



Meeting of the Village of Buffalo Grove
Village Board
Regular Meeting
July 20, 2020 at 7:30 PM

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

1. Call to Order

A. Open Meetings Act Compliance

Pursuant to Public Act 101-0640 as well as the Disaster Proclamation and Executive Orders issued by Governor Pritzker, this meeting will be held in person with capacity-limited physical attendance. Those not willing or able to physically attend can still fully participate electronically by utilizing the Zoom link below.

Zoom Link: www.vbg.org/july20meeting

Phone Number: 312-626-6799

Meeting ID: 868 5260 8055

Instructions for how the public can see, listen and/or participate in meetings are listed immediately below this statement.

In accordance with the Open Meetings Act, any person shall be permitted an opportunity to address public officials under the rules established and recorded in the Buffalo Grove Municipal Code. The Village President reserves the right to alter the order of the appearance of speakers to maintain decorum during the meeting.

Due to the COVID-19 pandemic and CDC guidelines for social distancing, physical attendance is limited to 20 persons in addition to Elected Officials and Staff. All seats are on a first come, first served basis. All persons physically attending the meeting will be required to don an appropriate face covering during the duration of the meeting and shall be required to undergo a body temperature scan before entering the Jeffrey S. Braiman Council Chambers. The Village of Buffalo Grove reserves the right to deny entry to any person displaying COVID-19 symptoms or a body temperature exceeding 100.4 degrees Fahrenheit. All meeting participants shall observe CDC-published guidelines for social distancing while attending the meeting.

B. Pledge of Allegiance

2. Approval of Minutes

A. Village Board - Rescheduled Regular Meeting - Jun 22, 2020 7:30 PM

B. Village Board - Special Meeting - Jul 13, 2020 6:00 PM

3. Approval of Warrant

A. Approval of Warrant #1317 (Trustee Weidenfeld) (Staff Contact: Chris Black)

4. Village President's Report

A. R-2020-33 Resolution Extending Executive Order 2020-06 (President Sussman) (Staff Contact: Dane Bragg)

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. Lake County CARES IGA (Trustee Smith) (Staff Contact: Mike Baker)

SUMMARY: To be eligible for COVID related expense reimbursement through Lake County, an application for reimbursement must be completed by July 31, 2020 and an Inter-Governmental Agreement (IGA) authorized and executed by the Village Board prior to any reimbursements being distributed.

B. Proclamation Celebrating the 30Th Anniversary of the Passage of the Americans with Disabilities Act (President Sussman) (Staff Contact: Evan Michel)

SUMMARY: A proclamation to celebrate the 30-year anniversary of the Americans with Disability Act.

C. O-2020-51 An Ordinance Amending Chapter 10 of the Village of Buffalo Grove Municipal Code: Lowering the Speed Limit on Buffalo Grove Road (Trustee Stein) (Staff Contact: Darren Monico)

SUMMARY: Cook County has lowered the speed limit on Buffalo Grove Road from Lake Cook Road to Dundee Road in Cook County and this ordinance updates the Village Traffic Ordinance for enforcement.

D. O-2020-52 An Ordinance Amending Chapter 5.20, Liquor Controls, of the Buffalo Grove Municipal Code (President Sussman) (Staff Contact: Julie Kamka)

SUMMARY: Prairie Krafts, Inc. at 1310 Busch Parkway has filed with the Illinois Secretary of State's Office to use the Assumed Name of Liquid Love Brewing Company. This is a DBA name change only.

E. O-2020-53 Consider a Variation to the Sign Code for an Additional Wall Sign for the Jewel Osco Building at 79 McHenry Rd. (Trustee Johnson) (Staff Contact: Nicole Woods)

SUMMARY: Jewel Osco at 79 McHenry Road is requesting for a variation to allow for an additional wall sign on the west elevation of the building. The Planning & Zoning Commission unanimously recommended approval.

F. R-2020-34 2020 National Mayor's Challenge for Water Conservation (Trustee Pike) (Staff Contact: Michael Reynolds)

SUMMARY: Approval of a Resolution in support of, and the Village's participation in, the 2020 National Mayor's Challenge for Water Conservation presented by the Wyland Foundation.

9. Ordinances and Resolutions

- A. R-2020-35 Resolution Waiving 25% of Video Gaming License Renewal Fees for 2020-21 (President Sussman) (Staff Contact: Dane Bragg)
- B. O-2020-54 Remote Attendance Policy (President Sussman) (Staff Contact: Dane Bragg)
- C. O-2020-55 An Ordinance Amending Chapter 5.20, Liquor Controls, of the Buffalo Grove Municipal Code (President Sussman) (Staff Contact: Julie Kamka)
- D. O-2020-56 Approve an Ordinance Approving the Buffalo Grove Lake Cook Road TIF District Redevelopment Project Area (Trustee Smith) (Staff Contact: Chris Stilling)
- E. O-2020-57 Approve an Ordinance Designating the Buffalo Grove Lake Cook Road TIF District Redevelopment Project Area (Trustee Smith) (Staff Contact: Chris Stilling)
- F. O-2020-58 Approve an Ordinance Adopting Tax Increment Allocation Financing for the Buffalo Grove Lake Cook Road TIF District Redevelopment Project Area (Trustee Smith) (Staff Contact: Chris Stilling)
- G. R-2020-36 Approve an Inducement Resolution with Kensington Development for the Redevelopment of the Existing Town Center (Trustee Smith) (Staff Contact: Chris Stilling)

10. Unfinished Business

11. New Business

- A. Green Knolls/Gail Change Order (Trustee Stein) (Staff Contact: Kyle Johnson)

12. Questions From the Audience

Questions from the audience are 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 10 minutes and should be limited to concerns or comments regarding issues that are relevant to Village 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. 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 RESCHEDULED REGULAR MEETING OF THE VILLAGE BOARD OF THE
VILLAGE OF BUFFALO GROVE HELD VIA AUDIO/VIDEO CONFERENCING ON MONDAY,
JUNE 22, 2020**

CALL TO ORDER

President Sussman called the meeting to order at 7:30 P.M. This meeting is being conducted via audio and video conferencing.

ROLL CALL

Roll call indicated the following present via audio/video: President Sussman; Trustees Stein, Ottenheimer, Weidenfeld, Johnson, Smith and Pike. Trustee Stein is physically present at Village Hall, 50 Raupp Boulevard.

Also present via audio/video were: Jenny Maltas, Acting Village Manager; Patrick Brankin, Village Attorney; Chris Stilling, Deputy Village Manager; Chris Black, Finance Director; Brett Robinson, Director of Purchasing; Evan Michel, Management Analyst; Mike Reynolds, Director of Public Works; Darrin Monico, Village Engineer; Kyle Johnson, Civil Engineer; and Julie Kamka, Deputy Clerk.

APPROVAL OF MINUTES

Moved by Weidenfeld, seconded by Ottenheimer, to approve the minutes of the June 1, 2020 Regular Meeting. Upon roll call, Trustees voted as follows:

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

NAYS: 0 – None

Motion declared carried.

Moved by Stein, seconded by Johnson, to approve the minutes of the June 15, 2020 Regular Meeting. Upon roll call, Trustees voted as follows:

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

NAYS: 0 – None

Motion declared carried.

WARRANT #1316

Mr. Black read Warrant #1316. Moved by Weidenfeld, seconded by Johnson, to approve Warrant #1316 in the amount of \$2,241,488.14 authorizing payment of bills listed. Upon roll call, Trustees voted as follows:

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

NAYS: 0 – None

Motion declared carried.

BOARD/COMMITTEE/COMMISSION APPOINTMENTS

Moved by Ottenheimer, seconded by Smith to concur with the Board, Commission, and Committee appointments as presented in Board packets. Upon roll call, Trustees voted as follows:

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

NAYS: 0 – None

Motion declared carried.

PUBLIC HEARING – REBUILD ILLINOIS GRANT

Minutes Acceptance: Minutes of Jun 22, 2020 7:30 PM (Approval of Minutes)

Moved by Stein, seconded by Weidenfeld, to open the Public Hearing regarding the Village's application for a Rebuild Illinois Grant. Upon roll call, Trustees voted as follows:

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

NAYS: 0 – None

Motion declared carried.

President Sussman opened the Public Hearing at 7:35 P.M., noting that Notice of Public Hearing was published in the *Daily Herald* on June 12, 2020. This Public Hearing is being held via Zoom Web Conference, which permits the public to fully participate.

President Sussman swore in Darrin Monico to give testimony.

Mr. Monico reviewed the proposed Rebuild Illinois Public Infrastructure Grant Application, details of which are contained in his memo to Mr. Bragg of June 18, 2020.

Mr. Monico noted that the time frame for this project will likely be in 2021.

Bianca Smith, 130 N. Buffalo Grove Road, was sworn in, after which she questioned the stages in which construction would be completed. Mr. Monico responded to Ms. Smith.

Moved by Ottenheimer, seconded by Stein, to close the Public Hearing regarding the Village's application for a Rebuild Illinois Grant. Upon roll call, Trustees voted as follows:

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

NAYS: 0 – None

Motion declared carried.

The Public Hearing was closed at 7:42 P.M.

PUBLIC HEARING – PROPOSED TIF DISTRICT

Moved by Weidenfeld, seconded by Ottenheimer, to open the Public Hearing regarding the Proposed 2020 Buffalo Grove Lake Cook Road TIF District. Upon roll call, Trustees voted as follows:

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

NAYS: 0 – None

Motion declared carried.

President Sussman opened the Public Hearing at 7:43 P.M., noting that Notice of Public Hearing was published in the *Daily Herald* on May 30, 2020 and June 9, 2020. This Public Hearing is being held via Zoom Web Conference, which permits the public to fully participate.

The Public Hearing is in regard to the Village's proposal to establish a Tax Increment Financing District to be known as the 2020 Buffalo Grove Lake Cook Road TIF District. Pursuant to the Tax Increment Allocation Redevelopment Act, the Village must wait at least 14 days from the close of this Public Hearing before introducing or taking action on the Ordinances establishing the 2020 Buffalo Grove-Lake Cook Road TIF District. Said Ordinances are currently scheduled for consideration at the July 20, 2020 Village Board meeting.

President Sussman swore in Chris Stilling, Deputy Village Manager, and Geoff Dickinson from SB Friedman Development Advisors, to give testimony.

Mr. Stilling introduced the Proposed 2020 Buffalo Grove Lake Cook Road TIF District, details of which are contained in his memo to Mr. Bragg of June 18, 2020.

Mr. Dickinson began with a brief bit of context and the process for the proposal, after which he reviewed a slide presentation further detailing the scope of the proposal and the feasibility study completed by their firm. Mr. Dickinson emphasized that the TIF budget is not a levy, but sets a maximum threshold of spending for the TIF district over 23 years.

Mr. Stilling then summarized the proposal and the reasons that the TIF district will be beneficial to Buffalo Grove.

President Sussman then swore in all those members of the public wishing to give testimony.

Craig Horwitz, 883 Stonebridge Lane, stated that he has submitted numerous FOIA requests regarding this TIF; he does not believe that this proposal meets TIF standards; he referred to Slide A showing that many of the parcels in the district are actually healthy and minimally vacant; he believes the tax levies will be raised and it will cost residents more in taxes; he recommends a smaller TIF district which would exclude the Village campus and several other properties; he next referred to Slide B, which is a budget from the TIF proposal; he questioned whether TIF dollars would be used for the Village Hall, Police Station, and Municipal Center; he referred to the next slide which is the financial modeling for the Lake Cook corridor; he believes the Public Hearing should remain open until the market study is redone and the TIF budget is explained; he referred to the next slide, which is Exhibit D, and highlights the 108 PIN numbers included in the district and noted that they all show healthy numbers.

Mr. Stilling responded to several of the points raised by Mr. Horwitz, noting that the Lake Cook TIF is meant to implement the Lake Cook Road plan which presents one unified cohesive vision of the entire corridor.

Richard Lewis, 413 Claret Drive, stated that he agreed with Mr. Horwitz in that he believes this should be done in phases; he questions why this TIF will be any different than it was for the original Town Center; he would be in favor of a smaller TIF district; he does not believe there should be redevelopment in the golf course area.

Brian Costin, 1339 Madison Court South, is opposed to TIF districts; he believes there will be a property tax increase; he believes TIF districts invite corruption; government should not be in the business of picking winners and losers in the economy; multiple scientific studies show that TIF districts do not work on a macro or community level. Mr. Costin's alternative solutions revolve around eliminating unnecessary governmental barriers that hurt economic development, such as working on reducing the property tax burden, reducing business license and permit fees, reducing zoning regulations, and finally he referred to a slide showing projected revenue which he believes is a reckless projection. Mr. Costin reiterated that TIF districts increase property taxes for everyone in Buffalo Grove; the revenue projections are dubious; he does not believe the Village has properly vetted this project; and he urges the Board to compare this proposal to other TIF districts throughout the State of Illinois, and to reject this proposal.

Pamela Jaeger, 100 Manchester Drive, stated that she agrees with what the previous speakers have stated; she is opposed to this TIF because it is way too large; she does not believe the municipal buildings and the golf course should be a part of it; she does not believe the EAV on vacant land that the Village owns can be declining when it does not get a tax bill to begin with; she believes it is too big of a project and too much money; she believes that the residents outside of the TIF district would bear the burden of the amount of money that is required for the other taxing bodies to provide services; she wonders if her development has inadequate utilities as well if the surrounding properties have inadequate utilities; she is opposed to this proposal.

Patricia Koppe, 265 Rosewood, is opposed to this proposal because she believes it is too large; the area where she lives floods with every major rainstorm; she believes some of the money should go to fix the problems in the older, original section of Buffalo Grove; she believes some residents in the TIF area will lose their homes; she wonders if the sewers in her area will get fixed or will the flooding in her area get worse; she is not looking forward to another half-empty commercial or residential building just blocks from her home; there are other areas that could be fixed and brought up to code; open land is important in a community; the kids need parks; Lake Cook Road will be within 12' of playgrounds and residences on the south side of the road, the original section of Buffalo Grove, which she believes is always forgotten because they don't have the tax base the

Village needs, but the area deserves the same improvements that take place in the northern half of the town; she is against the proposal because it does not serve everyone in the Village.

Jeffrey Braiman, 26 Canterbury Lane, responded to several of Mr. Costin's comments with regard to streamlining processes, noting that the Village has taken many steps to that end, and he believes that the Village processes are as efficient as any municipality in the area. With regard to graft and corruption, Mr. Braiman takes exception to that because he believes all members of the Board are above reproach, and he believes that comment was out of line. Mr. Braiman believes that a TIF is a valuable tool in obtaining commercial and business development, however, he believes it is only appropriate in the correct context, and he is not sure if it is the correct context at this juncture; he does not want the Village to move away from TIF altogether, but he believes the time and the method right now are not correct; he agrees with Mr. Costin that the recent economic downturn is not really good for development and also not good for the real estate tax provision; he is concerned that it will affect real estate taxes; he believes this should wait until the economy turns around; he believes it is important to know who the developer might be and what the chances of success would be; he believes a TIF can be appropriate, but he is not sure that this is the right time for a TIF.

Sandy Moran, 461 Burnt Ember Lane, stated that this TIF is causing a major concern for many residents, and this time in the economy is not a good time to move forward with something like this; we do not know exactly how the TIF money will be spent; she believes this TIF will end up raising real estate taxes which have increased significantly in the years that she has lived here.

Moved by Smith, seconded by Pike, to close the Public Hearing. Upon roll call, Trustees voted as follows:

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

NAYS: 0 – None

Motion declared carried.

President Sussman closed the Public Hearing at 9:04 P.M.

CONSENT AGENDA

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

Proclamation – Pride Month

Motion to approve a Proclamation recognizing Pride Month.

Seek Bids and Proposals

Motion to authorize staff to seek bids and proposals for various projects.

Resolution No. 2020-29 – Fair Housing

Motion to pass Resolution No. 2020-29, adopting a Fair Housing and Non-Discrimination Policy.

Ordinance No. 2020-45 – Eva's Mexican Restaurant

Motion to pass Ordinance No. 2020-45, amending Chapter 5.20 – Liquor Controls. A Class B liquor license is reserved for Eva's Mexican Restaurant, Inc. at 205 Dundee Road. This reservation is subject to the applicant completing Village requirements for said license on or before October 12, 2020. The Class B liquor license issued to Nacho's Tacos Place, Inc. at 205 Dundee Road is hereby rescinded effective immediately.

Ordinance No. 2020-46 – Water Design

Motion to pass Ordinance No. 2020-46, Civiltech Lake Cook Road Water Design Change.

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

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

NAYS: 0 – None

Motion declared carried.

RESOLUTION NO. 2020-30 – REBUILD ILLINOIS GRANT

Moved by Stein, seconded by Weidenfeld, to pass Resolution No. 2020-30 to submit a Rebuild Illinois Grant in accordance with materials contained in Board packets.

Mr. Monico reviewed the proposed resolution, details of which are contained in his memo of June 18, 2020 to Mr. Bragg.

Upon roll call, Trustees voted as follows:

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

NAYS: 0 – None

Motion declared carried.

RESOLUTION NO. 2020-31 – INTERGOVERNMENTAL AGREEMENT

Moved by Pike, seconded by Johnson, to pass Resolution No. 2020-31 approving an Intergovernmental Agreement between the Village of Buffalo Grove and the Village of Long Grove to support Rebuild Illinois Grant Application

Ms. Maltas reviewed the proposed resolution, details of which are contained in the Village Board Meeting Agenda Item Overview prepared by Mr. Bragg.

Upon roll call, Trustees voted as follows:

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

NAYS: 0 – None

Motion declared carried.

RESOLUTION NO. 2020-32 – LIQUOR LICENSE FEES

Moved by Johnson, seconded by Stein, to pass Resolution No. 2020-32 waiving 50% of certain Liquor License renewal fees for 2020-2021.

Ms. Maltas reviewed the proposed resolution, details of which are contained in Mr. Bragg's memo to the Board of June 18, 2020.

Upon roll call, Trustees voted as follows:

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

NAYS: 0 – None

Motion declared carried.

ORDINANCE NO. 2020-47 – 2020 SEWER LINING PROJECT

Moved by Stein, seconded by Ottenheimer, to pass Ordinance No. 2020-47, 2020 Sewer Lining Project Award to Hoerr Construction, Inc. in an amount not to exceed \$259,811.75, in accordance with materials contained in Board packets and pending Village Attorney review.

Mr. Johnson reviewed the proposed ordinance, details of which are contained in his memo of June 18, 2020 to Mr. Bragg.

Upon roll call, Trustees voted as follows:

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

NAYS: 0 – None

Motion declared carried.

ORDINANCE NO. 2020-48 – LIFT STATION

Moved by Stein, seconded by Johnson, to pass Ordinance No. 2020-48, Ciorba Dual Lift Station Design Engineering for the design engineering project for Cambridge Court and Cambridge on the Lake lift station in an amount not to exceed \$169,854.30 in accordance with materials received in Board packets and subject to approval by the Village Attorney

Mr. Johnson reviewed the proposed ordinance, as well as the ensuing proposed ordinance, details of which are contained in his memo of June 18, 2020 to Mr. Bragg.

Upon roll call, Trustees voted as follows:

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

NAYS: 0 – None

Motion declared carried.

ORDINANCE NO. 2020-49 – GHA CAMBRIDGE DESIGN

Moved by Stein, seconded by Smith, to pass Ordinance No. 2020-49, approval of the Gewalt Hamilton Associates design engineering contract for Cambridge Drive in an amount not to exceed \$196,890.00 in accordance with materials contained in Board packets and subject to approval by the Village Attorney

Upon roll call, Trustees voted as follows:

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

NAYS: 0 – None

Motion declared carried.

ORDINANCE NO. 2020-50 – LEAK DETECTION SURVEY

Moved by Pike, seconded by Stein, to pass Ordinance No. 2020-50, approval of Consulting Engineers, Inc. proposal in an amount not to exceed \$24,705.00, pending legal review, and further recommended that 10% (\$2,470.00) be created for any unforeseen issue that may arise.

Mr. Reynolds reviewed the proposed ordinance, details of which are contained in Mr. Haisma's memo to him of June 18, 2020.

Upon roll call, Trustees voted as follows:

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

NAYS: 0 – None

Motion declared carried.

CAFT FACILITY

Mr. Robinson reviewed the proposed change order, details of which are contained in the memo from him and Chief Baker to Mr. Bragg of June 16, 2020.

Moved by Ottenheimer, seconded by Stein, to authorize the CAFT facility Change Order in order to fulfill ADA requirement, which will be equally shared by all departments.

Upon roll call, Trustees voted as follows:

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

NAYS: 0 – None

Motion declared carried.

QUESTIONS FROM THE AUDIENCE

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

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

NAYS: 0 – None

Motion declared carried.

The meeting was adjourned at 9:25 P.M.

Janet M. Sirabian, Village Clerk

APPROVED BY ME THIS 20th DAY OF July 2020

Village President

Minutes Acceptance: Minutes of Jun 22, 2020 7:30 PM (Approval of Minutes)

**MINUTES OF THE SPECIAL MEETING OF THE VILLAGE BOARD OF THE VILLAGE OF
BUFFALO GROVE HELD VIA AUDIO/VIDEO CONFERENCING ON
MONDAY, JULY 13, 2020**

CALL TO ORDER

President Sussman called the meeting to order at 6:00 P.M. This meeting is being conducted via audio and video conferencing.

ROLL CALL

Roll call indicated the following present via audio/video: President Sussman; Trustees Stein, Ottenheimer, Weidenfeld, Johnson, Smith and Pike. Mr. Brankin noted that Trustee Stein is physically present at Village Hall, 50 Raupp Boulevard.

Also present via audio/video were: Dane Bragg, Village Manager; Patrick Brankin, Village Attorney; Art Malinowski, Director of Human Resources; Evan Michel, Management Analyst.

QUESTIONS FROM THE AUDIENCE

President Sussman 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.

EXECUTIVE SESSION

Moved by Weidenfeld, seconded by Ottenheimer, to adjourn the Special Meeting and 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)(11) of the Illinois Open Meetings Act: Litigation, when an Action Against, Affecting or on Behalf of the Particular Public Body has been Filed and is Pending Before a Court or Administrative Tribunal, or when the Public Body finds that an Action is Probable or Imminent, in which case the Basis for the Finding shall be Recorded and Entered into the Minutes of the Closed Meeting.**

Upon roll call, Trustees voted as follows:

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

NAYS: 0 – None

Motion declared carried,

ADJOURNMENT

The meeting was adjourned at 6:03 P.M.

Janet M. Sirabian, Village Clerk

APPROVED BY ME THIS 20th DAY OF July 2020

Village President

Minutes Acceptance: Minutes of Jul 13, 2020 6:00 PM (Approval of Minutes)

**Action Item : Approval of Warrant #1317****Recommendation of Action**

Staff recommends approval.

Staff recommends approval of Warrant #1317 in an amount of \$4,728,991.03.

ATTACHMENTS:

- W#1317 SUMMARY (PDF)

Trustee Liaison

Weidenfeld

Staff Contact

Chris Black, Finance

Monday, July 20, 2020

VILLAGE OF BUFFALO GROVE WARRANT #1317
20-Jul-20

General Fund:	443,650.97
Parking Lot Fund:	774.61
Motor Fuel Tax Fund:	0.00
Debt Service Fund:	0.00
School & Park Donations	0.00
Capital Projects-Facilities:	0.00
Capital Projects-Streets:	741,271.28
Health Insurance Fund:	0.00
Facilities Development Debt Service Fund:	0.00
Retiree Health Savings (RHS):	85,116.83
Water Fund:	723,907.91
Buffalo Grove Golf Fund:	70,767.64
Arboretum Golf Fund:	158,028.81
Refuse Service Fund:	66,882.41
Information Technology Internal Service Fund:	216,826.84
Central Garage Internal Service Fund:	135,629.38
Building Maintenance Internal Service Fund:	85,397.52
	<u>2,728,254.20</u>
 PAYROLL PERIOD ENDING 06/25/2020	 980,217.60
PAYROLL PERIOD ENDING 07/09/2020	<u>1,020,519.23</u>
	<u>2,000,736.83</u>
 TOTAL WARRANT #1317	 <u><u>4,728,991.03</u></u>

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

 Village Clerk

 Village President

Attachment: W#1317 SUMMARY (Warrant #1317)



**Resolution No. R-2020-33 : Resolution Extending Executive Order
2020-06**

Recommendation of Action

Staff recommends approval.

This resolution extends Village President, Beverly Sussman's Executive Order 2020-06. Illinois Governor J.B. Pritzker declared all counties in the State of Illinois as a disaster area on March 9, 2020 and has subsequently extended that declaration until July 27, 2020.

ATTACHMENTS:

- Resolution Extending the Local Disaster Emergency Proclamation AMENDED (DOCX)

Trustee Liaison
Sussman

Staff Contact
Dane Bragg, Office of the Village Manager

Monday, July 20, 2020

RESOLUTION EXTENDING EXECUTIVE ORDER 2020-06

WHEREAS, on June 26, 2020, Village President, Beverly Sussman, issued Executive Order 2020-06 based upon the COVID-19 pandemic;

WHEREAS, the diagnosed cases of COVID-19 in the local area and the State of Illinois continue to increase;

WHEREAS, Illinois Governor J.B. Pritzker declared all counties in the State of Illinois as a disaster area on March 9, 2020 and has subsequently extended that declaration until July 27, 2020;

WHEREAS, it is necessary and appropriate for the Village of Buffalo Grove to continue to take measures to protect the public's health in response to the COVID-19 outbreak;

WHEREAS, the Village Board finds that the present situation requires the extension of the Village President's Executive Order 2020-06;

NOW, THEREFORE, be it resolved as follows:

- Section 1. Executive Order 2020-06 dated June 26, 2020 shall be amended by adding:
"Section 5. Any individual who is over age two and able to medically tolerate a face covering (a mask or cloth face covering) shall be required to cover their nose and mouth with a face covering at all times when in a public place or when outdoors and unable to maintain a six-foot social distance."
- Section 2. Executive Order 2020-06 dated June 26, 2020 issued by Village President Beverly Sussman, as amended, is hereby extended. Said extension shall be coterminous with the COVID-19 disaster proclamation issued by Governor J.B. Pritzker unless further amended or modified.

This Resolution shall be filed with the Village Clerk as soon as is practical and spread of record to all appropriate agencies.

AYES: _____
 NAYES: _____
 ABSENT: _____

Passed _____, 2020
 Approved _____, 2020

Approved:

 Beverly Sussman, Village President

Attest:

 Janet Sirabian, Village Clerk



Action Item : Lake County CARES IGA

Recommendation of Action

Staff recommends approval of an IGA with Lake County for the application and potential reimbursement of Village COVID related expenses subject to Village Attorney review and approval.

SUMMARY: To be eligible for COVID related expense reimbursement through Lake County, an application for reimbursement must be completed by July 31, 2020 and an Inter-Governmental Agreement (IGA) authorized and executed by the Village Board prior to any reimbursements being distributed.

ATTACHMENTS:

- Lake Co CARES IGA Memo (DOCX)
- IGA - Municipalities 071520 (PDF)

Trustee Liaison
Smith

Staff Contact
Mike Baker, Fire

Monday, July 20, 2020	
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VILLAGE OF
BUFFALO GROVE



MEMORANDUM

DATE: July 16, 2020
TO: Dane Bragg, Village Manager
FROM: Mike Baker, Fire Chief
SUBJECT: Lake County COVID Reimbursement Inter-Governmental Agreement

At their meeting on July 14, 2020, the Lake County Board approved an allocation of \$11 million in funding through the federal Coronavirus Aid, Relief, and Economic Security (CARES) Act to support Lake County agencies impacted by COVID-19.

To be eligible for COVID related expense reimbursement, an application for reimbursement must be completed by July 31, 2020 and an Inter-Governmental Agreement (IGA) authorized and executed by the Village Board prior to any reimbursements being distributed.

The Village legal counsel is currently reviewing the IGA and is subject to their approval.

Attachment: Lake Co CARES IGA Memo (Lake County CARES IGA)

INTERGOVERNMENTAL AGREEMENT

COVID19 RELIEF FUND

THIS AGREEMENT made this _____ day of _____, 2020, by and between the **County of Lake** (hereinafter referred to as "**COUNTY**") and _____ (hereinafter referred to as "**MUNICIPALITY**," regardless of legal organization which may include a Home Rule unit of government). The COUNTY and the MUNICIPALITY shall hereinafter be referred to jointly as the Parties.

RECITALS

WHEREAS, the Illinois Constitution and the Intergovernmental Cooperation Act (5 ILCS 220/ *et. seq*) authorize units of local government, including counties and municipalities, to contract or otherwise associate among themselves in any manner not prohibited by law and to jointly exercise any power, privilege or authority conferred upon them by law; and

WHEREAS, Article 7, Section 10 of the Illinois Constitution of 1971 and the Illinois Intergovernmental Cooperation Act 5 ILCS 220/1 *et seq.* allow units of public entities to enter into intergovernmental agreements in the furtherance of their governmental purposes; and

WHEREAS, pursuant to the Coronavirus Aid, Relief, and Economic Security Act ("CARES Act") the COUNTY received approximately one hundred twenty-two million dollars from the United States Government ("CARES Act Funds"); and

WHEREAS, the CARES Act provides for payments to local governments navigating the impact of the COVID-19 outbreak via the Coronavirus Relief Fund; and

WHEREAS, the CARES Act provides that payments from the Coronavirus Relief Fund may only be used to cover expenses which: (1) are necessary expenditures incurred due to the public health emergency with respect to the Coronavirus Disease 2019 (COVID-19); (2) were not accounted for in the budget most recently approved as of March 27, 2020 (the date of enactment of the CARES Act) for the local government; and (3) were incurred during the period that begins on March 1, 2020 and ends on December 30, 2020; and

WHEREAS, the COUNTY was eligible to receive payments under the CARES Act, as it is a unit of local government in excess of 500,000 residents; and

WHEREAS, the United States Department of Treasury ("Treasury") has issued guidelines with regards to the authorized use of funds allocated to local governments under the CARES Act; and

WHEREAS, this Agreement is intended to promote the most efficient distribution of financial resources which have been made available to the COUNTY to benefit the citizens of the COUNTY; and

WHEREAS, under the CARES Act, should the Office of the Inspector General determine that the funds were used in a manner contrary to the intent of the Act or contrary to the United States' Department of Treasury guidelines, the CARES Act provides that the federal government may recoup the improperly spent funds from the COUNTY; and

WHEREAS, the COUNTY and the MUNICIPALITY within Lake County, and its residents, have suffered secondary effects of the coronavirus emergency; and

WHEREAS, the COUNTY, as the jurisdiction responsible for disbursement of funds under the CARES Act, finds that it is appropriate to use these funds to defray certain costs incurred by the MUNICIPALITY related to the coronavirus emergency; and

WHEREAS, pursuant to guidance and interpretations of Treasury, the COUNTY as recipient of CARES Act funds may distribute a portion of those funds to other responsible entities within the COUNTY to assist in distributing CARES Act funds to those most in need of such funds

to be administered in compliance with the CARES Act, current and amended Treasury guidance and interpretations, and this Agreement; and

WHEREAS, the COUNTY may provide direct reimbursement to a MUNICIPALITY that has eligible reimbursements per the Treasury guidance, both current and as amended; and

NOW, THEREFORE, the COUNTY and the MUNICIPALITY hereby agree as follows:

1.0 Recitals, Definitions, and Purpose.

1.1 Recitals Incorporated. The recitals set forth above are incorporated in this Agreement by reference and made a part of this Intergovernmental Agreement ("IGA").

1.2 Definitions.

1.2.1 "CARES ACT funds" shall refer to funds which have been allocated to the COUNTY under the Coronavirus Aid, Relief, and Economic Security Act ("CARES Act") of which the COUNTY is responsible for the disposition.

1.2.2 "Forms" shall refer to forms or application documents used to seek reimbursement of coronavirus related expenses under this agreement.

1.2.3 All other words used in this agreement which are not specifically defined shall have their normal and ordinary meaning.

1.3 Purpose. The purpose of this Agreement is to establish a contractual relationship between the COUNTY and MUNICIPALITY with regards to the proposed reimbursement of municipal expenses associated with the coronavirus emergency from federal CARES ACT funds which the United States Federal Government has disbursed to the COUNTY. The COUNTY has, by resolution, created the Lake COUNTY Local Government COVID-19 Reimbursement program. This agreement shall remain in effect between the parties to govern the form of applications for reimbursement, the review of applications, the criteria for reimbursable expenses, the retention of documents, and other material terms governing the processing of reimbursement applications as outlined in the guidelines provided by the COUNTY to the MUNICIPALITY.

2.0 Obligations of the COUNTY

2.1 Generally. The COUNTY, by and through its Finance Department, shall process requests for reimbursement received from MUNICIPALITY subject to the requirements set forth herein.

2.2 Submittal does not guarantee approval. The COUNTY, by receiving and processing the reimbursement requests of MUNICIPALITY, does not guarantee approval of the reimbursement requests by the COUNTY, the United States Department of Treasury, or the Office of the Inspector General.

2.3 No further obligations. The COUNTY shall have no further obligations under this IGA other than those expressly set forth.

3.0 Obligations of the MUNICIPALITY

3.1 Generally. In order to submit requests for reimbursement of coronavirus emergency related expenditures, MUNICIPALITY agrees to submit the forms, certifications and documentation as may be required by the COUNTY for any expense for which MUNICIPALITY seeks reimbursement under this Agreement. MUNICIPALITY agrees that the sole and exclusive decision as to whether or not MUNICIPALITY's

request is granted lies within the discretion of the COUNTY, and that submission of expenses for reimbursement does not obligate the COUNTY to agree to reimburse those expenses. MUNICIPALITY agrees that the COUNTY, through its Finance Department, may deny reimbursement for expenses which, in the discretion of the Chief Financial Officer, are not permitted uses for CARES ACT funds. The parties also agree that expenses that may be otherwise eligible for reimbursement may be rejected by the COUNTY in its sole discretion, that the COUNTY is under no obligation to approve any particular reimbursement request, and that reimbursement is also subject to the availability of funds.

4.0 Form of Expense Submittals, Certification, failure to use form or comply with criteria

4.1 Generally. The Parties agree that expenses for which MUNICIPALITY seeks reimbursement shall be submitted upon the forms and in the manner as may be required by the COUNTY. MUNICIPALITY agrees to utilize these forms exclusively in seeking reimbursement of expenses related to the coronavirus emergency.

4.2 Certification. By entering into this IGA the Mayor, President, CFO or City Manager or other authorized official certifies that the expenses for which MUNICIPALITY seeks reimbursement: (i) are necessary expenditures incurred due to the public health emergency with response to the Coronavirus Disease 2019, (ii) were not accounted for in the most recently approved budget of the MUNICIPALITY, as of March 27, 2020, (iii) were incurred during the period between March 1, 2020 and December 30, 2020, and (iv) meet the criteria set forth in the United States Department of Treasury guidelines and interpretations, both current and as they may be amended and supplemented in the future.

4.3 Failure to use form or attach certification. The failure by MUNICIPALITY to use the required forms or to accompany each and every reimbursement request with a completed certification, shall lead to the summary rejection of that submittal by the COUNTY.

4.4 Failure to comply with Department of Treasury Guidelines and Interpretations. The COUNTY reserves the right to reject any reimbursement which it determines, in its sole and exclusive discretion, does not meet the criteria of the CARES ACT or United States Department of Treasury guidelines and interpretations, both current and as may be amended and supplemented in the future, associated with disbursement of funds under the CARES ACT.

4.5 MUNICIPALITY shall not submit for reimbursement to the COUNTY any expense which the MUNICIPALITY has submitted or will submit to any other entity, whether public or private, for reimbursement. Should MUNICIPALITY at any time receive reimbursement for any expense for which the COUNTY has already reimbursed the MUNICIPALITY under this IGA, the MUNICIPALITY shall within 14 days or at the next scheduled municipal meeting occurring thereafter authorize and refund that reimbursement to the COUNTY.

5.0 Reimbursement guidelines; prohibition on duplicate reimbursement.

5.1 Reimbursement guidelines will be provided to MUNICIPALITY that will include details specific to maximum reimbursement funding and allocation method, allowable expenses, required documentation and format of submittal, submission deadlines,

reporting requirements, compliance audit information, and records retention, among other guidance.

5.1.1 The reimbursement guidelines may be updated based on additional information received by COUNTY, or if additional funding is allocated.

5.2 MUNICIPALITY shall not be entitled to reimbursement of expenses on application to the County for which it has sought and received reimbursement from any other entity, whether public or private, as described in 4.2, above.

6.0 Cooperation

6.1 The COUNTY shall assist MUNICIPALITY in complying with the requirements of the CARES Act and the United States Department of Treasury guidelines by preparing sample forms and providing feedback and guidance with regards to the type and quality of information required to complete such forms.

6.2 MUNICIPALITY agrees to abide by the terms of the CARES Act and all United States Department of Treasury guidelines and interpretations, both current and as may be amended and supplemented in the future.

6.3 MUNICIPALITY shall, at the COUNTY's request, supply COUNTY with all relevant information for the COUNTY to evaluate whether a request for reimbursement meets the criteria under the CARES Act and United States Department of Treasury guidelines, both current and as may be amended and supplemented in the future.

7.0 Records

7.1 MUNICIPALITY shall maintain all records relating to the expenses which MUNICIPALITY seeks to have reimbursed by COUNTY from CARES Act funds for a period of at least ten (10) years or the period of time required by other state or federal law, whichever is longer.

7.2 At any time, the COUNTY may request that the MUNICIPALITY provide records relating to the expenses which MUNICIPALITY seeks to have reimbursed. MUNICIPALITY agrees to provide records within 14 days in response to such requests.

7.3 Failure to provide records may result in the denial of the reimbursement request. In circumstances where the reimbursement request has been granted and the records are needed to justify the reimbursement to the Office of the Inspector General or any other office, official, or department which may later become responsible for auditing disbursements of CARES Act funds, failure by MUNICIPALITY to provide these records, for any reason including the prior destruction of these records, shall constitute a breach of this Agreement. The sole and exclusive remedy for such a breach is that MUNICIPALITY shall be responsible for repayment of any disbursement which the Office of Inspector General, or its successor, finds improper, unsupported, or unable to be verified within the time limit set by the Office of Inspector General. The MUNICIPALITY shall make said repayment on or before the COUNTY is required to reimburse the federal government for such improper, unsupported, or unverified expense. Additionally, MUNICIPALITY agrees to indemnify the COUNTY or make the COUNTY whole for any penalty assessed against the COUNTY based upon MUNICIPALITY's failure to retain or provide records.

8.0 Timeliness.

8.1 The Parties agree that time is of the essence in the processing of applications for reimbursement. The COUNTY shall use all reasonable speed and diligence in the processing of applications for reimbursement.

8.2 The Parties agree that time is of the essence in communications seeking supporting documents or requesting records under this agreement. The Parties agree that they shall use all reasonable speed and diligence in responding to requests for records or supporting documents.

9.0 Indemnity.

9.1 The Parties agree that where the COUNTY may rely upon the certification of the MUNICIPALITY that such expenses which MUNICIPALITY sought to have reimbursed from CARES Act funds met the minimum requirements of the CARES Act, and where the Office of the Inspector General, or any other person, official, or department which is charged with the auditing and review of expenditures of CARES Act funds determines that such reimbursement was not permitted under the CARES Act, MUNICIPALITY agrees to indemnify, reimburse and make whole the COUNTY for any funds which the United States Government or its agencies seeks to recoup or collect, either by litigation, or by withholding other federal funds owed to the COUNTY. MUNICIPALITY further agrees to indemnify, reimburse, or make whole the COUNTY for any penalties associated with the federal government seeking to recoup the expended CARES Act funds which the COUNTY disbursed to MUNICIPALITY including interest, attorneys fees or any penalty provided by law. Additionally, MUNICIPALITY agrees to indemnify the COUNTY or make the COUNTY whole for any penalty assessed against the COUNTY based upon MUNICIPALITY's duplication of reimbursements as provided in Article 5.2 above. MUNICIPALITY also agrees to indemnify the COUNTY for any other loss or damage due to MUNICIPALITY's violation of this IGA.

9.2 MUNICIPALITY agrees to hold COUNTY harmless for any evaluation or advice which the COUNTY provided to MUNICIPALITY as to whether the requested reimbursement is a permissible use of the CARES Act funds.

10.0 Term and termination

10.1 Term. This Agreement shall remain in effect until December 30, 2020 unless earlier terminated by either party provides written notice of termination to the other. Such notice shall be effective 14 days after receipt of the termination.

10.2 Survival of Terms. Those terms relating to the party's obligation to maintain records and provide records, and the MUNICIPALITY's indemnification of the COUNTY shall survive the termination of this Agreement.

11.0 General Terms and Conditions

11.1 Amendment. Any revision to this Agreement shall be made by written amendment to this Agreement. This Agreement, including exhibits attached hereto and incorporated herein by reference, represents the entire Agreement between the parties with respect to the subject matter hereof and supersedes all prior communications, agreements, and understandings relating thereto.

11.2 Assignment. The performance covered by this Agreement shall not be assigned or delegated without the prior written consent of the COUNTY.

11.3 Conflict of Interest. No officer, employee, elected or appointed officials of the COUNTY or the MUNICIPALITY (and no one with whom they have family or business ties) shall obtain any personal or financial benefit of the funds to be administered herein

11.4 Notices. Any notice under this IGA shall be sent by email to the following individuals at the indicated email addresses:

To the COUNTY:

Patrice Sutton, Chief Financial Officer, County of Lake at psutton@lakecountyil.gov

To the MUNICIPALITY:

(name/title/email address)

IN WITNESS WHEREOF, the COUNTY and the MUNICIPALITY have executed this Agreement as of the date first above written.

COUNTY OF LAKE

(MUNICIPALITY)

County Administrator, Lake County

Authorized Signature

Printed Name

Title

ATTEST:

ATTEST:

Lake County Clerk

Municipal Clerk



**Information Item : Proclamation Celebrating the 30Th Anniversary
of the Passage of the Americans with Disabilities Act**

Recommendation of Action

Staff recommends approval.

SUMMARY: A proclamation to celebrate the 30-year anniversary of the Americans with Disability Act.

ATTACHMENTS:

- ADA Proc.doc 2020 (DOC)

Trustee Liaison
Sussman

Staff Contact
Evan C Michel, Office of the Village Manager

Monday, July 20, 2020



Village of Buffalo Grove

CELEBRATING THE 30TH ANNIVERSARY OF THE PASSAGE OF THE AMERICANS WITH DISABILITIES ACT

WHEREAS, nearly 1 in 5 residents of the United States have a disability; and

WHEREAS, the Americans with Disabilities Act was signed into law on July 26, 1990 by President George H. W. Bush; and

WHEREAS, it is appropriate to pause and celebrate/recognize the Americans with Disabilities Act as a wide ranging and landmark piece of civil rights legislation that prohibits discrimination based on disability; and

WHEREAS, in enacting the Americans with Disabilities Act (ADA), Congress recognized that persons with disabilities have a history of being subjected to unequal treatment, and that the nation's goals regarding individuals with disabilities are to assure equality of opportunity, full participation, independent living, and economic self-sufficiency; and

WHEREAS, the ADA has expanded opportunities for Americans with disabilities by reducing barriers and changing perceptions, and increasing full inclusion in community life; and

NOW, THEREFORE, BE IT RESOLVED, BY Village President Beverly Sussman, that the most effective way in which to celebrate this milestone 30-year anniversary of the Americans with Disability Act is to reaffirm our opposition to discrimination based on disability and to strive to promote full implementation of the Americans with Disabilities Act; and

BE IT FURTHER RESOLVED THAT we encourage the reduction of stigma and discrimination against people with disabilities through education and training; and

BE IT FURTHER RESOLVED THAT we support the pursuit of programs to ensure that the spirit and founding provisions of the Americans with Disabilities Act are maintained, implemented, and enforced;

Proclaimed this 20th day of July 2020.

Beverly Sussman, Village President



Ordinance No. O-2020-51 : An Ordinance Amending Chapter 10 of the Village of Buffalo Grove Municipal Code: Lowering the Speed Limit on Buffalo Grove Road

Recommendation of Action

Staff recommends approval.

SUMMARY: Cook County has lowered the speed limit on Buffalo Grove Road from Lake Cook Road to Dundee Road in Cook County and this ordinance updates the Village Traffic Ordinance for enforcement.

ATTACHMENTS:

- BG RD speed limit update memo 20-0629 (DOCX)
- BG RD speed reduction ordinance 20-0629 (DOCX)

Trustee Liaison

Stein

Staff Contact

Darren Monico, Public Works

Monday, July 20, 2020

VILLAGE OF BUFFALO GROVE



MEMORANDUM

DATE: June 29, 2020
TO: Dane Bragg, Village Manager
FROM: Darren Monico, Village Engineer
SUBJECT: Buffalo Grove Road Speed Limit Reduction

The Cook County Department of Transportation and Highways performed a speed study along Buffalo Grove Road from (short) Aptakisic Road to Dundee Road. They have decided to reduce it from 40 mph to 35 mph. The Village code needs to be updated to reflect this new speed limit for enforcement purposes.

ORDINANCE NO. 2020 - _____

AN ORDINANCE AMENDING CHAPTER 10 OF THE
VILLAGE OF BUFFALO GROVE MUNICIPAL CODE

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

WHEREAS, the quality of life is enhanced by a high quality arterial street transportation system which operates efficiently and which does not experience extreme congestion so as to induce motorists to “cut through” neighborhood streets in order to reduce travel times; and,

WHEREAS, the Cook County Department of Transportation and Highways has reduced the speed limit on Buffalo Grove Road from (short) Aptakisic Road to Dundee Road within the Village of Buffalo Grove from 40 miles per hour to 35 miles per hour and this needs to be codified in the Village’s Traffic Ordinance for enforcement purposes.

