

**MINUTES OF THE REGULAR MEETING OF THE VILLAGE BOARD OF THE VILLAGE OF
BUFFALO GROVE HELD AT VILLAGE HALL, 50 RAUPP BOULEVARD, BUFFALO GROVE, IL AND
VIA AUDIO/VIDEO CONFERENCING ON MONDAY, JULY 20, 2020**

CALL TO ORDER

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

Those present stood and pledged allegiance to the Flag.

ROLL CALL

Roll call indicated the following present: Trustees Stein, Ottenheimer, Johnson, Smith and Pike. President Sussman and Trustee Weidenfeld were present via audio/video conferencing.

Also present via audio/video were: Dane Bragg, Village Manager; Patrick Brankin, Village Attorney; Jenny Maltas, Deputy Village Manager; Chris Stilling, Deputy Village Manager; Chris Black, Finance Director; Evan Michel, Management Analyst; Darrin Monico, Village Engineer; and Police Chief Casstevens.

APPROVAL OF MINUTES

Moved by Johnson, seconded by Smith, to approve the minutes of the June 22, 2020 Rescheduled 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 Ottenheimer, seconded by Pike, to approve the minutes of the July 13, 2020 Special Meeting. Upon roll call, Trustees voted as follows:

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

NAYS: 0 – None

Motion declared carried.

WARRANT #1317

Mr. Black read Warrant #1317. Moved by Weidenfeld, seconded by Johnson, to approve Warrant #1317 in the amount of \$4,728,991.03 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.

RESOLUTION NO. 2020-33 – EXECUTIVE ORDER 2020-06

Moved by Weidenfeld, seconded by Ottenheimer to pass Resolution No. 2020-33 extending Executive Order 2020-06.

Mr. Bragg reviewed the proposed resolution. Upon roll call, Trustees voted as follows:

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

NAYS: 0 – None
Motion declared carried.

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.

Lake County CARES IGA

Motion to approve the Lake County CARES IGA, an application for reimbursement for COVID related expenses.

Proclamation – Americans with Disabilities Act

Motion to approve a Proclamation celebrating the 30th Anniversary of the passage of the Americans with Disabilities Act.

Ordinance No. 2020-51 – Chapter 10

Motion to pass Ordinance No. 2020-51, amending Chapter 10 of the Village of Buffalo Grove Municipal Code: Lowering the Speed Limit on Buffalo Grove Road.

Ordinance No. 2020-52 – Liquor Controls

Motion to pass Ordinance No. 2020-52, amending Chapter 5.20 – Liquor Controls, of the Buffalo Grove Municipal Code allowing Prairie Krafts, Inc. at 1310 Busch Parkway to use the Assumed Name of Liquid Love Brewing Company. This is a DBA name change only.

Ordinance No. 2020-53 – Sign Code

Motion to pass Ordinance No. 2020-53 to consider a variation to the Sign Code for an additional wall sign for the Jewel Osco building at 79 McHenry Road.

Resolution No. 2020-34 – Water Conservation

Motion to pass Resolution No. 2020-34, 2020 National Mayor's Challenge for Water Conservation.

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

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

NAYS: 0 – None

Motion declared carried.

TRUSTEE REPORTS

Trustee Johnson reported on the American Cancer Society **2020 Relay for Life** that is being held virtually this year, and urged residents to make a donation to help in the fight to end this disease.

Trustee Stein urged all residents to wear **Face Coverings** in accordance with CDC guidelines.

The Village Clerk reminded residents that the **2020 Census** is still being conducted, and urged everyone to be sure to complete this year's census as each resident represents federal funding to our local community for the next ten

years. Representatives from the Census Bureau will begin in-person visits to those who have not completed the census, and she asked residents to be sure that those workers exhibit their credentials before answering any questions.

RESOLUTION NO. 2020-35 – LICENSE FEES

Moved by Weidenfeld, seconded by Johnson, to pass Resolution No. 2020-35 waiving 25% of Video Gaming license renewal fees for 2020.

Mr. Bragg reviewed the proposed resolution, details of which are contained in his memo of July 16, 2020 to the Board, after which he answered questions from Trustees.

Upon roll call, Trustees voted as follows:

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

ORDINANCE NO. 2020-54 – REMOTE ATTENDANCE

Moved by Ottenheimer, seconded by Johnson, to pass Ordinance No. 2020-54 Remote Attendance Policy.