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

Section 1: Section BG-11-601(b) – Speed Limits, of the Village of Buffalo Grove Municipal Code is hereby amended by removing the following:

- (4) The maximum speed limit on the following streets shall be forty miles per hour (40 mph):

Street Name	From	To
Deerfield Parkway	Weiland Road	Milwaukee Avenue
Deerfield Parkway	Buffalo Grove Road	Weiland Road
Buffalo Grove Road	Illinois Route 83	Deerfield Parkway
Illinois Route 22	800' west of Prairie Road	East Village Limits
Weiland Road	Lake-Cook Road	Aptakisic Road
Buffalo Grove Road	Dundee Road	Old Aptakisic Road
Port Clinton Road	Main Street	Prairie Road
Deerfield Parkway	Weiland Road	Buffalo Grove Road
Buffalo Grove Road	Checker Road	Illinois Route 83
Buffalo Grove Road	Busch Road	Main Street
Prairie Road	Illinois Route 22	South Village Limits

Prairie Road	South lot line of 2900 Roslyn Lane	Port Clinton Road
Deerfield Parkway	Busch Parkway	Milwaukee Avenue

- (5) The maximum speed limit on the following streets shall be thirty-five miles per hour (35 mph):

Street Name	From	To
Arlington Heights Road	Dundee Road	Lake-Cook Road
Deerfield Parkway	Illinois Route 83	700' east of Larraway Drive
Buffalo Grove Road	Lake-Cook Road	Old Aptakisic Road
Old Checker Road	Checker Road	Buffalo Grove Road
Buffalo Grove Road	Dundee Road	South Village Limits
Dundee Road	Old Arlington Heights Road	West Village Limits
Dundee Road	East Village Limits	West Village Limits

Section 2: Section BG-11-601(b) – Speed Limits, of the Village of Buffalo Grove Municipal Code is hereby amended by adding thereto the following:

- (5) The maximum speed limit on the following streets shall be thirty-five miles per hour (35 mph):

Street Name	From	To
Arlington Heights Road	Dundee Road	Lake-Cook Road
Deerfield Parkway	Illinois Route 83	700' east of Larraway Drive
Old Checker Road	Checker Road	Buffalo Grove Road
Dundee Road	Old Arlington Heights Road	West Village Limits
Dundee Road	East Village Limits	West Village Limits
Buffalo Grove Road	Lake-Cook Road	South Village Limits

Section 3: Any person violating any portion of this Chapter shall be punished according to the provisions of Chapter 1.08 of the Buffalo Grove Municipal Code.

Section 4: This Ordinance shall be in full force and effect from and after its passage, approval, and publication as provided by law. This Ordinance may be published in pamphlet form.

AYES: _____

NAYES: _____

ABSENT: _____

PASSED: _____, 2020

APPROVED: _____, 2020

APPROVED:

Village President

ATTEST:

Village Clerk



**Ordinance No. O-2020-52 : An Ordinance Amending Chapter 5.20,
Liquor Controls, of the Buffalo Grove Municipal Code**

Recommendation of Action

Staff recommends approval

SUMMARY: Prairie Krafts, Inc. at 1310 Busch Parkway has filed with the Illinois Secretary of State's Office to use the Assumed Name of Liquid Love Brewing Company. This is a DBA name change only.

ATTACHMENTS:

- Ord Class K - Prairie Krafts, Inc DBA name change (DOCX)

Trustee Liaison
Sussman

Staff Contact
Julie Kamka, Office of the Village Manager

Monday, July 20, 2020

Underlined = addition
07/13/2020

ORDINANCE NO. 2020 -

AN ORDINANCE AMENDING CHAPTER 5.20 LIQUOR CONTROLS

WHEREAS, the Village of Buffalo Grove is a Home Rule Unit pursuant to the Illinois Constitution of 1970.

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

Section 1. Subsection K. of Section 5.20.072 of the Village of Buffalo Grove Municipal Code is hereby amended to read as follows:

Class K.

Licensee and d/b/a

Address

- | | |
|---|--------------------|
| 1. Prairie Krafts, Inc. d/b/a Prairie Krafts Brewing Company
<u>Liquid Love Brewing Company</u> | 1310 Busch Parkway |
|---|--------------------|

Section 2.

A. Prairie Krafts, Inc. at 1310 Busch Parkway has filed with the Illinois Secretary of State's Office to use the Assumed Name of Liquid Love Brewing Company.

B. This Section 2 shall not be codified.

Section 3.

This Ordinance shall be in full force and in effect from and after its passage and approval.

AYES: _____

NAYS: _____

ABSENT: _____

PASSED: _____, 2020

APPROVED: _____, 2020

Beverly Sussman, Village President

ATTEST:

Janet M. Sirabian, Village Clerk



Ordinance No. O-2020-53 : Consider a Variation to the Sign Code for an Additional Wall Sign for the Jewel Osco Building at 79 McHenry Rd.

Recommendation of Action

The Planning & Zoning Commission unanimously recommended approval. Staff concurs with this recommendation.

SUMMARY: Jewel Osco at 79 McHenry Road is requesting for a variation to allow for an additional wall sign on the west elevation of the building. The Planning & Zoning Commission unanimously recommended approval.

ATTACHMENTS:

- BOT Memo (DOC)
- Ordinance (DOCX)
- Exhibit A Sign Plans (PDF)
- Exhibit B Minutes from the 6.24.20 PZC Meeting (PDF)

Trustee Liaison

Johnson

Staff Contact

Nicole Woods, Community Development

Monday, July 20, 2020

VILLAGE OF BUFFALO GROVE



MEMORANDUM

DATE: July 16, 2020

TO: President Beverly Sussman and Trustees

FROM: Christopher Stilling, Director of Community Development

SUBJECT: Ordinance Approving a Variation for an Additional Wall Sign for the Jewel Osco at 79 McHenry Rd

BACKGROUND

In 2008, Jewel Osco received a variation permitting them to have 4 additional signs on the west elevation as part of Ordinance 2008-83. The 4 additional wall signs included – Wine and Spirits sign, Pharmacy sign, and 2 graphic signs. The 2 graphic signs were installed and have been taken down.

As a result, the Jewel Osco building presently has three existing signs on the west elevation including the the Jewel-Osco sign, the Wine and Spirits sign and the Pharmacy sign. The petitioner is requesting a fourth wall sign. As this sign is not the graphic sign specified in the original ordinance, a variation is required. The sign's size does meet code.

PLANNING & ZONING COMMISSION (PZC) RECOMMENDATION

The Planning & Zoning Commission unanimously recommended approval of the variation to Section 14.16 of the Buffalo Grove Sign Code to allow for one additional 14' by 6' wall sign, provided the sign must be installed in accordance with the documents and plans submitted as part of this petition.

Staff concurs with this recommendation.

Public Hearing Comments

There was 1 comment in support of the project.

STAFF ANALYSIS

- This proposed sign facilitates the drive up and go grocery pick-up. This type of sales has increased with the COVID-19 pandemic.
- Presently, Jewel Osco has installed a temporary banner in the proposed sign space which has helped their customers with the drive up and go grocery pick-up.
- The proposed sign measures 14' X 6' which is 84 square feet in area and meets Code for size of the sign.



Attachment: BOT Memo (O-2020-53 : Consider a Variation at Jewel Osco Building at 79 McHenry Rd.)

ACTION REQUESTED

Staff recommends that the Village Board approve an Ordinance granting a variation for allow for one additional 14' by 6' wall sign in the west elevation of the Jewel Osco building, subject to the condition in the attached Ordinance.

ORDINANCE NO. 2020-_____

**GRANTING A VARIATION TO THE BUFFALO GROVE SIGN
CODE FOR AN ADDITIONAL WALL SIGN ON THE WEST ELEVATION OF THE JEWEL OSCO BUILDING**

79 McHenry Road

Jewel Osco Wall Sign

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

WHEREAS, the real property ("Property") is zoned B3 Business District which is the Jewel Osco building located in the Grove Shopping Center in Buffalo Grove, Illinois; and,

WHEREAS, the Doyle Sign Inc. ("Petitioner"), is seeking a variation for an additional wall sign on the west elevation of the Jewel Osco building; and

WHEREAS, the Planning & Zoning Commission voted 9-0 recommending approval of the variation, as reflected in the minutes attached as Exhibit B; and

WHEREAS, the Corporate Authorities of the Village of Buffalo Grove hereby determine and find that the requested sign variation is in harmony with the general purpose and intent of the Sign Code (Title 14 of the Buffalo Grove Municipal Code), and that the Petitioner has shown:

1. The literal interpretation and strict application of the provisions and requirements of this Title would cause undue and unnecessary hardships to the sign user because of unique or unusual conditions pertaining to the specific building, parcel or property in question; and
2. The granting of the requested variance would not be materially detrimental to the property owners in the vicinity; and
3. The unusual conditions applying to the specific property do not apply generally to other properties in the Village; and
4. The granting of the variance will not be contrary to the purpose of this Title pursuant to Section 14.04.020

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 preceding WHEREAS clauses are hereby adopted by the Corporate Authorities and made a part hereof.

Attachment: Ordinance (O-2020-53 : Consider a Variation at Jewel Osco Building at 79 McHenry Rd.)

Section 2. Variation is hereby granted to the Village Sign Code (Title 14 of the Buffalo Grove Municipal Code, Section 14.16) for the purpose for an additional wall sign on the west elevation of the Jewel Osco building subject to the following condition:

1. The proposed additional sign shall be constructed in accordance to the plans and documents submitted as part of this petition.

Section 3. 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: _____, 2020.

APPROVED: _____, 2020.

APPROVED:

Beverly Sussman, Village President

ATTEST:

Village Clerk

**Exhibit A
Sign Plans**

79 McHenry Road

Jewel Osco Wall Sign

Attachment: Ordinance (O-2020-53 : Consider a Variation at Jewel Osco Building at 79 McHenry Rd.)

Exhibit B
Minutes from the June 24, 2020 PZC Meeting

79 McHenry Road

Jewel Osco Wall Sign

Attachment: Ordinance (O-2020-53 : Consider a Variation at Jewel Osco Building at 79 McHenry Rd.)



Doyle Signs, Inc., *General Sign Contractors*
 232 Interstate Road, P.O. Box 1068
 Addison, IL 60101
 Office: (630)543-9490 Fax: (630)543-9493
 e-mail address: Permits@DoyleSigns.com

Building Department
 Village of Buffalo Grove
 Fifty Raupp Blvd
 Buffalo Grove, IL 60089

RE: Jewel Osco Drive Up and Go
 79 McHenry

Jewel Osco is requesting a variation from the sign code that will allow the installation of a wall mounted channel letter set. The additional sign that is being proposed will address the new service that Jewel Osco is offering at this location.

Jewel Osco has started offering an order online with curbside pickup at many of their Illinois locations. The installation of the wall signage is to make sure the patrons at in the Village of Buffalo Grove is fully aware of the service at this location.

Jewel Osco has a frontage dimension that exceeds 330 feet. The signage that is currently existing on site is proportional to the size of the façade and the new sign that measures 59 square feet will not crowd the storefront. Jewel feels that this sign is comparable to the other signs on the façade as well as the sign on other locations with equal frontage dimensions.

Thank you for your assistance and cooperation with this matter.

Sincerely,

Lisa Neal
 Doyle Signs, Inc.

Cc: file

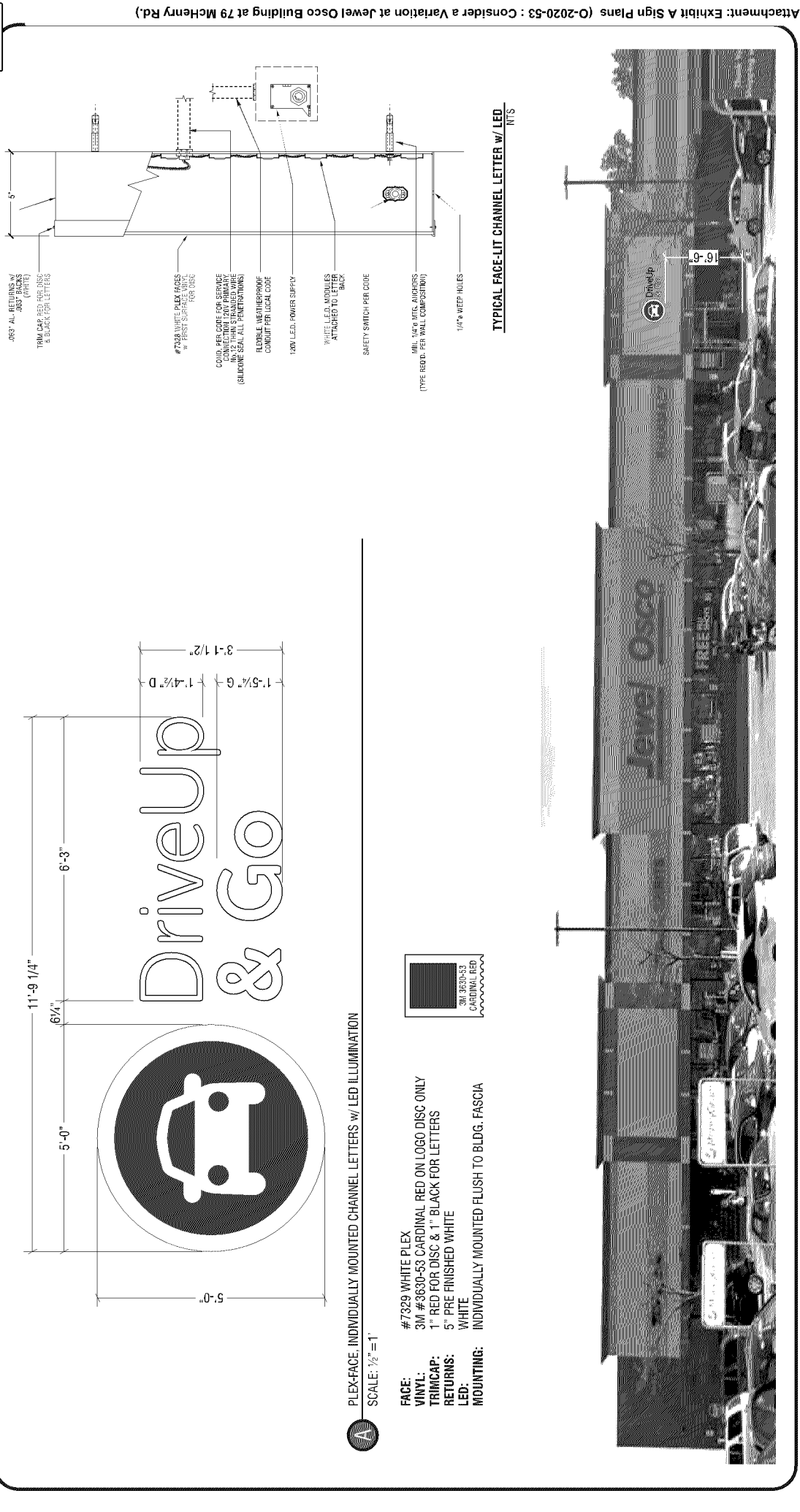
Attachment: Exhibit A Sign Plans (O-2020-53 : Consider a Variation at Jewel Osco Building at 79 McHenry Rd.)

[illegible]

LEGEND

1. NAME OF VESSEL: WATER BOWL
 2. TYPE OF VESSEL: PLATE
 3. DATE OF EXCAVATION: 1958
 4. LOCATION: 1000
 5. SITE: 1000
 6. AREA: 1000
 7. STRATUM: 1000
 8. TRENCH: 1000
 9. LEVEL: 1000
 10. DEPTH: 1000
 11. DIRECTION: 1000
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 190. TRENCH:

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DOYLE
GENERAL SIGN CONTRACTORS
222 INTERSTATE RD. PO. BOX 1008
AUBURN, IL 60101
630-543-3450
FAX 630-543-3452

DATE	REVISION
3/2/20	ADDED MOUNTING SENS

CUSTOMER APPROVAL

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The rights to this design may be protected.

DATE	REVISION
3/2/20	ADDED MOUNTING SENS

CLIENT	JEWEL OSCO #3479
ADDRESS	79 McHENRY RD.
CITY	BUFFALO GROVE
STATE	IL
DESIGNER	KIM
SALESPERSON	TO
DATE	03.03.2020
SCALE	NOTED
SHEET NO.	1

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Packet Pg. 43

ORDINANCE NO. 2008- 83

GRANTING VARIATIONS FROM CERTAIN SECTIONS
OF THE BUFFALO GROVE SIGN CODE

Jewel Osco, 79 McHenry Road

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

WHEREAS, request is being made by Jewel Osco, 79 McHenry Road, for variance of Sign Code, Section 14.20.030, pertaining to Business Districts, and Section 14.20.080, pertaining to Wall Signs, for the purpose of allowing four (4) additional wall signs on the west elevation of the building at 79 McHenry Road. The additional signs include a "24 HOUR PHARMACY" wall sign; a "WINE & SPIRITS" wall sign; and two (2) graphic panel wall signs; and

WHEREAS, the Zoning Board of Appeals has held a public hearing, received testimony, prepared minutes, made certain findings, and has made an affirmative recommendation on the said request for variations; and

WHEREAS, the Corporate Authorities of the Village of Buffalo Grove hereby determine and find that said variations are in harmony with the general purpose and intent of the Sign Ordinance, and that (1) the requirements of the Sign Code would cause undue and unnecessary hardship to the sign user because of unique or unusual conditions pertaining to the property, (2) the granting of the requested variances will not be materially detrimental to the property owners in the vicinity, (3) the unusual conditions applying to the specific property do not apply generally to other properties in the Village, and (4) the granting of the variances will not be contrary to the general objective of the Sign Code of moderating the size, number and obtrusive placement of signs and the reduction of clutter.

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 preceding WHEREAS clauses are hereby adopted by the Corporate Authorities and made a part hereof.

Section 2. Variations are hereby granted to Sections 14.20.030, and 14.20.080 of the Village Municipal Code to the Property legally described as follows:

Lot 1 in Buffalo Grove Center Resubdivision of Lot 1 in Buffalo Grove Center, being a Subdivision of part of the south ½ of Section 33, Township 43 north, Range 11, east of the Third Principal Meridian, according to the Plat thereof recorded December 29, 1983 as Document 2258952, in Lake County, Illinois.

for the purpose of allowing four (4) additional wall signs on the west elevation of the building at 79 McHenry Road. The additional signs include a "24 HOUR PHARMACY" wall sign; a "WINE & SPIRITS" wall sign; and two (2) graphic panel wall signs;

Section 3. The variations are subject to the following conditions:

- a. The signs to be installed shall be in accordance with the exhibits submitted with the application for variations to the Zoning Board of Appeals and specifically with Group Exhibit "E".
- b. If the graphic panels on the signs are not maintained they shall be repaired or replaced upon the request of the Village.
- c. No changes are permitted to the graphic panels unless approved by the Zoning Board of Appeals.

Section 4. This Ordinance shall be in effect from and after its passage and approval.

This Ordinance shall not be codified.

AYES: 6 – Braiman, Glover, Berman, Kahn, Trilling, Rubin

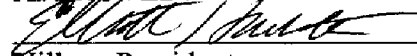
NAYES: 0 - None

ABSENT: 0 - None

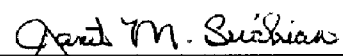
PASSED: December 15, 2008.

APPROVED: December 15, 2008.

APPROVED:


Village President

ATTEST:


Village Clerk

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Attachment: Exhibit A Sign Plans (O-2020-53 : Consider a Variation at Jewel Osco Building at 79 McHenry Rd.)

STATE OF ILLINOIS) ss.
COUNTY OF COOK)

CERTIFICATE

I, Janet M. Sirabian, certify that I am the duly elected and acting Village Clerk of the Village of Buffalo Grove, Cook and Lake Counties, Illinois. I further certify that on, December 15, 2008 the Corporate Authorities of the Village passed and approved Ordinance No. 2008-83, **AN ORDINANCE GRANTING VARIATIONS TO CERTAIN SECTIONS OF THE VILLAGE OF BUFFALO GROVE SIGN CODE FOR JEWEL OSCO, 79 MCHENRY ROAD** provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 2008-83, including the Ordinance and a sheet thereof, was prepared, and a copy of such Ordinance was posted in and at the Village Hall, commencing on December 15, 2008 and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the Office of Village Clerk.

Dated at Buffalo Grove, Illinois, this 16th day of December, 2008.

Janet M. Sirabian
Village Clerk

Jane L Olson
By

Attachment: Exhibit A Sign Plans (O-2020-53 : Consider a Variation at Jewel Osco Building at 79 McHenry Rd.)

ORDINANCE NO. 2008- 83

GRANTING VARIATIONS FROM CERTAIN SECTIONS
OF THE BUFFALO GROVE SIGN CODE

Jewel Osco, 79 McHenry Road

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

WHEREAS, request is being made by Jewel Osco, 79 McHenry Road, for variance of Sign Code, Section 14.20.030, pertaining to Business Districts, and Section 14.20.080, pertaining to Wall Signs, for the purpose of allowing four (4) additional wall signs on the west elevation of the building at 79 McHenry Road. The additional signs include a "24 HOUR PHARMACY" wall sign; a "WINE & SPIRITS" wall sign; and two (2) graphic panel wall signs; and

WHEREAS, the Zoning Board of Appeals has held a public hearing, received testimony, prepared minutes, made certain findings, and has made an affirmative recommendation on the said request for variations; and

WHEREAS, the Corporate Authorities of the Village of Buffalo Grove hereby determine and find that said variations are in harmony with the general purpose and intent of the Sign Ordinance, and that (1) the requirements of the Sign Code would cause undue and unnecessary hardship to the sign user because of unique or unusual conditions pertaining to the property, (2) the granting of the requested variances will not be materially detrimental to the property owners in the vicinity, (3) the unusual conditions applying to the specific property do not apply generally to other properties in the Village, and (4) the granting of the variances will not be contrary to the general objective of the Sign Code of moderating the size, number and obtrusive placement of signs and the reduction of clutter.

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 preceding WHEREAS clauses are hereby adopted by the Corporate Authorities and made a part hereof.

Section 2. Variations are hereby granted to Sections 14.20.030, and 14.20.080 of the Village Municipal Code to the Property legally described as follows:

Lot 1 in Buffalo Grove Center Resubdivision of Lot 1 in Buffalo Grove Center, being a Subdivision of part of the south ½ of Section 33, Township 43 north, Range 11, east of the Third Principal Meridian, according to the Plat thereof recorded December 29, 1983 as Document 2258952, in Lake County, Illinois.

for the purpose of allowing four (4) additional wall signs on the west elevation of the building at 79 McHenry Road. The additional signs include a "24 HOUR PHARMACY" wall sign; a "WINE & SPIRITS" wall sign; and two (2) graphic panel wall signs;

Section 3. The variations are subject to the following conditions:

- a. The signs to be installed shall be in accordance with the exhibits submitted with the application for variations to the Zoning Board of Appeals and specifically with Group Exhibit "E".
- b. If the graphic panels on the signs are not maintained they shall be repaired or replaced upon the request of the Village.
- c. No changes are permitted to the graphic panels unless approved by the Zoning Board of Appeals.

Section 4. This Ordinance shall be in effect from and after its passage and approval.

This Ordinance shall not be codified.

AYES: 6 – Braiman, Glover, Berman, Kahn, Trilling, Rubin

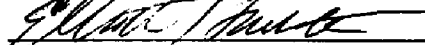
NAYES: 0 - None

ABSENT: 0 - None

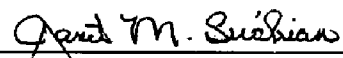
PASSED: December 15, 2008.

APPROVED: December 15, 2008.

APPROVED:


Village President

ATTEST:


Village Clerk

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06/24/2020

**MINUTES OF THE RESCHEDULED REGULAR MEETING OF THE PLANNING AND ZONING
COMMISSION OF THE VILLAGE OF BUFFALO GROVE HELD IN THE COUNCIL CHAMBERS, 50
RAUPP BOULEVARD, BUFFALO GROVE, ILLINOIS ON WEDNESDAY, JUNE 24, 2020**

Call to Order

The meeting was called to order at 7:30 PM by Chairman Frank Cesario

**Pursuant to orders issued in response to the COVID-19 pandemic, this
Public Hearing is closed to in-person, public attendance. The
hearing is being held via Zoom web conference meeting. Please
click the link to join the webinar:
<<https://us02web.zoom.us/j/88975645790>> or call in US:
+13126266799,,88975645790**

Public Hearing/Items for Consideration

1. Consider a Variation to Allow an Accessory Structure (Generator) to Encroach into the Corner Yard Setback at 860 Port Clinton Court East. (Trustee Weidenfeld) (Staff Contact: Nicole Woods)

Myra Borkan - 860 Port Clinton Ct. E - described her petition for a variation to the zoning code for a generator into the corner yard setback.

Chairperson Cesario recapped her proposal for clarification.

Ms. Borkan verified so losses power to her home a lot no matter the conditions outside.

Com. Goldspiel asked Ms. Borkan why her power was so unstable to her home.

Ms. Borkan replied that she does not know why her power goes out so frequently. She explained that she has called ComEd and they have yet to provide her a solution to her power outages.

Com. Richards commented on the image on packet page 7, discussing the proposed placement of the generator.

Village Planner, Akash confirmed the placement of the generator in the image.

Com. Moodhe explained that he took a drive past the property and noted that there is plenty of coverage by the brim, which would shield the generator from neighbors; the houses are so spread out.

Com. Au asked if the generator would be place behind or next to the brim coverage.

Village Planner, Akash confirmed that the generator will be behind the brim.

Com. Khan asked the petitioner where she was in the process of putting the generator out there.

Ms. Borkan said that once the variation was approved she was going to have the generator installed.

Com. Khan shared a personal experience.

Chairperson Cesario asked the petitioners if they had anything to say in closing.

Ms. Borkan thanked the commissioners.

06/24/2020

Chairperson Cesario entered the staff report as exhibit one.

The public hearing was closed at 7:49 pm.

Com. Weinstein made a motion to approve a variation to install a generator that would encroach 5 feet into the corner yard setback subject to the following conditions:

- 1) The generator shall be installed in accordance with the documents and plans submitted as part of the petition*
- 2) Landscaping to effectively screen the proposed generator shall be maintained.*

Com. Richards seconded the motion.

Com. Moodhe offered an apology to the petitioner for the time it took to approve the generator.

Chairperson Cesario agrees and is in support of the variation and believes it is looked in a good spot.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Moodhe, Spunt, Cesario, Goldspiel, Khan, Weinstein, Au, Richards, Worlikar

2. Consider a Variation to the Fence to Install a 4 Foot Board-On-Board (Shadowbox) Fence Which Encroaches into the Corner Yard Setback at 545 Patton Drive. (Trustee Johnson) (Staff Contact: Nicole Woods)

Matt Huonder and Nicole Huonder - 545 Patton Drive - described their petition for a variation to the fence code to install a 4 foot board-on-board fence that encroaches into the corner yard setback.

Com. Moodhe commented on the proximity to the neighbors.

Mr. Huonder replied that they have spoken with their neighbor regarding the proposed fence. They even simulated what it would look like with the fence for sightline purposes and they were good.

Village Planner Akash noted that engineering did review the plans and found no engineering or line of sight concerns or objections with the proposed location of the proposed fence.

Com. Worlikar asked how close the fence was to the neighbor's house referencing image A on packet page 19 as it looks like it is touching the house.

Village Planner Akash said the fence is further from the neighbor's house than it looks and provided a satellite image from google maps.

Com. Au asked about the line of sight as it pertains to pedestrian traffic.

Village Planner Akash explained that when engineering reviews plans for line of sight, they take into account both vehicular and pedestrian traffic.

Chairperson Cesario asked staff if the property was not a corner lot, there would be not variation.

Village Planner Akash confirmed there would be no variation required had it not been a corner lot.

Chairperson Cesario asked the petitioners if they had anything to say in closing.

06/24/2020

Mr. and Mrs. Huonder thanked the commissioners for their time.

Chairperson Cesario entered the staff report as exhibit one.

The public hearing was closed at 8:05 PM.

Com. Weinstein made a motion to approve a variation to install a 4 foot board-on-board fence setback 3 feet from the property line along Hawthorn Road subject to the following conditions:

- 1) *The fence shall be installed in accordance with the documents and plans submitted as part of this petition.*

Com. Richards seconded the motion.

Com. Worlikar, Com. Moodhe, and Chairperson Cesario all spoke in favor of the motion.

Chairperson Cesario thanked the petitioners for their time.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Moodhe, Spunt, Cesario, Goldspiel, Khan, Weinstein, Au, Richards, Worlikar

3. Consider a Variation to the Fence Code to Install a 5 Foot Shadowbox (Board-On-Board) Fence Which Encroaches into the Corner Yard Setback at 2240 Madera Lane. (Trustee Weidenfeld) (Staff Contact: Nicole Woods)

Edmund Dietrich - 2240 Madera Lane - described their petition for a variation to the fence code to install a 5 foot board-on-board fence.

Com. Moodhe noted that the fence fits in but also noted that there was a utility cover inside the proposed fence.

Village Planner, Akash replied that the petitioners know and understand that if there was a need to access the utility, their fence may be compromised.

Chairperson Cesario asked staff if this were not a corner lot, it would not need a variation.

Village Planner, Akash replied yes. No variation would be required if it was not a corner lot.

Chairperson Cesario asked if there were any comments from the public.

Village Planner, Akash replied that there was one comment from a neighbor who said they would be on the call.

Com. Worlikar asked about sight lines for the proposed fence.

Village Planner, Akash replied that the petition request was reviewed by Engineering and they had no issues with the placement of the fence.

Com. Goldspiel commented that the fence was not consistent with the neighborhood.

Com. Au asked what the total square footage was in the blue area in image A on packet page 22.

Village Planner, Akash believes it is roughly 120 square feet.

The petitioner replied that area in blue reference in image A on packet page 22, is not large enough for their family gatherings and dog.

06/24/2020

Chairperson Cesario entered the staff report in as exhibit one.

PUBLIC COMMENT

Ms. Chn spoke in opposition to the petitioners request stating the fence did not match the neighborhood as no one has a fence.

Com. Spunt noted that the fence might not match, but it would like nice.

The public hearing was closed at 8:27 PM

Com. Weinstein made a motion to approve the variation to install a 5 foot board on board fence setback 10 feet from the property line along Apple Hill Lane subject to the following conditions:

- 1) The fence shall be installed in accordance with the documents and plans submitted as part of this petition.

Com. Moodhe seconded the motion.

Chairperson Cesario and Com. Moodhe spoke in favor of the motion.

Com. Au spoke in opposition to the motion.

RESULT:	APPROVED [7 TO 2]
AYES:	Moodhe, Spunt, Cesario, Khan, Weinstein, Richards, Worlikar
NAYS:	Stephen Goldspiel, Amy Au

4. Consider a Variation to the Sign Code for an Additional Wall Sign for the Jewel Osco Building at 79 McHenry Rd. (Trustee Johnson) (Staff Contact: Nicole Woods)

The petitioner described their request for an additional wall sign on the west elevation of the Jewel Osco building located at 79 McHenry Road.

Chairperson Cesario noted that the need for the 4th sign was to notify customers that that location was providing grocery pick-up.

Com. Goldspiel asked how the grocery pick-up operation would work.

The petitioner replied that the grocery pick-up operation includes 8 parking spots, each with a number and the phone number to call when you arrive. The petitioner noted that the operation of the grocery pick-up worked very well in other communities.

Chairperson Cesario asked where the 8 parking spots would be located.

The petitioner referred to packet page 35 to show the location of the 8 parking spot.

Chairperson Cesario asked if there were any other comments.

The petitioner thanked the commissioners for their time.

Chairperson Cesario entered the Village staff report as exhibit one.

PUBLIC COMMENT

Beverly Sussman spoke in favor of the wall sign, commenting that she has used the service and the operation of the parking spots and the number system worked very well.

The public hearing was closed at 8:56 PM.

Com. Weinstein made a motion to recommend approval to the Village Board for a sign variation at 79 McHenry Road subject to the following conditions:

06/24/2020

1) *The proposed additional sign shall be constructed in accordance to the plans and documents submitted as part of this petition.*

Com. Richards seconded the motion.

RESULT:	RECOMMENDATION TO APPROVE [UNANIMOUS]
AYES:	Moodhe, Spunt, Cesario, Goldspiel, Khan, Weinstein, Au, Richards, Worlikar

Regular Meeting

Others Matters for Discussion

None.

Approval of Minutes

1. Planning and Zoning Commission - Regular Meeting - Mar 4, 2020 12:00 AM

RESULT:	ACCEPTED [7 TO 0]
AYES:	Moodhe, Cesario, Goldspiel, Khan, Weinstein, Richards, Worlikar
ABSTAIN:	Marc Spunt, Amy Au

Chairman's Report

Chairpeson Cesario announced Marc Spunt as a new Commissioner to the Planning and Zoning Board.

Committee and Liaison Reports

None.

Staff Report/Future Agenda Schedule

Deputy Community Development Director Woods discussed upcoming changes to the municipal code, the TIF District and upcoming items for the next meeting.

Public Comments and Questions

None

Adjournment

The meeting was adjourned at 9:01 PM

Action Items

Chris Stilling

APPROVED BY ME THIS 24th DAY OF June, 2020

Attachment: Exhibit B Minutes from the 6.24.20 PZC Meeting (O-2020-53 : Consider a Variation at Jewel Osco Building at 79 McHenry Rd.)



Resolution No. R-2020-34 : 2020 National Mayor's Challenge for Water Conservation

Recommendation of Action

Staff recommends approval.

SUMMARY: Approval of a Resolution in support of, and the Village's participation in, the 2020 National Mayor's Challenge for Water Conservation presented by the Wyland Foundation.

ATTACHMENTS:

- 2020 Wyland Memo (DOCX)
- 2020 Wyland Foundation Resolution (DOC)

Trustee Liaison

Pike

Staff Contact

Michael Reynolds, Public Works

Monday, July 20, 2020

VILLAGE OF BUFFALO GROVE



MEMORANDUM

DATE: July 10, 2020

TO: Dane C. Bragg, Village Manager

FROM: Mike Reynolds, Director of Public Works *Mike Reynolds*

SUBJECT: National Mayor's Challenge for Water Conservation

President Sussman requested that the Village of Buffalo Grove register with the Village for the National Mayor's Challenge for Water Conservation. 2020 marks the second year that the Village has participated in this event and, while we were not a finalist in our population category, we did succeed in promoting the idea of water conservation.

The Ninth Annual National Mayors Challenge for Water Conservation is a friendly, non-profit competition between cities across the country, August 1 - 31, 2020, that uses a series of online pledges (mywaterpledge.com) to see which city can be the most water wise.

In addition to individual reductions in water consumption, energy use, and pollution, residents can save money, help their city meet conservation goals — and earn a chance to win any of hundreds of great prizes — including a Grand Prize \$3,000 toward their Home Utility Bills, home irrigation kits, home improvement store gift cards, and more. Plus, a deserving charity will receive a 2020 Toyota Highlander Hybrid for its organization.

Cities compete in the following population categories: 5,000-29,999 residents, 31,000-99,999 residents, 100,000-299,999 residents, 300,000-599,999 residents, and 600,000+ residents. Winning cities are the cities with the highest percentage of residents participating in the Challenge.

Residents from the winning cities will be entered to win thousands of dollars in eco-friendly prizes. Custom created social media sharing functions and prize incentives make the Challenge easy for residents and cities to get involved. Once a resident takes the Challenge, they can share with hundreds of their friends and family. Residents can even track their city's standings throughout the month to see if they need to get even more friends and neighbors involved. Everyone is playing to win! For complete rules and prizes, go to www.mywaterpledge.com.

Staff will work with Vicarious Productions to promote the program ahead of and throughout the month of August. Staff is requesting approval of the attached resolution in support of our participation in the event.

RESOLUTION NO. 2020 - _____**A RESOLUTION IN SUPPORT OF THE “WYLAND FOUNDATION MAYOR’S CHALLENGE FOR WATER CONSERVATION” BY THE VILLAGE OF BUFFALO GROVE**

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 continues to explore ways to manage residential consumption of water and power, and to inspire its residents to care for our natural resources; and

WHEREAS, the ninth annual National Mayor’s Challenge for Water Conservation presented by the Wyland Foundation and Toyota, with support from the U.S EPA Water Sense, The Toro Company, National League of Cities, Conserve Irrigation, and Earth Friendly Products (makers of ECOS), is a non-profit challenge to residents to encourage pollution reduction and smart water use; and

WHEREAS, with the encouragement of their Mayors, residents may register their participation in their city’s Challenge, online, by making simple pledges to decrease their water use and to reduce pollution for the period of one year, thereby assisting their cities to apply State and Federal water conservation strategies and to target mandated reductions; and

WHEREAS, from August 1 – 31, 2020, the Village of Buffalo Grove wishes to inspire its residents and its neighboring communities to take the “Wyland Mayor’s Challenge for Water Conservation” by making a series of online pledges at mywaterpledge.com to reduce their impact on the environment and to see immediate savings in their water, trash, and electricity bills;

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

SECTION 1. That the Village of Buffalo Grove agrees and supports the “Wyland National Mayor’s Challenge for Water Conservation” emphasis.

SECTION 2. That the program is to be implemented from August 1 – 31, 2020, through a series of communication and outreach strategies, whether new or existing, to encourage residents to take the conservation “Challenge”.

SECTION 3. That this resolution shall be effective immediately.

BE IT FURTHER RESOLVED that the Village Clerk shall certify to the passage and adoption of this resolution; shall cause the same to be entered among the original resolutions of the Village; and shall make a minute of the passage and adoption thereof on the records of the proceedings of the Village Board for the meeting at which the same is passed and adopted.

AYES: _____

NAYES: _____

ABSENT: _____

PASSED: _____, 2020

APPROVED: _____, 2020

APPROVED:

Beverly Sussman, Village President

ATTEST:

Janet Sirabian, Village Clerk

#677485



Resolution No. R-2020-35 : Resolution Waiving 25% of Video Gaming License Renewal Fees for 2020-21

Recommendation of Action

Staff recommends approval of a resolution waiving 25 percent of video gaming renewal fees for the 2020-21 renewal period.

Video gaming ceased operation on March 20 under the Governor's executive order and direction from the Illinois Gaming Board. The Illinois Gaming Board has subsequently permitted terminal operators to restart video gaming operations under the Phase 4 Restore Illinois plan, subject to a plan submitted to and approved by the gaming board. The Village is not involved in the review and approval of the terminal operator's plan. Illinois entered Phase 4 on June 26, thus 98 days elapsed where video gaming establishments could not operate.

ATTACHMENTS:

- 07-09-20 2021 Video Gaming License Renewals (DOCX)
- Res waiving 25% of renewal fees for 2020-2021 (DOCX)

Trustee Liaison
Sussman

Staff Contact
Dane Bragg, Office of the Village Manager

Monday, July 20, 2020	
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VILLAGE OF
BUFFALO GROVE



MEMORANDUM

TO: Village President Beverly Sussman and Trustees

FROM: Dane C. Bragg, Village Manager

DATE: July 16, 2020

SUBJECT: 2021 Video Gaming License Renewals

As part of the Governor's executive orders and President Sussman's direction, video gaming license renewals for the 2020-21 year were extended from April 30 to July 31, 2020. Deputy Village Clerk Julie Kamka has begun the renewal application process.

Video gaming ceased operation on March 20 under the Governor's executive order and direction from the Illinois Gaming Board. The Illinois Gaming Board has subsequently permitted terminal operators to restart video gaming operations under the Phase 4 Restore Illinois plan, subject to a plan submitted to and approved by the gaming board. The Village is not involved in the review and approval of the terminal operator's plan. Illinois entered Phase 4 on June 26, thus 98 days elapsed where video gaming establishments could not operate.

The Village Board has the option to waive video gaming license renewal fees by ordinance. Much like the consideration given for liquor establishments, staff recommends that the Village Board consider waiving a portion of 2020-21 video gaming license renewal fees to offset the time in which gaming could not occur. Staff recommends a 25 percent reduction in fees, which would be roughly equivalent to the period that video gaming was prohibited by the Illinois Gaming Board.

Chapter 1.16 of the Municipal Code sets forth a license fee of \$1,000 per terminal. Annually, the Village collects approximately \$40,000 in license fees for video gaming terminals. Using the recommended 25 percent fee waiver, the reduction in license fees would reduce revenue to the Village in the amount of \$10,000.

Staff conducted a survey of area communities and any efforts to provide relief to video gaming establishments by way of reduction of annual license fees. Several communities reported delaying license renewals by up to 90 days, as Buffalo Grove has. Three communities, Elk Grove, Johnsburg and Wheeling, reported 2020-21 license fee waivers of 100%, 100% and 8.5%, respectively. It should be noted that non-home rule communities can only charge \$25 per terminal annually. A copy of the survey results is attached for your information.

As of this writing, Nino's Pizzeria is the only licensee reporting terminals in operation under the Phase 4 and Illinois Gaming Board regulations.

Municipality	Does your Municipality allow Video Gaming?	If so, have you waived license fees due to COVID-19?
Arlington Heights	No	
Bannockburn	No	
Beach Park	Yes	We do have video gaming and no, we have not waived or reduced our fees for the licenses. We charge \$25.00 per machine.
Bellwood	Yes	The Village of Bellwood has not incorporated any type of fee waiver.
Elk Grove Village	Yes	Elk Grove Village passed a Coronavirus Relief Package that waived all business license fees for the current year. This would include liquor and gaming licenses.
Elmwood Park	Yes	No Fee Waiver, but we did give them extra time to pay. Instead of being due by May 1st we extended to August 1st.
Franklin Park	Yes	No
Hawthorn Woods	Hawthorn Woods does not allow for video gaming; however, on our July 27, 2020 agenda, there will be an ordinance to allow for it.	
Huntley	Yes	The Village of Huntley does issue gaming licenses and we have not issued any waiver or reduction of fees.
Island Lake	Yes	The Village of Island Lake charges a per-terminal fee of \$25.00. We did not waive the fee. However, we extended the deadline for payment of this fee until July 1, since the State of Illinois extended its deadline for liquor license renewal to July 31.

Johnsburg	Yes	The Village of Johnsburg has waived the \$25 per machine fee this year due to the impacts of the COVID 19 Pandemic.
Lakewood	Yes	The Village of Lakewood businesses applied for video gaming and were approved about a week before covid hit. At this time we don't even have actual machines.
Lake Villa	Yes	The Village of Lake Villa is not offering fee reduction
Marengo	Yes	We didn't offer a reduction, but we offered a deferment so that instead of being due 5/1, the payment is due no later than 7/31/20.
Maywood	Yes	No
Richmond	Yes	The Village of Richmond considered a pro-rated fee for Video Gaming, but we are a Non-Home Rule Municipality and can only charge \$25.00 per terminal. The Board decided to not waiver or pro-rate the fee.
Roselle	Yes	No fee waiver in Roselle but we have extended the expiration date of liquor license and gaming license to July 31 (normal expiration is April 30)
Spring Grove	Yes	Spring Grove has not because we are only allowed to charge \$25/terminal (non-home rule).
Waukegan	Yes	No
Wheeling	Yes	Reduced video gaming license fees for the upcoming (May , 2020 - April 30, 2021) license year by 1/12

RESOLUTION 2020 -

WHEREAS, the COVID-19 pandemic continues to adversely impact local businesses;

WHEREAS, the video gaming industry has been particularly impacted by the COVID-19 pandemic including but not limited to the closing of food and beverage establishments that are licensed for video gaming;

WHEREAS, the Village President and Village Board desire to help local businesses impacted by the COVID-19 pandemic; and

WHEREAS, the Village Board finds that a 25% waiver of the video gaming renewal fees for holders of Video Gaming licenses will be in the Village's best interest and assist the continued viability of those businesses.

NOW, THEREFORE, be it resolved as follows:

1. For the 2020-21 license year renewal period establishments holding a Video Gaming license shall be entitled to renew their video gaming license by payment of 75% of the renewal fee as set forth in the Village Code.
2. All other license renewal requirements remain in full force and effect.
3. This resolution shall apply to year 2020-21 renewals only.

AYES: _____

NAYES: _____

ABSENT: _____

PASSED: _____, 2020

APPROVED _____, 2020

Approved:

Beverly Sussman, Village President

Attest:

Janet Sirabian, Village Clerk



Ordinance No. O-2020-54 : Remote Attendance Policy

Recommendation of Action

Staff recommends approval of the adoption of an ordinance adding Section 2.02.230 to the Buffalo Grove Municipal Code and creating a remote attendance policy for the Village Board. If approved, the policy becomes immediately effective. The proposed policy conforms with the Illinois Open Meetings Act (5 ILCS 120/7).

See attached memorandum for additional information.

ATTACHMENTS:

- 07-14-20 Remote Attendance Policy (DOCX)
- Ordinance Electronic Attendance at Meetings 7.14.2020 clean (DOCX)

Trustee Liaison

Sussman

Staff Contact

Dane Bragg, Office of the Village Manager

Monday, July 20, 2020	
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VILLAGE OF
BUFFALO GROVE



MEMORANDUM

TO: Village President Beverly Sussman and Trustees

FROM: Dane C. Bragg, Village Manager

DATE: July 16, 2020

SUBJECT: Remote Attendance Policy

Recommendation

Staff recommends approval of the adoption of an ordinance adding Section 2.02.230 to the Buffalo Grove Municipal Code and creating a remote attendance policy for the Village Board. If approved, the policy becomes immediately effective. The proposed policy conforms with the Illinois Open Meetings Act (5 ILCS 120/7).

Background

The Open Meetings Act permits the Village Board to enact policies that permit remote attendance at public meetings under specific circumstances. The exemptions to permit remote attendance include personal illness or disability, employment purposes or because of the business of the municipality (e.g. conference), and family or other emergency. The Act requires that a quorum of the Village Board be physically present at the meeting, that the Village Board take action at said meeting to permit the elected official to attend remotely, and that the elected official provide notice to the Deputy Village Clerk at least one day in advance (in order to coordinate technology/communications).

It should be noted that the remote attendance policy is exclusive of any in-person/virtual meeting format permitted under Public Act 101-0640. The proposed remote attendance policy applies only to the Village Board. If the policy is successful, the Village Board could consider expanding it to permit other boards, committees and commissions to participate remotely.

ORDINANCE NO. _____

**AN ORDINANCE ADDING SECTION 2.02.230 TO THE MUNICIPAL CODE OF THE VILLAGE OF
BUFFALO GROVE, COOK AND LAKE COUNTY, ILLINOIS RELATING TO ELECTRONIC
ATTENDANCE AT MEETINGS BY CORPORATE AUTHORITIES**

WHEREAS, the Illinois Open Meetings Act, defines a “meeting” to mean “Any gathering, whether in person or by video or audio conference, telephone call, electronic means (such as, without limitation, electronic mail, electronic chat and instant messaging), or other means of contemporaneous interactive communication, of a majority of a quorum of the members of a public body held for the purpose of discussing public business,” and it permits attendance of members of the public body at public meetings by a means other than physical presence; and,

WHEREAS, the Village of Buffalo Grove, Cook and Lake County, Illinois is a municipality governed by the statutes of the State of Illinois, and is empowered by the Illinois Open Meetings Act to permit attendance by a means other than physical presence; and,

WHEREAS, to permit attendance by a means other than physical presence, the Village of Buffalo Grove must adopt rules that conform to the requirements and restrictions of the Open Meetings Act, as noted at 5 ILCS 120/7; and,

WHEREAS, the corporate authorities of the Village of Buffalo Grove desire and find that it is in the best interests of the Village of Buffalo Grove to permit attendance of members of the public body by means other than physical presence in compliance with the Open Meetings Act; and,

WHEREAS, the corporate authorities of Village of Buffalo Grove find that it is necessary that any existing ordinances, resolutions or policies be amended to conform with the term “meeting” to include electronic gatherings as defined in Section 120/1.02 of the Open Meetings Act.

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

Section 1. That the findings made in the prefatory recitals made above herein this Ordinance are hereby adopted and approved by the Village President and Board of Trustees, and said prefatory recitals set forth above are incorporated herein as part of this Ordinance.

Section 2. Section 2.02.230 of Title 2, Chapter 2.02 (Section 2.02.230) – Electronic Attendance at Meetings, Hearing, of the Municipal Code of the Village of Buffalo Grove, Cook and Lake County, Illinois, is hereby added to said Code, to read as follows:

“2.02.230 ELECTRONIC ATTENDANCE AT MEETINGS. The following are the rules relating to the electronic attendance at meetings by corporate authorities:

(A) Electronic Attendance at Meetings Rules. The Village of Buffalo Grove hereby adopts the following rules for electronic attendance at meetings, that permit a member of the public body to attend any meeting of a public body as defined in the Open Meetings Act via electronic means. Any member of the corporate authorities of the Village of Buffalo Grove, IL may attend any open or closed meeting of the Village of Buffalo Grove via electronic means, such as by telephone, video or internet connection, provided that such attendance is in compliance with these rules and applicable laws. The word “meeting” as used in the Code shall mean and be the same as it is defined in the Illinois Open Meetings Act, and as may be thereafter amended.

(B) Prerequisites. A member of the corporate authorities of the Village of Buffalo Grove may attend a meeting electronically if the member meets the following conditions:

- 1) A quorum is physically present throughout the meeting; and, a majority of the members present votes to approve the electronic attendance at the meeting.
- 2) The member should notify the Deputy Village Clerk at least one day before the meeting, unless impractical, in which case as soon as practical, so that necessary communications equipment can be arranged. Inability to make the necessary technical arrangements will result in denial of a request for electronic attendance.
- 3) The member must assert one of the following three reasons why he or she is unable to physically attend the meeting:
 - a) The member cannot attend because of personal illness or disability; or
 - b) The member cannot attend because of his or her employment purposes or because of the business of the Village of Buffalo Grove; or
 - c) The member cannot attend because of a family or other emergency.
- 4) The Deputy Village Clerk, after receiving the electronic attendance request, shall inform the other corporate Authorities of the request for electronic attendance.

(C) Voting Procedures. After a roll call establishing that a quorum is physically present, the presiding officer shall call for a motion that a member may be permitted to attend the meeting electronically after specifying the reason entitling the absent member to attend electronically. The motion must be approved by a vote of a majority of the members present.

(D) Adequate Equipment Required. The member participating electronically and the other members of the corporate authorities must be able to communicate effectively, and

members of the audience must be able to hear all communications at the meeting site. Before allowing electronic attendance at any meeting, the corporate authorities shall provide equipment adequate to accomplish this objective at the meeting site.

(E) Minutes. Any member attending electronically shall be considered an off-site attendee and counted as present electronically for that meeting. The meeting minutes shall also reflect and state specifically whether each member is physically present or present by electronic means.

(F) Rights of Remote Member. A member permitted to attend electronically will be able to express his or her comments during the meeting and participate in the same capacity as those members physically present, subject to all general meeting guidelines and procedures previously adopted and adhered to, including both open and closed meetings, except that a member may attend a closed meeting via an internet connection or landline telephone connection, but not by cellular phone. The member attending electronically shall be heard, considered, and counted as to any vote taken. Accordingly, the name of any member attending electronically shall be called during any vote taken, and his or her vote counted and recorded by the Village Clerk and placed in the minutes for the corresponding meeting. A member attending electronically may leave a meeting and return as in the case of any member, provided the member attending electronically shall announce his or her leaving and returning. A member attending electronically at a meeting shall be paid per the Village Code as if he or she had physically attended said meeting.

(G) These requirements are in addition to those contained in Public Act 101-0640.

Section 3. This Ordinance shall be in full force and effect immediately upon its passage, approval and publication in pamphlet form as provided by law.

Section 4. In the event that any section, clause, provision, or part of this ordinance shall be found and determined to be invalid by a court of competent jurisdiction, all valid parts that are severable from the invalid parts shall remain in full force and effect.

Passed and adopted by the President and Board of Trustees of the Village of Buffalo Grove, Illinois, this ____ day of _____, 2020.

AYES: _____

NAYES: _____

ABSENT: _____

Approved by the President this ____ day of _____, 2020.

ATTEST:

Village President

Village Clerk

Recorded in the Records of the Village Clerk this ____ day of _____, 2020.

Published by the authority of the President and Village Board of Trustees of the Village of Buffalo Grove, Cook and Lake County, Illinois in pamphlet form this ____ day of _____, 2020.

Village Clerk

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**Ordinance No. O-2020-55 : An Ordinance Amending Chapter 5.20,
Liquor Controls, of the Buffalo Grove Municipal Code**

Recommendation of Action

Staff recommends approval.

Staff recommends that the Village Board approve the attached Ordinance amending the current G7 local liquor license to allow complimentary service of beer and wine for consumption on the licensed premises as a compliment to the purchase of goods or services offered by the business, subject to conditions and limitations.

ATTACHMENTS:

- G7 Amendment Memo 7-7-2020 (DOCX)
- Ord Class G7 Amendment (DOC)

Trustee Liaison
Sussman

Staff Contact
Julie Kamka, Office of the Village Manager

Monday, July 20, 2020

VILLAGE OF BUFFALO GROVE



MEMORANDUM

DATE: July 15, 2020

TO: Dane Bragg, Village Manager

FROM: Julie Kamka, Deputy Village Clerk

SUBJECT: Proposed Amendment to G7 Liquor License

Recommendation

Staff recommends that the Village Board approve the attached Ordinance amending the current G7 local liquor license to allow complimentary service of beer and wine for consumption on the licensed premises as a complement to the purchase of goods or services offered by the business, subject to conditions and limitations.

Background

In May, 2016, the Class G7 license was created to authorize the dispensing of beer and wine for consumption on the premises in conjunction with an art gallery showing of art work for a private function where attendance is by invitation only and not open to the public. To date, no G7 licenses have been issued since its creation.

Recently, staff has received numerous inquiries from local nail and salon business owners to allow complimentary beer and wine service to their customers while patrons are waiting for or receiving services that are offered by the business.

A survey was completed by the Northwest Municipal Conference in July, 2019 concerning Liquor Licensing for establishments to serve complementary wine. Of the 14 municipalities that responded, 4 issue a specific license (Barrington, Grayslake, Mount Prospect, and Park Ridge) and 4 allow for it under a traditional liquor license (Arlington Heights, Glenview, Schaumburg and Wheeling).

After reviewing our existing G licenses, staff felt that it made sense to modify the existing G7 license to allow the complimentary service of beer and wine at barber shops, hair and nail salons and art galleries. Massage and Bodywork establishments would be strictly prohibited from obtaining a G7 license and BYOB would not be permitted. Currently, there are approximately 35 establishments in the Village that would qualify for this annual license. The annual license fee for the G7 class is \$100.00.

Action Requested

Staff has prepared the attached Ordinance which would replace Subsection G.7. of Section 5.20.070, Licenses-Classifications-Fees, of the Buffalo Grove Municipal Code in its entirety to read as proposed.

Underlined = addition
~~Strikeout~~ = deletion
 07/07/2020

ORDINANCE NO. 2020 - _____

**AN ORDINANCE AMENDING CHAPTER 5.20, LIQUOR CONTROLS, OF THE
 BUFFALO GROVE MUNICIPAL CODE**

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

WHEREAS, a request has been made to the Village to allow the complimentary service of beer and wine to customers. The Village Class G7 liquor license would need to be amended to include services such as a barber shop, hair salon, nail technician, cosmetologist and an art gallery; and

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 into and made a part of this Ordinance as if fully set forth herein.

Section 2. Subsection G.7. of Section 5.20.070, Licenses-Classifications-Fees, of the Buffalo Grove Municipal Code is hereby amended in its entirety to read as follows:

5.20.070 License-Classifications-Fees

7. Class G7 license, authorizing complimentary service of beer and wine for consumption on the premises owned or leased and occupied by the licensee and is served by the licensee, it's agents and employees, as a complement to the patron's purchase of goods or services offered by the business. Class G7 licenses shall be subject to the following conditions and limitations:
 - a. Dram Shop liability insurance shall be provided and the Village of Buffalo shall be named as an additional insured.
 - b. The dispensing of beer and wine shall only take place during the operating hours of the business, but in no event earlier than 9:00 a.m. or after 10:00 p.m.
 - c. The annual fee for a G7 license is set forth in Chapter 1.16 of this Code.
 - d. Complimentary service may only be to customers of the shop or facility and only for consumption of the drink while the customer is waiting for or receiving customary barber, cosmetic, beauty shop, nail salon or art gallery services from

the facility. Massage and Bodywork Establishments are expressly prohibited from obtaining a G7 license.

- e. Holder of a Class G7 license shall be required to obtain the necessary State of Illinois Liquor License.
- f. Advertising the availability of alcohol may not be visible from the exterior of the licensed premises.
- g. The complimentary service or consumption of beer or wine at the licensed premises is limited to not more than three (3) twelve-ounce (12 oz.) servings of beer or three (3) five-ounce (5 oz.) servings of wine by a patron during any single calendar day. No alcoholic beverages other than beer, wine, sparkling wine or champagne are permitted.
- h. Beer and wine must be served in an open container not intended or allowed to be removed from the premises.
- i. Beer and wine must be served by an employee of the licensee who is BASSET certified.
- j. BYOB is not permitted.

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. Any person violating any portion of this Ordinance shall be punished according to the provisions of Section 5.20.260 of the Buffalo Grove Municipal Code.

Section 5. This Ordinance shall be in full force and effect from and after its passage, approval and publication. This Ordinance may be published in pamphlet form.

AYES: _____

NAYES: _____

ABSENT: _____

PASSED: _____, 2020

APPROVED: _____, 2020

PUBLISHED: _____, 2020

APPROVED:

Beverly Sussman, Village President

ATTEST:

Janet M. Sirabian, Village Clerk

Attachment: Ord Class G7 Amendment (O-2020-55 : G7 Liquor License Amendment - Complimentary Service)



Ordinance No. O-2020-56 : Approve an Ordinance Approving the Buffalo Grove Lake Cook Road TIF District Redevelopment Project Area

Recommendation of Action

Staff recommends approval.

Attached for the Board's consideration is an Ordinance approving the 2020 Buffalo Grove Lake Cook Road TIF District. Additional information can be found in the attached staff memorandum. Should this Ordinance be approved, the Village Board will be asked to approve two (2) additional Ordinances.

ATTACHMENTS:

- BOT Memo (DOCX)
- Ordinance (DOC)
- Exhibit B Buffalo Grove Lake Cook TIF Report (PDF)
- Information from 6.22.20 Public Hearing (PDF)

Trustee Liaison
Smith

Staff Contact
Chris Stilling, Community Development

Monday, July 20, 2020

VILLAGE OF BUFFALO GROVE



DATE: July 16, 2020

TO: Dane Bragg, Village Manager

FROM: Christopher Stilling, Deputy Village Manager

SUBJECT: Ordinance Approving the 2020 Buffalo Grove Lake Cook Road TIF District

BACKGROUND

On February 18, 2020, the Village Board approved an Ordinance authorizing the completion of a Tax Increment Financing ("TIF") District Feasibility Study for the Lake Cook Corridor area. As a follow up to the Village Board's action, the Village's consultant, SB Friedman, has completed the TIF Report. The TIF report was filed with the Village Clerk's office on March 5, 2020 and is available for viewing by the public. A copy of the TIF report can also be found on the Village's website www.vbg.org/tif. The TIF Report concludes that the area does qualify for a TIF District pursuant to the Tax Increment Allocation Redevelopment Act. As a supplement to this memorandum, staff has provided a copy of the memorandum from the June 22, 2020 Public Hearing which provides more details about the proposed TIF and its process.

JOINT REVIEW BOARD FINDINGS AND RECOMMENDATION

On May 21, 2020 ([click here for video](#)) the Village held the required Joint Review Board (JRB) meeting. Of the 17 taxing bodies, 14 members were present. The JRB unanimously approved Joint Review Board Resolution 2020-01 recommending approval of the 2020 Buffalo Grove Lake Cook Road TIF District Redevelopment Project Area to the Village Board. It should be noted that the representative from District 21 was present during the meeting but had technical issues with their internet connection and was not able to vote.

Two (2) members from the public spoke. One (1) public member objected to the proposed TIF. The other public member was a School Board member from High School District 214 and read into the record the District's "Position Paper" on TIF District's.

Jan/Feb
2020

Consultant Conducts Preliminary Field Work

Feb 18,
2020

Village Board Authorizes Completion of the TIF Feasibility Study and Make Available an Interested Parties Registry

March
2020

Finalize the TIF Feasibility Study and make available to the Public

May 4,
2020

Set Public Hearing Date

May 21,
2020

Joint Review Board Held

June 22,
2020

Hold Public Hearing

July
2020

Village Board Considers Approval of TIF Ordinance

PUBLIC HEARING

On June 22, 2020, the Village Board held the required public hearing ([click here for video](#)). Seven (7) individuals spoke in opposition of the proposed TIF District. Comments included:

- Impact to other taxing districts
- The proposed TIF is too large and it should be phased with development
- The TIF should exclude the municipally owned properties.
- The proposed budget and projections are too large and should reflect the current impact of the COVID-19 pandemic.
- Rather than a TIF, the Village should consider alternative incentives such as zoning relief.

ACTIONS REQUESTED

To date, the Village has completed all required actions prior to voting on the proposed TIF District. Before the Village Board are three (3) Ordinances which are required to establish the 2020 Buffalo Grove Lake Cook Road TIF District. Those Ordinances include:

1. Ordinance approving the 2020 Buffalo Grove Lake Cook Road TIF District Redevelopment Project Area.
 - a. *This ordinance establishes the findings that the TIF area meets the criteria of the Tax Increment Allocation Redevelopment Act and that the Village adopts the findings in SB Friedman's March 5, 2020 TIF Report.*
2. Ordinance designating the 2020 Buffalo Grove Lake Cook Road TIF District Redevelopment Project Area.
 - a. *This Ordinance designates the boundary/area of the Lake Cook Road TIF District.*
3. Ordinance adopting Tax Increment Allocation Financing for the 2020 Buffalo Grove Lake Cook Road TIF District.
 - a. *This Ordinance adopts Tax Increment Allocation Financing and directs the counties to remit incremental taxes to the Village.*

STAFF RECOMMENDATION

Staff finds that the Feasibility/ Eligibility Report prepared by SB Friedman shows that the Lake Cook TIF District does meet the requirements established in the Tax Increment Allocation Redevelopment Act. Furthermore, staff believes that having a TIF available will ensure that the Village has the necessary economic tools in place to facilitate a public or private development project that is consistent with the Community's vision. It will also create a mechanism to fill any potential "gap" that may exist as part of a development proposal. Given the challenges facing the Lake Cook Road area, future redevelopment of key sites would likely not occur without a TIF District.

Therefore, staff recommends that Village Board approve the attached Ordinance approving the 2020 Buffalo Grove Lake Cook Road TIF District. Should this Ordinance be approved, the Village Board will be asked to approve the two (2) additional Ordinances as outlined in this memo.

Ordinance 2020- _____

AN ORDINANCE OF THE VILLAGE OF BUFFALO GROVE, ILLINOIS, COOK AND LAKE COUNTIES, ILLINOIS, APPROVING A TAX INCREMENT REDEVELOPMENT PLAN AND REDEVELOPMENT PROJECT FOR THE 2020 BUFFALO GROVE LAKE COOK ROAD TIF DISTRICT REDEVELOPMENT PROJECT AREA.

WHEREAS, it is desirable and for the best interest of the citizens of the Village of Buffalo Grove, Cook and Lake Counties, Illinois, ("Buffalo Grove"), for Buffalo Grove to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code, as amended (the "Act"), for a proposed redevelopment plan and redevelopment project (Plan and Project) within the municipal boundaries of Buffalo Grove and within a proposed redevelopment project area ("Area") described in Section 1 (a) of this ordinance, which Area consists in the aggregate of more than one and one-half acres; and

WHEREAS, pursuant to Section 11-74.4-5 of the Act, the President and Board of Trustees of Buffalo Grove called a public hearing relative to the Plan and Project and the designation of the Area as a redevelopment project area under the act for June 22, 2020 at the Buffalo Grove Village Hall, 50 Raupp Boulevard, Buffalo Grove, Illinois; and

WHEREAS, due notice in respect to such hearing was given pursuant to Section 11-74.4-5 of the Act, said notice being given to taxing districts and to the Illinois Department of Commerce and Economic Opportunity by certified mail on May 6, 2020, by publication on May 30, 2020 and again on June 18, 2020 and by certified mail to taxpayers within the area on June 4, 2020; and

WHEREAS, Buffalo Grove has heretofore convened a joint review board as required by and in all respects in compliance with the provisions of the Act;

WHEREAS, the Plan and Project set forth the factors that caused the proposed Area to be blighted, and the Corporate Authorities have reviewed the information concerning such factors presented at the public hearing and have reviewed other studies and are generally informed of the conditions in the proposed Area that caused the area to be a "blighted area" as defined in the Act; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to lack of private investment in the proposed Area to determine whether private development would take place in the proposed Area as a whole without the adoption of the proposed Plan; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to real property in the proposed Area to determine whether contiguous parcels of real property

and improvements thereon in the proposed Area would be substantially benefited by the proposed Project Improvements; and

WHEREAS, the Corporate Authorities have reviewed the proposed Plan and Project and also the existing Comprehensive Plan for development of Buffalo Grove as a whole to determine whether the proposed Plan and Project conform to the Comprehensive Plan of Buffalo Grove;

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

Section 1. Findings. The Corporate Authorities hereby make the following findings:

- a. The Area, street location (as near as practicable) for the Area and the map are described and depicted in Exhibit A attached hereto and incorporated herein as if set forth in full by this reference.
- b. There exist conditions that cause the Area to be subject to designation as a redevelopment project area under the Act and to be classified as a blighted area as defined in Section 11-74.4-3(a) of the Act.
- c. The proposed Area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the Plan.
- d. The Plan and Project conform to the Comprehensive Plan for the development of Buffalo Grove as a whole.
- e. As set forth in the Plan, the estimated date of completion of the Project is 23 years, and the estimated date of retirement of all obligation incurred to finance redevelopment project costs as defined in the Plan is not be later than December 31st of the year in which the payment to the Village Treasurer pursuant to the Act is to be made with respect to ad valorem taxes levied in the 23rd calendar year in which the ordinance approving the redevelopment project area is adopted.
- f. The parcels of real property in the proposed Area are contiguous, and only those contiguous parcels of real property and improvements thereon that will be substantially benefited by the proposed Project improvements are included in the proposed Area.

Section 2. Exhibits incorporated by reference. The Plans and Project, which were the subject matter of the public hearing held June 22, 2020 are hereby adopted and approved. A copy of the Plan and Project is set forth in Exhibit B attached hereto and incorporated herein as if set forth in full by this reference.

Section 3. Invalidity of any Section. If any section, paragraph, or provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provisions shall not affect any of the remaining provisions of this ordinance.

Section 4. Superseder and Effective Date. All ordinances, resolutions, motions or orders in conflict herewith shall be and the same hereby are, repealed to the extent of such conflict, and this ordinance shall be in full force and effect immediately upon its passage by the Corporate Authorities and approval as provided by law.

Dated this ____th day of ____, 2020.

Adopted by a roll call vote as follows:

AYES:

NAYS:

ABSENT AND NOT VOTING:

Beverly Sussman
Village President

PASSED: _____

APPROVED: _____

ATTEST:

Janet Sirabian
Village Clerk

Exhibit A
THE 2020 BUFFALO GROVE LAKE COOK ROAD TIF DISTRICT REDEVELOPMENT
PROJECT AREA

LAKE AND COOK COUNTY

THAT PART OF SECTION 31, 32 AND 33, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS AND SECTIONS 4, 5 AND 6, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 31 AND THE WEST LINE OF ARLINGTON HEIGHTS ROAD EXTENDED SOUTH; THENCE NORTH ALONG THE WEST LINE OF ARLINGTON HEIGHTS ROAD TO THE WEST EXTENSION OF THE NORTH LINE OF LOT 1 IN BUFFALO GROVE BUSINESS PARK RESUBDIVISION NO. 1 ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2459114; THENCE EAST ALONG LAST SAID NORTH LINE TO THE EAST LINE OF SAID ARLINGTON HEIGHTS ROAD; THENCE SOUTH ALONG LAST SAID EAST LINE TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE EAST ALONG THE SOUTH LINE OF LOT 1 AND 2 IN BUFFALO GROVE BUSINESS PARK RESUBDIVISION NO. 1 AND THE SOUTH LINE OF LOT 2 IN BUFFALO GROVE BUSINESS PARK UNIT 5 ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2367217 TO THE SOUTHEAST CORNER OF LOT 2 IN SAID BUFFALO GROVE BUSINESS PARK UNIT 5; THENCE NORTH TO THE NORTHEAST CORNER OF LOT 2 IN SAID BUFFALO GROVE BUSINESS PARK UNIT 5; THENCE EAST ALONG THE NORTH LINE OF LOT 1 IN SAID BUFFALO GROVE BUSINESS PARK UNIT 5 TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE NORTH ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 32 TO THE SOUTHEAST CORNER OF LOT 2 IN LEXINGTON GLEN SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2190927; THENCE WESTERLY ALONG THE SOUTH LINE (LINES) OF LOT 2 IN SAID LEXINGTON GLEN SUBDIVISION AND THE WESTERLY EXTENSION OF SAID SOUTH LINE OF LOT 2 TO THE WEST LINE OF ARLINGTON HEIGHTS ROAD; THENCE NORTH ALONG THE WEST LINE OF ARLINGTON HEIGHTS ROAD TO THE WESTERLY EXTENSION OF THE NORTH LINE OF CHECKER ROAD IN SAID SECTION 32; THENCE EASTERLY ALONG THE NORTH LINE OF CHECKER ROAD TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE SOUTH ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32 TO THE SOUTHWEST CORNER OF LOT 1 IN ROSEGLEN SUBDIVISION PHASE 2 ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 3594386; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID ROSEGLEN SUBDIVISION PHASE 2 TO THE SOUTHEAST CORNER OF OUTLOT A IN SAID ROSEGLEN SUBDIVISION PHASE 2; THENCE NORTHEASTERLY TO THE COMMON CORNER OF SAID ROSEGLEN SUBDIVISION PHASE 2 AND ROSEGLEN SUBDIVISION PHASE 1 ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 3594385; THENCE SOUTHEAST, EAST AND NORTHEAST ALONG THE SOUTHERLY LINE OF SAID ROSEGLEN SUBDIVISION PHASE 1 TO THE MOST EASTERLY CORNER OF SAID ROSEGLEN SUBDIVISION PHASE 1, SAID CORNER BEING AT THE CENTERLINE OF CHECKER ROAD; THENCE NORTHERLY ALONG LINE PERPENDICULAR TO THE NORTH LINE OF CHECKER ROAD TO THE NORTH LINE OF CHECKER ROAD; THENCE EASTERLY ALONG THE NORTH LINE OF CHECKER ROAD TO THE MOST SOUTHERLY SOUTHEAST

Attachment: Ordinance (O-2020-56 : Approve an Ordinance Approving the Buffalo Grove Lake Cook Road TIF District)

CORNER OF LOT 61 IN VINTAGE OF BUFFALO GROVE SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2451381; THENCE SOUTHERLY ALONG A LINE THAT IS PERPENDICULAR TO THE NORTH LINE OF CHECKER ROAD FOR 250 FEET; THENCE EASTERLY ALONG A LINE PARALLEL WITH THE NORTH LINE OF CHECKER ROAD TO THE WEST LINE OF MANCHESTER GREENS PHASE I SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2858473; THENCE SOUTHERLY AND EASTERLY ALONG THE EXTERIOR BOUNDARY OF SAID MANCHESTER GREENS PHASE I AND MANCHESTER GREENS PHASE II SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 3404864 TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 32, SAID POINT BEING AT THE NORTH LINE OF CHURCH ROAD; THENCE NORTHEASTERLY ALONG THE NORTH LINE OF CHURCH ROAD AS DEDICATED PER DOCUMENT 1396884 TO THE SOUTHWEST CORNER OF LOT 5 IN WEIDNER'S RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 1396884; THENCE NORTHERLY ALONG THE WEST (REAR) LINES OF LOTS 5, 4 AND 3 IN SAID WEIDNER'S RESUBDIVISION TO THE NORTHWEST CORNER OF LAST SAID LOT 3; THENCE NORTHEASTERLY TO THE NORTHEAST CORNER OF LOT 3 IN SAID WEIDNER'S RESUBDIVISION, BEING AT THE WEST LINE OF BUFFALO GROVE ROAD; THENCE NORTH ALONG THE WEST LINE OF BUFFALO GROVE ROAD TO THE WESTERLY EXTENSION OF THE NORTH LINE OF BUFFALO GROVE TOWN CENTER UNIT 3 SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2898129; THENCE EAST ALONG THE NORTH LINE OF SAID BUFFALO GROVE TOWN CENTER UNIT 3 SUBDIVISION TO THE NORTHEAST CORNER OF LOT 5 IN SAID BUFFALO GROVE TOWN CENTER UNIT 3 SUBDIVISION; THENCE NORTH, EAST AND NORTHEAST ALONG THE EXTERIOR BOUNDARY OF BUFFALO GROVE TOWN CENTER UNIT 8 SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 4173676 TO THE MOST NORTHERLY NORTHEAST CORNER OF LOT 3 IN SAID BUFFALO GROVE TOWN CENTER UNIT 8 SUBDIVISION, SAID CORNER BEING ON THE WESTERLY LINE OF ILLINOIS ROUTE 83; THENCE NORTHEASTERLY ALONG A LINE THAT IS RADIAL TO THE CENTERLINE CURVE OF ILLINOIS ROUTE 83 TO THE EAST LINE OF ILLINOIS ROUTE 83; THENCE SOUTHERLY ALONG THE EAST LINE OF ILLINOIS ROUTE 83 TO THE NORTH LINE OF BANK LANE AS DEDICATED PER DOCUMENT 2814414; THENCE EAST ALONG THE NORTH LINE OF SAID BANK LANE TO THE NORTHEAST CORNER OF SAID BANK LANE AS DEDICATED; THENCE SOUTH ALONG THE EAST LINE OF SAID BANK LANE AS DEDICATED TO THE NORTH LINE OF LOT 3 IN SEIGLE'S RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2814414; THENCE EAST TO THE NORTHEAST CORNER OF LAST SAID LOT 3; THENCE SOUTH TO SOUTHEAST CORNER OF LAST SAID LOT 3; THENCE WEST TO THE EAST LINE OF A 49.00 FOOT WIDE PUBLIC INGRESS AND EGRESS EASEMENT PER DOCUMENT 2814414; THENCE SOUTH ALONG THE EAST LINE OF LAST SAID 49.00 FOOT WIDE PUBLIC INGRESS AND EGRESS EASEMENT AND SOUTHERLY EXTENTION TO THE EASTLERY EXTENSION OF THE SOUTH LINE OF A PUBLIC INGRESS AND EGRESS EASEMENT PER DOCUMENT 2961461; THENCE WEST ALONG THE SOUTH LINE OF SAID PUBLIC INGRESS AND EGRESS EASEMENT PER DOCUMENT 2961461 TO THE EAST LINE OF ILLINOIS ROUTE 83; THENCE SOUTHERLY ALONG THE EAST LINE OF ILLINOIS ROUTE 83 TO THE NORTH LINE OF LOT 1 IN BUFFALO GROVE CENTER SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2166162; THENCE EAST TO THE NORTHEAST CORNER OF LAST SAID LOT 1; THENCE SOUTHERLY ALONG THE EAST LINE OF LAST SAID LOT 1 TO THE NORTH LINE OF LAKE-COOK ROAD; THENCE EASTERLY ALONG THE NORTH LINE OF LAKE-COOK ROAD, BEING A CURVE CONCAVE

SOUTHERLY HAVING A RADIUS OF 2,356.83 FEET TO A LINE THAT IS RADIAL AND EMINATING FROM A POINT THAT IS AT THE INTERSECTION OF THE SOUTH LINE OF LAKE-COOK ROAD AND THE EAST LINE OF WEILAND ROAD, SAID POINT BEING 16.41 FEET EASTERLY OF (AS MEASURED ON THE ARC OF A 2,226.83 FOOT RADIUS CURVE) THE MOST NORTHERLY NORTHWEST CORNER OF LOT 2 IN SCHWIND SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 3039568 IN LAKE COUNTY, ILLINOIS; THENCE SOUTHERLY ALONG LAST SAID RADIAL LINE TO THE SAID INTERSECTION OF THE EAST LINE OF WEILAND ROAD AND THE SOUTH LINE OF LAKE-COOK ROAD; THENCE SOUTHERLY ALONG THE EAST LINE OF WEILAND ROAD TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33, BEING ALSO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID LINE BEING THE COMMON LINE BETWEEN LAKE AND COOK COUNTY, ILLINOIS; THENCE WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33 TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 33, THENCE WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33 FOR 326.10 FEET TO THE WESTERLY LINE OF WARRANTY DEED RECORDED AUGUST 10, 1999 AS DOCUMENT NUMBER 99759241, IN COOK COUNTY, ILLINOIS; THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE OF LAST SAID WARRANTY DEED AND EXTENSION THEREOF TO THE SOUTHWESTERLY LINE OF ILLINOIS ROUTE 83; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF ILLINOIS ROUTE 83 TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN SAID LINE BEING THE COMMON LINE BETWEEN LAKE AND COOK COUNTY, ILLINOIS; THENCE CONTINUING NORTHWESTERLY ALONG THE WESTERLY LINE OF ILLINOIS ROUTE 83 TO THE SOUTH LINE OF LAKE-COOK ROAD; THENCE WESTERLY AND SOUTHWESTERLY ALONG THE SOUTH LINE OF LAKE-COOK ROAD TO A SOUTHEASTERLY JOG IN SAID SOUTH LINE OF LAKE-COOK ROAD; THENCE SOUTHEASTERLY ALONG A LINE PERPENDICULAR TO THE CENTERLINE OF LAKE-COOK ROAD FOR 1.55 FEET, MORE OR LESS, TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN SAID LINE BEING THE COMMON LINE BETWEEN LAKE AND COOK COUNTY, ILLINOIS; THENCE CONTINUING SOUTHEASTERLY ALONG A LINE PERPENDICULAR TO THE CENTERLINE OF LAKE-COOK ROAD FOR 5.46 FEET, MORE OR LESS, TO A BEND IN SAID SOUTH LINE OF LAKE-COOK ROAD; THENCE WESTERLY AND SOUTHWESTERLY ALONG THE SOUTH LINE OF LAKE-COOK ROAD TO THE WEST LINE OF LOT 1 IN STAMELO'S SUBDIVISION ACCORDING TO PLAT THEREOF RECORDED AS DOCUMENT 98735799, IN COOK COUNTY, ILLINOIS; THENCE SOUTHERLY 30.39 FEET, MORE OR LESS, TO THE BOUNDARY OF LAND'S DESCRIBED IN TRUSTEE'S DEED RECORDED AS DOCUMENT 99868810, IN COOK COUNTY, ILLINOIS; THENCE SOUTHEASTERLY 63.00 FEET, MORE OR LESS, TO A BEND IN LAST SAID DEED LINE; THENCE EASTERLY TO THE INTERSECTION OF THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF WARRANTY DEED AS DOCUMENT 90052284; THENCE SOUTHEASTERLY ALONG LAST SAID WARRANTY DEED LINE TO THE INTERSECTION OF THE SOUTHEASTERLY DEED LINE AS DOCUMENT 99868810; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID DEED LINE PER DOCUMENT 99868810, AND THE SOUTHWESTERLY EXTENSION, TO THE WEST LINE OF BUFFALO GROVE ROAD; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF BUFFALO GROVE ROAD TO A BEND IN THE WESTERLY LINE OF BUFFALO GROVE ROAD; THENCE NORTHWESTERLY ALONG

THE WESTERLY LINE OF BUFFALO GROVE ROAD, 40.16 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF LAKE-COOK ROAD; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF LAKE-COOK ROAD, 88.65 FEET, MORE OR LESS, TO THE MOST NORTHERLY CORNER OF BUFFALO CREEK CONDOMINIUMS ACCORDING TO DOCUMENT 0817216000 ; THENCE SOUTHWESTERLY AND SOUTHEASTERLY ALONG THE EXTERIOR BOUNDARY OF LAST SAID BUFFALO CREEK CONDOMINIUMS TO THE NORTHEASTERLY EXTENSION OF THE NORTHWESTERLY (REAR) LINE OF LOTS 10 THROUGH 18 IN BUFFALO GROVE UNIT NO. 1 ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 16862056, IN COOK COUNTY, ILLINOIS; THENCE SOUTHWESTERLY ALONG LAST SAID NORTHWESTERLY (REAR) LINE OF LOTS 10 THROUGH 18, TO THE NORTHEAST CORNER OF LOT 75 IN BUFFALO GROVE UNIT NO. 2 ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 17251866, IN COOK COUNTY, ILLINOIS; THENCE SOUTHWESTERLY TO THE NORTHWEST CORNER OF LAST SAID LOT 75; THENCE WESTERLY TO THE NORTHEAST CORNER OF LOT 83 IN SAID BUFFALO GROVE UNIT NO. 2; THENCE SOUTHWESTERLY TO THE NORTHWEST CORNER OF LAST SAID LOT 83; THENCE SOUTHERLY ALONG THE WEST (REAR) LINE OF LOTS 83 THROUGH 88 IN SAID BUFFALO GROVE UNIT NO. 2, TO THE SOUTHWEST CORNER OF LOT 88 IN SAID BUFFALO GROVE UNIT NO. 2; THENCE WEST, NORTHWEST AND NORTH ALONG THE REAR LOT LINES OF LOT 90 THROUGH 114 IN SAID BUFFALO GROVE UNIT NO. 2, TO THE SOUTH LINE OF LAKE-COOK ROAD; THENCE WEST ALONG THE SOUTH LINE OF LAKE-COOK ROAD TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 1 IN BUFFALO GROVE BUSINESS PARK UNIT 11 ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 89160156, IN COOK COUNTY, ILLINOIS; THENCE NORTHERLY TO THE MOST EASTERLY NORTHEAST CORNER OF LAST SAID LOT 1 IN BUFFALO GROVE BUSINESS PARK UNIT 11; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID BUFFALO GROVE BUSINESS PARK UNIT 11 TO THE MOST NORTHERLY CORNER OF SAID BUFFALO GROVE BUSINESS PARK UNIT 11, BEING THE MOST EASTERLY CORNER OF BUFFALO GROVE BUSINESS PARK UNIT 9, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 88504177, IN COOK COUNTY, ILLINOIS; THENCE NORTHWESTERLY ALONG THE NORTHEAST LINE OF LOT 2 TO THE COMMON CORNER OF LOT 1 AND 2 IN SAID BUFFALO GROVE BUSINESS PARK UNIT 9, BEING THE COMMON LINE BETWEEN LAKE AND COOK COUNTY, ILLINOIS; THENCE NORTHWESTERLY ALONG THE NORTHEAST LINE OF LOT 1 TO THE MOST NORTHERLY CORNER OF SAID BUFFALO GROVE BUSINESS PARK UNIT 9; THENCE SOUTHWESTERLY ALONG THE NORTHWEST LINE OF LOT 1 IN SAID BUFFALO GROVE BUSINESS PARK UNIT 9 AND EXTENSION THEREOF TO THE SOUTHERLY LINE OF WEIDNER ROAD; THENCE WESTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF WEIDNER ROAD TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE SOUTH ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32 AND THE SOUTHERLY EXTENSION THEREOF, ACROSS THE COMMON LINE BETWEEN LAKE AND COOK COUNTY, ILLINOIS; TO THE SOUTH LINE OF LAKE-COOK ROAD; THENCE WEST ALONG THE SOUTH LINE OF LAKE-COOK ROAD TO THE NORTHEAST CORNER OF LOT 1 IN HARRIS RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 24799203, IN COOK COUNTY, ILLINOIS; THENCE SOUTH TO THE MOST EASTERLY SOUTHEAST CORNER OF LOT 2 IN BURDEEN'S RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 1233139116, IN COOK COUNTY, ILLINOIS; THENCE WESTERLY ALONG THE SOUTH LINE OF LAST SAID LOT 2 TO THE SOUTHWEST CORNER OF LOT 2 IN SAID BURDEEN'S RESUBDIVISION; THENCE WEST ALONG

A LINE PERPENDICULAR TO THE WEST LINE OF LAST SAID LOT 2 TO THE WEST LINE OF ARLINGTON HEIGHTS ROAD; THENCE NORTH ALONG THE WEST LINE OF ARLINGTON HEIGHTS ROAD TO THE SOUTH LINE OF LAKE-COOK ROAD; THENCE NORTHERLY TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS, EXCEPT THE FOLLOWING 2 EXCEPTIONS (EXCEPT THEREFROM THE FOLLOWING: LOT 1 IN MAIORIELLO'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED JUNE 28, 1995 AS DOCUMENT 3688967 IN LAKE COUNTY, ILLINOIS AND ALSO EXCEPT ALL THAT PART OF TURNBERRY OF BUFFALO GROVE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: PART OF LOT 1 IN TURNBERRY, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR TURNBERRY OF BUFFALO GROVE CONDOMINIUM, RECORDED NOVEMBER 18, 2004 IN LAKE COUNTY, ILLINOIS AS DOCUMENT NUMBER 5685372) ALSO (EXCEPT LOT 1 IN BURDEEN'S RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 1233139116, IN COOK COUNTY, ILLINOIS).

COMMON BOUNDARY DESCRIPTION

Generally described as follows: Arlington Heights Road on the west.
McHenry Road to the east, Old Checker Road to the north, and Lake Cook Road to the south

Property Index Numbers (PINs)

1532300003	1533300106	1533304267
1532300006	1533300107	1533304268
1532300007	1533301023	1533305002
1532300015	1533301025	1533305003
1532300016	1533301039	1533309003
1532308001	1533301076	1533309004
1532308002	1533301077	1533309005
1532308004	1533301079	0304100025
1532308007	1533301148	0305201041
1532308017	1533301170	0305201042
1532308018	1533301171	0305201038
1532308019	1533301172	0304100011
1532308020	1533301173	0304102004
1532308021	1533301174	0304100001
1532309001	1533301175	0304100024
1532310003	1533301177	0304101003
1532310004	1533301178	0305200009
1532400007	1533301179	0304100006
1532400008	1533301180	0305201037
1532400016	1533302013	0305122045
1532405001	1533302014	0305122042
1533300051	1533302015	0304100015
1533300053	1533302017	0304100020
1533300057	1533302019	0304102003
1533300063	1533303001	0304101004
1533300065	1533304001	
1533300067	1533304003	
1533300087	1533304028	
1533300088	1533304029	
1533300089	1533304088	
1533300091	1533304113	
1533300092	1533304114	
1533300095	1533304115	
1533300096	1533304117	
1533300097	1533304160	
1533300098	1533304161	
1533300099	1533304162	
1533300100	1533304164	
1533300101	1533304165	
1533300103	1533304209	
1533300104	1533304212	
1533300105	1533304223	

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Exhibit B
THE 2020 BUFFALO GROVE LAKE COOK ROAD TIF DISTRICT
REDEVELOPMENT PROJECT PLAN

Attachment: Ordinance (O-2020-56 : Approve an Ordinance Approving the Buffalo Grove Lake Cook Road TIF District)

BUFFALO GROVE, IL
**2020 BUFFALO GROVE LAKE COOK ROAD
TIF DISTRICT
Redevelopment Project Area**

Tax Increment Financing District

Eligibility Study and Redevelopment Plan and Project

March 5, 2020

S. B. FRIEDMAN & COMPANY

221 N. LaSalle St. Suite 820 Chicago, IL 60601

T: 312.424.4250 F: 312.424.4262 E: info@sbfriedman.com

Contact: Geoff Dickinson

T: 312-384-2404 E: gdickinson@sbfriedman.com

BUFFALO GROVE, IL
2020 Buffalo Grove Lake Cook Road TIF District Redevelopment Project Area
Tax Increment Financing District
Eligibility Study and Redevelopment Plan and Project

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S. B. FRIEDMAN & COMPANY
 221 N. LaSalle St. Suite 820 Chicago, IL 60601
 T: 312.424.4250 F: 312.424.4262 E: info@sbfriedman.com
 www.sbfriedman.com

1. Introduction

The Village of Buffalo Grove (the “Village”) seeks to establish a Tax Increment Financing (“TIF”) district to serve as an economic development tool and promote the revitalization of a portion of the Village including the Town Center area, Chase Plaza and other nearby properties. The Village engaged SB Friedman Development Advisors (“SB Friedman”) to conduct a TIF District Eligibility Study (the “Eligibility Study”) and prepare a Redevelopment Plan and Project (the “Redevelopment Plan”).

This document serves as the Eligibility Study and Redevelopment Plan (the “Report”) for the proposed 2020 Buffalo Grove Lake Cook Road TIF District Redevelopment Project Area (“Lake Cook Road RPA” or the “RPA”). Section 2 of the Report, the Eligibility Study, details the eligibility factors found within the proposed RPA in support of its designation as a “blighted area” for vacant land and a “blighted area” for improved land, within the definitions set forth in the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended (the “Act”). Section 3 of this Report, the Redevelopment Plan, outlines the comprehensive program to revitalize the RPA, as required by the Act.

Redevelopment Project Area

The proposed Lake Cook Road RPA is located within the Village of Buffalo Grove, with portions in both Lake and Cook Counties (the “Counties”), as shown on **Map 1**. The proposed Lake Cook Road RPA consists of approximately 109 tax parcels (58 improved parcels, 8 vacant parcels and 43 prescriptive right-of-way and utility parcels) and 38 buildings. It comprises approximately 330 acres of land, of which approximately 141 acres are vacant, 135 acres are improved, and approximately 53 acres are right-of-way or utilities. The parcels included in the proposed RPA are roughly bounded by Arlington Heights Road to the west, McHenry Road to the east, Old Checker Road to the north and Lake Cook Road to the south, as illustrated in **Map 2**. SB Friedman’s analysis was completed for both vacant parcels and improved parcels, as shown in **Map 3**. Based upon SB Friedman’s research, the RPA currently consists of a mix of commercial, residential, public institutional, park/open space, and vacant land uses, as shown in **Map 4**.

Determination of Eligibility

This report concludes that the proposed Lake Cook Road RPA is eligible for designation as a “blighted area” for vacant land and as a “blighted area” for improved land, per the Act. Vacant land is any real property without industrial, commercial or residential structures, and has not been used for commercial agricultural purposes in the past five years. For the purposes of analysis, in a previously developed area, parcels that include side yards, detention ponds or parking lots related to an adjacent building are considered improved.

VACANT PARCELS: BLIGHTED AREA FINDINGS

Per SB Friedman’s analysis, the vacant portion of the RPA is eligible as a “blighted area” under both the one-factor and two-factor tests as outlined in the Act. For both one-factor and two-factor findings, these factors are defined under the Act at 65 ILCS 5/11-74.4-3 (a) and (b) and are more fully described in **Appendix 2**.