Mr. Bragg reviewed the proposed ordinance, details of which are contained in his July 16, 2020 memo to the Board, after which he and Mr. Brankin answered questions from Trustees.

Upon roll call, Trustees voted as follows:

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

ORDINANCE NO. 2020-55 – LIQUOR CONTROLS

Moved by Smith, seconded by Pike, to pass Ordinance No. 2020-55 amending Chapter 5.20, Liquor Controls, of the Buffalo Grove Municipal Code.

Mr. Bragg reviewed the proposed ordinance, details of which are contained in Ms. Kamka's memo to him of July 15, 2020. Board discussion followed.

Upon roll call, Trustees voted as follows:

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

ORDINANCE NO. 2020-56 – LAKE COOK ROAD TIF

Moved by Smith, seconded by Johnson, to pass Ordinance No. 2020-56, approving the Buffalo Grove Lake Cook Road TIF District Redevelopment Project Area.

Mr. Stilling reviewed the proposed ordinance, details of which are contained in his memo of July 16, 2020 to Mr. Bragg.

Fran Lefor Hood, S. B. Friedman & Company, presented a quick overview of the EAV analysis, after which she answered questions from the Board.

Craig Horowitz noted that he believes that the TIF will result in tax increases; that the plan is outdated; that there should be a referendum on the November ballot; that the TIF should be broken into smaller districts; and he does not believe that the occupancy estimates are accurate.

Leon Gopon, 737 Bernard Drive, stated that he is in favor of the opportunity that this TIF represents, and that he is a member of a group with over 900 members and that group did not receive one negative comment regarding the proposal.

A resident stated that funds for water bills and pension funds have already gone up and she does not wish to see something put in place that will raise taxes even further; she pointed out that the Board works for the residents.

Flora Top, 968 Harvest Circle, asked about the type of residential proposed, what will happen to the current tenants of the Town Center, and how the TIF will affect current residents.

Brian Costin, 1339 Madison Court, pointed out that he believes that the proposed TIF will increase property taxes for every resident in Buffalo Grove; he 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; the revenue projections are dubious; he does not believe the Village has properly vetted this project; he is concerned about the current tenants of the Town Center; he is concerned about loss of jobs.

Trustee Weidenfeld responded to several of the comments and/or questions, noting that this plan is a result of staff and residents working together to create the Lake Cook Corridor Plan, but in order for a developer to express any interest in the area, a TIF district is essential, and if managed properly, property values will increase and will be a benefit to every Buffalo Grove resident. This is not a debt that the Village is incurring. The developer is taking all the risks.

President Sussman stated that she was first against this TIF because she was against building on the golf course, and she is still opposed to building on the golf course; part of the money from this TIF will be used to help control flooding on the golf course; she is in favor of the TIF because the golf course will not be a part of the plan for another 20 or 30 years.

Trustee Pike reviewed the work that has gone into developing this proposal and noted that the TIF gives the Village an economic tool to spur business development in Buffalo Grove.

Trustee Johnson noted that in her years of volunteering and campaigning and being an elected official, the number one concern expressed by residents is the failure of the Town Center, with the second issue being that there is nothing to do and nowhere to go in Buffalo Grove. There is no reason to not move ahead with this proposal. Lake Cook Road is the main street of our Village, and without a TIF, nothing will happen on Lake Cook Road. Trustee Johnson commented on the effect to the taxing bodies. This Board has the opportunity to stimulate changes that our residents helped to create.

Trustee Ottenheimer stated that the last thing this Board wants to do is raise taxes. This proposal is an outstanding plan and an outstanding opportunity to make Buffalo Grove the best that it can be.

Trustee Stein also stated that the most frequent comment that he hears is from residents asking why Buffalo Grove can't have development like other communities. Trustee Stein noted that other communities utilize TIF districts to enhance development in their communities, and he believes that the time has come for Buffalo Grove to do the same in order to bring development into our community.

Mr. Bragg responded to Mr. Horwitz's comment that the Village had not responded to his FOIA requests. Mr. Bragg stated that Mr. Horwitz was provided with documents that existed, however, some records did not exist and FOIA law states that documents do not need to be created if they do not exist. Mr. Horwitz submitted a request to the Attorney General's office, and the Public Access Counselor determined that Buffalo Grove was in compliance with the law. Mr. Bragg noted that staff offered to answer questions from Mr. Horwitz. Buffalo Grove always has been in full compliance with FOIA legislation, and will continue to be in full compliance with FOIA requests.