One-Factor Eligibility

The Village engaged Gewalt Hamilton Associates (“GHA”) to evaluate the flooding or contribution to flooding within the watershed of the vacant parcels in the RPA. GHA determined that 36% of the vacant land, including a majority of the acreage within the golf course, is within the 100-year floodplain with 16% of the area in the Regulatory Floodway. GHA also determined that runoff from the entire RPA drains into Buffalo Creek and contributes to flooding within the Buffalo Creek and Wheeling Drainage Ditch watersheds. Thus, the vacant land is eligible as a “blighted area” using the one-factor test.

Two-Factor Eligibility

Further, SB Friedman’s analysis indicated that the following two factors have been found to be present to a meaningful extent and reasonably distributed throughout the RPA:

1. Lack of Growth in Equalized Assessed Value (“EAV”); and
2. Obsolete Platting.

Thus, the vacant parcels in the RPA satisfy both the one-factor and two-factor tests and are found to be blighted.

IMPROVED PARCELS: BLIGHTED AREA FINDINGS

For the improved land within the RPA, SB Friedman’s analysis indicated that at least 52% of primary structures are aged 35 years or older and the following six (6) eligibility factors have been found to be present to a meaningful extent and reasonably distributed throughout the RPA:

1. Lack of Growth in Equalized Assessed Value (“EAV”);
2. Deterioration;
3. Excessive Vacancy;
4. Presence of Structures below Minimum Code Standards;
5. Inadequate Utilities; and
6. Lack of Community Planning.

These factors are defined under the Act at 65 ILCS 5/11-74.4-3 (a) and (b) and are more fully described in **Appendix 2**.

Based on the presence of six (6) eligibility factors, the improved parcels in the RPA qualify under a blighted area finding (at least five eligibility factors).

SUMMARY OF ELIGIBILITY FINDINGS

SB Friedman has found that the vacant portion of the RPA qualifies to be designated as a “blighted area” using the one- and two-factor tests, and the improved portion of the RPA qualifies as a “blighted area,” with six (6) of the thirteen (13) eligibility factors present to a meaningful extent within the RPA.

These conditions hinder the potential to redevelop the area and capitalize on its unique attributes. The RPA will benefit from a strategy that addresses the conditions of aged buildings, flood-prone parcels, and associated infrastructure while improving its overall physical condition.

Redevelopment Plan Goal, Objectives and Strategies

GOAL. The overall goal of the Redevelopment Plan and Project is to reduce or eliminate conditions that qualify the proposed RPA as a blighted area and to provide the direction and mechanisms necessary to redevelop the RPA. Redevelopment of the RPA is intended to revitalize the area, strengthen the economic base, and enhance the Village's overall quality of life.

OBJECTIVES. The following six (6) objectives support the overall goal of revitalization of the RPA:

1. Facilitate the physical improvement and/or rehabilitation of existing structures and façades within the RPA, and encourage the construction of new commercial, residential, civic/cultural and recreational development, where appropriate;
2. Foster the replacement, repair, construction and/or improvement of public infrastructure, where needed, to create an environment conducive to private investment;
3. Facilitate the renovation or construction of stormwater management systems and flood control within the RPA;
4. Provide resources for streetscaping, landscaping and signage to improve the image, attractiveness and accessibility of the RPA, create a cohesive identity for the RPA and surrounding area, and provide, where appropriate, for buffering between different land uses and screening of unattractive service facilities such as parking lots and loading areas;
5. Facilitate the assembly and preparation, including demolition and environmental clean-up, where necessary, and marketing of available sites in the RPA for redevelopment and new development by providing resources as allowed by the Act; and
6. Support the goals and objectives of other overlapping plans, including the Lake Cook Corridor Market Study and Plan, published in 2018 and coordinate available federal, state and local resources to further the goals of this Redevelopment Plan and Project.

STRATEGIES. Rehabilitation, development and redevelopment of the RPA is to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate additional private investment. The underlying strategy is to use TIF, as well as other funding sources, to reinforce and encourage further private investment.

Financial Plan

ELIGIBLE COSTS. The Act outlines several categories of expenditures that can be funded using incremental property taxes. These expenditures, referred to as eligible redevelopment project costs, include all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to this Redevelopment Plan pursuant to the Act.

ESTIMATED REDEVELOPMENT PROJECT COSTS. The estimated eligible costs of this Redevelopment Plan are \$96 million. The total of eligible redevelopment costs provides an upper limit on expenditures that are to be funded using tax increment revenues, exclusive of capitalized interest, issuance costs, interest and other financing costs.

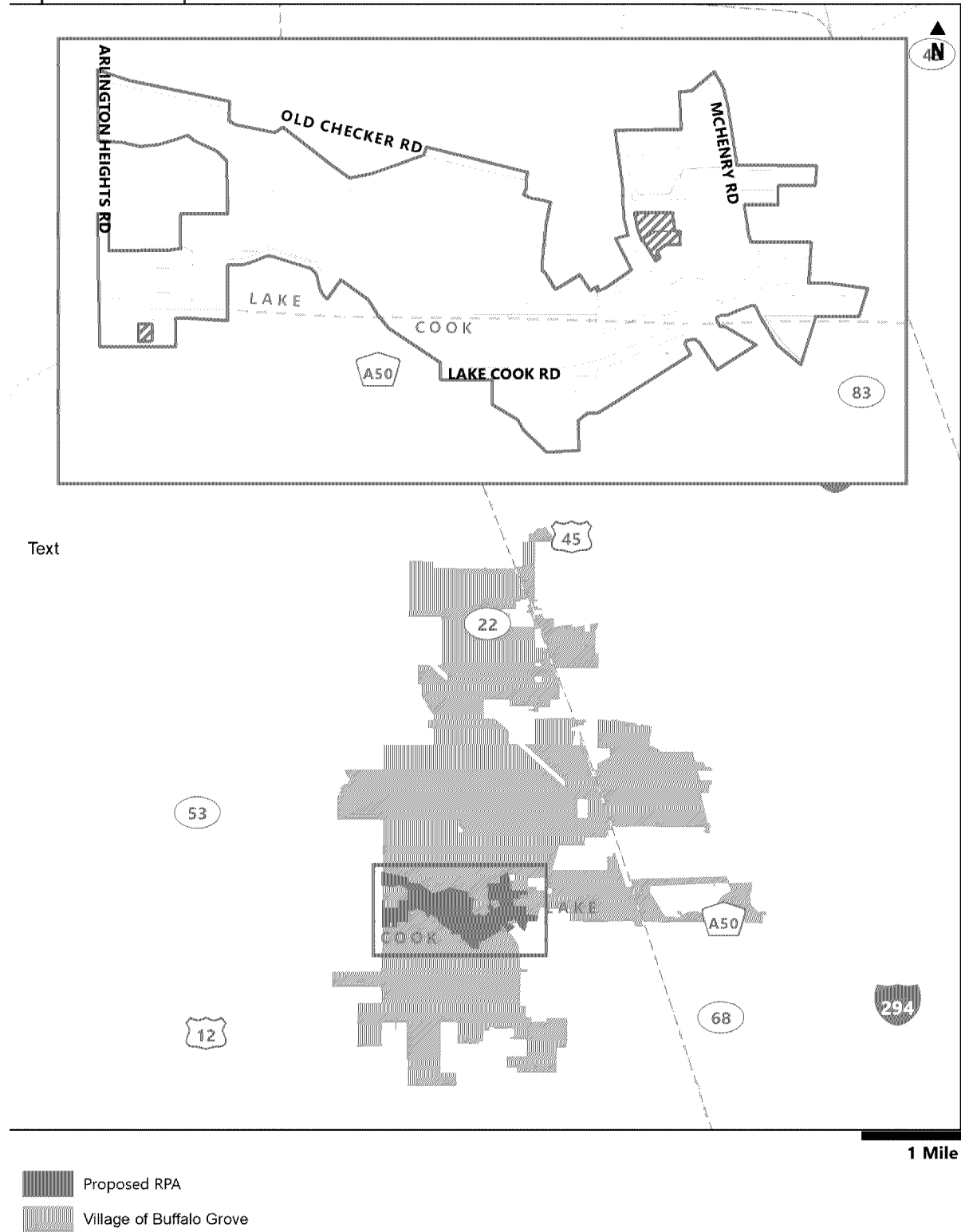
EQUALIZED ASSESSED VALUE OF PROPERTIES IN THE RPA. The 2018 EAV (the most recent year in which assessed values and the equalization factor were available) of all taxable parcels in the RPA is \$18,637,291. By tax year 2043 (collection year 2044), the total taxable EAV for the RPA is anticipated to be approximately \$80 million.

Required Tests and Findings

The required conditions for the adoption of this Redevelopment Plan and Project are found to be present within the Lake Cook Road RPA:

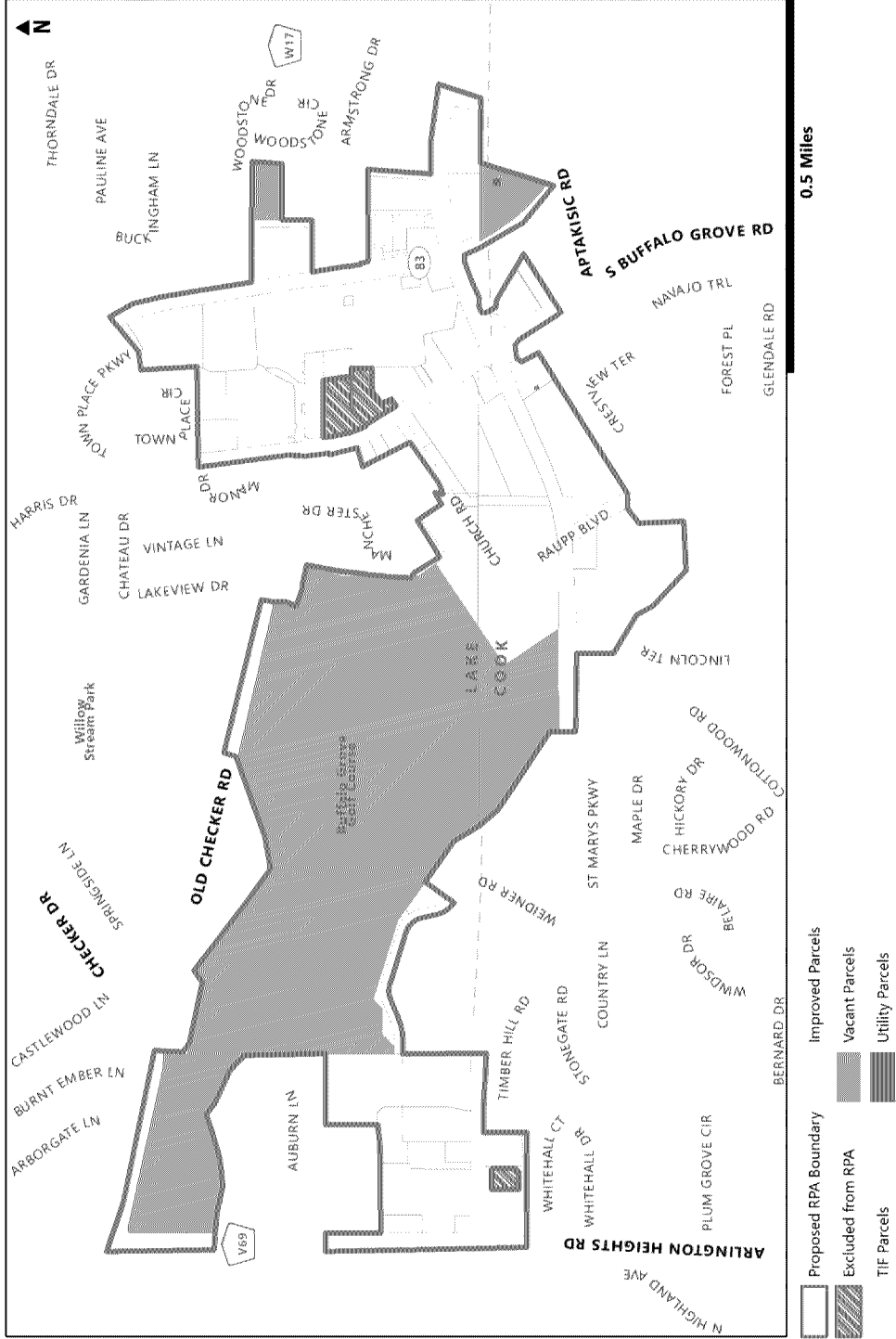
1. The RPA is approximately 330 acres in size and thus satisfies the requirement that it be at least 1.5 acres;
2. Limited private investment has occurred in the Lake Cook Road RPA over the last five years;
3. Without the support of public resources, the redevelopment objectives for the RPA would most likely not be realized. Accordingly, “but for” the designation of a TIF district, these projects would be unlikely to occur on their own;
4. The Lake Cook Road RPA includes only those contiguous parcels of real property that are expected to benefit substantially from the proposed Redevelopment Plan and Project;
5. The Redevelopment Plan conforms to and proposes land uses that are consistent with the 2009 Comprehensive Plan, as amended by the 2018 Lake Cook Corridor Market Study and Plan;
6. The Village certifies that no residential displacement will occur as a result of activities pursuant to this Redevelopment Plan. Therefore, a Housing Impact Study is not required under the Act; and
7. The Redevelopment Plan is estimated be completed, and all obligations issued to finance redevelopment costs (if applicable) shall be retired no later than December 31, 2044 if the ordinances establishing the RPA are adopted during 2020.

Map 1: Context Map



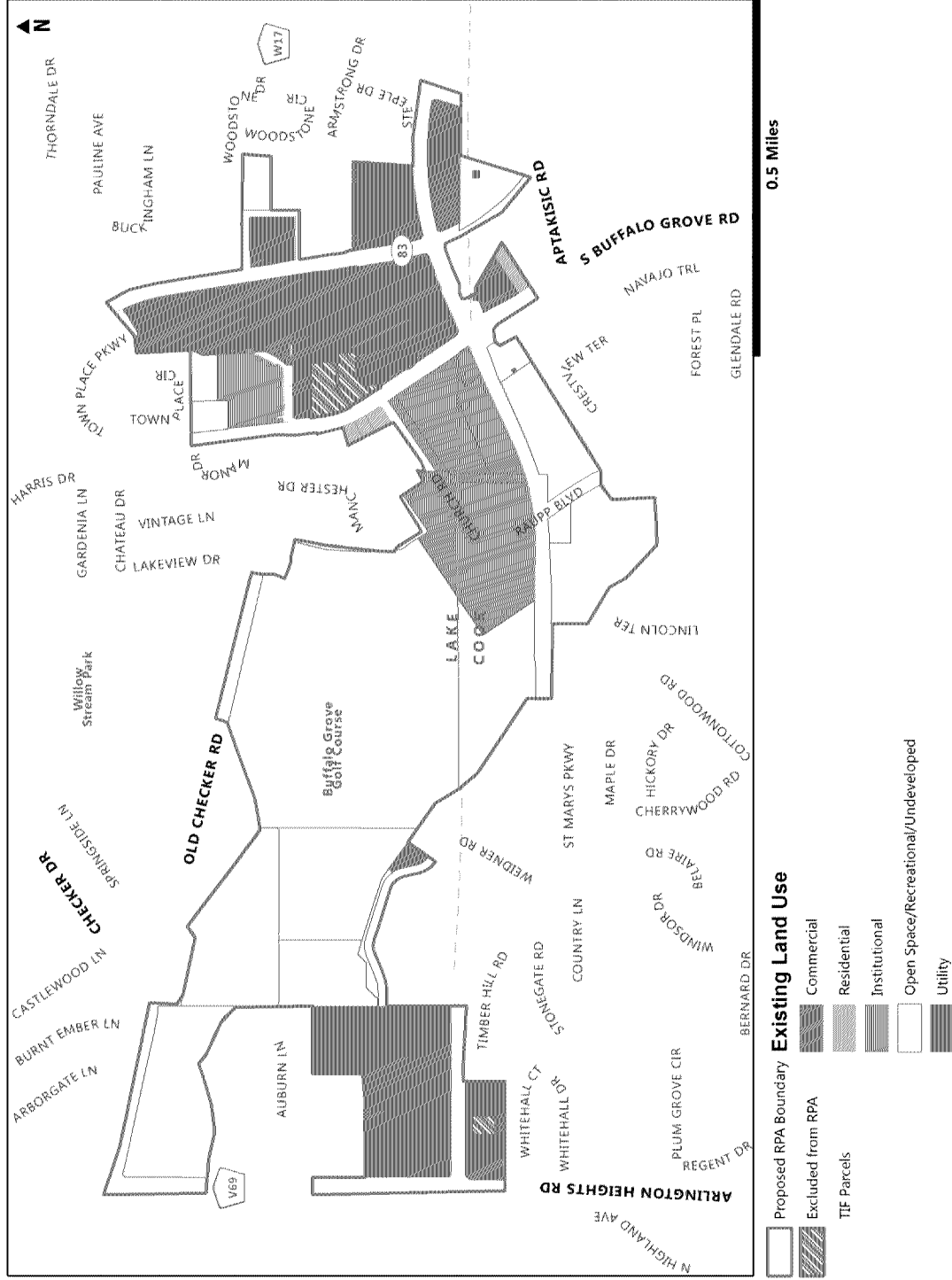
Source: Esri, SB Friedman, Village of Buffalo Grove

Map 3: Vacant and Improved Parcels in RPA



Source: Cook County, Esri, Lake County, SB Friedman, Village of Buffalo Grove

Map 4: Existing Land Use



Source: Cook County, Esri, Lake County, SB Friedman, Village of Buffalo Grove

2. Eligibility Analysis

This report concludes that the proposed Lake Cook Road RPA is eligible for designation as a “blighted area” for vacant land and as a “blighted area” for improved land, per the Act.

Provisions of the Illinois Tax Increment Allocation Redevelopment Act

Under the Act, two (2) primary avenues exist to establish eligibility for an area to permit the use of TIF for redevelopment: declaring an area as a “blighted area” and/or a “conservation area.” “Blighted areas” are those improved or vacant areas with blighting influences that are impacting the public safety, health, morals, or welfare of the community, and are substantially impairing the growth of the tax base in the area. “Conservation areas” are those improved areas that are deteriorating and declining and soon may become blighted if the deterioration is not abated. A description of the statutory provisions of the Act is provided below.

Factors for Vacant Land

According to the Act, there are two ways by which vacant land can be designated as “blighted.” One way is to find that at least two (2) of six (6) factors from the “Two-Factor Test” are present to a meaningful extent and reasonably distributed throughout the RPA. The second way is to find at least one (1) of the six (6) factors under the “One-Factor Test” is present to a meaningful extent and reasonably distributed throughout the RPA.

ONE-FACTOR TEST

Under the provisions of the “blighted area” section of the Act, if the land is vacant, an area qualifies as “blighted” if one (1) or more of the following factors is found to be present to a meaningful extent.

- The area contains unused quarries, strip mines or strip mine ponds;
- The area contains unused rail yards, rail track, or railroad rights-of-way;
- The area, prior to its designation, is subject to or contributes to chronic flooding;
- The area contains unused or illegal dumping sites;
- The area was designated as a town center prior to January 1, 1982, is between 50 and 100 acres, and is 75% vacant land; or
- The area qualified as blighted prior to becoming vacant.

TWO-FACTOR TEST

Under the provisions of the “blighted area” section of the Act, if the land is vacant, an area qualifies as “blighted” if a combination of two (2) or more of the following factors may be identified, which combine to impact the sound growth of the RPA.

- Obsolete Platting of Vacant Land
- Diversity of Ownership
- Tax and Special Assessment Delinquencies
- Deterioration of Structures or Site Improvements in Neighboring Areas adjacent to the Vacant Land

- Environmental Contamination
- Lack of Growth in EAV

Factors for Improved Areas

According to the Act, “blighted areas” for improved land must demonstrate at least five (5) of the following eligibility factors, which threaten the health, safety, morals or welfare of the proposed district. “Conservation areas” must have a minimum of 50% of the total structures within the area aged 35 years or older, plus a combination of three (3) or more additional eligibility factors that are detrimental to the public safety, health, morals or welfare, and that could result in such an area becoming a “blighted area.” The following are eligibility factors for improved areas:

- | | |
|---|---|
| • Dilapidation | • Inadequate Utilities |
| • Obsolescence | • Excessive Land Coverage and Overcrowding of Structures and Community Facilities |
| • Deterioration | • Deleterious Land Use or Layout |
| • Presence of Structures below Minimum Code Standards | • Environmental Clean-Up |
| • Illegal Use of Individual Structures | • Lack of Community Planning |
| • Excessive Vacancies | • Lack of Growth in EAV |
| • Lack of Ventilation, Light or Sanitary Facilities | |

A definition of each factor is provided in **Appendix 2**.

Methodology Overview

SB Friedman conducted the following analysis to determine whether the proposed RPA qualifies for TIF designation:

- Parcel-by-parcel field observations and photography documenting external property conditions;
- Analysis of historical EAV trends for the last six years (five year-to-year periods) for which data are available and final (2013-2018) from the Cook and Lake County Assessor’s Offices;
- Review of building age data from the Cook and Lake County Assessor’s Offices, supplemented by discussions with and review of data provided by Village Community Development Department staff;
- Review of parcel-level GIS shapefile data provided by Cook and Lake Counties;
- Review of municipal and county codes, building permit records (2015-2019), and code violation records (2015-2019);
- Review of utility data provided by the Village regarding present service locations, and ages and conditions of water, stormwater and sanitary sewer infrastructure;
- Interviews with Village staff regarding the presence of building code violations;
- Interviews with the Village’s engineering consultant regarding the condition of existing utilities; and
- Review of current and prior comprehensive plans and official maps provided by the Village (from 1973, 1981, and the current plan from 2009, as amended by the 2018 Lake Cook Corridor Market Study and Plan (the “2018 Lake Cook Corridor Plan”).

SB Friedman examined all properties for qualification factors consistent with requirements of the Act. SB Friedman calculated the number of eligibility factors present on a building-by-building and/or parcel-by-parcel basis, and analyzed the spatial distribution of the eligibility factors. The information was then plotted on a parcel map of the RPA to establish the distribution of eligibility factors, and to determine which factors were present to a meaningful extent and reasonably distributed throughout the RPA.

Blighted Area Findings: Vacant Parcels

Per SB Friedman’s analysis, the vacant portion of the RPA is eligible as a “blighted area” per both the one-factor and two-factor findings. These two designations are detailed below and shown in **Maps 5A** to **5C** at the end of this eligibility section.

ONE-FACTOR BLIGHTED FINDING

The Village engaged Gewalt Hamilton Associates (“GHA”) to evaluate the flooding or contribution to flooding within the watershed of the vacant parcels in the RPA. GHA determined that 36% of the vacant land, including a majority of the acreage within the golf course, is within the 100-year floodplain with 16% of the area in the Regulatory Floodway. GHA also determined that runoff from the entire RPA drains into Buffalo Creek and contributes to flooding within the Buffalo Creek and Wheeling Drainage Ditch watersheds. Thus, the vacant land is eligible as a “blighted area” using the one-factor test.

TWO-FACTOR BLIGHTED FINDING

The following two factors were found to be present:

1. LACK OF GROWTH IN EAV

The Act defines lack of growth in EAV as having the total EAV of the portion of the RPA under evaluation (improved or vacant parcels) either decline for at least three (3) of the last five (5) years; or increase at an annual rate that was less than the balance of the Village for at least three (3) of the past five (5) years; or increase at an annual rate that was less than the Consumer Price Index for at least three (3) of the past five (5) years. A full definition is provided in **Appendix 2**.

SB Friedman tabulated the EAV history of all vacant tax parcels in the RPA for the previous six years (five year-to-year periods) using EAV data provided by the Cook and Lake County Assessors. The most recent year for which final information was available was 2018. SB Friedman’s analysis identified a lack of EAV growth within the vacant portion of the RPA in accordance to the following criteria, as defined in the Act:

1. The total EAV of the vacant parcels has decline for four (4) of the last five (5) year-to-year periods;
2. The EAV growth rate of the vacant parcels has been less than the growth rate of the balance of the Village for all five (5) of the last five (5) year-to-year periods; and
3. The EAV growth rate has been less than the growth rate of the Consumer Price Index for four (4) of the last five (5) year-to-year periods.

This eligibility factor is present to a meaningful extent and assessed area-wide on vacant land throughout the Lake Cook Road RPA. A summary of SB Friedman’s findings is presented in **Table 1**.

Table 1: Percentage Change in Annual EAV, 2013-2018

	2013	2014	2015	2016	2017	2018
Vacant Study Area Parcels EAV	\$4,917	\$4,916	\$4,907	\$4,842	\$5,178	\$0
Percent Change	---	0.0%	-0.2%	-1.3%	6.9%	-100%
Study Area Parcels - Decline in EAV	---	YES	YES	YES	NO	YES
Village EAV Less Vacant RPA Parcels	\$1.42 B	\$1.43 B	\$1.48 B	\$1.61 B	\$1.66 B	\$1.69 B
Change in Village EAV Less Vacant RPA Parcels	---	0.6%	3.6%	9.4%	2.8%	1.6%
Vacant RPA Parcels Growth Less Than Village	---	YES	YES	YES	YES	YES
Change in CPI [1]		1.7%	-0.3%	0.7%	1.9%	1.8%
Vacant RPA Parcels Growth Less Than CPI	---	YES	NO	YES	YES	YES

[1] Consumer Price Index for all urban consumers and all items, in the Chicago-Naperville-Elgin, IL-IN-WI metropolitan area, not seasonally adjusted.

Source: Cook County Assessor; Lake County Assessor; SB Friedman; U.S. Bureau of Labor Statistics CPI data for Chicago-Naperville-Elgin, IL-IN-WI metropolitan area

2. OBSOLETE PLATTING

In the TIF Act, obsolete platting includes parcels of limited or narrow size, or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys or that created inadequate right-of-way widths for streets, alleys or other public rights-of-way, or that omitted easements for public utilities.

Obsolete platting was found to be present to a meaningful extent and reasonably distributed in vacant land throughout the RPA. Out of the 8 vacant parcels in the RPA, 7 parcels (88%) are of irregular size and shape that make contemporary development difficult. These 7 parcels account for 99% of the vacant land in the RPA. As currently platted, the golf course is large, irregularly shaped and includes no rights of way, street or alleys. Smaller vacant parcels also are irregularly shaped and lack access. SB Friedman therefore concludes that these parcels have been platted in an obsolete fashion and would be difficult to developed in a manner compatible with contemporary standards and requirements, making it more difficult to attract new development and businesses. This factor was found to be meaningfully present and reasonably distributed throughout the RPA.

Blighted Area Findings: Improved Parcels

SB Friedman found that the improved parcels within the RPA meet the eligibility requirements of the Act as a “blighted area” based upon the conditions found within the RPA at the completion of SB Friedman’s research. Of the 38 buildings in the RPA, at least 20 buildings (52%) are 35 years of age or older. **Map 6** shows the location of buildings that are 35 years or older. SB Friedman’s research indicates that the following six (6) factors are present to a meaningful extent and reasonably distributed throughout the RPA:

1. Lack of Growth in EAV

2. Deterioration
3. Excessive Vacancy
4. Presence of Structures below Minimum Code Standards
5. Inadequate Utilities
6. Lack of Community Planning

Maps 7A through **7E** illustrate the distribution of eligibility factors found within the RPA by highlighting each parcel or building where the respective factors are present to a meaningful extent and reasonably distributed throughout the RPA. Each eligibility factor that is present to a meaningful extent and reasonably distributed is summarized below.

1. LACK OF GROWTH IN EAV

The Act defines lack of growth in EAV as having the values of the portion of the RPA under evaluation (improved or vacant parcels) either decline for at least three (3) of the last five (5) years; or were increasing at an annual rate that was less than the balance of the Village for at least three (3) of the past five (5) years; or were increasing at an annual rate that was less than the Consumer Price Index for at least three (3) of the past five (5) years. A full definition is provided in **Appendix 2**.

SB Friedman tabulated the EAV history of all improved RPA tax parcels for the previous six years (five year-to-year periods) using EAV data provided by the Cook and Lake County Assessors. The most recent year for which final information was available was 2018. SB Friedman's analysis identified a lack of EAV growth within the RPA in accordance to the following criteria, as defined in the Act:

1. The total EAV of the improved parcels has declined for three (3) of the last five (5) year-to-year periods;
2. The EAV growth rate of the improved parcels has been less than the growth rate of the balance of the Village for all five (5) of the last five (5) year-to-year periods; and
3. The EAV growth rate has been less than the growth rate of the Consumer Price Index for four (4) of the last five (5) year-to-year periods.

This eligibility factor is present to a meaningful extent and assessed area-wide throughout the Lake Cook Road RPA. A summary of SB Friedman's findings is presented in **Table 2**.

Table 2: Percentage Change in Annual EAV, 2013 – 2018

	2013	2014	2015	2016	2017	2018
Improved Study Area Parcels EAV	\$19.38 M	\$18.35 M	\$17.73 M	\$18.59 M	\$18.65 M	\$18.63 M
Percent Change	---	-5.3%	-3.4%	4.9%	0.3%	-0.1%
Improved Study Area Parcels - Decline in EAV	---	YES	YES	NO	NO	YES
Village EAV Less Improved RPA Parcels	\$1.40 B	\$1.41 B	\$1.46 B	\$1.60 B	\$1.64 B	\$1.67 B
Change in Village EAV Less Improved RPA Parcels	---	0.6%	3.6%	9.4%	2.9%	1.6%
Improved RPA Parcels Growth Less Than Village	---	YES	YES	YES	YES	YES
Change in CPI [1]		1.7%	-0.3%	0.7%	1.9%	1.8%
Improved RPA Parcels Growth Less Than CPI	---	YES	YES	NO	YES	YES

[1] Consumer Price Index for all urban consumers and all items, in the Chicago-Naperville-Elgin, IL-IN-WI area, not seasonally adjusted. Source: Cook County Assessor; Lake County Assessor; SB Friedman; U.S. Bureau of Labor Statistics CPI data for Chicago-Naperville-Elgin, IL-IN-WI metropolitan area

2. DETERIORATION

The Act defines deterioration as defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration including but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.

Deterioration was found to be present to meaningful extent and reasonably distributed throughout the RPA. Physical deterioration was observed on 51 parcels of 58 improved parcels (88% of improved parcels). The most common form of deterioration was on surface improvements, including streets, parking lots and alleys. Catalogued surface improvement deterioration included cracks in infrastructure, alligating of pavement, and potholes. Building deterioration included stairstepping in brick and cinderblock and cracked foundations. Due to the deteriorated condition of Lake Cook and McHenry Roads, all parcels fronting those streets were found to exhibit surface deterioration. Deterioration of buildings and surface improvements can make it appear as though the RPA lacks investment and can make it more difficult to attract new businesses or consumers. This factor was found to be meaningfully present and reasonably distributed throughout the RPA.

3. EXCESSIVE VACANCY

The Act defines excessive vacancies as the presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.

Excessive vacancy was found to be present to meaningful extent and reasonably distributed throughout the RPA. Both the retail and office vacancy rates were found to be significantly higher than averages for comparable properties in the Chicago northwest suburban market. Using CoStar data, SB Friedman compared vacancy rates of retail and office property within the RPA to non-mall retail and Class B office vacancy rates in

the northwest suburbs. Over the past five (5) years, retail vacancy within the RPA averaged 18% as compared to 8% in the broader market, and office vacancy within the RPA averaged 23% as compared to 10% in the broader market. The retail and office vacancy within the RPA includes a vacant anchor grocery space on the western edge and multiple vacant storefronts in Town Center. When combined with widespread deterioration, vacant properties can have spillover effects on adjacent properties, hampering efforts to develop properties nearby and attracting economic activity to the area. The excessive vacancy was therefore found to represent an adverse influence on the RPA as a whole. This factor was therefore found to be meaningfully present and reasonably distributed throughout the RPA.

4. PRESENCE OF STRUCTURES BELOW MINIMUM CODE STANDARDS

Per the Act, structures below minimum code standards are those that do not meet applicable standards of zoning, subdivision, building, fire and other governmental codes. The principal purpose of such codes is to protect the health and safety of the public as to uphold the health and safety of building occupants, pedestrians, or occupants of neighboring structures.

According to a review of building age data and interviews with the Village's Community Development Department, all of the structures in the RPA were constructed prior to the adoption of the Village's current Building Code. Although the development of these properties predates current codes and standards of the Village, the buildings may not be in direct violation of all ordinances, as they may have been "grandfathered in" or received a sufficient level of upgrades and improvements since being constructed.

However, a review of building permit data indicates that, of the 38 buildings in the RPA, only 2 buildings (5%) made substantial improvements over the last five years (2015-2019). In the event of building rehabilitation and/or redevelopment, substantial upgrades will be required to bring obsolete buildings up to modern standards. The presence of structures below minimum code standards, and the cost to upgrade "grandfathered" structures to meet modern codes may also reduce the overall competitiveness and economic viability of the area. Based on information provided by the Village, this factor is present to a meaningful extent and is reasonably distributed throughout the RPA.

5. INADEQUATE UTILITIES

The Act defines inadequate utilities as underground and overhead utilities, such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone and electrical services, which are:

1. Of insufficient capacity to serve the uses in the RPA;
2. Deteriorated, antiquated, obsolete, or in disrepair; or
3. Lacking within the redevelopment project area.

Based on information provided by the Village's Public Works Department, the current stormwater management infrastructure within the RPA is not compliant with current adopted standards in either Cook or Lake counties. The Village adopted Cook County's 2014 watershed management ordinance, which was updated with more restrictive requirements in 2019. All of the RPA structures within Cook County were constructed prior to 2014. Thus, the stormwater infrastructure within Cook County does not meet current requirements and is therefore found to be inadequate. The Village adopted Lake County's stormwater management ordinance in 1992, which was more restrictive than the Village's own stormwater management ordinance that was in use prior to 1992. 70% of RPA structures within Lake County were constructed prior to 1992. Thus, a majority of RPA stormwater

infrastructure within Lake County does not meet modern requirements and is therefore found to be inadequate. Based on these conditions, the inadequate utilities factor was found to be present to a meaningful extent and reasonably distributed throughout the improved parcels in the RPA.

6. LACK OF COMMUNITY PLANNING

Lack of community planning within the RPA is an area-wide factor not necessarily attributable to any one parcel. The Act provides that “Lack of Community Planning” can be found in areas that have been developed without the benefit of a comprehensive plan, and as a result, have seen negative consequences. Examples of negative consequences include: incompatible land use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other related conditions.

The Village’s first comprehensive plan was completed in 1961, and was generally updated every five years through 1992; the most recent comprehensive plan was completed in 2009. The first Village comprehensive plan to include all parcels within the RPA was completed in 1973, which recommended that Village Town Center be developed as a unifying feature for the community. The 1981 plan cited a 1976 Village Center Study that recommended a development plan for the Town Center area, as follows:

“The study recommended that the [Town Center] be developed with multiple uses including commercial, office, residential, and public and that it be constructed in a unified fashion. The consultants recommended a general road pattern as well as a series of subdistricts to accommodate the suggested land uses. In addition, they highly recommended that the center be pedestrian-oriented to help effectively create a focal point for the community.”

Most of the Village Town Center was developed in the early 1990s, after the release of the 1976 Village Center Plan and 1981 comprehensive plan. The main Town Center buildings – the southern building that includes Buffalo Grove Theater and Advocate Medical Group offices and the northern building that includes Giordano’s – were constructed in 1990 and 1994, respectively. Both buildings are almost exclusively occupied by retail tenants, and each building development follows an automobile-oriented retail style that features large expanses of surface parking and long, uninterrupted buildings that restrict pedestrian access. Though the 1976 Village Center Study and 1981 and 1986 comprehensive plans specified that Town Center should be developed with a mix of uses and a general, pedestrian-oriented road pattern that serves as the focal point for the Village, the actual Town Center was developed mainly as an automobile-oriented retail center.

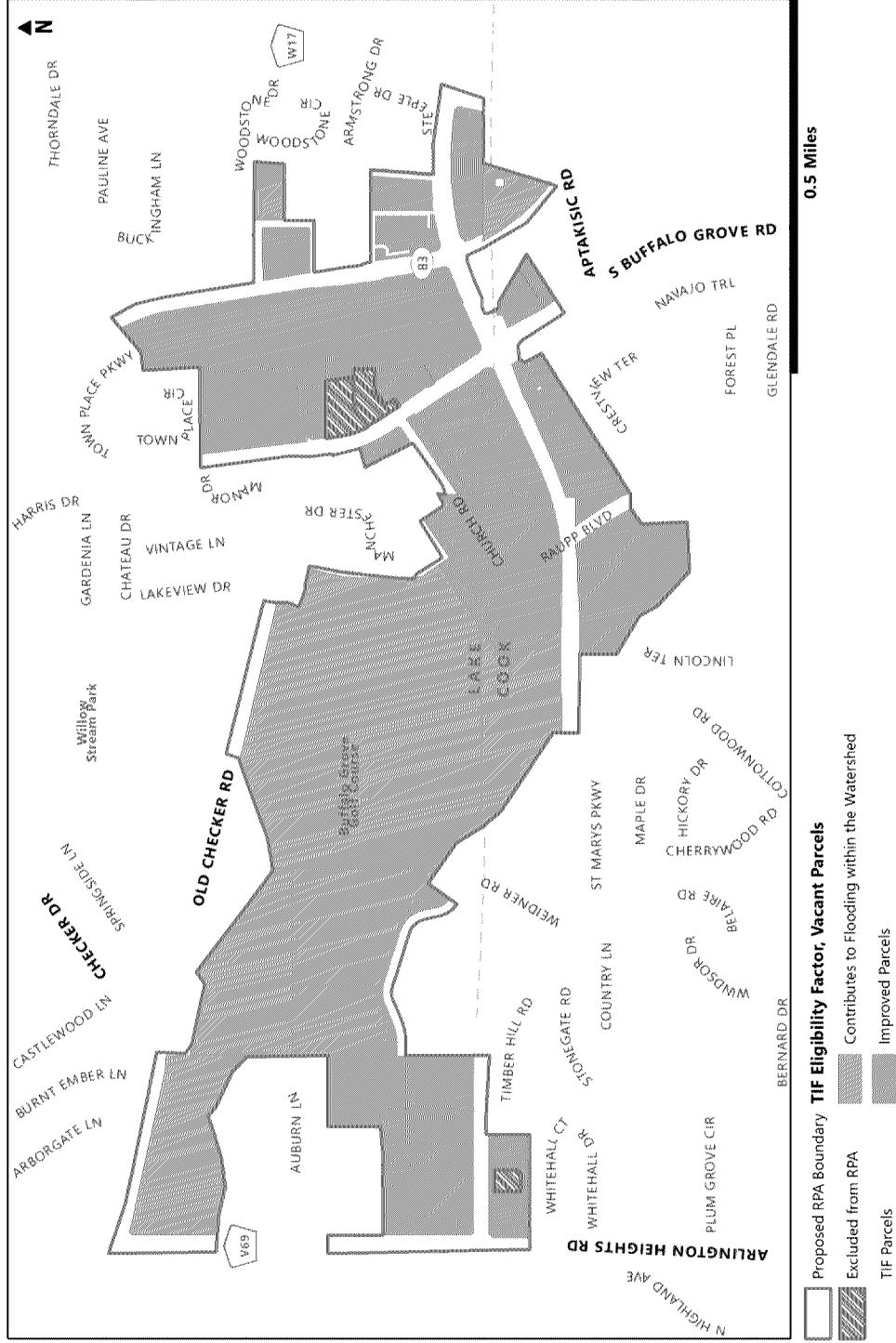
The 2018 Lake Cook Corridor Market Study and Plan recommends a similar strategy as the earlier plans for the Town Center. The 2018 plan accommodates a range of uses and achieves a pedestrian-friendly vision for the Town Center by creating a new street grid that runs through Town Center. Because the 2018 Lake Cook Corridor plan largely repeats the same recommendations from the 1976 and 1981 plans, it is therefore found that the Town Center development did not occur in accordance with previous comprehensive plans. The automobile-oriented retail center that was developed was insufficient to serve as a true focal point of the Village, which has weakened the overall vitality of the RPA.

This factor is evaluated area-wide and is found to be present to a meaningful extent throughout the RPA.

Summary of Findings

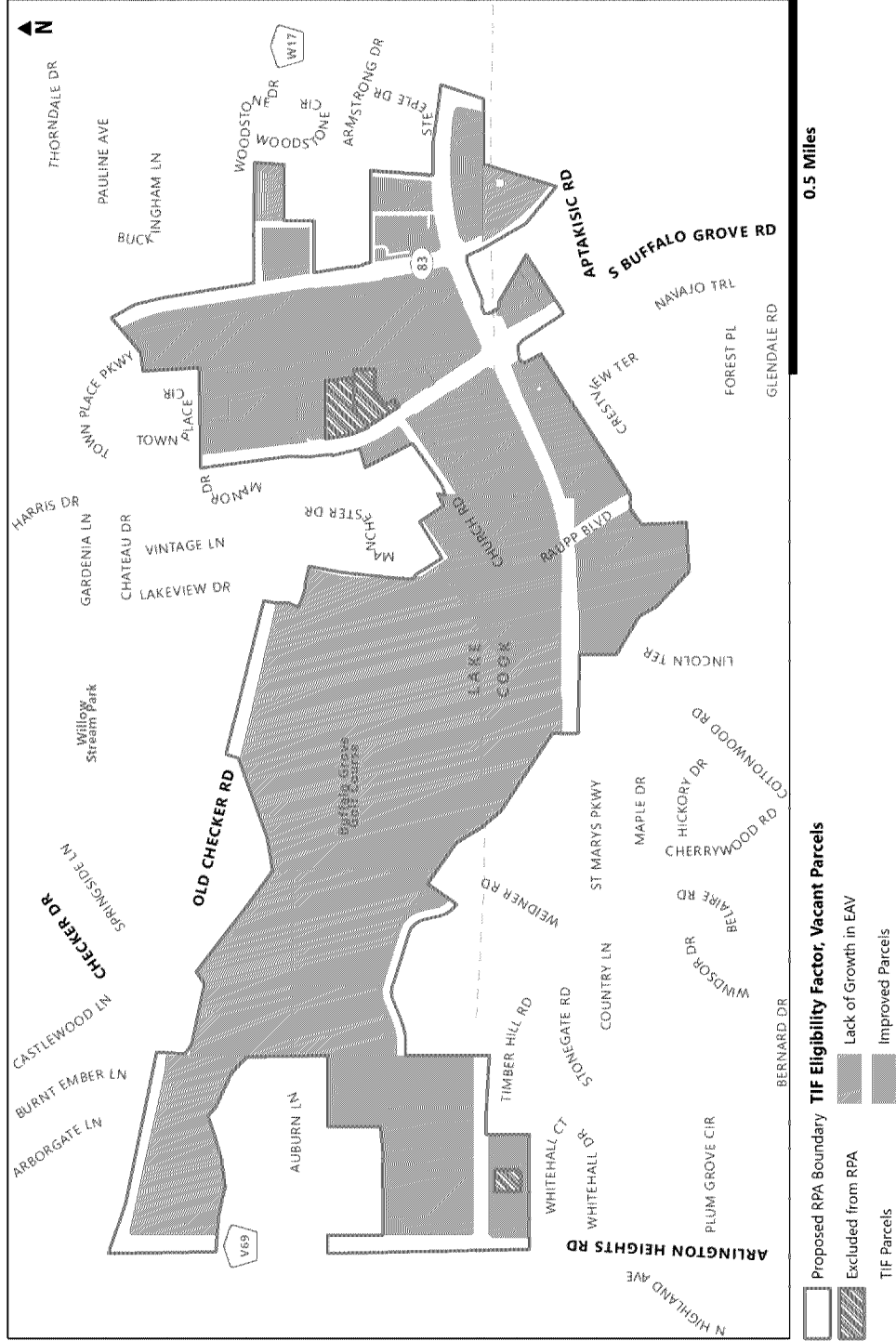
SB Friedman has found that the RPA qualifies to be designated as a “blighted area” for vacant land and as a “blighted area” for improved land. The vacant land is eligible under a one-factor test due to flooding and contribution to flooding in the RPA, and is eligible under a two-factor test due to a lack of growth in EAV and obsolete platting. The improved land is eligible as a “blighted area”, with six (6) of the thirteen (13) eligibility factors present to a meaningful extent and reasonably distributed within the RPA.

Map 5A: Vacant Land One-Factor: Flooding



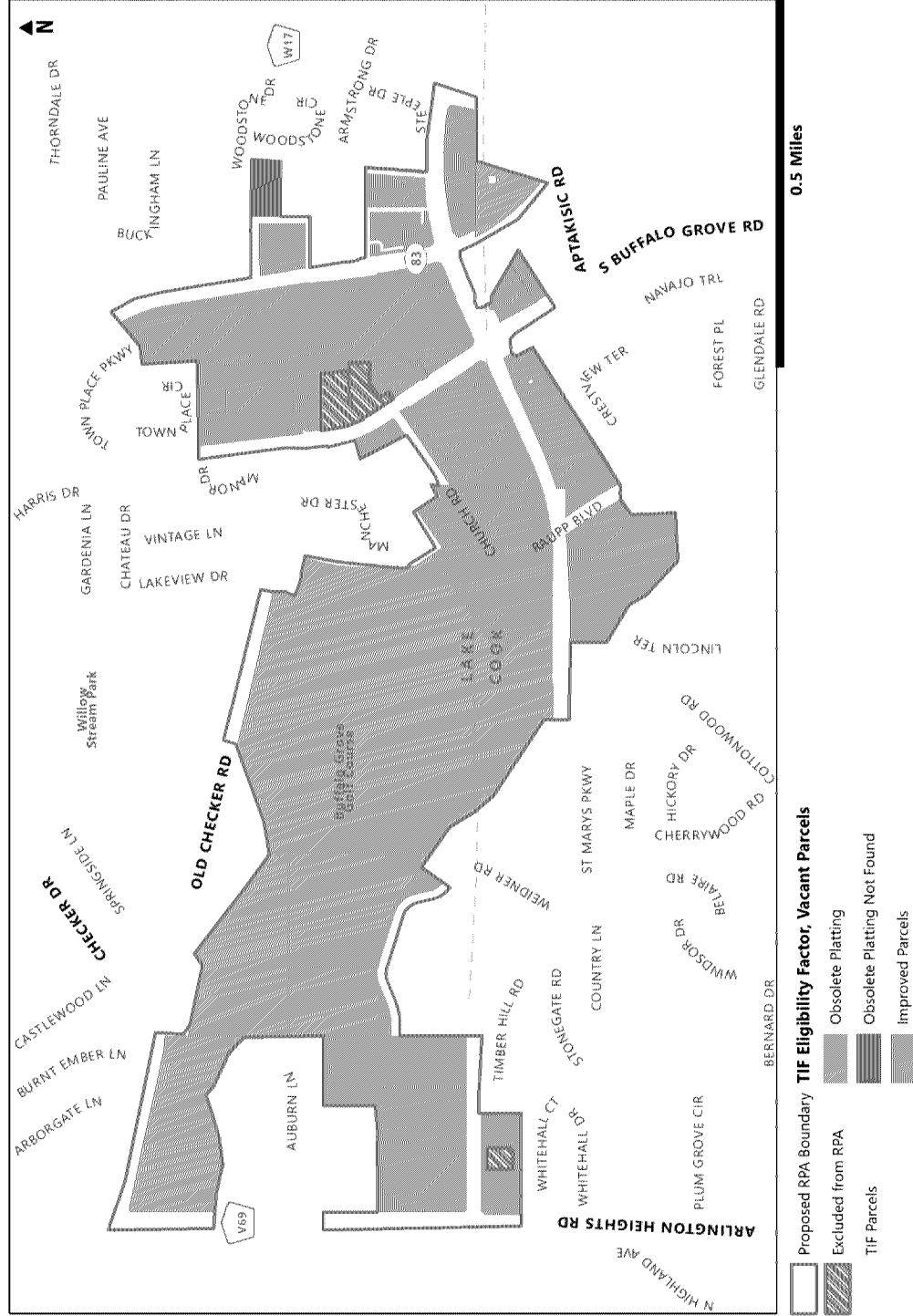
Source: Cook County; Esri, Gewalt Hamilton Associates, Lake County, SB Friedman, Village of Buffalo Grove

Map 5B: Vacant Land Two-Factor: Decline in Equalized Assessed Value



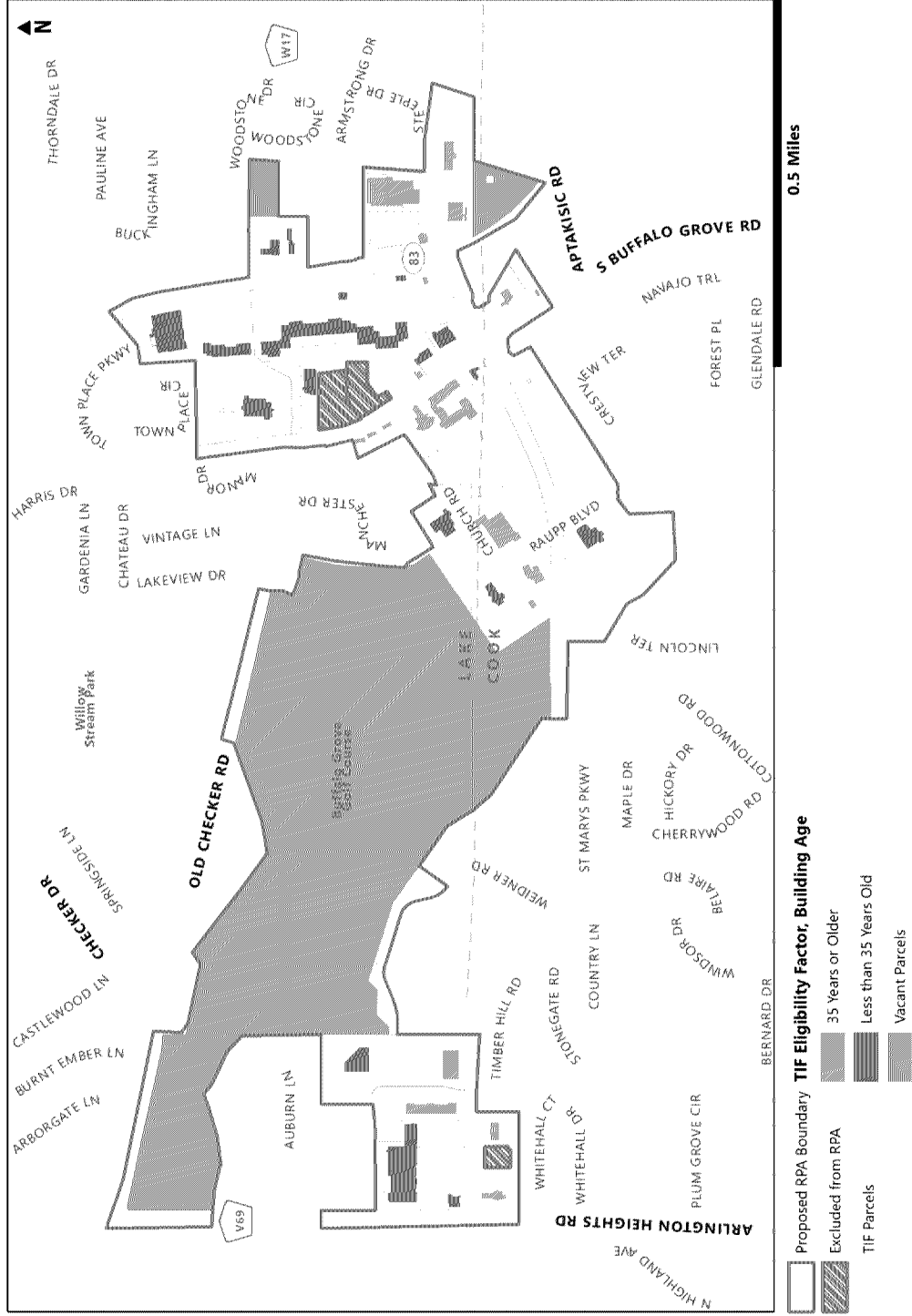
Source: Cook County, Esri, Lake County, SB Friedman, Village of Buffalo Grove

Map 5C: Vacant Land Two-Factor: Obsolete Platting



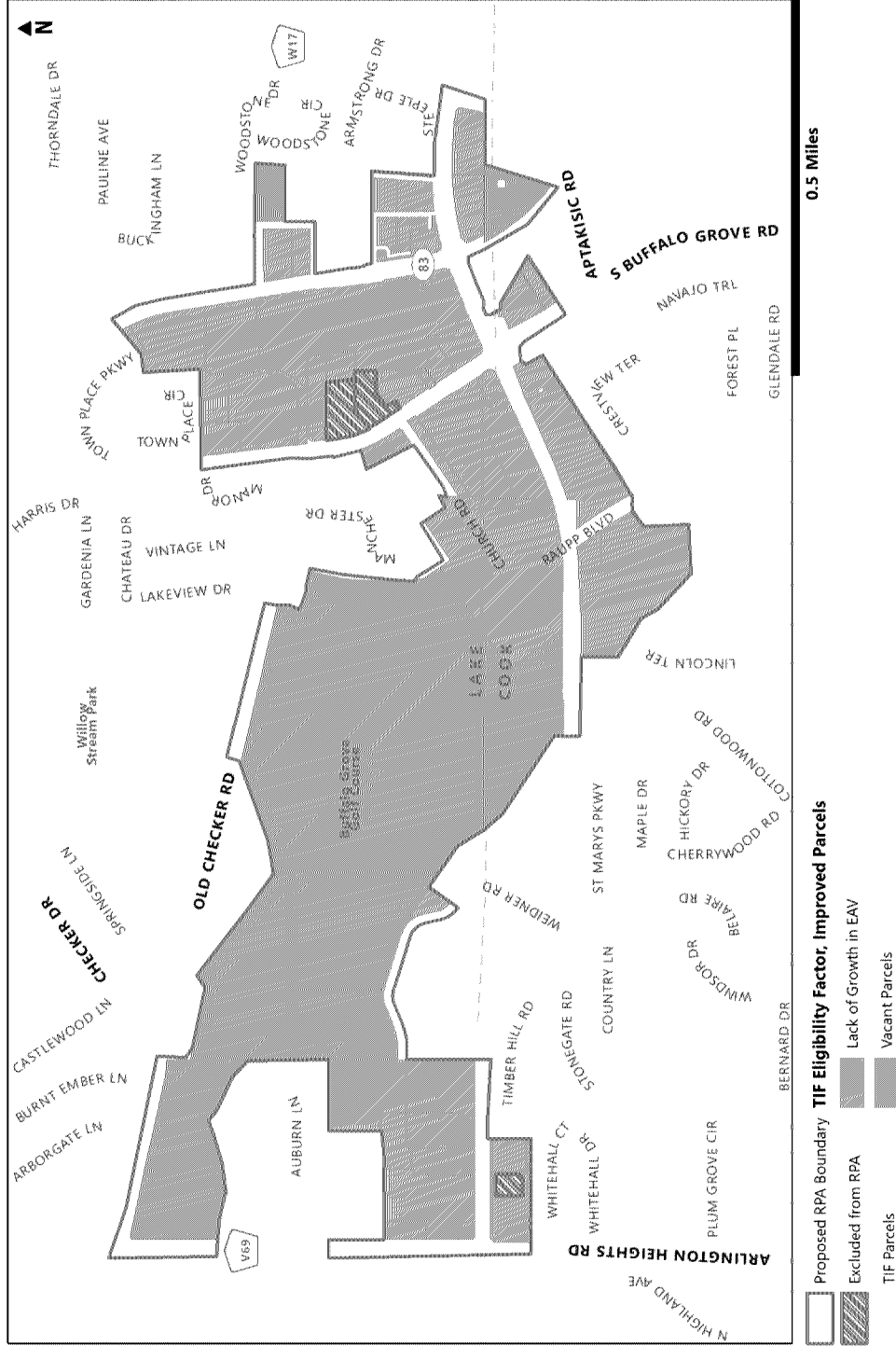
Source: Cook County, Esri, Lake County, SB Friedman, Village of Buffalo Grove

Map 6: Improved Land Factor: Age of Structures



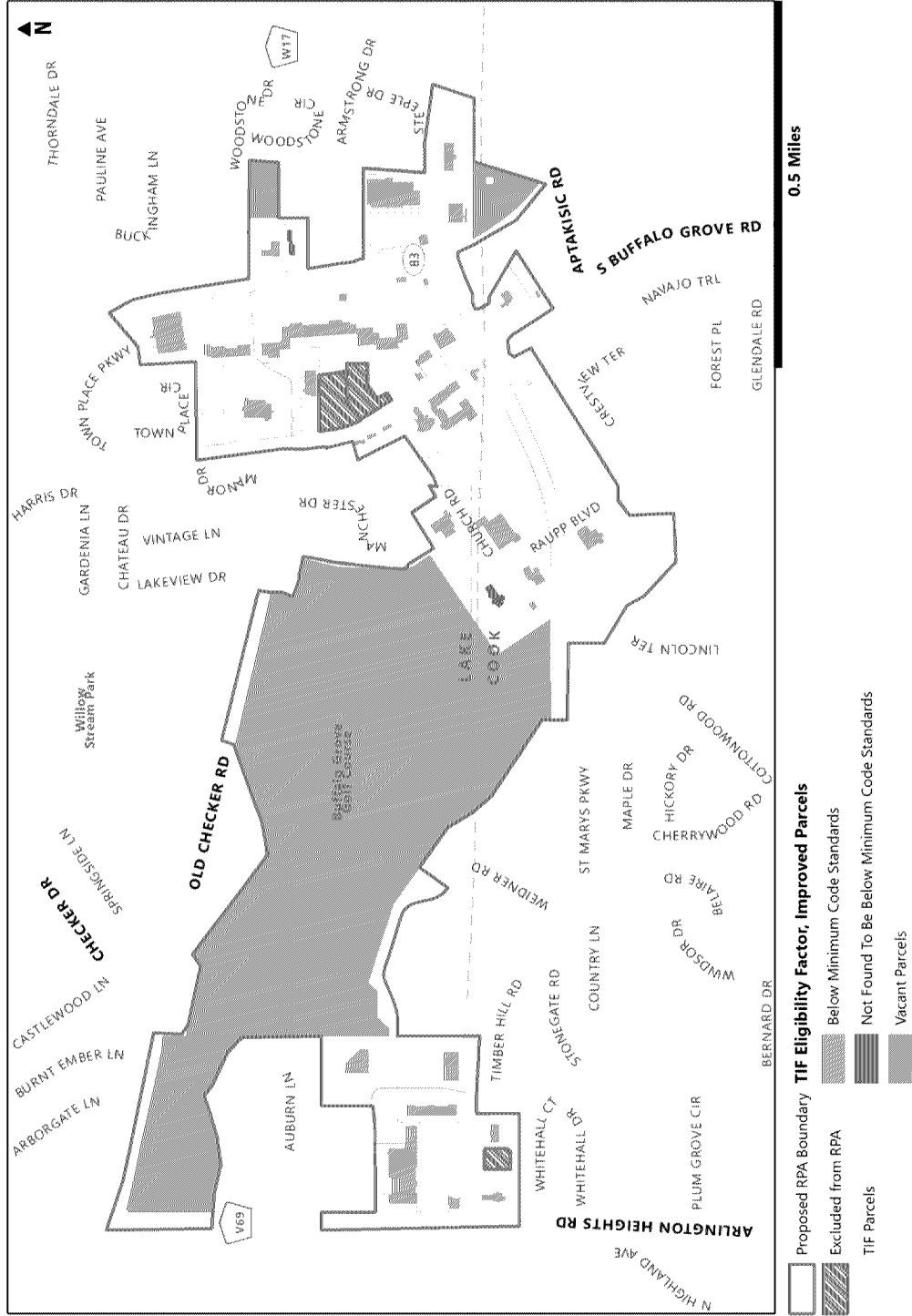
Source: Cook County, Esri, Lake County, SB Friedman, Village of Buffalo Grove

Map 7A: Improved Land Factor: Lack of Growth in Equalized Assessed Value



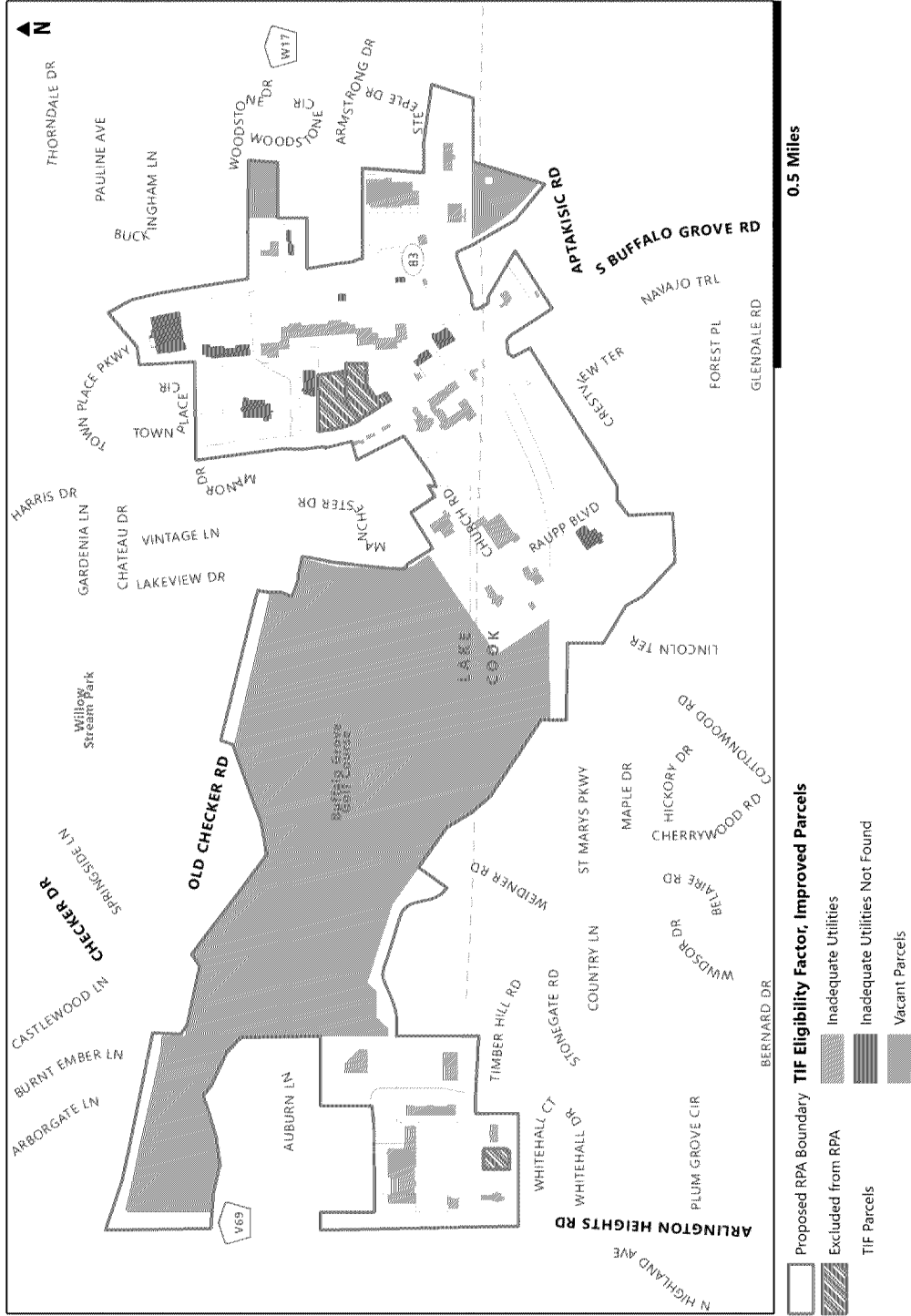
Source: Cook County, Esri, Lake County, SB Friedman, Village of Buffalo Grove

Map 7C: Improved Land Factor: Presence of Structures below Minimum Code Standards



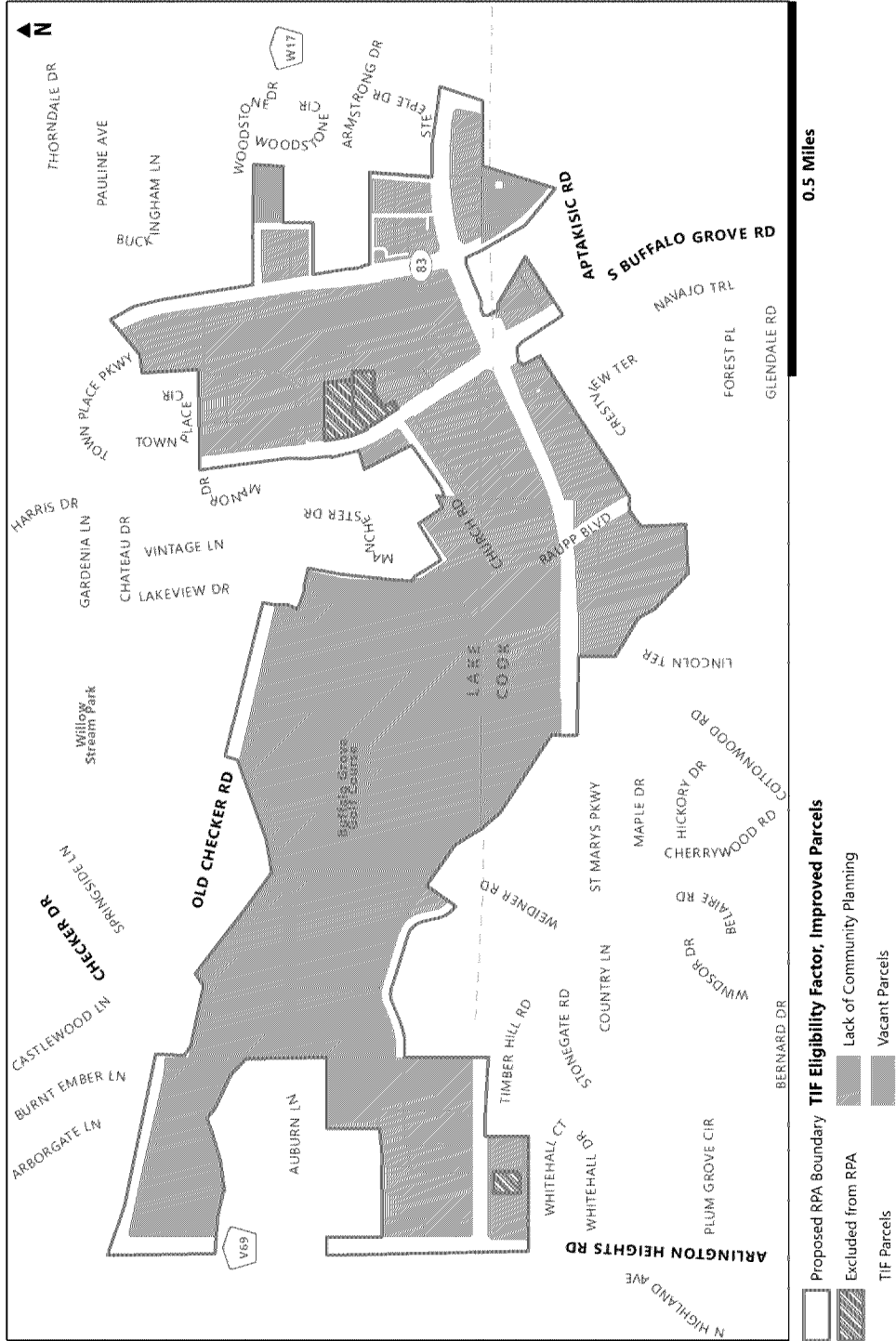
Source: Cook County, Esri, Lake County, SB Friedman, Village of Buffalo Grove

Map 7D: Improved Land Factor: Inadequate Utilities



Source: Cook County, Esri, Lake County, SB Friedman, Village of Buffalo Grove

Map 7E: Improved Land Factor: Lack of Community Planning



Source: Cook County, Esri, Lake County, SB Friedman, Village of Buffalo Grove

3. Redevelopment Plan and Project

This document describes the comprehensive redevelopment program proposed to be undertaken by the Village to create an environment in which private investment can reasonably occur. The redevelopment program will be implemented over the estimated 23-year life of the RPA. If a redevelopment project is successful, various new projects will be undertaken that will assist in alleviating blighting conditions and promoting rehabilitation and development in the RPA.

Redevelopment Needs of the RPA

Currently, the RPA is comprised of flood-prone vacant land and aging buildings that are characterized by a lack of growth in property values, deterioration, excessive vacancies, failure to meet current code standards, inadequate utilities and a lack of community planning. These conditions reduce the value of the properties in the area and make the RPA less competitive, overall, with property in other communities, thus limiting local area employment and development opportunities, and contributing to the lack of new investment in the RPA.

The existing conditions for the RPA suggest six (6) major redevelopment needs:

1. Capital improvements that further the objectives set forth in this Redevelopment Plan;
2. Site preparation, environmental remediation and stormwater management;
3. Redevelopment of underutilized parcels;
4. Streetscape and infrastructure improvements, including utilities;
5. Rehabilitation of existing buildings; and
6. Resources for commercial, residential, public/private institutional, community facility, park/open space, and utility development.

The goals, objectives and strategies discussed below have been developed to address these needs and facilitate the sustainable redevelopment of the RPA.

GOALS, OBJECTIVES AND STRATEGIES

Goals, objectives and strategies, designed to address the needs of the community, form the overall framework of this Redevelopment Plan.

GOAL. The overall goal of the Redevelopment Plan is to reduce or eliminate conditions that qualify the proposed RPA as a blighted area, and to provide the direction and mechanisms necessary to enhance the RPA. Redevelopment of the RPA is intended to revitalize the area, strengthen the economic base, and enhance the Village's overall quality of life.

OBJECTIVES. Six (6) objectives support the overall goal of area-wide revitalization of the RPA. These objectives include:

1. Facilitate the physical improvement and/or rehabilitation of existing structures and façades within the RPA, and encourage the construction of new commercial, civic/cultural and recreational development, where appropriate;

2. Foster the replacement, repair, construction and/or improvement of public infrastructure where needed, including public utilities, public park and recreational facilities, sidewalks, streets, curbs, gutters, underground water and sanitary systems, and stormwater detention of adequate capacity to create an environment conducive to private investment;
3. Facilitate the renovation or construction of stormwater management systems and flood control within the RPA;
4. Provide resources for streetscaping, landscaping and signage to improve the image, attractiveness and accessibility of the RPA, create a cohesive identity for the RPA and surrounding area, and provide, where appropriate, for buffering between different land uses and screening of unattractive service facilities such as parking lots and loading areas;
5. Facilitate the assembly and preparation, including demolition and environmental clean-up, where necessary, and marketing of available sites in the RPA for redevelopment and new development by providing resources as allowed by the Act;
6. Support the goals and objectives of other overlapping plans, including the Village's 2009 Comprehensive Plan and 2018 Lake Cook Corridor Plan, and coordinate available federal, state and local resources to further the goals of this Redevelopment Plan and Project;

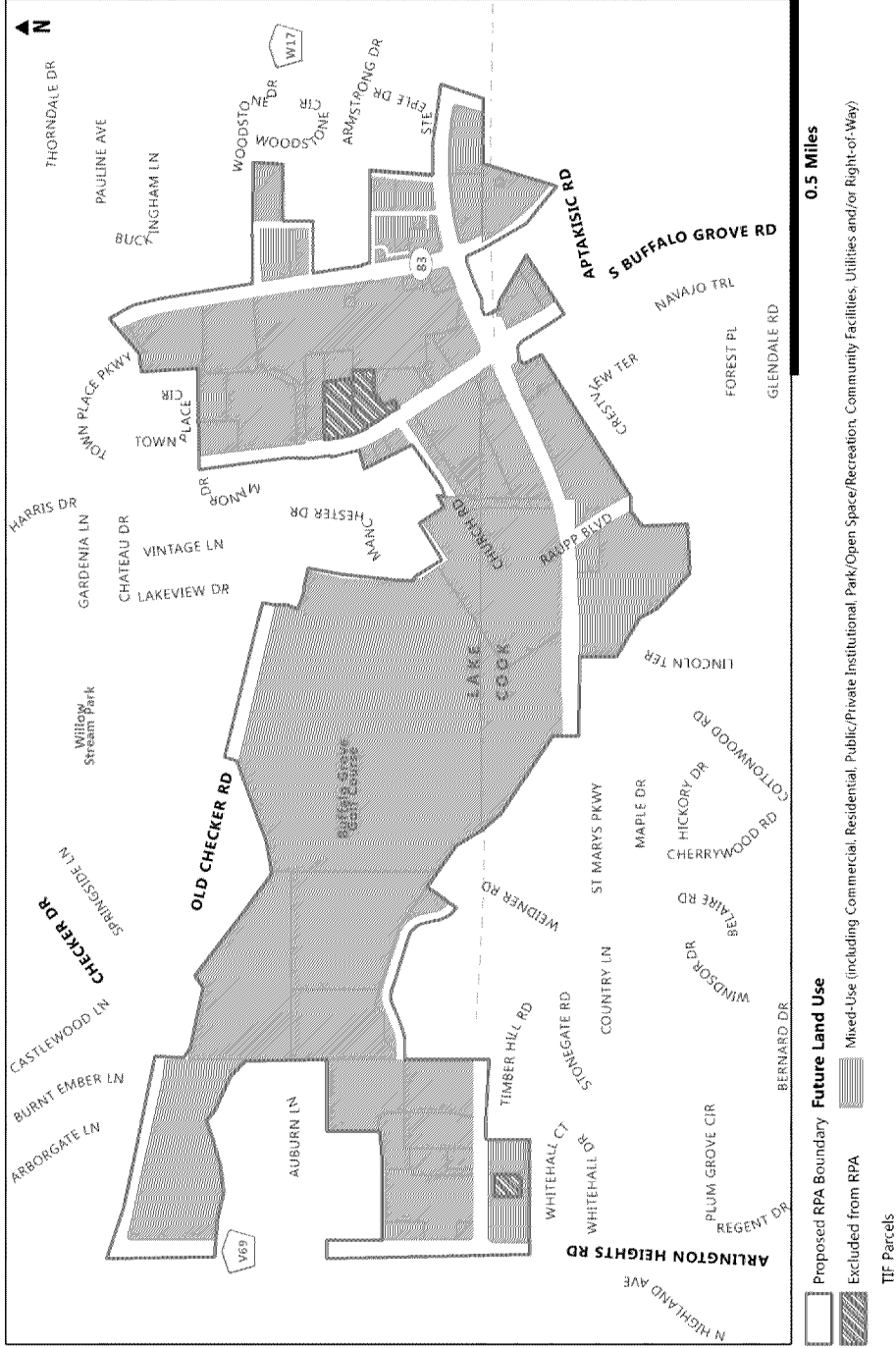
STRATEGIES. Rehabilitation, development and redevelopment of the RPA is to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate additional private investment. The underlying strategy is to use TIF, as well as other funding sources, to reinforce and encourage further private investment.

Proposed Future Land Use

The proposed future land use of the RPA, as shown in **Map 8**, reflects the objectives of this Redevelopment Plan. For the purposes of this plan, the mixed-use designation is meant to allow for a variety of uses throughout the RPA, in a manner that is in conformance with the 2009 Comprehensive Plan, as amended by the 2018 Lake Cook Corridor Plan. The mixed-use designation allows for the following land uses within the RPA:

- Commercial
- Residential
- Public/Private Institutional
- Park/Open Space/Recreation
- Community Facilities
- Utilities
- Right-of-Way

Map 8: Proposed Future Land Use



Source: Cook County, Esri, Lake County, SB Friedman, Village of Buffalo Grove

Financial Plan

ELIGIBLE COSTS

The Act outlines several categories of expenditures that can be funded using tax increment revenues. These expenditures, referred to as eligible redevelopment project costs, include all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to this Redevelopment Plan pursuant to the Act. The Village may also reimburse private entities for certain costs incurred in the development and/or redevelopment process. Such costs may include, without limitation, the following:

1. Costs of studies, surveys, development of plans and specifications, and implementation and administration of the Redevelopment Plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, financial, planning or other services (excluding lobbying expenses), provided that no charges for professional services are based on a percentage of the tax increment collected, as more fully set forth in 65 ILCS 5/11-74.4-3(q)(1).
2. The costs of marketing sites within the RPA to prospective businesses, developers and investors.
3. Property assembly costs, including but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground-level or below-ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land as more fully set forth in 65 ILCS 5/11-74.4-3(q)(2).
4. Costs of rehabilitation, reconstruction, or repair or remodeling of existing public or private buildings, fixtures and leasehold improvements, as more fully set forth in 65 ILCS 5/11-74.4-3(q)(3); and the costs of replacing an existing public building if pursuant to the implementation of a redevelopment project, the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment.
5. Costs of the construction of public works or improvements, subject to the limitations in Section 11-74.4-3(q)(4) of the Act.
6. Costs of job training and retraining projects, including the costs of “welfare to work” programs implemented by businesses located within the RPA, as more fully set forth in 65 ILCS 5/11-74.4-3(q)(5).
7. Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto.
8. To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district’s capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of this Redevelopment Plan.

9. An elementary, secondary or unit school district's increased per pupil tuition costs attributable to net new pupils added to the district living in assisted housing units will be reimbursed, as further defined in the Act.
10. A library district's increased per patron costs attributable to net new persons eligible to obtain a library card living in assisted housing units, as further defined in the Act.
11. Relocation costs to the extent that the municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law, or by Section 11-74.4-3(n)(7) of the Act.
12. Payment in lieu of taxes, as defined in the Act.
13. Costs of job training, retraining, advanced vocational education or career education, including, but not limited to, courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, as more fully set forth in 65 ILCS 5/11-74.4-3(q)(10).
14. Interest costs incurred by a developer, as more fully set forth in 65 ILCS 5/11-74.4-3(q)(11), related to the construction, renovation or rehabilitation of a redevelopment project provided that:
 - a. Such costs are to be paid directly from the special tax allocation fund established, pursuant to the Act;
 - b. Such payments in any one year may not exceed thirty percent (30%) of the annual interest costs incurred by the developer with regard to the development project during that year;
 - c. If there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this provision, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
 - d. The total of such interest payments paid, pursuant to the Act, may not exceed thirty percent (30%) of the total of: (i) cost paid or incurred by the developer for the redevelopment project; and (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the municipality, pursuant to the Act;
 - e. For the financing of rehabilitated or new housing for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, the percentage of seventy-five percent (75%) shall be substituted for thirty percent (30%) in subparagraphs 12b and 12d above; and
 - f. Instead of the interest costs described above in paragraphs 12b and 12d, a municipality may pay from tax incremental revenues up to fifty percent (50%) of the cost of construction, renovation and rehabilitation of new housing units (for ownership or rental) to be occupied by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, as more fully described in the Act. If the units are part of a residential redevelopment project that includes units not affordable to low- and very low-

income households, only the low- and very low-income units shall be eligible for this benefit under the Act.

Unless explicitly provided in the Act, the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost.

If a Special Service Area is established pursuant to the Special Service Area Tax Act, 35 ILCS 235/0.01 et seq., then any tax increment revenues derived from the tax imposed pursuant to the Special Service Area Tax Act may be used within the RPA for the purposes permitted by the Special Service Area Tax Act as well as the purposes permitted by the Act.

ESTIMATED REDEVELOPMENT PROJECT COSTS

The total eligible redevelopment project costs define an upper expenditure limit that may be funded using tax increment revenues, exclusive of capitalized interest, issuance costs, interest, and other financing costs. The totals of line items are not intended to place a limit on the described expenditures. Adjustments to the estimated line item costs are expected and may be made by the Village without amendment to this Redevelopment Plan, either increasing or decreasing line item costs because of changed redevelopment costs and needs. Each individual project cost will be re-evaluated in light of projected private development and resulting incremental tax revenues as it is considered for public financing under the provisions of the Act. The estimated eligible costs of this Redevelopment Plan are shown in **Table 3**.

Additional funding in the form of state and federal grants, private developer contributions, and other outside sources may be pursued by the Village as a means of financing improvements and facilities within the RPA.

Table 3: Estimated TIF-Eligible Redevelopment Project Costs

Eligible Expense [1]	Estimated Project Costs
Administration and Professional Service Costs	\$1,000,000
Site Marketing Costs	\$1,000,000
Property Assembly and Site Preparation Costs	\$38,500,000
Costs of Building Rehabilitation	\$2,000,000
Costs of Construction of Public Works or Improvements	\$44,000,000
Costs of Job Training or Retraining (Businesses)	\$500,000
Financing Costs	\$1,000,000
Taxing District Capital Costs	\$6,000,000
Relocation Costs	\$800,000
Payments in Lieu of Taxes	\$400,000
Costs of Job Training (Community College)	\$400,000
Interest Costs (Developer or Property Owner)	\$400,000
TOTAL REDEVELOPMENT PROJECT COSTS [2] [3] [4]	\$96,000,000

[1] Described in more detail in Eligible Costs Section.

[2] Total Redevelopment Project Costs exclude any additional financing costs, including any interest expense, capitalized interest, costs of issuance, and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to Total Redevelopment Project Costs.

[3] The amount of the Total Redevelopment Project Costs that can be incurred in the RPA may be reduced by the amount of redevelopment project costs incurred in contiguous RPAs, or those separated from the RPA only by a public right-of-way, that are permitted under the Act to be paid, and are paid, from incremental property taxes generated in the RPA, but may not be reduced

by the amount of redevelopment project costs incurred in the RPA that are paid from incremental property taxes generated in contiguous RPAs or those separated from the RPA only by a public right-of-way.

[4] All costs are in 2020 dollars and may be increased by 5% after adjusting for annual inflation reflected in the Consumer Price Index (CPI), published by the U.S. Department of Labor. In addition to the above stated costs, each issue of obligations issued to finance a phase of the Redevelopment Plan and Project may include an amount of proceeds sufficient to pay customary and reasonable charges associated with the issuance of such obligations, including interest costs.

PHASING, SCHEDULING OF THE REDEVELOPMENT, AND ESTIMATED DATES OF COMPLETION

Each private project within the RPA receiving TIF benefits shall be governed by the terms of a written redevelopment agreement entered into by a designated developer and the Village. This Redevelopment Plan is estimated to be completed, and all obligations issued to finance redevelopment costs are estimated to be retired, no later than December 31 of the year in which the payment to the Village Finance Director provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving this RPA is adopted. This Redevelopment Plan is estimated to be completed, and all obligations issued to finance redevelopment costs shall be retired no later than December 31, 2044, if the ordinances establishing the RPA are adopted during 2020.

SOURCES OF FUNDS TO PAY COSTS

Funds necessary to pay for redevelopment project costs and/or municipal obligations, which may be issued or incurred to pay for such costs, are to be derived principally from tax increment revenues and/or proceeds from municipal obligations, which have as a repayment source tax increment revenue. To secure the issuance of these obligations and the developer's performance of redevelopment agreement obligations, the Village may require the utilization of guarantees, deposits, reserves, and/or other forms of security made available by private sector developers. The Village may incur redevelopment project costs that are paid from the funds of the Village other than incremental taxes, and the Village then may be reimbursed for such costs from incremental taxes.

The tax increment revenue, which will be used to fund tax increment obligations and eligible redevelopment project costs, shall be the incremental real property tax revenues. Incremental real property tax revenue is attributable to the increase of the current EAV of each taxable lot, block, tract, or parcel of real property in the RPA over and above the certified initial EAV of each such property.

Other sources of funds, which may be used to pay for development costs and associated obligations issued or incurred, include land disposition proceeds, state and federal grants, investment income, private investor and financial institution funds, and other sources of funds and revenues as the municipality and developer from time to time may deem appropriate.

The RPA may be or become contiguous to, or be separated only by a public right-of-way from other redevelopment areas created under the Act (65 ILCS 5/11 74.4 4 et. seq.). The Village may utilize net incremental property tax revenues received from the RPA to pay eligible redevelopment project costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas, or those separated only by a public right-of-way, and vice versa. The amount of revenue from the RPA made available to support such contiguous redevelopment project areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible redevelopment project costs within the RPA, shall not at any time exceed the Total Redevelopment Project Costs described in **Table 3** of this Redevelopment Plan.

ISSUANCE OF OBLIGATIONS

To finance project costs, the Village may issue bonds or obligations secured by the anticipated tax increment revenue generated within the RPA, or such other bonds or obligations as the Village may deem as appropriate. The Village may require the utilization of guarantees, deposits or other forms of security made available by private sector developers to secure such obligations. In addition, the Village may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act.

All obligations issued by the Village pursuant to this Redevelopment Plan and the Act shall be retired within the timeframe described under “Phasing and Scheduling of the Redevelopment” above. Also, the final maturity date of any such obligations that are issued may not be later than 20 years from their respective dates of issue. One or more of a series of obligations may be sold at one or more times in order to implement this Redevelopment Plan. The amounts payable in any year as principal and interest on all obligations issued by the Village shall not exceed the amounts available from tax increment revenues, or other sources of funds, if any, as may be provided by ordinance. Obligations may be of parity or senior/junior lien nature. Obligations issued may be serial or term maturities, and may or may not be subject to mandatory, sinking fund or optional redemptions.

In addition to paying redevelopment project costs, tax increment revenues may be used for the scheduled and/or early retirement of obligations, and for reserves and bond sinking funds.

MOST RECENT EQUALIZED ASSESSED VALUE OF PROPERTIES IN THE RPA

The purpose of identifying the most recent EAV of the RPA is to provide an estimate of the initial EAV for the purpose of annually calculating the incremental EAV and incremental property taxes of the RPA. The 2018 EAV (the most recent year in which final assessed values and the equalizer were available) of all taxable parcels in the RPA is \$18,637,291. This total EAV amount by PIN is summarized in **Appendix 4**. The EAV is subject to verification by the Cook and Lake County Assessor’s Offices. After verification, the final figure shall be certified by the Cook and Lake County Clerks, and shall become the “Certified Initial EAV” from which all incremental property taxes in the RPA will be calculated by the Counties.

ANTICIPATED EQUALIZED ASSESSED VALUE

By tax year 2043 (collection year 2044), the total taxable EAV for the RPA is anticipated to be approximately \$80 million.

Impact of the Redevelopment Project

This Redevelopment Plan is expected to have short- and long-term financial impacts on the affected taxing districts. During the period when TIF is utilized, real estate tax increment revenues from the increases in EAV over and above the Certified Initial EAV (established at the time of adoption of this document) may be used to pay eligible redevelopment project costs for the RPA. To the extent that real property tax increment is not required for such purposes, revenues shall be declared surplus and become available for distribution annually to area taxing districts in the manner provided by the Act. At the time when the RPA is no longer in place under the Act, the real estate tax revenues resulting from the redevelopment of the RPA will be distributed to all taxing district levying taxes against property located in the RPA. These revenues will then be available for use by the affected taxing districts.

DEMAND ON TAXING DISTRICT SERVICES AND PROGRAM TO ADDRESS FINANCIAL AND SERVICE IMPACT

In 1994, the Act was amended to require an assessment of any financial impact of a redevelopment project area on, or any increased demand for service from, any taxing district affected by the redevelopment plan, and a description of any program to address such financial impacts or increased demand.

Development and/or redevelopment may result in additional demands on services and facilities provided by the districts. Given the preliminary nature of this Redevelopment Plan, specific fiscal impacts on the taxing districts and increases in demand for services provided by those districts cannot accurately be assessed within the scope of this Plan. At this time, no special programs are proposed for these taxing districts. The Village intends to monitor development in the area and should demand increase, the Village intends to work with the affected taxing districts to determine what, if any, program is necessary to provide adequate services.

The following major taxing districts presently levy taxes on properties within the RPA:

- Cook County
- Lake County
- Wheeling Township
- Wheeling Township General Assistance
- Wheeling Township Road
- Village of Buffalo Grove
- Buffalo Grove Park District
- Wheeling Park District
- Indian Trails Public Library District
- Vernon Area Public Library District
- Wheeling Community Consolidated School District 21
- Kildeer Countryside Consolidated School District 96
- Aptakisic Tripp Consolidated School District 102
- Stevenson High School District 125
- Arlington Heights Township High School District 214
- Harper Community College District 512
- College of Lake County District 532
- Cook County Forest Preserve
- Metropolitan Water Reclamation District of Greater Chicago
- Northwest Mosquito Abatement District
- Cook County Consolidated Elections District

Required Tests and Findings

In order to establish the RPA as a TIF district, the municipality must comply with all of the following requirements:

FINDING 1: LACK OF GROWTH AND DEVELOPMENT THROUGH PRIVATE INVESTMENT

The Village is required to evaluate whether or not the RPA has been subject to growth and development through private investment and must substantiate a finding of lack of such investment prior to establishing a

TIF district. Limited private investment has occurred in the Lake Cook Road RPA, as demonstrated by the following:

- **Lack of growth in EAV.** In order to assess whether the proposed RPA has been subject to growth and private investment, SB Friedman analyzed growth in property taxable value in the rest of the Village and compared that growth to the trends within the proposed RPA. Between 2013 and 2018, EAV decreased 3.9% across all properties within the proposed RPA. Within the Village, excluding the proposed RPA, values increased by 19.3% over the same time period. Thus, based on this data, the proposed RPA has significantly lagged behind the rest of the Village and has not been subject to substantial growth and private investment.
- **Limited construction-related permit activity.** Building permit data provided by the Village indicates that there has only been about \$4.3 million in investment of commercial improvements over the past five years from 2015 to 2019. This investment has only included the interior remodeling of commercial spaces, parking lot repavement projects and other building improvements. Furthermore, despite the value of all improvements, the investment has neither been substantial enough to result in increased EAV on those parcels receiving building permits in the last five years, nor to reverse the overall trend of declining EAV in the RPA. Thus, the RPA has not been subject to growth and development through investment by private enterprise.

Finding: The RPA on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of this Redevelopment Plan.

FINDING 2: “BUT FOR...” REQUIREMENT

The Village is required to find that, but for the designation of the TIF district and the use of TIF, the Lake Cook Road RPA is not reasonably anticipated to be developed.

Without the support of public resources, the redevelopment objectives for the RPA would most likely not be realized. The investments required to update and maintain buildings exhibiting deterioration, excessive vacancy, inadequate utilities, a lack of planning, and that are below minimum code throughout the Lake Cook Road RPA are extensive and costly, and the private market, on its own, has shown little ability to absorb all of these costs. Public resources to assist with public improvements and project-specific development costs are essential to leverage private investment and facilitate area-wide redevelopment.

Finding: But for the adoption of this Redevelopment Plan, critical resources will be lacking to support the redevelopment of the RPA, and the RPA would not reasonably be anticipated to be developed.

FINDING 3: CONTIGUITY

No RPA can be designated unless a plan and project are approved prior to the designation of the area; and the area can only include those contiguous parcels that are to be substantially benefited by the proposed redevelopment project improvements.

Finding: The RPA includes only those contiguous parcels of real property that are expected to benefit substantially from the proposed Redevelopment Plan and Project.

FINDING 4: CONFORMANCE TO THE PLANS OF THE VILLAGE

The Redevelopment Plan and Project must conform to the comprehensive plan for the development of the municipality as a whole.

The 2018 Lake Cook Corridor Market Study and Plan, which was approved as an update to the 2009 Comprehensive Plan identifies the RPA as one of the key assets for the Village. The study and plan recommends that the Village encourage pedestrian-oriented, mixed-use development within the RPA. All aspects of this Redevelopment Plan are in agreement with, but subservient to, plans made in the Village's Lake Cook Corridor Market Study and Plan.