In answer to a question from Trustee Smith, Mr. Bragg commented on the reasons that Kensington wants to develop at this location in Buffalo Grove. Trustee Smith responded to comments stating the Buffalo Grove is rushing into this proposal, and assured residents this proposal has been in the works for months and that staff, other taxing bodies and the public have had tremendous input into the proposal. This is a developer that is willing to invest in our community, and he believes this proposal will be good for Buffalo Grove.

Mr. Gopon stated that, to those residents complaining about increasing taxes, they should go to the school boards because that is where 70% of their property tax goes.

Mr. Horwitz again stated that this was only put on the agenda three days ago and residents did not have the opportunity to respond.

Mr. Michel relayed several comments that were on the chat system.

Mr. Costin asked what would happen if the Kensington project fails, and what will happen to existing businesses.

Upon roll call, Trustees voted as follows:

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

NAYS: 0 – None

Motion declared carried.

ORDINANCE NO. 2020-57 – LAKE COOK ROAD TIF

Moved by Smith, seconded by Johnson, to pass Ordinance No. 2020-57, designating the Buffalo Grove Lake Cook Road TIF District Redevelopment Project Area.

Mr. Stilling reviewed the proposed ordinance, details of which are contained in his memo of July 16, 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. 2020-58 – LAKE COOK ROAD TIF

Moved by Smith, seconded by Ottenheimer, to pass Ordinance No. 2020-58, adopting Tax Increment Allocation Financing for the Buffalo Grove Lake Cook Road TIF District Redevelopment Project Area.

Mr. Stilling reviewed the proposed ordinance, details of which are contained in his memo of July 16, 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. 2020-36 – KENSINGTON DEVELOPMENT

Moved by Smith, seconded by Pike, to pass Resolution No. 2020-36, an Inducement Resolution with Kensington Development for the Redevelopment of the Existing Town Center.

Mr. Stilling reviewed the proposed resolution, details of which are contained in his memo to of July 16, 2020 memo to Mr. Bragg. Mr. Stilling also addressed several of the questions that were raised by residents.

John Schoditsch, Kensington Development, briefly reviewed the process that has taken place in order to get to this point, as well as their vision for the development.

Craig Horwitz asked several questions with regard to the project.

Brian Costin also asked several questions with regard to the project.

Cindy Ashcroft provided a suggestion as to the layout of the project.

Upon roll call, Trustees voted as follows:

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

GREEN KNOLLS/GAIL

Moved by Stein, seconded by Ottenheimer, approve the Green Knolls/Gail Change Order, in accordance with materials contained in Board packets.

Mr. Monico reviewed the proposed Change Order, details of which are contained in Kyle Johnson's memo to Mr. Bragg of July 15, 2020..

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.

Craig Horwitz commented on the format in which Village Board meetings are held, as he had some exhibits that he wished to present with regard to the TIF. Mr. Bragg replied that the Village is under no obligation to provide A/V equipment.

ADJOURNMENT

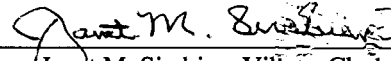
Moved by Stein, seconded by Smith, to adjourn the meeting. Upon roll call, Trustees voted as follows:

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

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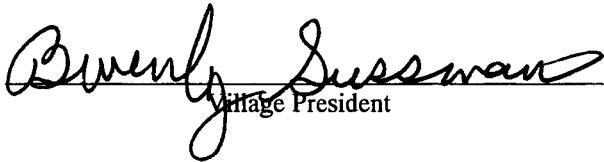
NAYS: 0 – None
Motion declared carried.

The meeting was adjourned at 9:46 P.M.

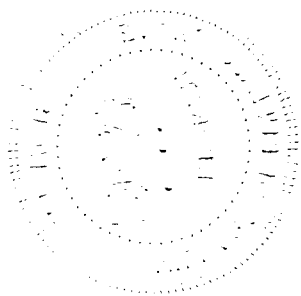


Janet M. Sirabian, Village Clerk

APPROVED BY ME THIS 17th DAY OF August 2020



Beverly Sussman
Village President



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