Finding: The Lake Cook Road RPA Redevelopment Plan conforms to and proposes predominant land uses that are consistent with the 2018 Lake Cook Corridor Plan.

FINDING 5: HOUSING IMPACT AND RELATED MATTERS

As set forth in the Act, if a redevelopment plan for a redevelopment project area would result in the displacement of residents from 10 or more inhabited residential units, or if the redevelopment project area contains 75 or more inhabited residential units and a municipality is unable to certify that no displacement will occur, the municipality must prepare a Housing Impact Study and incorporate the study into the Redevelopment Plan and Project document.

Finding: SB Friedman found that there are approximately 4 housing units within the RPA. The Village hereby certifies that no displacement will occur as a result of activities pursuant to this Redevelopment Plan. Therefore, a Housing Impact Study is not required under the Act.

FINDING 6: ESTIMATED DATES OF COMPLETION

As set forth in the Act, the redevelopment plan must establish the estimated dates of completion of the redevelopment project and retirement of obligations issued to finance redevelopment project costs.

Finding: The estimated dates of completion of the project and retirement of obligations are described in "Phasing and Scheduling of the Redevelopment" above. This Redevelopment Plan is estimated be completed, and all obligations issued to finance redevelopment costs shall be retired no later than December 31, 2044, if the ordinances establishing the RPA are adopted during 2020.

Provisions for Amending Action Plan

This Redevelopment Plan and Project document may be amended pursuant to the provisions of the Act.

Commitment to Fair Employment Practices and Affirmative Action Plan

The Village of Buffalo Grove hereby affirms its commitment to fair employment practices and an affirmative action plan.

Appendix 1: Limitations of the Eligibility Study and Consultant Responsibilities

The Eligibility Study covers events and conditions that were determined to support the designation of the RPA as a “blighted area” under the Act at the completion of our field research in November 2019 and not thereafter. These events or conditions include, without limitation, governmental actions and additional developments.

This Eligibility Study and Redevelopment Plan and Project document (the “Report”) summarizes the analysis and findings of the consultant’s work, which, unless otherwise noted, is solely the responsibility of SB Friedman. The Village is entitled to rely on the findings and conclusions of the Report in designating the RPA as a redevelopment project area under the Act. SB Friedman has prepared the Report with the understanding that the Village would rely: (1) on the findings and conclusions of this Redevelopment Plan in proceeding with the designation of RPA and the adoption and implementation of this Redevelopment Plan; and (2) on the fact that SB Friedman has obtained the necessary information including, without limitation, information relating to the equalized assessed value of parcels comprising the RPA, so that the Report will comply with the Act and that the RPA can be designated as a redevelopment project area in compliance with the Act.

The Report is based on estimates, assumptions, and other information developed from research of the market, knowledge of the industry, and meetings during which we obtained certain information. The sources of information and bases of the estimates and assumptions are stated in the Report. Some assumptions inevitably will not materialize, and unanticipated events and circumstances may occur. Therefore, actual results achieved will necessarily vary from those described in our Report, and the variations may be material.

The terms of this engagement are such that we have no obligation to revise the Report to reflect events or conditions which occur subsequent to the date of the Report. These events or conditions include, without limitation, economic growth trends, governmental actions, additional competitive developments, interest rates, and other market factors. However, we will be available to discuss the necessity for revision in view of changes in economic or market factors.

Preliminary Tax Increment Financing (TIF) projections were prepared for the purpose of estimating the approximate level of increment that could be generated by proposed projects and other properties within the proposed TIF district boundary and from inflationary increases in value. These projections were intended to provide an estimate of the final equalized assessed value (EAV) of the TIF district.

As such, our report and the preliminary projections prepared under this engagement are intended solely for your information, for the purpose of establishing a TIF district. These projections should not be relied upon for purposes of evaluating potential debt obligations or by any other person, firm or corporation, or for any other purposes. Neither the Report nor its contents, nor any reference to our Firm, may be included or quoted in any offering circular or registration statement, appraisal, sales brochure, prospectus, loan, or other agreement or document intended for use in obtaining funds from individual investors, without prior written consent.

Appendix 2: Glossary

Factors for Vacant Land – One Factor Test

Under the provisions of the “blighted area” section of the Act, if the land is vacant, an area qualifies as “blighted” if one (1) or more of the following factors is found to be present to a meaningful extent.

- The area contains unused quarries, strip mines or strip mine ponds;
- The area contains unused rail yards, rail track, or railroad rights-of-way;
- The area, prior to its designation, is subject to or contributes to chronic flooding;
- The area contains unused or illegal dumping sites;
- The area was designated as a town center prior to January 1, 1982, is between 50 and 100 acres, and is 75% vacant land; or
- The area qualified as blighted prior to becoming vacant.

Factors for Vacant Land – Two Factor Test

Obsolete Platting of Vacant Land. This includes parcels of limited or narrow size, or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys or that created inadequate right-of-way widths for streets, alleys or other public rights-of-way, or that omitted easements for public utilities.

Diversity of Ownership. Diversity of ownership is when adjacent properties are owned by multiple parties. This factor applies when diversity of ownership of parcels of vacant land is sufficient in number to retard or impede the ability to assemble the land for development.

Tax and Special Assessment Delinquencies. Tax and special assessment delinquencies exist or the property has been the subject of tax sales under the Property Tax Code within the last five years.

Deterioration of Structures or Site Improvements in Neighboring Areas adjacent to the Vacant Land. Evidence of structural deterioration and area disinvestment in blocks adjacent to the vacant land may substantiate why new development had not previously occurred on the vacant parcels.

Environmental Contamination. The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation, has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by state or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

Lack of Growth in Equalized Assessed Value. The total equalized assessed value (“EAV”) of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated; or is increasing at an annual rate that is less than the

balance of the municipality for three (3) of the last five (5) calendar years for which information is available; or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated.

Factors for Improved Land

Dilapidation. An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.

Obsolescence. The condition or process of falling into disuse. Structures have become ill-suited for the original use.

Deterioration. With respect to buildings, defects including but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration including but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.

Presence of Structures below Minimum Code Standards. All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.

Illegal Use of Individual Structures. The use of structures in violation of the applicable federal, state or local laws, exclusive of those applicable to the *Presence of Structures below Minimum Code Standards*.

Excessive Vacancies. The presence of buildings that are unoccupied or underutilized and that represent an adverse influence on the area because of the frequency, extent or duration of the vacancies.

Lack of Ventilation, Light or Sanitary Facilities. The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

Inadequate Utilities. Underground and overhead utilities, such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.

Excessive Land Coverage and Overcrowding of Structures and Community Facilities. The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence

of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety, and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.

Deleterious Land Use or Layout. The existence of incompatible land use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive or unsuitable for the surrounding area.

Environmental Clean-Up. The proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by state or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

Lack of Community Planning. The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan, or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.

Lack of Growth in Equalized Assessed Value. The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated; or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available; or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated.

Appendix 3: Lake Cook Road RPA Boundary Legal Description

OF PROPERTY DESCRIBED AS:

LAKE AND COOK COUNTY

THAT PART OF SECTION 31, 32 AND 33, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS AND SECTIONS 4, 5 AND 6, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 31 AND THE WEST LINE OF ARLINGTON HEIGHTS ROAD EXTENDED SOUTH; THENCE NORTH ALONG THE WEST LINE OF ARLINGTON HEIGHTS ROAD TO THE WEST EXTENSION OF THE NORTH LINE OF LOT 1 IN BUFFALO GROVE BUSINESS PARK RESUBDIVISION NO. 1 ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2459114; THENCE EAST ALONG LAST SAID NORTH LINE TO THE EAST LINE OF SAID ARLINGTON HEIGHTS ROAD; THENCE SOUTH ALONG LAST SAID EAST LINE TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE EAST ALONG THE SOUTH LINE OF LOT 1 AND 2 IN BUFFALO GROVE BUSINESS PARK RESUBDIVISION NO. 1 AND THE SOUTH LINE OF LOT 2 IN BUFFALO GROVE BUSINESS PARK UNIT 5 ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2367217 TO THE SOUTHEAST CORNER OF LOT 2 IN SAID BUFFALO GROVE BUSINESS PARK UNIT 5; THENCE NORTH TO THE NORTHEAST CORNER OF LOT 2 IN SAID BUFFALO GROVE BUSINESS PARK UNIT 5; THENCE EAST ALONG THE NORTH LINE OF LOT 1 IN SAID BUFFALO GROVE BUSINESS PARK UNIT 5 TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE NORTH ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 32 TO THE SOUTHEAST CORNER OF LOT 2 IN LEXINGTON GLEN SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2190927; THENCE WESTERLY ALONG THE SOUTH LINE (LINES) OF LOT 2 IN SAID LEXINGTON GLEN SUBDIVISION AND THE WESTERLY EXTENSION OF SAID SOUTH LINE OF LOT 2 TO THE WEST LINE OF ARLINGTON HEIGHTS ROAD; THENCE NORTH ALONG THE WEST LINE OF ARLINGTON HEIGHTS ROAD TO THE WESTERLY EXTENSION OF THE NORTH LINE OF CHECKER ROAD IN SAID SECTION 32; THENCE EASTERLY ALONG THE NORTH LINE OF CHECKER ROAD TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE SOUTH ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32 TO THE SOUTHWEST CORNER OF LOT 1 IN ROSEGLEN SUBDIVISION PHASE 2 ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 3594386; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID ROSEGLEN SUBDIVISION PHASE 2 TO THE SOUTHEAST CORNER

OF OUTLOT A IN SAID ROSEGLEN SUBDIVISION PHASE 2; THENCE NORTHEASTERLY TO THE COMMON CORNER OF SAID ROSEGLEN SUBDIVISION PHASE 2 AND ROSEGLEN SUBDIVISION PHASE 1 ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 3594385; THENCE SOUTHEAST, EAST AND NORTHEAST ALONG THE SOUTHERLY LINE OF SAID ROSEGLEN SUBDIVISION PHASE 1 TO THE MOST EASTERLY CORNER OF SAID ROSEGLEN SUBDIVISION PHASE 1, SAID CORNER BEING AT THE CENTERLINE OF CHECKER ROAD; THENCE NORTHERLY ALONG LINE PERPENDICULAR TO THE NORTH LINE OF CHECKER ROAD TO THE NORTH LINE OF CHECKER ROAD; THENCE EASTERLY ALONG THE NORTH LINE OF CHECKER ROAD TO THE MOST SOUTHERLY SOUTHEAST CORNER OF LOT 61 IN VINTAGE OF BUFFALO GROVE SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2451381; THENCE SOUTHERLY ALONG A LINE THAT IS PERPENDICULAR TO THE NORTH LINE OF CHECKER ROAD FOR 250 FEET; THENCE EASTERLY ALONG A LINE PARALLEL WITH THE NORTH LINE OF CHECKER ROAD TO THE WEST LINE OF MANCHESTER GREENS PHASE I SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2858473; THENCE SOUTHERLY AND EASTERLY ALONG THE EXTERIOR BOUNDARY OF SAID MANCHESTER GREENS PHASE I AND MANCHESTER GREENS PHASE II SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 3404864 TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 32, SAID POINT BEING AT THE NORTH LINE OF CHURCH ROAD; THENCE NORTHEASTERLY ALONG THE NORTH LINE OF CHURCH ROAD AS DEDICATED PER DOCUMENT 1396884 TO THE SOUTHWEST CORNER OF LOT 5 IN WEIDNER'S RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 1396884; THENCE NORTHERLY ALONG THE WEST (REAR) LINES OF LOTS 5, 4 AND 3 IN SAID WEIDNER'S RESUBDIVISION TO THE NORTHWEST CORNER OF LAST SAID LOT 3; THENCE NORTHEASTERLY TO THE NORTHEAST CORNER OF LOT 3 IN SAID WEIDNER'S RESUBDIVISION, BEING AT THE WEST LINE OF BUFFALO GROVE ROAD; THENCE NORTH ALONG THE WEST LINE OF BUFFALO GROVE ROAD TO THE WESTERLY EXTENSION OF THE NORTH LINE OF BUFFALO GROVE TOWN CENTER UNIT 3 SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2898129; THENCE EAST ALONG THE NORTH LINE OF SAID BUFFALO GROVE TOWN CENTER UNIT 3 SUBDIVISION TO THE NORTHEAST CORNER OF LOT 5 IN SAID BUFFALO GROVE TOWN CENTER UNIT 3 SUBDIVISION; THENCE NORTH, EAST AND NORTHEAST ALONG THE EXTERIOR BOUNDARY OF BUFFALO GROVE TOWN CENTER UNIT 8 SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 4173676 TO THE MOST NORTHERLY NORTHEAST CORNER OF LOT 3 IN SAID BUFFALO GROVE TOWN CENTER UNIT 8 SUBDIVISION, SAID CORNER BEING ON THE WESTERLY LINE OF ILLINOIS ROUTE 83; THENCE NORTHEASTERLY ALONG A LINE THAT IS RADIAL TO THE CENTERLINE CURVE OF ILLINOIS ROUTE 83 TO THE EAST LINE OF ILLINOIS ROUTE 83; THENCE SOUTHERLY ALONG THE EAST LINE OF ILLINOIS ROUTE 83 TO THE NORTH LINE OF BANK LANE AS DEDICATED PER DOCUMENT 2814414; THENCE EAST ALONG THE NORTH LINE OF SAID BANK LANE TO THE

NORTHEAST CORNER OF SAID BANK LANE AS DEDICATED; THENCE SOUTH ALONG THE EAST LINE OF SAID BANK LANE AS DEDICATED TO THE NORTH LINE OF LOT 3 IN SEIGLE'S RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2814414; THENCE EAST TO THE NORTHEAST CORNER OF LAST SAID LOT 3; THENCE SOUTH TO SOUTHEAST CORNER OF LAST SAID LOT 3; THENCE WEST TO THE EAST LINE OF A 49.00 FOOT WIDE PUBLIC INGRESS AND EGRESS EASEMENT PER DOCUMENT 2814414; THENCE SOUTH ALONG THE EAST LINE OF LAST SAID 49.00 FOOT WIDE PUBLIC INGRESS AND EGRESS EASEMENT AND SOUTHERLY EXTENTION TO THE EASTLERY EXTENSION OF THE SOUTH LINE OF A PUBLIC INGRESS AND EGRESS EASEMENT PER DOCUMENT 2961461; THENCE WEST ALONG THE SOUTH LINE OF SAID PUBLIC INGRESS AND EGRESS EASEMENT PER DOCUMENT 2961461 TO THE EAST LINE OF ILLINOIS ROUTE 83; THENCE SOUTHERLY ALONG THE EAST LINE OF ILLINOIS ROUTE 83 TO THE NORTH LINE OF LOT 1 IN BUFFALO GROVE CENTER SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2166162; THENCE EAST TO THE NORTHEAST CORNER OF LAST SAID LOT 1; THENCE SOUTHERLY ALONG THE EAST LINE OF LAST SAID LOT 1 TO THE NORTH LINE OF LAKE-COOK ROAD; THENCE EASTERLY ALONG THE NORTH LINE OF LAKE-COOK ROAD, BEING A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 2,356.83 FEET TO A LINE THAT IS RADIAL AND EMINATING FROM A POINT THAT IS AT THE INTERSECTION OF THE SOUTH LINE OF LAKE-COOK ROAD AND THE EAST LINE OF WEILAND ROAD, SAID POINT BEING 16.41 FEET EASTERLY OF (AS MEASURED ON THE ARC OF A 2,226.83 FOOT RADIUS CURVE) THE MOST NORTHERLY NORTHWEST CORNER OF LOT 2 IN SCHWIND SUBDIVISION ACCORING TO THE PLAT THEREOF RECORDED AS DOCUMENT 3039568 IN LAKE COUNTY, ILLINOIS; THENCE SOUTHERLY ALONG LAST SAID RADIAL LINE TO THE SAID INTERSECTION OF THE EAST LINE OF WEILAND ROAD AND THE SOUTH LINE OF LAKE-COOK ROAD; THENCE SOUTHERLY ALONG THE EAST LINE OF WEILAND ROAD TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33, BEING ALSO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID LINE BEING THE COMMON LINE BETWEEN LAKE AND COOK COUNTY, ILLINOIS; THENCE WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33 TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 33, THENCE WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33 FOR 326.10 FEET TO THE WESTERLY LINE OF WARRANTY DEED RECORDED AUGUST 10, 1999 AS DOCUMENT NUMBER 99759241, IN COOK COUNTY, ILLINOIS; THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE OF LAST SAID WARRANTY DEED AND EXTENSION THEREOF TO THE SOUTHWESTERLY LINE OF ILLINOIS ROUTE 83; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF ILLINOIS ROUTE 83 TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN SAID LINE BEING THE COMMON LINE BETWEEN LAKE AND COOK COUNTY, ILLINOIS; THENCE CONTINUING

NORTHWESTERLY ALONG THE WESTERLY LINE OF ILLINOIS ROUTE 83 TO THE SOUTH LINE OF LAKE-COOK ROAD; THENCE WESTERLY AND SOUTHWESTERLY ALONG THE SOUTH LINE OF LAKE-COOK ROAD TO A SOUTHEASTERLY JOG IN SAID SOUTH LINE OF LAKE-COOK ROAD; THENCE SOUTHEASTERLY ALONG A LINE PERPENDICULAR TO THE CENTERLINE OF LAKE-COOK ROAD FOR 1.55 FEET, MORE OR LESS, TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN SAID LINE BEING THE COMMON LINE BETWEEN LAKE AND COOK COUNTY, ILLINOIS; THENCE CONTINUING SOUTHEASTERLY ALONG A LINE PERPENDICULAR TO THE CENTERLINE OF LAKE-COOK ROAD FOR 5.46 FEET, MORE OR LESS, TO A BEND IN SAID SOUTH LINE OF LAKE-COOK ROAD; THENCE WESTERLY AND SOUTHWESTERLY ALONG THE SOUTH LINE OF LAKE-COOK ROAD TO THE WEST LINE OF LOT 1 IN STAMELO'S SUBDIVISION ACCORDING TO PLAT THEREOF RECORDED AS DOCUMENT 98735799, IN COOK COUNTY, ILLINOIS; THENCE SOUTHERLY 30.39 FEET, MORE OR LESS, TO THE BOUNDARY OF LAND'S DESCRIBED IN TRUSTEE'S DEED RECORDED AS DOCUMENT 99868810, IN COOK COUNTY, ILLINOIS; THENCE SOUTHEASTERLY 63.00 FEET, MORE OR LESS, TO A BEND IN LAST SAID DEED LINE; THENCE EASTERLY TO THE INTERSECTION OF THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF WARRANTY DEED AS DOCUMENT 90052284; THENCE SOUTHEASTERLY ALONG LAST SAID WARRANTY DEED LINE TO THE INTERSECTION OF THE SOUTHEASTERLY DEED LINE AS DOCUMENT 99868810; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID DEED LINE PER DOCUMENT 99868810, AND THE SOUTHWESTERLY EXTENSION, TO THE WEST LINE OF BUFFALO GROVE ROAD; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF BUFFALO GROVE ROAD TO A BEND IN THE WESTERLY LINE OF BUFFALO GROVE ROAD; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF BUFFALO GROVE ROAD, 40.16 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF LAKE-COOK ROAD; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF LAKE-COOK ROAD, 88.65 FEET, MORE OR LESS, TO THE MOST NORTHERLY CORNER OF BUFFALO CREEK CONDOMINIUMS ACCORDING TO DOCUMENT 0817216000 ; THENCE SOUTHWESTERLY AND SOUTHEASTERLY ALONG THE EXTERIOR BOUNDARY OF LAST SAID BUFFALO CREEK CONDOMINIUMS TO THE NORTHEASTERLY EXTENSION OF THE NORTHWESTERLY (REAR) LINE OF LOTS 10 THROUGH 18 IN BUFFALO GROVE UNIT NO. 1 ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 16862056, IN COOK COUNTY, ILLINOIS; THENCE SOUTHWESTERLY ALONG LAST SAID NORTHWESTERLY (REAR) LINE OF LOTS 10 THROUGH 18, TO THE NORTHEAST CORNER OF LOT 75 IN BUFFALO GROVE UNIT NO. 2 ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 17251866, IN COOK COUNTY, ILLINOIS; THENCE SOUTHWESTERLY TO THE NORTHWEST CORNER OF LAST SAID LOT 75; THENCE WESTERLY TO THE NORTHEAST CORNER OF LOT 83 IN SAID BUFFALO GROVE UNIT NO. 2; THENCE SOUTHWESTERLY TO THE NORTHWEST CORNER OF LAST SAID LOT 83; THENCE SOUTHERLY ALONG THE WEST (REAR) LINE OF LOTS 83 THROUGH 88 IN SAID BUFFALO GROVE UNIT NO.

2, TO THE SOUTHWEST CORNER OF LOT 88 IN SAID BUFFALO GROVE UNIT NO. 2; THENCE WEST, NORTHWEST AND NORTH ALONG THE REAR LOT LINES OF LOT 90 THROUGH 114 IN SAID BUFFALO GROVE UNIT NO. 2, TO THE SOUTH LINE OF LAKE-COOK ROAD; THENCE WEST ALONG THE SOUTH LINE OF LAKE-COOK ROAD TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 1 IN BUFFALO GROVE BUSINESS PARK UNIT 11 ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 89160156, IN COOK COUNTY, ILLINOIS; THENCE NORTHERLY TO THE MOST EASTERLY NORTHEAST CORNER OF LAST SAID LOT 1 IN BUFFALO GROVE BUSINESS PARK UNIT 11; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID BUFFALO GROVE BUSINESS PARK UNIT 11 TO THE MOST NORTHERLY CORNER OF SAID BUFFALO GROVE BUSINESS PARK UNIT 11, BEING THE MOST EASTERLY CORNER OF BUFFALO GROVE BUSINESS PARK UNIT 9, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 88504177, IN COOK COUNTY, ILLINOIS; THENCE NORTHWESTERLY ALONG THE NORTHEAST LINE OF LOT 2 TO THE COMMON CORNER OF LOT 1 AND 2 IN SAID BUFFALO GROVE BUSINESS PARK UNIT 9, BEING THE COMMON LINE BETWEEN LAKE AND COOK COUNTY, ILLINOIS; THENCE NORTHWESTERLY ALONG THE NORTHEAST LINE OF LOT 1 TO THE MOST NORTHERLY CORNER OF SAID BUFFALO GROVE BUSINESS PARK UNIT 9; THENCE SOUTHWESTERLY ALONG THE NORTHWEST LINE OF LOT 1 IN SAID BUFFALO GROVE BUSINESS PARK UNIT 9 AND EXTENSION THEREOF TO THE SOUTHERLY LINE OF WEIDNER ROAD; THENCE WESTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF WEIDNER ROAD TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE SOUTH ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32 AND THE SOUTHERLY EXTENSION THEREOF, ACROSS THE COMMON LINE BETWEEN LAKE AND COOK COUNTY, ILLINOIS; TO THE SOUTH LINE OF LAKE-COOK ROAD; THENCE WEST ALONG THE SOUTH LINE OF LAKE-COOK ROAD TO THE NORTHEAST CORNER OF LOT 1 IN HARRIS RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 24799203, IN COOK COUNTY, ILLINOIS; THENCE SOUTH TO THE MOST EASTERLY SOUTHEAST CORNER OF LOT 2 IN BURDEEN'S RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 1233139116, IN COOK COUNTY, ILLINOIS; THENCE WESTERLY ALONG THE SOUTH LINE OF LAST SAID LOT 2 TO THE SOUTHWEST CORNER OF LOT 2 IN SAID BURDEEN'S RESUBDIVISION; THENCE WEST ALONG A LINE PERPENDICULAR TO THE WEST LINE OF LAST SAID LOT 2 TO THE WEST LINE OF ARLINGTON HEIGHTS ROAD; THENCE NORTH ALONG THE WEST LINE OF ARLINGTON HEIGHTS ROAD TO THE SOUTH LINE OF LAKE-COOK ROAD; THENCE NORTHERLY TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS, EXCEPT THE FOLLOWING 2 EXCEPTIONS (EXCEPT THEREFROM THE FOLLOWING: LOT 1 IN MAIORIELLO'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED JUNE 28, 1995 AS DOCUMENT 3688967 IN LAKE COUNTY, ILLINOIS AND ALSO EXCEPT ALL THAT PART OF TURNBERRY OF BUFFALO GROVE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: PART OF LOT 1 IN

TURNBERRY, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR TURNBERRY OF BUFFALO GROVE CONDOMINIUM, RECORDED NOVEMBER 18, 2004 IN LAKE COUNTY, ILLINOIS AS DOCUMENT NUMBER 5685372) ALSO (EXCEPT LOT 1 IN BURDEEN'S RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 1233139116, IN COOK COUNTY, ILLINOIS).

Appendix 4: List of PINs in Lake Cook Road RPA

Record #	County	PIN	2018 EAV
1	Cook	0304100001	\$0
2	Cook	0304100006	\$0
3	Cook	0304100011	\$0
4	Cook	0304100015	\$0
5	Cook	0304100020	\$0
6	Cook	0304100024	\$0
7	Cook	0304100025	\$0
8	Cook	0304101003	\$280,174
9	Cook	0304101004	\$26,031
10	Cook	0304102003	\$0
11	Cook	0304102004	\$12,277
12	Cook	0305122042	\$0
13	Cook	0305122045	\$446,247
14	Cook	0305200009	\$0
15	Cook	0305201037	\$0
16	Cook	0305201038	\$0
17	Cook	0305201041	\$0
18	Cook	0305201042	\$0
COOK COUNTY SUBTOTAL			\$764,729
Record #	County	PIN	2018 EAV
1	Lake	1532300003	\$0
2	Lake	1532300006	\$0
3	Lake	1532300007	\$0
4	Lake	1532300015	\$0
5	Lake	1532300016	\$0
6	Lake	1532308001	\$606,408
7	Lake	1532308002	\$1,568,358
8	Lake	1532308004	\$59,435
9	Lake	1532308007	\$2,281,962
10	Lake	1532308017	\$447,423
11	Lake	1532308018	\$396,924
12	Lake	1532308019	\$1,092,050
13	Lake	1532308020	\$473,998
14	Lake	1532308021	\$84,355
15	Lake	1532309001	\$0
16	Lake	1532310003	\$1,042

Record #	County	PIN	2018 EAV
17	Lake	1532310004	\$1,042
18	Lake	1532400007	\$0
19	Lake	1532400008	\$0
20	Lake	1532400016 [1]	\$0
21	Lake	1532405001	\$0
22	Lake	1533300051	\$0
23	Lake	1533300053	\$0
24	Lake	1533300057	\$0
25	Lake	1533300063	\$0
26	Lake	1533300065	\$0
27	Lake	1533300067	\$0
28	Lake	1533300087	\$0
29	Lake	1533300088	\$0
30	Lake	1533300089	\$10
31	Lake	1533300091	\$0
32	Lake	1533300092	\$137
33	Lake	1533300095	\$0
34	Lake	1533300096	\$0
35	Lake	1533300097	\$0
36	Lake	1533300098	\$0
37	Lake	1533300099	\$10
38	Lake	1533300100	\$10
39	Lake	1533300101	\$0
40	Lake	1533300103	\$0
41	Lake	1533300104	\$0
42	Lake	1533300105	\$0
43	Lake	1533300106	\$0
44	Lake	1533300107	\$0
45	Lake	1533301020	\$373,572
46	Lake	1533301021	\$1,541,385
47	Lake	1533301022	\$344,709
48	Lake	1533301023	\$0
49	Lake	1533301025	\$0
50	Lake	1533301039	\$502,926
51	Lake	1533301076	\$0
52	Lake	1533301077	\$426,630
53	Lake	1533301079	\$0
54	Lake	1533301148	\$114
55	Lake	1533301170	\$0

Record #	County	PIN	2018 EAV
56	Lake	1533301171	\$0
57	Lake	1533301172	\$0
58	Lake	1533301173	\$0
59	Lake	1533302013	\$83,705
60	Lake	1533302014	\$99,119
61	Lake	1533302015	\$82,206
62	Lake	1533302017	\$0
63	Lake	1533302019	\$0
64	Lake	1533303001	\$0
65	Lake	1533304001	\$71,795
66	Lake	1533304003	\$1,032
67	Lake	1533304028	\$0
68	Lake	1533304029	\$0
69	Lake	1533304088	\$0
70	Lake	1533304113	\$798
71	Lake	1533304114	\$160
72	Lake	1533304115	\$526,526
73	Lake	1533304117	\$243,006
74	Lake	1533304160	\$1,375
75	Lake	1533304161	\$1,035,017
76	Lake	1533304162	\$687,508
77	Lake	1533304164	\$264,038
78	Lake	1533304165	\$611,866
79	Lake	1533304209	\$0
80	Lake	1533304212	\$251,020
81	Lake	1533304223	\$131,632
82	Lake	1533304267	\$2,415,825
83	Lake	1533304268	\$0
84	Lake	1533305001	\$223,289
85	Lake	1533309001	\$169,914
86	Lake	1533309002	\$770,512
LAKE COUNTY SUBTOTAL			\$17,872,562
TOTAL [2]			\$18,637,291

[1] Portion of parcel to be subdivided and excluded from RPA.

[2] 2018 parcel count does not match 2019 parcel count cited elsewhere in the Report due parcel changes in 2019.

Source: Cook County, Lake County, SB Friedman

VILLAGE OF BUFFALO GROVE



DATE: June 22, 2020

TO: Dane Bragg, Village Manger

FROM: Christopher Stilling, Deputy Village Manager

SUBJECT: Public Hearing- Proposed 2020 Buffalo Grove Lake Cook Road TIF District

BACKGROUND

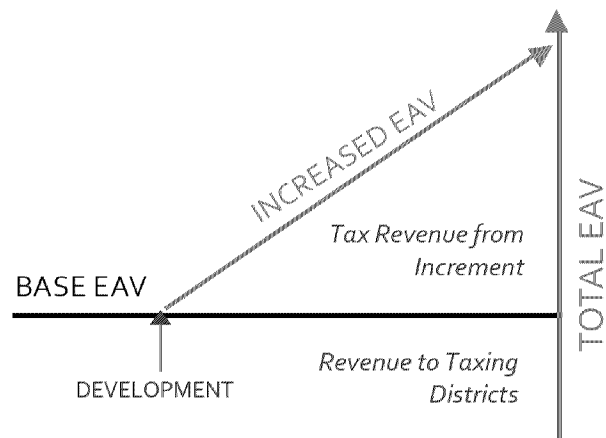
On February 18, 2020, the Village Board approved an Ordinance authorizing the completion of a Tax Increment Financing ("TIF") District for the Lake Cook Corridor area. As a follow up to the Village Board's action authorizing a Tax Increment Financing (TIF) Feasibility/ Eligibility Report (TIF Report), the Village's consultant, SB Friedman, has completed the TIF Report. The TIF report was filed with the Village Clerk's office on March 5, 2020 and is available for viewing by the public. A copy of the TIF report can also be found on the Village's website www.vbg.org/tif and is attached to this document.

On May 4, 2020, the Village Board approved an Ordinance 2020-32 setting the public hearing date for the proposed TIF on June 22, 2020 at 7:30PM. Prior to the public hearing, the TIF Act also requires that the Village hold a Joint Review Board (JRB) meeting with all affected taxing bodies. The JRB meeting was held on May 21, 2020 ([click here for video](#)) and the JRB voted unanimously to approve Resolution 2020-01 (attached) recommending approval of the proposed 2020 Buffalo Grove Lake Cook Road TIF District.

STAFF SUMMARY

What Is TIF?

Tax increment finance (TIF) is a tool that generates a pool of money used for reinvestment within the TIF area. This pool of money is created by "freezing" the assessed value of a property when a TIF district is created, known as the baseline EAV. The Village, county, township, school districts, and other local governments continue to collect property taxes based upon the baseline EAV from the date when the TIF was created. Any increase in the property's assessed value which creates additional property tax revenue above the baseline EAV is deposited into the tax increment fund, which is then available for projects within the TIF district. TIF dollars can be used for public infrastructure, land assemblage, streetscape, demolition and site preparation, studies, surveys and plans, financing costs, professional services, rehabilitation or renovation of existing public or private buildings and environmental cleanup.



Why is a TIF Being Considered?

TIF funds help municipalities to make needed improvements to a specific area, like new roads, sewers, drainage improvements or provide incentives to attract private development and new businesses. TIF designation also helps existing businesses expand or improve their properties that might otherwise

find more attractive options elsewhere. TIF helps to overcome the extraordinary costs that often prevent development and private investment from occurring, including addressing flooding and environmental issues, investing in new infrastructure, and assembling properties into a single larger parcel for redevelopment.

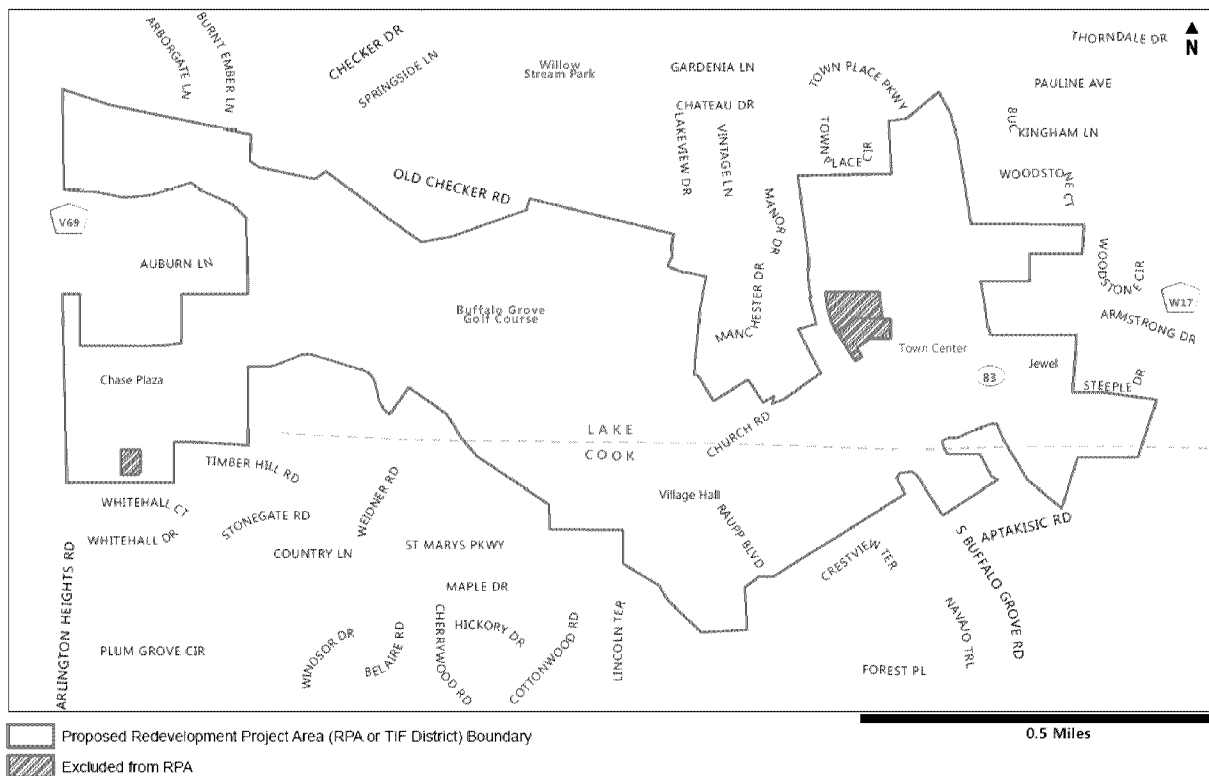
The Lake Cook Road Corridor has been showing signs of decline in property value, inadequate facilities, deterioration and an overall lack of investment. Following the adoption of the 2018 Lake Cook Corridor Plan, many developers have sought interest in certain parcels/sites within the corridor. Staff believes time is of the essence to develop a long-term strategy to spur development activity as some key sites are ready for redevelopment. Having a TIF available will ensure that the Village has the necessary economic tools in place to facilitate a public or private development project that is consistent with the Community's vision. It will also create a mechanism to fill any potential "gap" that may exist as part of a development proposal. Staff believes that given the challenges facing the Lake Cook Road area, future redevelopment of key sites would not occur without a TIF District.

How Does a TIF Impact Property Taxes?

Tax increment financing is not a new tax. Property owners within the district continue to pay their normal property taxes throughout the life of the TIF at the same rate (by taxing district). The incremental tax revenue generated within the TIF district is reinvested back into the area in which it was collected. In this way, the TIF district stimulates the investment in property that generates the revenue the TIF district uses to incentivize reinvestment and development. At the end of the TIF district's 23-year life (or sooner if the district can be closed out early), all real estate tax revenues are again shared proportionately by the taxing bodies based on their individual tax rates.

What Properties are Being Considered?

The TIF study area is generally bounded on the west by Arlington Heights Road, on the south by Lake Cook Road, on the east by McHenry Road (IL Route 83) and on the north by Checker Drive. The area includes most of the properties that were evaluated as part of the 2018 Lake Cook Corridor Study including the key properties such as Town Center, Chase Plaza and the Grove Shopping Center. Certain



areas have been excluded from the study area based upon the preliminary fieldwork which has shown that those areas would likely not qualify for the TIF District.

What is the Process?

The process for establishing a TIF is to first begin preliminary fieldwork to establish a preliminary boundary. Secondly, the Village needs to authorize the completion of the TIF Feasibility Study to determine if the area meets the requirements of the Tax Increment Allocation Redevelopment Act. The graphic highlights the overall process. As shown, the Village is at the sixth step of the process before a TIF District can be considered by the Village Board.



In Accordance with the Tax Increment Allocation Redevelopment Act, the Village has taken the following actions on the following dates to the establishment of the TIF District:

	Action	Date
1	Adopted an Ordinance authorizing the preparation of the Eligibility Report and TIF Plan (Ord. 2020-018)	February 18, 2020 Village Board Meeting
2	Adopted an Ordinance establishing an interested parties registry (Ord. 2020-019)	February 18, 2020 Village Board Meeting

3	Adopted an Inducement Resolution (Res. 2020-012)	February 18, 2020 Village Board Meeting
4	Published the TIF Interested Parties Registry notice in the newspaper	February 25, 2020
5	Publically announced the upcoming availability of the Eligibility Report and TIF Plan at a Buffalo Grove Committee of the Whole meeting	March 2, 2020 Village Board Committee of the Whole Meeting
6	Filed the Eligibility Report and TIF Plan with the Village Clerk and made it available on the Village's website	March 5, 2020
7	Mailed letters to all taxing bodies notifying them of the availability of the Eligibility Report and TIF Plan	March 6, 2020
8	Approved Ordinance 2020-032 setting June 22, 2020 as the Public Hearing Date	May 4, 2020 Village Board Meeting
9	Mailed a copy of Ordinance 2020-032, the Eligibility Report and the TIF Plan, along with a notice of the Joint Review Board meeting and the Public Hearing: - To all taxing districts (by Certified Mail, Return Receipt Requested); and - To the Illinois Department of Commerce and Economic Opportunity (by Certified Mail, Return Receipt Requested)	May 6, 2020
10	Mailed notice relative to the availability of the Eligibility Report and TIF Plan and date of the public hearing: - To all residential addresses within 750 feet of the boundaries of the Redevelopment Project Area; and - To all parties who were registered on the Village's TIF Interested Parties Registry	May 11, 2020 and May 12, 2020
11	Held the Joint Review Board Meeting	May 21, 2020
12	Sent notice of the June 22, 2020 Public Hearing through the Village's weekly E-News	June 4, 2020 and June 18, 2020
13	Published notice of the Public Hearing in the newspaper twice (in the Daily Herald)	May 30, 2020 and June 9, 2020
14	Mailed notice of the Public Hearing: - To each taxpayer of record within the Redevelopment Project Area (by Certified Mail, Return Receipt Requested); and - To each person on the Village's TIF Interested Parties Registry	June 4, 2020

OVERALL FINDINGS

The TIF Report, concludes that the proposed Lake Cook Road RPA is eligible for designation as a "blighted area" for vacant land and as a "blighted area" for improved land, per the Act.

Vacant Parcels: Blighted Area Findings

Per SB Friedman's analysis, the vacant portion of the RPA is eligible as a "blighted area" under both the one-factor and two-factor tests as outlined in the Act. For both one-factor and two-factor findings, these factors are defined under the Act at 65 ILCS 5/11-74.4-3 (a) and (b).

One-Factor Eligibility

The Village engaged Gewalt Hamilton Associates (“GHA”) to evaluate the flooding or contribution to flooding within the watershed of the vacant parcels in the RPA. GHA determined that 36% of the vacant land, including a majority of the acreage within the golf course, is within the 100-year floodplain with 16% of the area in the Regulatory Floodway. GHA also determined that runoff from the entire RPA drains into Buffalo Creek and contributes to flooding within the Buffalo Creek and Wheeling Drainage Ditch watersheds. Thus, the vacant land is eligible as a “blighted area” using the one-factor test.

Two-Factor Eligibility

Further, SB Friedman’s analysis indicated that the following two factors have been found to be present to a meaningful extent and reasonably distributed throughout the RPA:

1. Lack of Growth in Equalized Assessed Value (“EAV”); and
2. Obsolete Platting.

Thus, the vacant parcels in the RPA satisfy both the one-factor and two-factor tests and are found to be blighted.

Vacant Parcels: Blighted Area Findings

For the improved land within the RPA, SB Friedman’s analysis indicated that at least 52% of primary structures are aged 35 years or older and the following six (6) eligibility factors have been found to be present to a meaningful extent and reasonably distributed throughout the RPA:

1. Lack of Growth in Equalized Assessed Value (“EAV”);
2. Deterioration;
3. Excessive Vacancy;
4. Presence of Structures below Minimum Code Standards;
5. Inadequate Utilities; and
6. Lack of Community Planning.

These factors are defined under the Act at 65 ILCS 5/11-74.4-3 (a) and (b). Based on the presence of six (6) eligibility factors, the improved parcels in the RPA qualify under a blighted area finding (at least five eligibility factors).

Budget/Projected Development Costs

Pursuant to the TIF Act, the Village is required to establish an estimated budget within the TIF Report, which defines an upper expenditure limit that may be funded using tax increment revenues. SB Friedman has developed an estimated limit of development costs of \$96M. The budget for the TIF District was developed based on the development scenarios and recommendations established within the Village Lake Cook Corridor Plan as well as inflationary growth in incremental property taxes over the life of the district. Market conditions and timing of projects could have an impact on the overall budget. Ultimately, the Village Board will have control on the spending and overall budget.

The estimated budget includes the categories of eligible expenses as established by the TIF Act. These line items are estimates and each category may be fluctuate in dollars spent, so long as the total budget (\$96M) is not exceeded. The largest line items are in areas where SB Friedman tends to see most TIF dollars spent (capital projects, land assembly and site preparation). Spending across all line items may change but the intention is to show where SB Friedman estimates most TIF funds will be spent over time based on their experience with other TIF districts.

EAV Growth

Included in the TIF report is an estimate of “anticipated” Equalized Assessed Value (EAV) growth. As with the projected budgeted expenditures, the projected growth was developed in part based on the development scenarios and recommendations established within the Village Lake Cook Corridor Plan as well as inflationary growth in incremental property taxes over the life of the district. Market conditions and timing of projects could have an impact on the overall EAV growth.

Summary

SB Friedman has found that the vacant portion of the RPA qualifies to be designated as a “blighted area” using the one- and two-factor tests, and the improved portion of the RPA qualifies as a “blighted area,” with six (6) of the thirteen (13) eligibility factors present to a meaningful extent within the RPA.

JOINT REVIEW BOARD FINDINGS AND RECOMMENDATION

Prior to the public hearing, the TIF Act also requires that the Village hold a Joint Review Board (JRB) meeting with all affected taxing bodies. The Joint Review Board, in its advisory capacity to the Buffalo Grove Village Board, was requested to consider the report and its findings and make a determination as to whether the Redevelopment Plan and Eligibility Study meet the criteria to establish a Tax Increment Financing District as set forth in the TIF Act.

On May 21, 2020, the Village held the JRB meeting to consider the proposed TIF. The JRB includes the following agencies and one public member:

- Cook County
- Lake County
- Wheeling Township
- Vernon Township
- Village of Buffalo Grove
- Buffalo Grove Park District
- Wheeling Park District
- Indian Trails Public Library District
- Vernon Area Public Library District
- Wheeling School District 21
- School District 96
- School District 102
- High School District 125
- High School District 214
- Harper Community College District 512
- College of Lake County District 532
- Public Member

Of the 17 members, 14 members were present. The JRB unanimously approved Joint Review Board Resolution 2020-01 recommending approval of the 2020 Buffalo Grove Lake Cook Road TIF District Redevelopment Project Area to the Village Board. It should be noted that the representative from District 21 was present during the meeting but had technical issues with their internet connection and was not able to vote.

Minutes from the May 21, 2020 meeting are included. 2 members from the public spoke. One public member objected to the proposed TIF. The other public member was a School Board member from High School District 214 and read into the record the District’s “Position Paper” on TIF District’s, which is also included in the minutes.

STAFF RECOMMENDATION

Staff recommends that Village Board open the public hearing and take testimony regarding the proposed TIF. Once all public comments have been received, the Village Board may close the hearing. Pursuant to the TIF Act, the Village Board must wait at least 14 days from the close of the Public Hearing before introducing or taking action on the Ordinances establishing the 2020 Buffalo Grove Lake Cook Road TIF District. Said Ordinances are currently scheduled for consideration at the July 20, 2020 Village Board meeting. For reference purposes, the draft Ordinances are attached.

JOINT REVIEW BOARD RESOLUTION 2020 - 01

A RESOLUTION RECOMMENDING THE PROPOSED 2020 BUFFALO GROVE LAKE COOK ROAD TIF DISTRICT REDEVELOPMENT PROJECT AREA TO THE BOARD OF TRUSTEES OF THE VILLAGE OF BUFFALO GROVE, ILLINOIS; APPROVAL OF ORDINANCES APPROVING THE REDEVELOPMENT PLAN; DESIGNATING THE REDEVELOPMENT PROJECT AREA; AND ADOPTING TAX INCREMENT ALLOCATION FINANCING FOR THE PROJECT AREA.

WHEREAS, the Village of Buffalo Grove, Illinois is empowered to exercise the powers enumerated in the Illinois Tax Increment Allocation and Redevelopment Act as amended (65 ILCS 5/11-74 4-1 et. seq.) (the "Act"); and,

WHEREAS, the Village of Buffalo Grove proposes to adopt a Tax Increment Financing District and Redevelopment Project Area for the area generally described as follows: Arlington Heights Road on the west, McHenry Road to the east, Old Checkers Road to the north and Lake Cook Road to the south; and

WHEREAS, on May 6, 2020, a date more than 45 days before the public hearing, more than 14 days before the Joint Review Board Meeting, and within a reasonable time after the Village of Buffalo Grove Board of Trustees accepted a Tax Increment Financing Plan and Report for review, staff of the Village of Buffalo Grove pursuant to the Act sent or caused to be sent notice of its intent to adopt a Tax Increment Financing District, along with the date of the Joint Review Board meeting, along with a copy of the proposed Redevelopment Plan and report by certified mail to the following taxing bodies: County of Cook, County of Lake, Lake County Planning, Building and Development Department, Wheeling Township, Wheeling Township Road Manager, Buffalo Grove Park District, Indian Trails Public Library District, Vernon Area Public Library District, Wheeling Community Consolidated School District 21, Kildeer Countryside Consolidated School District 96, Aptakisic Tripp Consolidated School District 102, Stevenson High School District 125, Arlington Heights Township High School District 214, Harper Community College District 512, College of Lake County District 532, Forest Preserve of Cook County, Metropolitan Water Reclamation District of Greater Chicago, Northwest Mosquito Abatement District, Lake County Forest Preserve, Vernon Township Supervisor, Vernon Township Road and Bridge Highway Commissioner; Wheeling Township General Assistance, Wheeling Park District, Cook County Consolidated Elections District, Village of Buffalo Grove; and

WHEREAS, on May 21, 2020 the members of the Joint Review Board, convened, reviewed and considered the public record, the planning documents and the proposed ordinances approving the redevelopment plan and project;

NOW, THEREFORE, BE IT RESOLVED BY THE JOINT REVIEW BOARD OF THE 2020 BUFFALO GROVE ROAD TIF REDEVELOPMENT PROJECT AREA, COUNTIES OF COOK AND LAKE, STATE OF ILLINOIS:

SECTION 1: The above recitals are incorporated herein and made a part hereof.

SECTION 2: The Joint Review Board finds that the Proposed 2020 Buffalo Grove Lake Cook Road TIF District Eligibility Study and Redevelopment Plan and Project satisfies the Redevelopment Plan requirements, the eligibility criteria defined in Section 11-74.4-3 of the Act, and the objectives of the Act.

- a. More specifically, the Joint Review Board finds that the blighted conditions in the area of study hinder the potential to redevelop the area. The proposed TIF area will benefit from a strategy that addresses the conditions of aged buildings, flood-prone parcels, and associated infrastructure while improving its overall physical condition.
- b. The proposed TIF area is approximately 331 acres in size satisfying the requirement of the Act that it be at least 1.5 acres.
- c. Limited private investment has occurred in the proposed TIF Area over the last five (5) years.
- d. The Redevelopment Plan conforms to and proposed land uses that are consistent with the 2009 Comprehensive Plan and the 2018 Lake Cook Corridor Markey Study and Plan.
- e. No residential displacement will occur as a result of activities pursuant to this Redevelopment Plan.
- f. The proposed TIF area qualifies to be designated as a "blighted area" for vacant land and as a "blighted area" for improved land.
 - a. The vacant land is eligible under a one-factor test due to flooding and contribution to flooding in the proposed TFI area, and is eligible under a two-factor test due to a lack of growth in EAV and obsolete platting.
 - b. The improved land is eligible as a "blighted area", with the following six (6) of the thirteen (13) eligibility factors present to a meaningful extent and reasonably distributed within the proposed TIF area:
 - i. Lack of growth of the EAV;
 - ii. Deterioration;
 - iii. Excessive vacancy;
 - iv. Structures below minimum code standards;
 - v. Inadequate utilities; and
 - vi. Lack of community planning.

SECTION 3: The Joint Review Board recommends adoption of an Ordinance Approving the Redevelopment Plan for the Proposed 2020 Buffalo Grove Lake Cook Road TIF Redevelopment Project Area and Redevelopment Plan.

SECTION 4: The Joint Review Board recommends adoption of an Ordinance Designating the Proposed 2020 Buffalo Grove Lake Cook Road TIF Redevelopment Project Area and Redevelopment Plan Redevelopment Project Area.

SECTION 5: The Joint Review Board recommends adoption of an Ordinance Adopting Tax Increment Allocation Financing for the Proposed 2020 Buffalo Grove Lake Cook Road TIF Redevelopment Project Area and Redevelopment Plan.

SECTION 6: If any provision of this Resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the remaining provisions of this resolution.

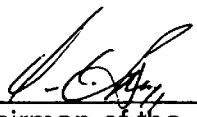
SECTION 7: All resolutions, motions or orders in conflict with the resolution are hereby repealed to the extent of such conflict.

SECTION 8: This resolution shall effective as of the date of its adoption.

Dated this 21st day of May, 2020.

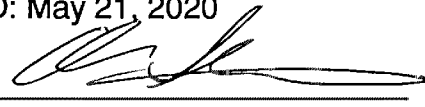
Adopted by a roll call vote as follows:

AYES: 13
NAYS: 0
ABSENT AND NOT VOTING: 4


Chairman of the Joint Review Board

PASSED: May 21, 2020

APPROVED: May 21, 2020

ATTEST: 

Taxing Body	Vote Yes	Vote No
County of Cook	X	
County of Lake	X	
Wheeling Township	_____	_____
Wheeling Park District	_____	_____

Buffalo Grove Park District	X	
Indian Trails Public Library District	X	
Vernon Area Public Library District	X	
Wheeling Community Consolidated	_____	_____
School District 21		
Kildeer Countryside Consolidated School District 96	X	
Aptakisic Tripp Consolidated School District 102	X	
Stevenson High School District 125	X	
Arlington Heights Township High School District 214	X	
Harper Community College District 512	_____	_____
College of Lake County District 532	X	
Vernon Township	X	
Village of Buffalo Grove	X	
Public Member	X	

**Joint Review Board Meeting
May 21, 2020 – 2:00 PM
Draft Meeting Minutes
Virtual Webinar**

The meeting was called to order at 2:03 PM by Christopher Stilling, Deputy Village Manager for the Village of Buffalo Grove.

Mr. Stilling provided a brief review of the purpose of the meeting and outlined his role as the liaison to the Joint Review Board for the proposed TIF district. In this role, he noted he will not be a voting member of the Board. He explained that due to COVID-19 the meeting was made virtual to mitigate the spread of COVID-19 and provided the guidelines for virtual public meeting under the Governor's Order.

Mr. Stilling conducted roll call for the agencies involved in the Joint Review Board.

The representatives present include:

Chair (Village of Buffalo Grove) - Dane Bragg
Public Member- Marc Spunt
Cook County- Mohammed Elahi
Lake County- Marah Altenberg
Buffalo Grove Park District- Ryan Risinger
Indian Trails Library- Susan Beal
Vernon Library- Cynthia Furst
District 21- Melissa Morgese
District 96- Jon Hitcho
District 102- Stacy Bachar
District 125- Sean Carney
District 214- Cathy Johnson
Lake County District 532- Ken Gotsch
Vernon Township- Todd Gedville

Representatives not present include:

Harper College
Wheeling Township
Wheeling Park District

Mr. Stilling announced the public member of the Joint Review Board, Marc Spunt – a resident of the Village of Buffalo Grove.

Jon Hitcho made a motion to appoint Marc Spunt as the public member of the Joint Review Board.

Ken Gotsch seconded the motion.

All in favor by voice vote, no nays. Motion passes.

Mr. Stilling announced the chairperson of the Joint Review Board, Mr. Dane Bragg – Village Manager for the Village of Buffalo Grove.

Ryan Risinger made a motion to appoint Mr. Dane Bragg as the chairperson for the Joint Review Board.

Cynthia Furst seconded the motion.

All in favor by voice vote, no nays. Motion passes.

Mr. Stilling turned the meeting over to the Village of Buffalo Grove Attorney, Patrick Brankin.

Mr. Brankin introduced himself to the Board and provided a background of the development of the current proposed TIF district and the purpose of the meeting. Additionally, Mr. Brankin outlined the next steps in the process.

Chairperson Bragg asked if anyone had any questions regarding the meeting and or the Joint Review Board. No questions were raised.

Chairperson Bragg explained the Public Hearing notice for the proposed TIF District. The documents and notice of the hearing was mailed via certified mail to all required taxing bodies. This public hearing will take place on June 22, 2020 at 7:30 PM. The forum for the meeting has not yet been determined and will be evaluated based on the governor's order at that time.

Chairperson Bragg turned the meeting over to SB Friedman representative Jeff Dickenson to present the 2020 Buffalo Grove Lake Cook Road TIF District Eligibility and Feasibility Plan.

Mr. Dickenson introduced himself to the Board as the Village's TIF District consultant and provided a brief overview of the development of the plan in conjunction with the Village of Buffalo Grove to develop the redevelopment project area (RPA).

Mr. Dickenson took the Board through his presentation which described the purpose of a TIF, why a TIF was being considered in the proposed targeted area and how that area was identified, the impact and the properties that are being considered, and the remaining steps in the process.

Mr. Dickenson concluded and determined, through the eligibility findings, that the vacant property of the RPA qualified to be designated as a "blighted area" using the one-and two-factor tests, and the improved portion of the RPA qualifies as a "blighted area", with six (6) of the thirteen (13) eligibility factors present, five (5) being the threshold, to a meaningful extent with the RPA.

Chairperson Bragg opened up discussion for the Joint Review Board members as it related to the proposed 2020 Buffalo Grove Lake Cook Road TIF District Eligibility and Feasibility Plan.

Ken Gotsch (College of Lake County) asked for a copy of the presentation.

Chairperson Bragg told all members that they will be provided a copy of the presentation after the meeting.

Chairperson Bragg asked if there were any more questions from the Board for discussion. No additional questions were raised.

The discussion of the 2020 Buffalo Grove Lake Cook Road TIF District Eligibility and Feasibility Plan was opened for public comment.

Brian Costin noticed that the associated taxing properties did not include parts of Vernon Township and believes it should include those areas missing, and asked if that would be corrected.

Chairperson Bragg thanked Mr. Costin for his question and said the report will be fixed to reflect those properties.

Mr. Costin asked about the vacant land and the development of the Golf Course as it relates to the TIF.

Mr. Dickenson responded to Mr. Costin by reviewing the eligibility criteria of the vacant land and the subsequent ability to redevelop or not.

Mr. Brankin briefly spoke about the Act in response to Mr. Costin's question.

Mr. Costin commented if there was a consideration to develop the parcels that make up the golf course. Additionally, he expressed his concern regarding the meeting as a whole and expressed his disapproval for a TIF district in the Village of Buffalo Grove.

Bill Dussling, Board member from High School District 214, read into the record District 214's position paper regarding TIF Districts.

No other questions from the public were raised.

Mr. Brankin noted that no questions were brought to his attention prior to the meeting.

Chairperson Bragg turned the meeting back over to Mr. Brankin to review the ordinance pertaining to the 2020 Buffalo Grove Lake Cook Road TIF district.

Mr. Brankin reviewed the three ordinances as they related to the TIF district.

Chairperson Bragg asked if the Board had any questions pertaining to the ordinances presented.

No questions were raised from the Board.

Chairperson Bragg moved to the resolution requesting the recommendation to approve the 2020 Buffalo Grove Lake Cook Road TIF District and reviewed the report provided by Jeff Dickenson of SB Friedman.

Chairperson Bragg asked if there were any questions from the Board pertaining to the resolution being considered as it relates to the TIF District.

Chairperson Bragg asked the Joint Review Board members to review the three ordinances and confirm the findings set forth in Section 2 of the Joint Review Board Resolution 2020-01.

No questions were raised from the members of the Board.

Marah Altenberg (Lake County Board Member) made a motion to approve and confirm the findings set forth in the Joint Review Board Resolution 2020-01 recommending approval of the 2020 Buffalo Grove Lake Cook Road TIF District.

Todd Gedville (Vernon Township) seconded the motion.

Vote:

Chair (Village of Buffalo Grove) – Yes

Cook County – Yes

Lake County – Yes

Buffalo Grove Park District – Yes

Indian Trails Library – Yes

Vernon Library – Yes

District 21 – Did Not Vote due to technical issues

District 96 – Yes

District 102 – Yes

District 125 – Yes

District 214 – Yes

Lake County District 532 – Yes

Vernon Township – Yes

Public Member – Yes

Motion Passes

It was noted that JRB member Melissa Morgese from District 21 had technical issues with internet connection and was not able to vote.

Chairperson Bragg moved to the questions from the audience on topics not previously discussed.

No questions were raised from the audience.

Chairperson Bragg thanked the Board for their time and support.

Chairperson Bragg entertained a motion to adjourn the Joint Review Board.

Jon Hitcho made a motion to adjourn the Joint Review Board.

Kathy Johnson seconded the motion.

All in favor by voice vote.

Motion passes

TOWNSHIP HIGH SCHOOL DISTRICT 214

POSITION PAPER

TAX INCREMENT FINANCING DISTRICTS AND RELATED PROGRAMS

Tax Increment Financing (TIF) Districts and related programs critically impact funding available for Township High School District 214. As the Equalized Assessed Valuation (EAV) of the property within a TIF district increases, schools do not receive any increase in tax funds for education until the TIF expires. A TIF may remain in effect up to 23 years and may be extended beyond 23 years. In addition, related programs or agreements could also have an impact on the amount of tax funds received.

Township High School District 214 is a community member of municipalities within our district boundary. The Board of Education understands that there is a need for municipalities to rejuvenate blighted business areas in order to enhance community and commercial viability; and specifically, we look to see whether an area would develop without the implementation of a TIF or related program. A vibrant community is critical for attracting businesses, thereby maintaining a tax base that will support municipalities' social services, park districts, and schools. Municipalities, which are able to demonstrate high levels of social services, park district offerings, and quality schools, are an attraction for potential residents.

It is the position of the High School District 214 Board of Education to request that municipalities provide adequate advanced notification, when reviewing whether to enact a TIF or related program, and to consider the impact on school districts. In particular, we request that municipalities consider and utilize types of project financing other than TIFs. If TIF financing is decided upon, we request municipalities limit the duration of a TIF to significantly less than 23 years and to share a significant amount of increased revenue with school districts during the TIF.

The position of High School District 214's Board of Education about TIF extensions is that without a substantial annual allocation of the increased tax increment being made available to District 214, a TIF should not be changed or modified in order to extend it beyond the original expiration date. Further, the request for a TIF extension or related program in which the extension or related program is being requested, must originate with the municipality, supported by a majority vote of council members.

Approved by the Board of Education of Township High School District 214 on September 6, 2007.

Township High School District 214
 2121 S. Goebbert Road, Arlington Heights, IL 60005
 847-718-7600



Ordinance No. O-2020-57 : Approve an Ordinance Designating the Buffalo Grove Lake Cook Road TIF District Redevelopment Project Area

Recommendation of Action

Staff recommends approval.

The attached Ordinance is required once the Village Board approves the Ordinance adopting the Lake Cook Road TIF District. This Ordinance designates the boundary/area of the Lake Cook TIF District.

ATTACHMENTS:

- BOT Memo (DOCX)
- Ordinance (DOC)

Trustee Liaison
Smith

Staff Contact
Chris Stilling, Community Development

Monday, July 20, 2020

VILLAGE OF BUFFALO GROVE



DATE: July 16, 2020

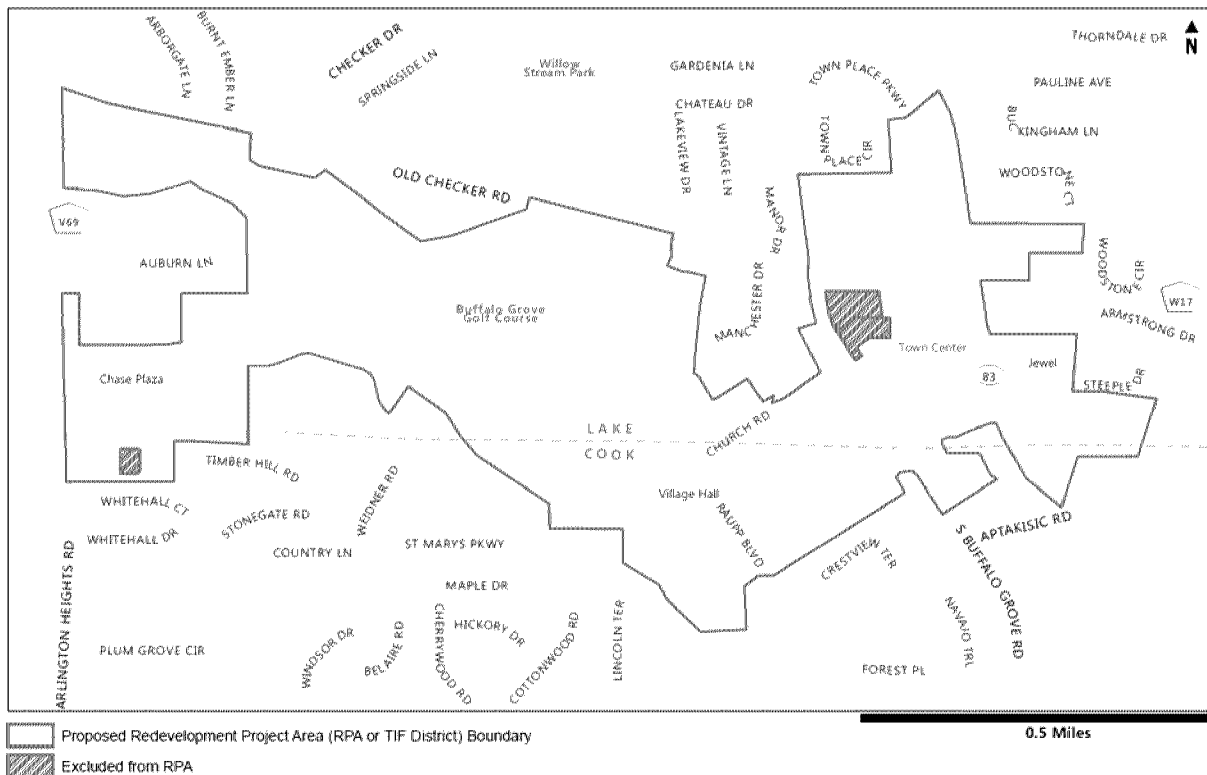
TO: Dane Bragg, Village Manger

FROM: Christopher Stilling, Deputy Village Manager

SUBJECT: Ordinance Designating the 2020 Buffalo Grove Lake Cook Road TIF District

BACKGROUND

The attached Ordinance is required once the Village Board approves the first Ordinance adopting the Lake Cook Road TIF District. This Ordinance designates the boundary/area of the Lake Cook TIF District, as shown below.



STAFF RECOMMENDATION

Staff recommends that Village Board approve the attached Ordinance designating the 2020 Buffalo Grove Lake Cook Road TIF District.

ORDINANCE 2020-_____

AN ORDINANCE OF THE VILLAGE OF BUFFALO GROVE, ILLINOIS, COOK AND LAKE COUNTIES, ILLINOIS, DESIGNATING THE 2020 BUFFALO GROVE LAKE COOK ROAD TIF DISTRICT REDEVELOPMENT PROJECT AREA OF SAID VILLAGE A REDEVELOPMENT PROJECT AREA PURSUANT TO THE TAX INCREMENT ALLOCATION REDEVELOPMENT ACT.

WHEREAS, it is desirable and for the best interests of the citizens of the Village of Buffalo Grove, Cook and Lake Counties, Illinois ("Buffalo Grove"), for Buffalo Grove to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code, as amended (the "Act"), for a proposed redevelopment plan and redevelopment project (Plan and Project) within the municipal boundaries of Buffalo Grove and within a proposed redevelopment project area ("Area") described in Section 1 of this ordinance; and

WHEREAS, the Corporate Authorities have heretofore by ordinance approved the Plan and Project, which Plan and Project were identified in such ordinances and were the subject, along with the Area designation hereinafter made, of a public hearing held on June 22, 2020, and it is now necessary and desirable to designate the Area a redevelopment project area pursuant to the Act;

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. Area Designated. The Area, as described in Exhibit A attached hereto and incorporated herein as if set out in full by this reference, is hereby designated as a redevelopment project area pursuant to Section 11-74.4-4 of the Act. The street location (as near as is practicable) for the Area and the map of the Area are described and depicted in Exhibit A attached hereto and incorporated herein as if set out in full by this reference.

Section 2. Invalidity of Any Section. If any section, paragraph, or provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provisions shall not affect any of the remaining provisions of this ordinance.

Section 3. Superseder and Effective Date. All ordinances, resolutions, motions or orders in conflict herewith shall be and the same hereby are, repealed to the extent of such conflict, and this ordinance shall be in full force and effect immediately upon its passage by the Corporate Authorities and approval as provided by law.

Dated this __th day of _____ 2020.

Adopted by a roll call vote as follows:

AYES:

NAYS:

ABSENT AND NOT VOTING:

Beverly Sussman
Village President

PASSED: _____

APPROVED: _____

ATTEST:

Janet Sirabian
Village Clerk

Exhibit A
2020 BUFFALO GROVE LAKE COOK ROAD TIF DISTRICT REDEVELOPMENT
PROJECT AREA

LAKE AND COOK COUNTY

THAT PART OF SECTION 31, 32 AND 33, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS AND SECTIONS 4, 5 AND 6, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 31 AND THE WEST LINE OF ARLINGTON HEIGHTS ROAD EXTENDED SOUTH; THENCE NORTH ALONG THE WEST LINE OF ARLINGTON HEIGHTS ROAD TO THE WEST EXTENSION OF THE NORTH LINE OF LOT 1 IN BUFFALO GROVE BUSINESS PARK RESUBDIVISION NO. 1 ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2459114; THENCE EAST ALONG LAST SAID NORTH LINE TO THE EAST LINE OF SAID ARLINGTON HEIGHTS ROAD; THENCE SOUTH ALONG LAST SAID EAST LINE TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE EAST ALONG THE SOUTH LINE OF LOT 1 AND 2 IN BUFFALO GROVE BUSINESS PARK RESUBDIVISION NO. 1 AND THE SOUTH LINE OF LOT 2 IN BUFFALO GROVE BUSINESS PARK UNIT 5 ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2367217 TO THE SOUTHEAST CORNER OF LOT 2 IN SAID BUFFALO GROVE BUSINESS PARK UNIT 5; THENCE NORTH TO THE NORTHEAST CORNER OF LOT 2 IN SAID BUFFALO GROVE BUSINESS PARK UNIT 5; THENCE EAST ALONG THE NORTH LINE OF LOT 1 IN SAID BUFFALO GROVE BUSINESS PARK UNIT 5 TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE NORTH ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 32 TO THE SOUTHEAST CORNER OF LOT 2 IN LEXINGTON GLEN SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2190927; THENCE WESTERLY ALONG THE SOUTH LINE (LINES) OF LOT 2 IN SAID LEXINGTON GLEN SUBDIVISION AND THE WESTERLY EXTENSION OF SAID SOUTH LINE OF LOT 2 TO THE WEST LINE OF ARLINGTON HEIGHTS ROAD; THENCE NORTH ALONG THE WEST LINE OF ARLINGTON HEIGHTS ROAD TO THE WESTERLY EXTENSION OF THE NORTH LINE OF CHECKER ROAD IN SAID SECTION 32; THENCE EASTERLY ALONG THE NORTH LINE OF CHECKER ROAD TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE SOUTH ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32 TO THE SOUTHWEST CORNER OF LOT 1 IN ROSEGLEN SUBDIVISION PHASE 2 ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 3594386; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID ROSEGLEN SUBDIVISION PHASE 2 TO THE SOUTHEAST CORNER OF OUTLOT A IN SAID ROSEGLEN SUBDIVISION PHASE 2; THENCE NORTHEASTERLY TO THE COMMON CORNER OF SAID ROSEGLEN SUBDIVISION PHASE 2 AND ROSEGLEN SUBDIVISION PHASE 1 ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 3594385; THENCE SOUTHEAST, EAST AND NORTHEAST ALONG THE SOUTHERLY LINE OF SAID ROSEGLEN SUBDIVISION PHASE 1 TO THE MOST EASTERLY CORNER OF SAID ROSEGLEN SUBDIVISION PHASE 1, SAID CORNER BEING AT THE CENTERLINE OF CHECKER ROAD; THENCE NORTHERLY ALONG LINE PERPENDICULAR TO THE NORTH LINE OF CHECKER ROAD TO THE NORTH LINE OF CHECKER ROAD; THENCE EASTERLY ALONG THE NORTH LINE OF CHECKER ROAD TO THE MOST SOUTHERLY SOUTHEAST

Attachment: Ordinance (O-2020-57 : Approve an Ordinance Designating the Buffalo Grove Lake Cook Road TIF District)

CORNER OF LOT 61 IN VINTAGE OF BUFFALO GROVE SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2451381; THENCE SOUTHERLY ALONG A LINE THAT IS PERPENDICULAR TO THE NORTH LINE OF CHECKER ROAD FOR 250 FEET; THENCE EASTERLY ALONG A LINE PARALLEL WITH THE NORTH LINE OF CHECKER ROAD TO THE WEST LINE OF MANCHESTER GREENS PHASE I SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2858473; THENCE SOUTHERLY AND EASTERLY ALONG THE EXTERIOR BOUNDARY OF SAID MANCHESTER GREENS PHASE I AND MANCHESTER GREENS PHASE II SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 3404864 TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 32, SAID POINT BEING AT THE NORTH LINE OF CHURCH ROAD; THENCE NORTHEASTERLY ALONG THE NORTH LINE OF CHURCH ROAD AS DEDICATED PER DOCUMENT 1396884 TO THE SOUTHWEST CORNER OF LOT 5 IN WEIDNER'S RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 1396884; THENCE NORTHERLY ALONG THE WEST (REAR) LINES OF LOTS 5, 4 AND 3 IN SAID WEIDNER'S RESUBDIVISION TO THE NORTHWEST CORNER OF LAST SAID LOT 3; THENCE NORTHEASTERLY TO THE NORTHEAST CORNER OF LOT 3 IN SAID WEIDNER'S RESUBDIVISION, BEING AT THE WEST LINE OF BUFFALO GROVE ROAD; THENCE NORTH ALONG THE WEST LINE OF BUFFALO GROVE ROAD TO THE WESTERLY EXTENSION OF THE NORTH LINE OF BUFFALO GROVE TOWN CENTER UNIT 3 SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2898129; THENCE EAST ALONG THE NORTH LINE OF SAID BUFFALO GROVE TOWN CENTER UNIT 3 SUBDIVISION TO THE NORTHEAST CORNER OF LOT 5 IN SAID BUFFALO GROVE TOWN CENTER UNIT 3 SUBDIVISION; THENCE NORTH, EAST AND NORTHEAST ALONG THE EXTERIOR BOUNDARY OF BUFFALO GROVE TOWN CENTER UNIT 8 SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 4173676 TO THE MOST NORTHERLY NORTHEAST CORNER OF LOT 3 IN SAID BUFFALO GROVE TOWN CENTER UNIT 8 SUBDIVISION, SAID CORNER BEING ON THE WESTERLY LINE OF ILLINOIS ROUTE 83; THENCE NORTHEASTERLY ALONG A LINE THAT IS RADIAL TO THE CENTERLINE CURVE OF ILLINOIS ROUTE 83 TO THE EAST LINE OF ILLINOIS ROUTE 83; THENCE SOUTHERLY ALONG THE EAST LINE OF ILLINOIS ROUTE 83 TO THE NORTH LINE OF BANK LANE AS DEDICATED PER DOCUMENT 2814414; THENCE EAST ALONG THE NORTH LINE OF SAID BANK LANE TO THE NORTHEAST CORNER OF SAID BANK LANE AS DEDICATED; THENCE SOUTH ALONG THE EAST LINE OF SAID BANK LANE AS DEDICATED TO THE NORTH LINE OF LOT 3 IN SEIGLE'S RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2814414; THENCE EAST TO THE NORTHEAST CORNER OF LAST SAID LOT 3; THENCE SOUTH TO SOUTHEAST CORNER OF LAST SAID LOT 3; THENCE WEST TO THE EAST LINE OF A 49.00 FOOT WIDE PUBLIC INGRESS AND EGRESS EASEMENT PER DOCUMENT 2814414; THENCE SOUTH ALONG THE EAST LINE OF LAST SAID 49.00 FOOT WIDE PUBLIC INGRESS AND EGRESS EASEMENT AND SOUTHERLY EXTENTION TO THE EASTLERY EXTENSION OF THE SOUTH LINE OF A PUBLIC INGRESS AND EGRESS EASEMENT PER DOCUMENT 2961461; THENCE WEST ALONG THE SOUTH LINE OF SAID PUBLIC INGRESS AND EGRESS EASEMENT PER DOCUMENT 2961461 TO THE EAST LINE OF ILLINOIS ROUTE 83; THENCE SOUTHERLY ALONG THE EAST LINE OF ILLINOIS ROUTE 83 TO THE NORTH LINE OF LOT 1 IN BUFFALO GROVE CENTER SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2166162; THENCE EAST TO THE NORTHEAST CORNER OF LAST SAID LOT 1; THENCE SOUTHERLY ALONG THE EAST LINE OF LAST SAID LOT 1 TO THE NORTH LINE OF LAKE-COOK ROAD; THENCE EASTERLY ALONG THE NORTH LINE OF LAKE-COOK ROAD, BEING A CURVE CONCAVE

SOUTHERLY HAVING A RADIUS OF 2,356.83 FEET TO A LINE THAT IS RADIAL AND EMINATING FROM A POINT THAT IS AT THE INTERSECTION OF THE SOUTH LINE OF LAKE-COOK ROAD AND THE EAST LINE OF WEILAND ROAD, SAID POINT BEING 16.41 FEET EASTERLY OF (AS MEASURED ON THE ARC OF A 2,226.83 FOOT RADIUS CURVE) THE MOST NORTHERLY NORTHWEST CORNER OF LOT 2 IN SCHWIND SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 3039568 IN LAKE COUNTY, ILLINOIS; THENCE SOUTHERLY ALONG LAST SAID RADIAL LINE TO THE SAID INTERSECTION OF THE EAST LINE OF WEILAND ROAD AND THE SOUTH LINE OF LAKE-COOK ROAD; THENCE SOUTHERLY ALONG THE EAST LINE OF WEILAND ROAD TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33, BEING ALSO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID LINE BEING THE COMMON LINE BETWEEN LAKE AND COOK COUNTY, ILLINOIS; THENCE WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33 TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 33, THENCE WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33 FOR 326.10 FEET TO THE WESTERLY LINE OF WARRANTY DEED RECORDED AUGUST 10, 1999 AS DOCUMENT NUMBER 99759241, IN COOK COUNTY, ILLINOIS; THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE OF LAST SAID WARRANTY DEED AND EXTENSION THEREOF TO THE SOUTHWESTERLY LINE OF ILLINOIS ROUTE 83; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF ILLINOIS ROUTE 83 TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN SAID LINE BEING THE COMMON LINE BETWEEN LAKE AND COOK COUNTY, ILLINOIS; THENCE CONTINUING NORTHWESTERLY ALONG THE WESTERLY LINE OF ILLINOIS ROUTE 83 TO THE SOUTH LINE OF LAKE-COOK ROAD; THENCE WESTERLY AND SOUTHWESTERLY ALONG THE SOUTH LINE OF LAKE-COOK ROAD TO A SOUTHEASTERLY JOG IN SAID SOUTH LINE OF LAKE-COOK ROAD; THENCE SOUTHEASTERLY ALONG A LINE PERPENDICULAR TO THE CENTERLINE OF LAKE-COOK ROAD FOR 1.55 FEET, MORE OR LESS, TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN SAID LINE BEING THE COMMON LINE BETWEEN LAKE AND COOK COUNTY, ILLINOIS; THENCE CONTINUING SOUTHEASTERLY ALONG A LINE PERPENDICULAR TO THE CENTERLINE OF LAKE-COOK ROAD FOR 5.46 FEET, MORE OR LESS, TO A BEND IN SAID SOUTH LINE OF LAKE-COOK ROAD; THENCE WESTERLY AND SOUTHWESTERLY ALONG THE SOUTH LINE OF LAKE-COOK ROAD TO THE WEST LINE OF LOT 1 IN STAMELO'S SUBDIVISION ACCORDING TO PLAT THEREOF RECORDED AS DOCUMENT 98735799, IN COOK COUNTY, ILLINOIS; THENCE SOUTHERLY 30.39 FEET, MORE OR LESS, TO THE BOUNDARY OF LAND'S DESCRIBED IN TRUSTEE'S DEED RECORDED AS DOCUMENT 99868810, IN COOK COUNTY, ILLINOIS; THENCE SOUTHEASTERLY 63.00 FEET, MORE OR LESS, TO A BEND IN LAST SAID DEED LINE; THENCE EASTERLY TO THE INTERSECTION OF THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF WARRANTY DEED AS DOCUMENT 90052284; THENCE SOUTHEASTERLY ALONG LAST SAID WARRANTY DEED LINE TO THE INTERSECTION OF THE SOUTHEASTERLY DEED LINE AS DOCUMENT 99868810; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID DEED LINE PER DOCUMENT 99868810, AND THE SOUTHWESTERLY EXTENSION, TO THE WEST LINE OF BUFFALO GROVE ROAD; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF BUFFALO GROVE ROAD TO A BEND IN THE WESTERLY LINE OF BUFFALO GROVE ROAD; THENCE NORTHWESTERLY ALONG

THE WESTERLY LINE OF BUFFALO GROVE ROAD, 40.16 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF LAKE-COOK ROAD; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF LAKE-COOK ROAD, 88.65 FEET, MORE OR LESS, TO THE MOST NORTHERLY CORNER OF BUFFALO CREEK CONDOMINIUMS ACCORDING TO DOCUMENT 0817216000 ; THENCE SOUTHWESTERLY AND SOUTHEASTERLY ALONG THE EXTERIOR BOUNDARY OF LAST SAID BUFFALO CREEK CONDOMINIUMS TO THE NORTHEASTERLY EXTENSION OF THE NORTHWESTERLY (REAR) LINE OF LOTS 10 THROUGH 18 IN BUFFALO GROVE UNIT NO. 1 ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 16862056, IN COOK COUNTY, ILLINOIS; THENCE SOUTHWESTERLY ALONG LAST SAID NORTHWESTERLY (REAR) LINE OF LOTS 10 THROUGH 18, TO THE NORTHEAST CORNER OF LOT 75 IN BUFFALO GROVE UNIT NO. 2 ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 17251866, IN COOK COUNTY, ILLINOIS; THENCE SOUTHWESTERLY TO THE NORTHWEST CORNER OF LAST SAID LOT 75; THENCE WESTERLY TO THE NORTHEAST CORNER OF LOT 83 IN SAID BUFFALO GROVE UNIT NO. 2; THENCE SOUTHWESTERLY TO THE NORTHWEST CORNER OF LAST SAID LOT 83; THENCE SOUTHERLY ALONG THE WEST (REAR) LINE OF LOTS 83 THROUGH 88 IN SAID BUFFALO GROVE UNIT NO. 2, TO THE SOUTHWEST CORNER OF LOT 88 IN SAID BUFFALO GROVE UNIT NO. 2; THENCE WEST, NORTHWEST AND NORTH ALONG THE REAR LOT LINES OF LOT 90 THROUGH 114 IN SAID BUFFALO GROVE UNIT NO. 2, TO THE SOUTH LINE OF LAKE-COOK ROAD; THENCE WEST ALONG THE SOUTH LINE OF LAKE-COOK ROAD TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 1 IN BUFFALO GROVE BUSINESS PARK UNIT 11 ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 89160156, IN COOK COUNTY, ILLINOIS; THENCE NORTHERLY TO THE MOST EASTERLY NORTHEAST CORNER OF LAST SAID LOT 1 IN BUFFALO GROVE BUSINESS PARK UNIT 11; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID BUFFALO GROVE BUSINESS PARK UNIT 11 TO THE MOST NORTHERLY CORNER OF SAID BUFFALO GROVE BUSINESS PARK UNIT 11, BEING THE MOST EASTERLY CORNER OF BUFFALO GROVE BUSINESS PARK UNIT 9, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 88504177, IN COOK COUNTY, ILLINOIS; THENCE NORTHWESTERLY ALONG THE NORTHEAST LINE OF LOT 2 TO THE COMMON CORNER OF LOT 1 AND 2 IN SAID BUFFALO GROVE BUSINESS PARK UNIT 9, BEING THE COMMON LINE BETWEEN LAKE AND COOK COUNTY, ILLINOIS; THENCE NORTHWESTERLY ALONG THE NORTHEAST LINE OF LOT 1 TO THE MOST NORTHERLY CORNER OF SAID BUFFALO GROVE BUSINESS PARK UNIT 9; THENCE SOUTHWESTERLY ALONG THE NORTHWEST LINE OF LOT 1 IN SAID BUFFALO GROVE BUSINESS PARK UNIT 9 AND EXTENSION THEREOF TO THE SOUTHERLY LINE OF WEIDNER ROAD; THENCE WESTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF WEIDNER ROAD TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE SOUTH ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32 AND THE SOUTHERLY EXTENSION THEREOF, ACROSS THE COMMON LINE BETWEEN LAKE AND COOK COUNTY, ILLINOIS; TO THE SOUTH LINE OF LAKE-COOK ROAD; THENCE WEST ALONG THE SOUTH LINE OF LAKE-COOK ROAD TO THE NORTHEAST CORNER OF LOT 1 IN HARRIS RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 24799203, IN COOK COUNTY, ILLINOIS; THENCE SOUTH TO THE MOST EASTERLY SOUTHEAST CORNER OF LOT 2 IN BURDEEN'S RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 1233139116, IN COOK COUNTY, ILLINOIS; THENCE WESTERLY ALONG THE SOUTH LINE OF LAST SAID LOT 2 TO THE SOUTHWEST CORNER OF LOT 2 IN SAID BURDEEN'S RESUBDIVISION; THENCE WEST ALONG

A LINE PERPENDICULAR TO THE WEST LINE OF LAST SAID LOT 2 TO THE WEST LINE OF ARLINGTON HEIGHTS ROAD; THENCE NORTH ALONG THE WEST LINE OF ARLINGTON HEIGHTS ROAD TO THE SOUTH LINE OF LAKE-COOK ROAD; THENCE NORTHERLY TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS, EXCEPT THE FOLLOWING 2 EXCEPTIONS (EXCEPT THEREFROM THE FOLLOWING: LOT 1 IN MAIORIELLO'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED JUNE 28, 1995 AS DOCUMENT 3688967 IN LAKE COUNTY, ILLINOIS AND ALSO EXCEPT ALL THAT PART OF TURNBERRY OF BUFFALO GROVE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: PART OF LOT 1 IN TURNBERRY, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR TURNBERRY OF BUFFALO GROVE CONDOMINIUM, RECORDED NOVEMBER 18, 2004 IN LAKE COUNTY, ILLINOIS AS DOCUMENT NUMBER 5685372) ALSO (EXCEPT LOT 1 IN BURDEEN'S RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 1233139116, IN COOK COUNTY, ILLINOIS).

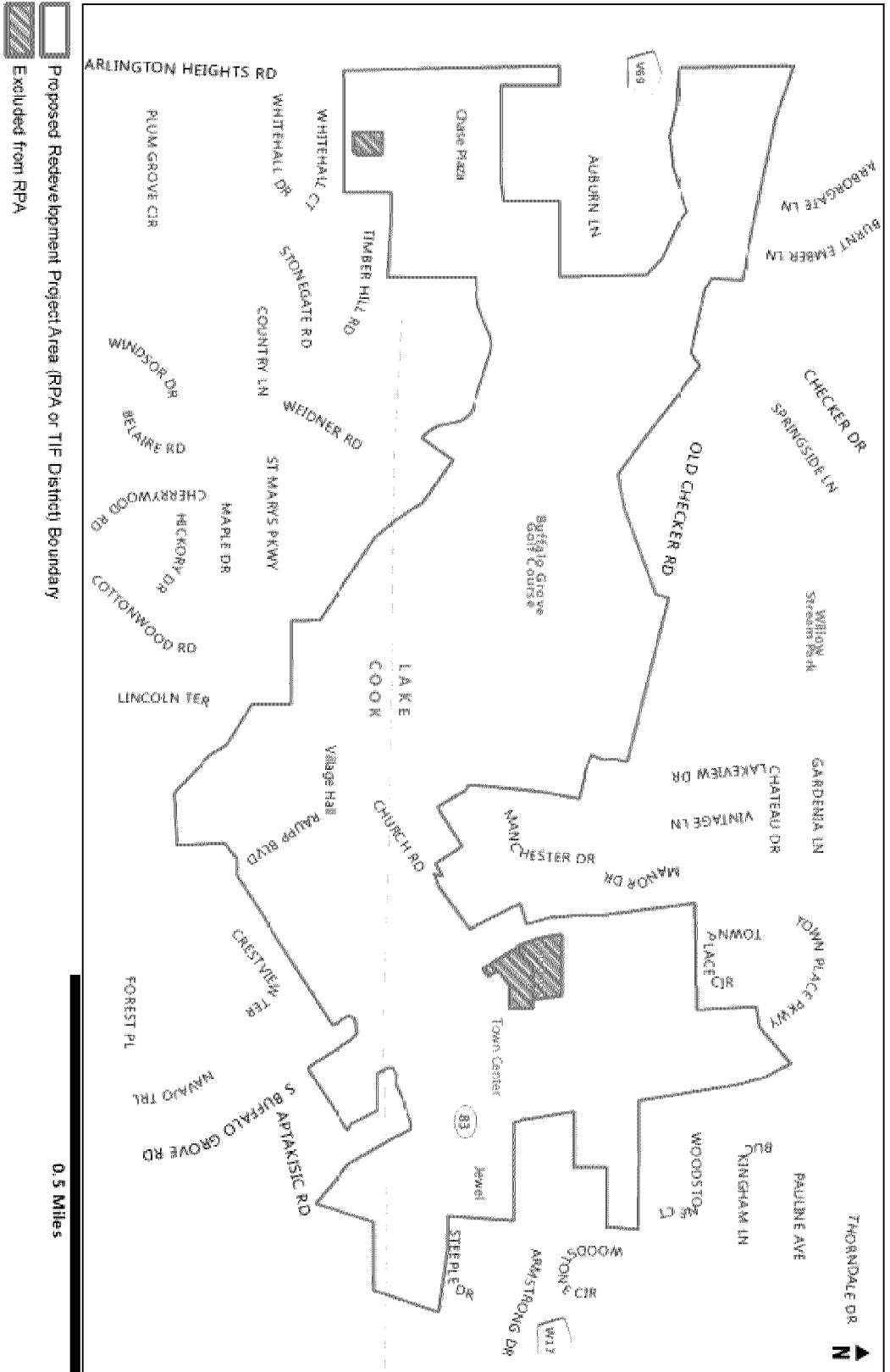
COMMON BOUNDARY DESCRIPTION

Generally described as follows: Arlington Heights Road on the west.
McHenry Road to the east, Old Checker Road to the north, and Lake Cook Road to the south

Property Index Numbers (PINs)

1532300003	1533300106	1533304267
1532300006	1533300107	1533304268
1532300007	1533301023	1533305002
1532300015	1533301025	1533305003
1532300016	1533301039	1533309003
1532308001	1533301076	1533309004
1532308002	1533301077	1533309005
1532308004	1533301079	0304100025
1532308007	1533301148	0305201041
1532308017	1533301170	0305201042
1532308018	1533301171	0305201038
1532308019	1533301172	0304100011
1532308020	1533301173	0304102004
1532308021	1533301174	0304100001
1532309001	1533301175	0304100024
1532310003	1533301177	0304101003
1532310004	1533301178	0305200009
1532400007	1533301179	0304100006
1532400008	1533301180	0305201037
1532400016	1533302013	0305122045
1532405001	1533302014	0305122042
1533300051	1533302015	0304100015
1533300053	1533302017	0304100020
1533300057	1533302019	0304102003
1533300063	1533303001	0304101004
1533300065	1533304001	
1533300067	1533304003	
1533300087	1533304028	
1533300088	1533304029	
1533300089	1533304088	
1533300091	1533304113	
1533300092	1533304114	
1533300095	1533304115	
1533300096	1533304117	
1533300097	1533304160	
1533300098	1533304161	
1533300099	1533304162	
1533300100	1533304164	
1533300101	1533304165	
1533300103	1533304209	
1533300104	1533304212	
1533300105	1533304223	

Proposed 2020 Buffalo Grove Lake Cook Road Redevelopment Project Area



DRAFT



Ordinance No. O-2020-58 : Approve an Ordinance Adopting Tax Increment Allocation Financing for the Buffalo Grove Lake Cook Road TIF District Redevelopment Project Area

Recommendation of Action

Staff recommends approval.

The attached Ordinance is required once the Village Board approves the Ordinance adopting the Lake Cook Road TIF District. This Ordinance adopts Tax Increment Allocation Financing and directs the counties to remit incremental taxes to the Village.

ATTACHMENTS:

- BOT Memo (DOCX)
- Ordinance (DOC)

Trustee Liaison
Smith

Staff Contact
Chris Stilling, Community Development

Monday, July 20, 2020

VILLAGE OF BUFFALO GROVE



DATE: July 16, 2020

TO: Dane Bragg, Village Manger

FROM: Christopher Stilling, Deputy Village Manager

SUBJECT: Ordinance Adopting Tax Increment Allocation Financing for the 2020 Buffalo Grove Lake Cook Road TIF District

BACKGROUND

The attached Ordinance is required once the Village Board approves the Ordinance adopting the Lake Cook Road TIF District. This Ordinance adopts Tax Increment Allocation Financing and directs the counties to remit incremental taxes to the Village.

STAFF RECOMMENDATION

Staff recommends that Village Board approve the attached Ordinance adopting Tax Increment Allocation Financing for the 2020 Buffalo Grove Lake Cook Road TIF District.

ORDINANCE 2020-_____

**AN ORDINANCE OF THE VILLAGE OF BUFFALO GROVE, COOK AND LAKE
COUNTIES, ILLINOIS, ADOPTING TAX INCREMENT ALLOCATION FINANCING
FOR THE FOR THE 2020 BUFFALO GROVE LAKE COOK ROAD TIF DISTRICT
REDEVELOPMENT PROJECT AREA**

WHEREAS, it is desirable and for the best interests of the citizens of Buffalo Grove, Cook and Lake Counties, Illinois ("Buffalo Grove") for Buffalo Grove to adopt tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code, as amended ("Act"); and

WHEREAS, Buffalo Grove has heretofore approved a redevelopment plan and project (Plan and Project) as required by the Act by passage of an ordinance and has heretofore designated a redevelopment project area (Area) as required by the Act by the passage of an ordinance and has otherwise complied with all other conditions precedent required by the Act;

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. Tax Increment Financing Adopted. Tax increment allocation financing is hereby adopted to pay redevelopment project costs as defined in the Act and as set forth in the Plan and Project within the Area as described in Exhibit A attached hereto and incorporated herein as if set out in full by this reference. The street location (as near as practicable) for the Area and the Area are described and depicted in Exhibit A attached hereto and incorporated herein as if set out in full by this reference.

Section 2. Allocation of Ad Valorem Taxes. Pursuant to the Act, the ad valorem taxes, if any, arising from the levies upon taxable real property in the Area by taxing districts and tax rates determined in the manner provided in Section 11-74.4-9 (c) of the Act each year after the effective date of this ordinance until the Project costs and obligation issued in respect thereto have been paid shall be divided as follow:

- a. That portion of taxes levied upon each taxable lot, block, tract, or parcel of real property that is attributable to the lower of the current equalized assessed value of the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the Area shall be allocated to and when collected shall be paid by the county collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.
- b. That portion, if any, of such taxes that is attributable to the increase in the current equalized assessed valuation of each lot, block, tract or parcel of real property in the Area over and above the initial equalizes assessed value of each property in the Area shall be allocated to and when collected shall be paid to the municipal

treasurer, who shall deposit said taxes into a special fund, hereby created, and designated the "2020 Buffalo Grove Road Lake Cook Road TIF District Redevelopment Project Area Special Tax Allocation Fund" of Buffalo Grove and such taxes shall be used for the purpose of paying Project costs and obligation incurred in the payment thereof.

Section 3. Invalidity of Any Section. If any section, paragraph, or provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provisions shall not affect any of the remaining provisions of this ordinance.

Section 4. Superseder and Effective Date. All ordinances, resolutions, motions or orders in conflict herewith shall be and the same hereby are, repealed to the extent of such conflict, and this ordinance shall be in full force and effect immediately upon its passage by the Corporate Authorities and approval as provided by law.

Dated this ____ day of _____, 2020.

Adopted by a roll call vote as follows:

AYES:

NAYS:

ABSENT AND NOT VOTING:

Beverly Sussman
Village President

PASSED: _____

APPROVED: _____

ATTEST:

Janet Sirabian
Village Clerk

Exhibit A
THE 2020 BUFFALO GROVE ROAD AND LAKE COOK ROAD REDEVELOPMENT
PROJECT AREA

LAKE AND COOK COUNTY

THAT PART OF SECTION 31, 32 AND 33, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS AND SECTIONS 4, 5 AND 6, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 31 AND THE WEST LINE OF ARLINGTON HEIGHTS ROAD EXTENDED SOUTH; THENCE NORTH ALONG THE WEST LINE OF ARLINGTON HEIGHTS ROAD TO THE WEST EXTENSION OF THE NORTH LINE OF LOT 1 IN BUFFALO GROVE BUSINESS PARK RESUBDIVISION NO. 1 ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2459114; THENCE EAST ALONG LAST SAID NORTH LINE TO THE EAST LINE OF SAID ARLINGTON HEIGHTS ROAD; THENCE SOUTH ALONG LAST SAID EAST LINE TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE EAST ALONG THE SOUTH LINE OF LOT 1 AND 2 IN BUFFALO GROVE BUSINESS PARK RESUBDIVISION NO. 1 AND THE SOUTH LINE OF LOT 2 IN BUFFALO GROVE BUSINESS PARK UNIT 5 ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2367217 TO THE SOUTHEAST CORNER OF LOT 2 IN SAID BUFFALO GROVE BUSINESS PARK UNIT 5; THENCE NORTH TO THE NORTHEAST CORNER OF LOT 2 IN SAID BUFFALO GROVE BUSINESS PARK UNIT 5; THENCE EAST ALONG THE NORTH LINE OF LOT 1 IN SAID BUFFALO GROVE BUSINESS PARK UNIT 5 TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE NORTH ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 32 TO THE SOUTHEAST CORNER OF LOT 2 IN LEXINGTON GLEN SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2190927; THENCE WESTERLY ALONG THE SOUTH LINE (LINES) OF LOT 2 IN SAID LEXINGTON GLEN SUBDIVISION AND THE WESTERLY EXTENSION OF SAID SOUTH LINE OF LOT 2 TO THE WEST LINE OF ARLINGTON HEIGHTS ROAD; THENCE NORTH ALONG THE WEST LINE OF ARLINGTON HEIGHTS ROAD TO THE WESTERLY EXTENSION OF THE NORTH LINE OF CHECKER ROAD IN SAID SECTION 32; THENCE EASTERLY ALONG THE NORTH LINE OF CHECKER ROAD TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE SOUTH ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32 TO THE SOUTHWEST CORNER OF LOT 1 IN ROSEGLEN SUBDIVISION PHASE 2 ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 3594386; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID ROSEGLEN SUBDIVISION PHASE 2 TO THE SOUTHEAST CORNER OF OUTLOT A IN SAID ROSEGLEN SUBDIVISION PHASE 2; THENCE NORTHEASTERLY TO THE COMMON CORNER OF SAID ROSEGLEN SUBDIVISION PHASE 2 AND ROSEGLEN SUBDIVISION PHASE 1 ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 3594385; THENCE SOUTHEAST, EAST AND NORTHEAST ALONG THE SOUTHERLY LINE OF SAID ROSEGLEN SUBDIVISION PHASE 1 TO THE MOST EASTERLY CORNER OF SAID ROSEGLEN SUBDIVISION PHASE 1, SAID CORNER BEING AT THE CENTERLINE OF CHECKER ROAD; THENCE NORTHERLY ALONG LINE PERPENDICULAR TO THE NORTH LINE OF CHECKER ROAD TO THE NORTH LINE OF CHECKER ROAD; THENCE EASTERLY ALONG THE NORTH LINE OF CHECKER ROAD TO THE MOST SOUTHERLY SOUTHEAST

CORNER OF LOT 61 IN VINTAGE OF BUFFALO GROVE SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2451381; THENCE SOUTHERLY ALONG A LINE THAT IS PERPENDICULAR TO THE NORTH LINE OF CHECKER ROAD FOR 250 FEET; THENCE EASTERLY ALONG A LINE PARALLEL WITH THE NORTH LINE OF CHECKER ROAD TO THE WEST LINE OF MANCHESTER GREENS PHASE I SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2858473; THENCE SOUTHERLY AND EASTERLY ALONG THE EXTERIOR BOUNDARY OF SAID MANCHESTER GREENS PHASE I AND MANCHESTER GREENS PHASE II SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 3404864 TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 32, SAID POINT BEING AT THE NORTH LINE OF CHURCH ROAD; THENCE NORTHEASTERLY ALONG THE NORTH LINE OF CHURCH ROAD AS DEDICATED PER DOCUMENT 1396884 TO THE SOUTHWEST CORNER OF LOT 5 IN WEIDNER'S RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 1396884; THENCE NORTHERLY ALONG THE WEST (REAR) LINES OF LOTS 5, 4 AND 3 IN SAID WEIDNER'S RESUBDIVISION TO THE NORTHWEST CORNER OF LAST SAID LOT 3; THENCE NORTHEASTERLY TO THE NORTHEAST CORNER OF LOT 3 IN SAID WEIDNER'S RESUBDIVISION, BEING AT THE WEST LINE OF BUFFALO GROVE ROAD; THENCE NORTH ALONG THE WEST LINE OF BUFFALO GROVE ROAD TO THE WESTERLY EXTENSION OF THE NORTH LINE OF BUFFALO GROVE TOWN CENTER UNIT 3 SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2898129; THENCE EAST ALONG THE NORTH LINE OF SAID BUFFALO GROVE TOWN CENTER UNIT 3 SUBDIVISION TO THE NORTHEAST CORNER OF LOT 5 IN SAID BUFFALO GROVE TOWN CENTER UNIT 3 SUBDIVISION; THENCE NORTH, EAST AND NORTHEAST ALONG THE EXTERIOR BOUNDARY OF BUFFALO GROVE TOWN CENTER UNIT 8 SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 4173676 TO THE MOST NORTHERLY NORTHEAST CORNER OF LOT 3 IN SAID BUFFALO GROVE TOWN CENTER UNIT 8 SUBDIVISION, SAID CORNER BEING ON THE WESTERLY LINE OF ILLINOIS ROUTE 83; THENCE NORTHEASTERLY ALONG A LINE THAT IS RADIAL TO THE CENTERLINE CURVE OF ILLINOIS ROUTE 83 TO THE EAST LINE OF ILLINOIS ROUTE 83; THENCE SOUTHERLY ALONG THE EAST LINE OF ILLINOIS ROUTE 83 TO THE NORTH LINE OF BANK LANE AS DEDICATED PER DOCUMENT 2814414; THENCE EAST ALONG THE NORTH LINE OF SAID BANK LANE TO THE NORTHEAST CORNER OF SAID BANK LANE AS DEDICATED; THENCE SOUTH ALONG THE EAST LINE OF SAID BANK LANE AS DEDICATED TO THE NORTH LINE OF LOT 3 IN SEIGLE'S RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2814414; THENCE EAST TO THE NORTHEAST CORNER OF LAST SAID LOT 3; THENCE SOUTH TO SOUTHEAST CORNER OF LAST SAID LOT 3; THENCE WEST TO THE EAST LINE OF A 49.00 FOOT WIDE PUBLIC INGRESS AND EGRESS EASEMENT PER DOCUMENT 2814414; THENCE SOUTH ALONG THE EAST LINE OF LAST SAID 49.00 FOOT WIDE PUBLIC INGRESS AND EGRESS EASEMENT AND SOUTHERLY EXTENTION TO THE EASTLERY EXTENSION OF THE SOUTH LINE OF A PUBLIC INGRESS AND EGRESS EASEMENT PER DOCUMENT 2961461; THENCE WEST ALONG THE SOUTH LINE OF SAID PUBLIC INGRESS AND EGRESS EASEMENT PER DOCUMENT 2961461 TO THE EAST LINE OF ILLINOIS ROUTE 83; THENCE SOUTHERLY ALONG THE EAST LINE OF ILLINOIS ROUTE 83 TO THE NORTH LINE OF LOT 1 IN BUFFALO GROVE CENTER SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2166162; THENCE EAST TO THE NORTHEAST CORNER OF LAST SAID LOT 1; THENCE SOUTHERLY ALONG THE EAST LINE OF LAST SAID LOT 1 TO THE NORTH LINE OF LAKE-COOK ROAD; THENCE EASTERLY ALONG THE NORTH LINE OF LAKE-COOK ROAD, BEING A CURVE CONCAVE

SOUTHERLY HAVING A RADIUS OF 2,356.83 FEET TO A LINE THAT IS RADIAL AND EMINATING FROM A POINT THAT IS AT THE INTERSECTION OF THE SOUTH LINE OF LAKE-COOK ROAD AND THE EAST LINE OF WEILAND ROAD, SAID POINT BEING 16.41 FEET EASTERLY OF (AS MEASURED ON THE ARC OF A 2,226.83 FOOT RADIUS CURVE) THE MOST NORTHERLY NORTHWEST CORNER OF LOT 2 IN SCHWIND SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 3039568 IN LAKE COUNTY, ILLINOIS; THENCE SOUTHERLY ALONG LAST SAID RADIAL LINE TO THE SAID INTERSECTION OF THE EAST LINE OF WEILAND ROAD AND THE SOUTH LINE OF LAKE-COOK ROAD; THENCE SOUTHERLY ALONG THE EAST LINE OF WEILAND ROAD TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33, BEING ALSO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID LINE BEING THE COMMON LINE BETWEEN LAKE AND COOK COUNTY, ILLINOIS; THENCE WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33 TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 33, THENCE WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33 FOR 326.10 FEET TO THE WESTERLY LINE OF WARRANTY DEED RECORDED AUGUST 10, 1999 AS DOCUMENT NUMBER 99759241, IN COOK COUNTY, ILLINOIS; THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE OF LAST SAID WARRANTY DEED AND EXTENSION THEREOF TO THE SOUTHWESTERLY LINE OF ILLINOIS ROUTE 83; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF ILLINOIS ROUTE 83 TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN SAID LINE BEING THE COMMON LINE BETWEEN LAKE AND COOK COUNTY, ILLINOIS; THENCE CONTINUING NORTHWESTERLY ALONG THE WESTERLY LINE OF ILLINOIS ROUTE 83 TO THE SOUTH LINE OF LAKE-COOK ROAD; THENCE WESTERLY AND SOUTHWESTERLY ALONG THE SOUTH LINE OF LAKE-COOK ROAD TO A SOUTHEASTERLY JOG IN SAID SOUTH LINE OF LAKE-COOK ROAD; THENCE SOUTHEASTERLY ALONG A LINE PERPENDICULAR TO THE CENTERLINE OF LAKE-COOK ROAD FOR 1.55 FEET, MORE OR LESS, TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN SAID LINE BEING THE COMMON LINE BETWEEN LAKE AND COOK COUNTY, ILLINOIS; THENCE CONTINUING SOUTHEASTERLY ALONG A LINE PERPENDICULAR TO THE CENTERLINE OF LAKE-COOK ROAD FOR 5.46 FEET, MORE OR LESS, TO A BEND IN SAID SOUTH LINE OF LAKE-COOK ROAD; THENCE WESTERLY AND SOUTHWESTERLY ALONG THE SOUTH LINE OF LAKE-COOK ROAD TO THE WEST LINE OF LOT 1 IN STAMELO'S SUBDIVISION ACCORDING TO PLAT THEREOF RECORDED AS DOCUMENT 98735799, IN COOK COUNTY, ILLINOIS; THENCE SOUTHERLY 30.39 FEET, MORE OR LESS, TO THE BOUNDARY OF LAND'S DESCRIBED IN TRUSTEE'S DEED RECORDED AS DOCUMENT 99868810, IN COOK COUNTY, ILLINOIS; THENCE SOUTHEASTERLY 63.00 FEET, MORE OR LESS, TO A BEND IN LAST SAID DEED LINE; THENCE EASTERLY TO THE INTERSECTION OF THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF WARRANTY DEED AS DOCUMENT 90052284; THENCE SOUTHEASTERLY ALONG LAST SAID WARRANTY DEED LINE TO THE INTERSECTION OF THE SOUTHEASTERLY DEED LINE AS DOCUMENT 99868810; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID DEED LINE PER DOCUMENT 99868810, AND THE SOUTHWESTERLY EXTENSION, TO THE WEST LINE OF BUFFALO GROVE ROAD; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF BUFFALO GROVE ROAD TO A BEND IN THE WESTERLY LINE OF BUFFALO GROVE ROAD; THENCE NORTHWESTERLY ALONG

THE WESTERLY LINE OF BUFFALO GROVE ROAD, 40.16 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF LAKE-COOK ROAD; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF LAKE-COOK ROAD, 88.65 FEET, MORE OR LESS, TO THE MOST NORTHERLY CORNER OF BUFFALO CREEK CONDOMINIUMS ACCORDING TO DOCUMENT 0817216000 ; THENCE SOUTHWESTERLY AND SOUTHEASTERLY ALONG THE EXTERIOR BOUNDARY OF LAST SAID BUFFALO CREEK CONDOMINIUMS TO THE NORTHEASTERLY EXTENSION OF THE NORTHWESTERLY (REAR) LINE OF LOTS 10 THROUGH 18 IN BUFFALO GROVE UNIT NO. 1 ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 16862056, IN COOK COUNTY, ILLINOIS; THENCE SOUTHWESTERLY ALONG LAST SAID NORTHWESTERLY (REAR) LINE OF LOTS 10 THROUGH 18, TO THE NORTHEAST CORNER OF LOT 75 IN BUFFALO GROVE UNIT NO. 2 ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 17251866, IN COOK COUNTY, ILLINOIS; THENCE SOUTHWESTERLY TO THE NORTHWEST CORNER OF LAST SAID LOT 75; THENCE WESTERLY TO THE NORTHEAST CORNER OF LOT 83 IN SAID BUFFALO GROVE UNIT NO. 2; THENCE SOUTHWESTERLY TO THE NORTHWEST CORNER OF LAST SAID LOT 83; THENCE SOUTHERLY ALONG THE WEST (REAR) LINE OF LOTS 83 THROUGH 88 IN SAID BUFFALO GROVE UNIT NO. 2, TO THE SOUTHWEST CORNER OF LOT 88 IN SAID BUFFALO GROVE UNIT NO. 2; THENCE WEST, NORTHWEST AND NORTH ALONG THE REAR LOT LINES OF LOT 90 THROUGH 114 IN SAID BUFFALO GROVE UNIT NO. 2, TO THE SOUTH LINE OF LAKE-COOK ROAD; THENCE WEST ALONG THE SOUTH LINE OF LAKE-COOK ROAD TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 1 IN BUFFALO GROVE BUSINESS PARK UNIT 11 ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 89160156, IN COOK COUNTY, ILLINOIS; THENCE NORTHERLY TO THE MOST EASTERLY NORTHEAST CORNER OF LAST SAID LOT 1 IN BUFFALO GROVE BUSINESS PARK UNIT 11; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID BUFFALO GROVE BUSINESS PARK UNIT 11 TO THE MOST NORTHERLY CORNER OF SAID BUFFALO GROVE BUSINESS PARK UNIT 11, BEING THE MOST EASTERLY CORNER OF BUFFALO GROVE BUSINESS PARK UNIT 9, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 88504177, IN COOK COUNTY, ILLINOIS; THENCE NORTHWESTERLY ALONG THE NORTHEAST LINE OF LOT 2 TO THE COMMON CORNER OF LOT 1 AND 2 IN SAID BUFFALO GROVE BUSINESS PARK UNIT 9, BEING THE COMMON LINE BETWEEN LAKE AND COOK COUNTY, ILLINOIS; THENCE NORTHWESTERLY ALONG THE NORTHEAST LINE OF LOT 1 TO THE MOST NORTHERLY CORNER OF SAID BUFFALO GROVE BUSINESS PARK UNIT 9; THENCE SOUTHWESTERLY ALONG THE NORTHWEST LINE OF LOT 1 IN SAID BUFFALO GROVE BUSINESS PARK UNIT 9 AND EXTENSION THEREOF TO THE SOUTHERLY LINE OF WEIDNER ROAD; THENCE WESTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF WEIDNER ROAD TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE SOUTH ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32 AND THE SOUTHERLY EXTENSION THEREOF, ACROSS THE COMMON LINE BETWEEN LAKE AND COOK COUNTY, ILLINOIS; TO THE SOUTH LINE OF LAKE-COOK ROAD; THENCE WEST ALONG THE SOUTH LINE OF LAKE-COOK ROAD TO THE NORTHEAST CORNER OF LOT 1 IN HARRIS RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 24799203, IN COOK COUNTY, ILLINOIS; THENCE SOUTH TO THE MOST EASTERLY SOUTHEAST CORNER OF LOT 2 IN BURDEEN'S RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 1233139116, IN COOK COUNTY, ILLINOIS; THENCE WESTERLY ALONG THE SOUTH LINE OF LAST SAID LOT 2 TO THE SOUTHWEST CORNER OF LOT 2 IN SAID BURDEEN'S RESUBDIVISION; THENCE WEST ALONG

A LINE PERPENDICULAR TO THE WEST LINE OF LAST SAID LOT 2 TO THE WEST LINE OF ARLINGTON HEIGHTS ROAD; THENCE NORTH ALONG THE WEST LINE OF ARLINGTON HEIGHTS ROAD TO THE SOUTH LINE OF LAKE-COOK ROAD; THENCE NORTHERLY TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS, EXCEPT THE FOLLOWING 2 EXCEPTIONS (EXCEPT THEREFROM THE FOLLOWING: LOT 1 IN MAIORIELLO'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED JUNE 28, 1995 AS DOCUMENT 3688967 IN LAKE COUNTY, ILLINOIS AND ALSO EXCEPT ALL THAT PART OF TURNBERRY OF BUFFALO GROVE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: PART OF LOT 1 IN TURNBERRY, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR TURNBERRY OF BUFFALO GROVE CONDOMINIUM, RECORDED NOVEMBER 18, 2004 IN LAKE COUNTY, ILLINOIS AS DOCUMENT NUMBER 5685372) ALSO (EXCEPT LOT 1 IN BURDEEN'S RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 1233139116, IN COOK COUNTY, ILLINOIS).

COMMON BOUNDARY DESCRIPTION

Generally described as follows: Arlington Heights Road on the west.
McHenry Road to the east, Old Checker Road to the north, and Lake Cook Road to the south

Property Index Numbers (PINs)

1532300003	1533300100	1533304115
1532300006	1533300101	1533304117
1532300007	1533300103	1533304160
1532300015	1533300104	1533304161
1532300016	1533300105	1533304162
1532308001	1533300106	1533304164
1532308002	1533300107	1533304165
1532308004	1533301023	1533304209
1532308007	1533301025	1533304212
1532308017	1533301039	1533304223
1532308018	1533301076	1533304267
1532308019	1533301077	1533304268
1532308020	1533301079	1533305002
1532308021	1533301148	1533305003
1532309001	1533301170	1533309003
1532310003	1533301171	1533309004
1532310004	1533301172	1533309005
1532400007	1533301173	0304100025
1532400008	1533301174	0305201041
1532400016	1533301175	0305201042
1532405001	1533301177	0305201038
1533300051	1533301178	0304100011
1533300053	1533301179	0304102004
1533300057	1533301180	0304100001
1533300063	1533302013	0304100024
1533300065	1533302014	0304101003
1533300067	1533302015	0305200009
1533300087	1533302017	0304100006
1533300088	1533302019	0305201037
1533300089	1533303001	0305122045
1533300091	1533304001	0305122042
1533300092	1533304003	0304100015
1533300095	1533304028	0304100020
1533300096	1533304029	0304102003
1533300097	1533304088	0304101004
1533300098	1533304113	
1533300099	1533304114	

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DRAFT



Resolution No. R-2020-36 : Approve an Inducement Resolution with Kensington Development for the Redevelopment of the Existing Town Center

Recommendation of Action

Staff recommends approval

Attached for the Village Board's consideration is an Inducement Resolution for the proposed redevelopment of Town Center located at the northwest corner of Lake Cook Road and Route 83. IM Kensington Development LLC has entered into a contract to purchase and redevelop the existing Town Center. The purpose of the Resolution is to allow Kensington to potentially be reimbursed for TIF eligible expenses, should the Lake Cook TIF be approved. This Resolution does not commit the Village to reimburse Kensington. Rather it allows for Kensington to seek reimbursement as part of a redevelopment agreement with the Village, which would be considered at a later date.

ATTACHMENTS:

- BOT Memo (DOCX)
- Inducement Resolution (DOC)
- Buffalo Grove Village Center Redevelopment (PDF)

Trustee Liaison
Smith

Staff Contact
Chris Stilling, Community Development

Monday, July 20, 2020

VILLAGE OF BUFFALO GROVE



DATE: July 16, 2020

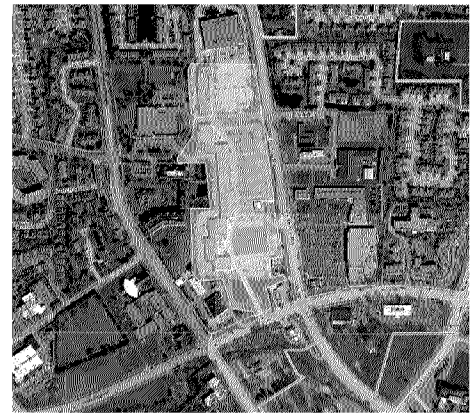
TO: Dane Bragg, Village Manager

FROM: Christopher Stilling, Deputy Village Manager

SUBJECT: Inducement Resolution- IM Kensington Development LLC

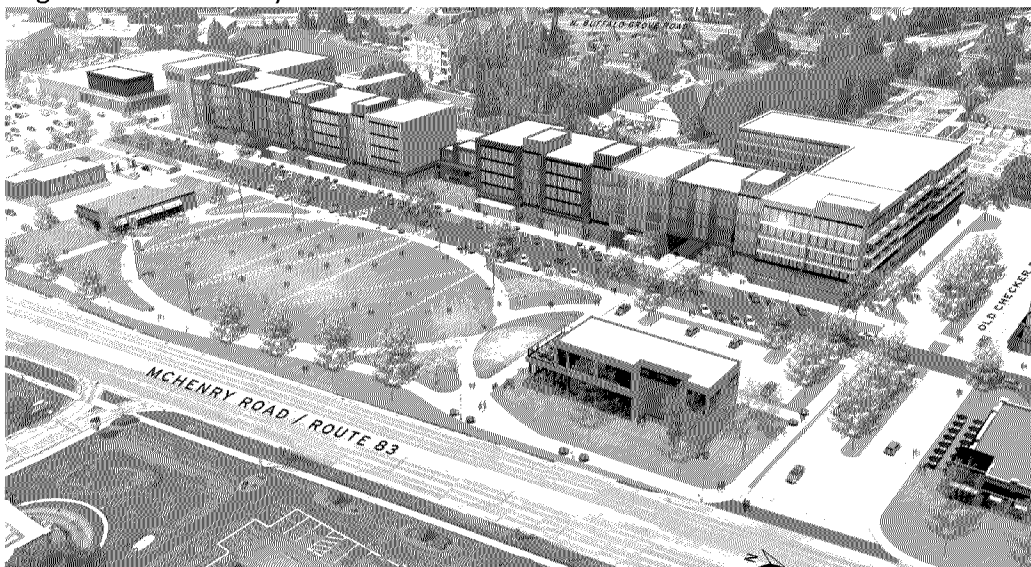
BACKGROUND

Attached for the Village Board's consideration is an Inducement Resolution for the proposed redevelopment of Town Center located at the northwest corner of Lake Cook Road and Route 83. IM Kensington Development LLC (Kensington) has entered into a contract to purchase and redevelop the existing Town Center. The purpose of the Resolution is to allow Kensington to potentially be reimbursed for TIF eligible expenses, should the Lake Cook TIF be approved. This Resolution does not commit the Village to reimburse Kensington. Rather it allows for Kensington to seek reimbursement as part of a redevelopment agreement with the Village, which would be considered at a later date. Representatives from Kensington will be at Monday's meeting to answer general questions.



PROPOSED PROJECT

While the proposed project is just at the beginning phases, Kensington's plan looks to redevelop the 20+ acre property with retail, restaurants and multi-family residential. The proposed project would look to implement the vision which was established through the Village's 2018 Lake Cook Corridor Plan. That Plan prioritizes the redevelopment of Town Center in Stage 1, due to its design and layout not being favorable for today's commercial tenants.



Conceptual rendering looking southwest from Route 83. Project includes a mix of retail, office and residential with first floor commercial

Attachment: BOT Memo (R-2020-36 : Approve an Inducement Resolution with Kensington Development)

Kensington has prepared a conceptual rendering of their proposed project. Information about prospective tenants is not available at this time. While the plan will evolve as they work through the Village's entitlement process and based on feedback from tenants, their concept could include:

- Several restaurants retail buildings along the Route 83 frontage
- A 30K-50K s.f. retail at the south along Lake Cook
- 4-5 story mixed use residential building with a parking deck. This building would include commercial and office uses on the first floor. The goal would be to develop a pedestrian friendly "Main Street" concept running north/south.
- A large greenspace & center gathering area would be provided along the Route 83 frontage to provide visibility to the commercial spaces on the first floor of the residential building.

At this time, Kensington just has a contract to purchase the Town Center property. The existing Boston Market, Burger King and Bowlero are not part of the redevelopment concept as they are separately owned parcels.

The proposed project furthers the goal of the Village 2018 Lake Cook Corridor plan which calls for the Town Center property to be into a vibrant, pedestrian friendly mixed use development. As the plan is still in the conceptual planning phases, certain elements such as roadway connections, setbacks, density, etc will be evaluated as part of the zoning process.

TIF REIMBURSEMENT

As noted, the purpose of the Resolution is to allow Kensington to potentially be reimbursed for TIF eligible expenses, should the Lake Cook TIF be approved. This Resolution does not commit the Village to reimburse Kensington. Rather it allows for them to seek reimbursement as part of a redevelopment agreement with the Village, which would be considered at a later date. Pursuant to the TIF Act, eligible reimbursements may include:

- Public infrastructure
- Land assemblage
- Site preparation
- Studies, surveys and plans
- Financing costs

Any reimbursement is subject to review and approval by the Village Board through a redevelopment agreement. That agreement will require Kensington to provide detailed specifics about eligible expenses which would be reviewed and evaluated by the Village. While Kensington has indicated that their overall investment and development costs will likely exceed \$100 million, specific details about reimbursements have not been provided.

NEXT STEPS

Kensington is still completing their initial due diligence for the project. The next steps will be for them to finalize a site plan. Once they develop their final plan, this matter will be brought back to the Village Board for review and referral to the Planning & Zoning Commission to work through the public hearing process. This will likely occur starting in late summer and run through the fall and winter. Projected construction could occur in Summer/Fall 2021.

STAFF RECOMMENDATION

Staff recommends that the Village Board approve the attached Inducement Resolution with IM Kensington Development LLC.

RESOLUTION NO. _____**RESOLUTION OF INDUCEMENT TO DEVELOP/
REDEVELOP CERTAIN PROPERTY IN THE
VILLAGE OF BUFFALO GROVE, ILLINOIS**

WHEREAS, the Village of Buffalo Grove, Cook County and Lake County, Illinois (the "Village") is a body politic and corporate, home rule unit of government under Section 6(a); Article VII of the 1970 Constitution of the State of Illinois and may exercise powers pertaining to its local government and affairs, and duly organized and existing under the laws of the State of Illinois; and

WHEREAS, pursuant to its powers and in accordance with the requirements of the Tax Increment Allocation Redevelopment Act of the State of Illinois, 65 ILCS 5/11-74.4-1, *et seq.*, as from time to time amended (the "*TIF Act*"), the President and Board of Trustees of the Village of Buffalo Grove (collectively, the "*Corporate Authorities*"), pursuant to Ordinance ____, ____, and ____, respectively, adopted on July 20, 2020, a redevelopment plan and project (the "*Redevelopment Plan*") setting forth a plan for the development, redevelopment and revitalization of the redevelopment project area; designated a redevelopment project area known as the 2020 Buffalo Grove Lake Cook Road TIF District Redevelopment Project Area (the "*Redevelopment Project Area*"); and adopted tax increment allocation financing for the Redevelopment Project Area; and,

WHEREAS, the Village has been informed by IM Kensington Development LLC (the "Developer"), that it intends to acquire certain property, as depicted on Exhibit A hereto, located within the Redevelopment Project Area (the "Subject Property"), and thereafter

substantially redevelop the Subject Property into a mixed use development (the "*Project*"); and,

WHEREAS, the Developer has informed the Village that the ability to acquire the Subject Property and undertake the Project thereon requires financial assistance from the Village for certain improvements that would be incurred in connection with the redevelopment, which costs would constitute "*Redevelopment Project Costs*" as such term as defined in the TIF act; and,

WHEREAS, the Developer would like to incur certain costs in connection with the Project prior to the consideration of an ordinance authorizing the execution of a redevelopment agreement between the Village and Developer pertaining to the Subject Property, wherein reimbursement for such costs may be considered between the parties subject to certain terms and conditions; and,

WHEREAS, the Developer desires such costs related to the Project to qualify for consideration as Redevelopment Project Costs that can be reimbursed utilizing tax increment financing, provided that such costs constitute Redevelopment Project Costs under the TIF Act; and,

WHEREAS, the Village is desirous of having the Subject Property renovated and redeveloped, and the Village believes that it is not economically feasible to do so, given the impediments to renovation which have prevented such reinvestment to date; and,

WHEREAS, the Site is in need of substantial reinvestment by private enterprise and such reinvestment is not reasonably anticipated without certain public assistance by the Village; and

WHEREAS, the Corporate Authorities find and hereby declare that it is in the best interests of the Village that Subject Property as depicted on Exhibit A attached hereto and made a part hereof be redeveloped; and

WHEREAS, this Resolution is intended to allow the Developer to incur certain costs relating to the Project that may be considered Redevelopment Project Costs, provided the Corporate Authorities, within their sole discretion, review and consider an ordinance authorizing the execution of a redevelopment agreement pertaining to the Subject Property with the Developer.

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE PRESIDENT AND VILLAGE BOARD OF TRUSTEES, COOK COUNTY AND LAKE COUNTY, ILLINOIS, AS FOLLOWS:

SECTION ONE: The foregoing recitals shall be and are hereby incorporated in this Section One as if said recitals were fully set forth herein.

SECTION TWO: The Corporate Authorities may consider expenditures that are "*Redevelopment Project Costs*", as such term is defined in the TIF Act, in connection with the Project incurred prior to the review and consideration of a redevelopment agreement with the Developer, or a successor or assignee of the Developer, to be expenditures that are eligible for reimbursement through the TIF Act to the extent the Project is in furtherance of the redevelopment Plan for the overall Redevelopment Project Area.

SECTION THREE: All undertakings of the Village set forth herein are specifically contingent upon the ability of the Village to determine, review and consider, within its discretion, a redevelopment agreement with the Developer, or a successor or assignee of the Developer, which provides for the redevelopment of the Subject Property in accordance with the terms and conditions to be negotiated between the parties.

SECTION FOUR: If any section, paragraph, clause or provisions of this Resolution shall be held invalid, thereof shall not affect any other provision of this resolution.

SECTION FIVE: This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

PASSED: This _____ day of July, 2020

AYES:_____ NAYS:_____ ABSENT:_____ PASS:_____

APPROVED by me this _____ day of July, 2020

Village President of the Village of Buffalo Grove

ATTESTED and FILED in the office of the Village Clerk this

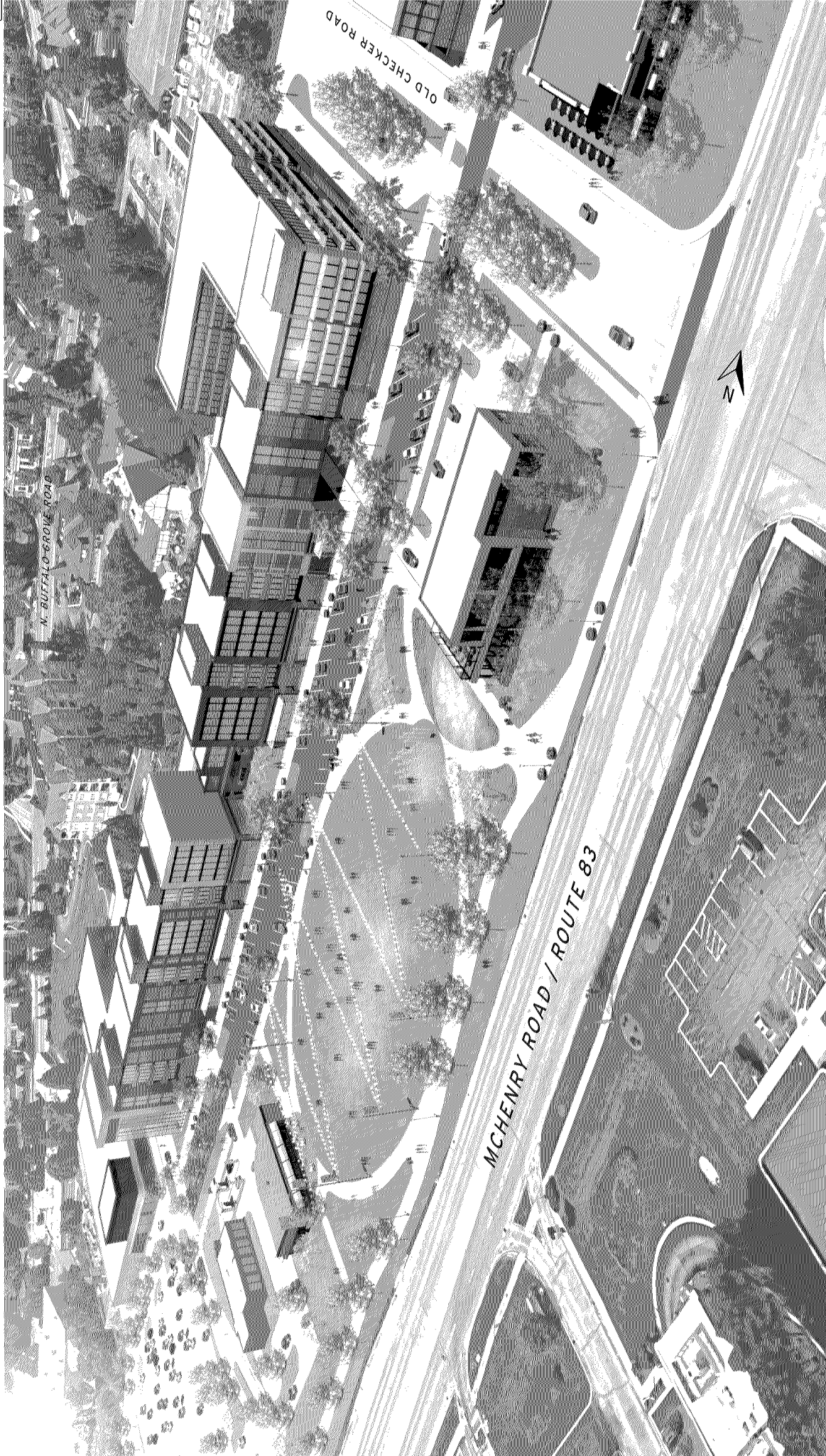
_____ day of _____, 2020

Village Clerk

EXHIBIT A

General Depiction of the Subject Property





CONCEPTUAL PLAN

BUFFALO GROVE VILLAGE CENTER REDEVELOPMENT

JULY 16, 2020





Action Item : Green Knolls/Gail Change Order

Recommendation of Action

Staff recommends approval.

Staff recommends an increase of \$60,000.00 in the awarded contract amount to Berger Excavating Contractors, Inc. This increase represents the addition of storm sewer improvements that is to be coordinated with permitted residential connections.

ATTACHMENTS:

- Berger Change Order Memo (DOCX)
- Change Order Determination (DOCX)
- 4798.049 EOPC - IFC Additional Work (PDF)

Trustee Liaison

Stein

Staff Contact

Kyle Johnson, Engineering

Monday, July 20, 2020	
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VILLAGE OF BUFFALO GROVE



MEMORANDUM

DATE: July 15, 2020
TO: Dane Bragg, Village Manager
FROM: Kyle Johnson, Civil Engineer II
SUBJECT: 2020 Green Knolls/Gail Street Reconstruction Change Order

Background

The 2020 Green Knolls/Gail Street Reconstruction Project was advertised for bids and opened on May 7th, 2020. The project was awarded to Berger Excavating Contractors, Inc. on May 18th, 2020 for the low bid plus a 5% owner's contingency in a total amount of \$1,835,587.43.

Following the award staff began working with residents along the project to coordinate sump pump connections within the project scope. Due to a long history of complaints and issues in the area, this was a secondary focus to the roadwork. Staff received an overwhelming amount of interest from residents, creating over 25 inquiries, which is nearly 25% of all residents on the project. Several others have histories pre-dating the project but did not inquire.

Unfortunately, due to COVID-19 many residents cannot commit the permit and private construction costs today due to their own economic hardships. However, the project is planned to create easy and accessible connections for all those with interest long-term. While the Village will incur these costs today, each connection is a \$1,200 permit fee (as approved at the December 2nd, 2019 Board of Trustees Meeting). Some costs are the Village's to endure, as some of the new storm sewer improvements using these funds are to help create capacity and function to allow for these residential connections.

Recommendation

The project was awarded with an owner's contingency of \$87,408.93, however the total additional estimated costs are \$138,454.73. Staff recommends an increase of \$60,000.00 to the Berger Excavating Contractors contract to make the additional storm sewer improvements and mitigate any unforeseen issues with their installation.

VILLAGE OF
BUFFALO GROVE



DATE: June 30, 2020
TO: Clerk's File
FROM: Dane Bragg, Village Manager
SUBJECT: Green Knolls/Gail Street Improvement Project

I, Dane Bragg, Village Manager of the Village of Buffalo Grove, pursuant to being authorized as a designee by the Village Board of the Village of Buffalo Grove and after reviewing the facts presented to me by staff, as shown on Change Order #1, do hereby determine that the change due the addition of storm sewer is in the best interests of the Village.

Attachment: Change Order Determination (Green Knolls/Gail Change Order)

ENGINEER'S OPINION OF PROBABLE COST
2020 GREEN KNOLLS/GAIL STREET RECONSTRUCTION
Green Knolls Drive, Gail Drive & Fremont Way
Village of Buffalo Grove
GHA Project #: 4798.051

625 Forest Edge Drive, Vernon Hills, IL 60061

TEL 847.478.9700 ■ FAX 847.478.9701

www.gha-engineers.com

Date: 6/25/2020

Prepared by: Julie Roberts, PE

Checked by: Brian Wesolowski, PE

Additional Work EOPC

ITEM NO	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	VALUE
11	INLET FILTERS	4.0	EA	\$185.00	\$740.00
19	PORTLAND CEMENT CONCRETE DRIVEWAY PAVEMENT, 6 INCH	40.5	SY	\$57.00	\$2,308.50
20	PORTLAND CEMENT CONCRETE SIDEWALK 5 INCH	1,186.0	SF	\$8.25	\$9,784.50
24	DRIVEWAY PAVEMENT REMOVAL	40.5	SY	\$9.95	\$402.98
26	SIDEWALK REMOVAL	1,076.0	SF	\$1.00	\$1,076.00
27	STORM SEWERS, CLASS B, TYPE 1 6"	760.0	FT	\$31.50	\$23,940.00
29	STORM SEWERS, TYPE 1, WATER MAIN QUALITY PIPE, 6"	736.0	FT	\$30.00	\$22,080.00
30	PIPE UNDERDRAINS, 4" (SPECIAL)	415.0	FT	\$4.85	\$2,012.75
34	CATCH BASINS, TYPE C, 2'-DIAMETER, TYPE R-3170 FRAME & GRATE	1.0	EA	\$1,800.00	\$1,800.00
37	STORM SEWER CLEANOUT 6" (COMPLETE)	27.0	EA	\$850.00	\$22,950.00
38	STORM SEWER CONNECTION (SPECIAL)	12.0	EA	\$1,000.00	\$12,000.00
46	SANITARY/STORM SEWER TO BE REMOVED, 18-INCH DIAMETER OR LESS (SPECIAL)	75.0	FT	\$52.00	\$3,900.00
Auth 1A	STORM SEWERS, TYPE 1, WATER MAIN QUALITY PIPE, 12"	129.0	FT	\$100.00	\$12,900.00
Auth 1B	STORM SEWERS, CLASS B, TYPE 1 15"	63.0	FT	\$120.00	\$7,560.00
Auth 1C	WYE FITTING, SDR 26, 4"	15.0	EA	\$400.00	\$6,000.00
Auth 1D	CATCH BASINS, TYPE A, 4'-DIAMETER, TYPE R-3170 FRAME & GRATE	3.0	EA	\$3,000.00	\$9,000.00

TOTAL: \$138,454.73

Detailed Description: This estimate is based on Engineering Plans dated 6/25/2020. Unit values are based on contractor's bid unit prices and estimated unit price for upcoming AUPs.

*Since Gewalt-Hamilton Associates Inc. Has No Control Over the Cost of Labor, Materials, or Equipment, or Over the Contractor's Methods of Determining Prices, or Over Competitive Bidding of Market Conditions, Opinions of Probable Costs, as Provided for Herein, Are to be Made on the Basis of Experience and Qualifications and Represent the Best Judgement as a Design Professional Familiar with the Construction Industry. Gewalt-Hamilton Associates, Inc., Cannot and Does Not Guarantee That Proposals, Bids, or The Construction Costs Will Not Vary From Opinions of Probable Cost Prepared for the Owner.

Attachment: 4798.049 EOPC - IFC Additional Work (Green Knolls/Gail Change Order)