



Meeting of the Village of Buffalo Grove
Village Board
Regular Meeting
July 19, 2021 at 7:30 PM

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

1. Call to Order

- A. Pledge of Allegiance

2. Approval of Minutes

- A. Village Board - Regular Meeting - Jun 21, 2021 7:30 PM

3. Approval of Warrant

- A. Approval of Warrant #1330 (Trustee Weidenfeld) (Staff Contact: Chris Black)

4. Village President's Report

- A. Proclamation Honoring Fritzie Fritzshall (President Sussman) (Staff Contact: Chris Stilling)

5. Village Manager's Report

- A. Lake County Major Crimes Task Force Presentation (Trustee Smith) (Staff Contact: Steven Casstevens)

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. O-2021-46 An Ordinance Amending Chapter 5.20, Liquor Controls, of the Buffalo Grove Municipal Code- Class B. Liquor License DBA Name Change for Donato Restaurant Group (President Sussman) (Staff Contact: Chris Stilling)

SUMMARY: Donato Restaurant Group, Inc. at 1180 Lake Cook Road has filed with the Illinois Secretary of State's Office to use the Assumed Name of Buffalo Restaurant.

- B. O-2021-47 Approve an Ordinance Granting a Special Use for a Recreational Use (Badminton Facility) in the Industrial District at 1362 Barclay (Trustee Johnson) (Staff Contact: Chris Stilling)

SUMMARY: The petitioners are requesting approval of a special use to operate a recreational facility, Midwest Badminton Club at 1362 Barclay Blvd. The Planning & Zoning Commission unanimously recommended approval. Staff concurs with this recommendation.

- C. O-2021-48 Municipal Acceptance Forms LCDOT (Trustee Stein) (Staff Contact: Darren Monico)

Staff Recommends approval of the Municipal Acceptance Forms for Village Facilities to be built within the Lake County Right-of-Ways as part of the Weiland Road Widening Project.

- D. 1305 Busch Parkway Development Improvement Agreement (Trustee Johnson) (Staff Contact: Darren Monico)

SUMMARY: Staff recommends approval of the Development Improvement Agreement for 1305 Busch Parkway, subject to the receipt of the required fees and the Village Attorney review.

- E. Certificate of Initial Acceptance and Approval: 600 McHenry Road Development Improvements (Trustee Johnson) (Staff Contact: Darren Monico)

SUMMARY: Attached is the Certificate of Initial Acceptance for the 600 McHenry Road (Animal Care Center of Buffalo Grove) development located at the southwest corner of IL-83 and Buffalo Grove Road. Staff recommends approval to begin the one year maintenance period on July 19, 2021.

- F. Authorization for a Change Order to the Ultra Strobe Communications Agreement (Trustee Johnson) (Staff Contact: Tom Wisniewski)

SUMMARY: Staff recommends that the Village Board authorize the Village Manager to expend an additional \$35,000.00 with Ultra Strobe Communications, Inc for emergency lighting installation services for a total amount not to exceed \$110,000.00 for fiscal year 2021. Pending final review and approval by the Village Attorney.

9. Ordinances and Resolutions

- A. R-2021-19 Approval of the Revised 2021 Pay Ranges (Trustee Weidenfeld) (Staff Contact: Arthur Malinowski)
- B. O-2021-49 Multi-Function Printer Lease and Maintenance Agreement (Trustee Smith) (Staff Contact: Tom Wisniewski)
- C. O-2021-50 Ordinance Approving an Amendment to the FY20 Budget (Trustee Weidenfeld) (Staff Contact: Chris Stilling)
- D. O-2021-51 Conveyance of Property from the Village to the Park District (Trustee Johnson) (Staff Contact: Darren Monico)

10. Unfinished Business

11. New Business

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. Executive Session

1. Executive Session- Section 2(C)(6) of the Illinois Open Meetings Act: (6) the Setting of a Price for Sale or Lease of Property Owned by the Public Body (President Sussman) (Staff Contact: Chris Stilling)
2. Executive Session - Section 2(C)(1) of the Illinois Open Meetings Act: the Appointment, Employment, Compensation, Discipline, Performance, or Dismissal of Specific Employees of the Public Body or Legal Counsel for the Public Body, Including Hearing Testimony on a Complaint Lodged Against an Employee of the Public Body or Against Legal Counsel for the Public Body to Determine Its Validity. (President Sussman) (Staff Contact: Chris Stilling)

14. Adjournment

The Village Board will make every effort to accommodate all items on the agenda by 10:30 p.m. The Board, does, however, reserve the right to defer consideration of matters to another meeting should the discussion run past 10:30 p.m.

The Village of Buffalo Grove, in compliance with the Americans with Disabilities Act, requests that persons with disabilities, who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of the meeting or facilities, contact the ADA Coordinator at 459-2525 to allow the Village to make reasonable accommodations for those persons.

**MINUTES OF THE REGULAR MEETING OF THE VILLAGE BOARD OF THE VILLAGE OF
BUFFALO GROVE HELD IN THE JEFFREY S. BRAIMAN COUNCIL CHAMBERS AT
VILLAGE HALL, 50 RAUPP BOULEVARD, BUFFALO GROVE, ILLINOIS, MONDAY, JUNE 21, 2021**

CALL TO ORDER

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

ROLL CALL

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

Also present were: Dane Bragg, Village Manager; Patrick Brankin, Village Attorney; Chris Stilling, Deputy Village Manager; Art Malinowski, Director of Human Resources; Katie Golbach, Human Resources Management Analyst; Chris Black, Director of Finance; Evan Michel, Management Analyst; Brett Robinson, Director of Purchasing; Darren Monico, Village Engineer; Mike Skibbe, Director of Public Works; Kyle Johnson, Assistant Director of Public Works; Police Chief Casstevens; Fire Chief Baker; and Deputy Fire Chief Wagner.

APPROVAL OF MINUTES

Moved by Ottenheimer, seconded by Johnson, to approve the minutes of the May 17, 2021 Regular Meeting. Upon roll call, Trustees voted as follows:

AYES: 5 – Stein, Ottenheimer, Johnson, Smith, Pike

NAYS: 0 – None

ABSTAIN: 1 – Weidenfeld

Motion declared carried.

Moved by Johnson, seconded by Smith, to approve the minutes of the June 7, 2021 Committee of the Whole Meeting. Upon roll call, Trustees voted as follows:

AYES: 5 – Stein, Ottenheimer, Johnson, Smith, Pike

NAYS: 0 – None

ABSENT: 1 – Weidenfeld

Motion declared carried.

WARRANT #1329

Mr. Black read Warrant #1329. Moved by Weidenfeld, seconded by Stein, to approve Warrant #1329 in the amount of \$6,280,111.98 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.

VILLAGE PRESIDENT'S REPORT

President Sussman presented the appointments to the Village's Board, Commissions, and Committees, as contained in Board packets.

Moved by Weidenfeld, seconded by Pike, to concur with President Sussman's appointments.

Trustee Johnson reviewed her reasons for previously requesting that this item be removed from the agenda, noting that the lists have now been reviewed by the Trustee liaisons and are correct.

Minutes Acceptance: Minutes of Jun 21, 2021 7:30 PM (Approval of Minutes)

Upon roll call, Trustees voted as follows:

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

NAYS: 0 – None

Motion declared carried.

Rich Rosen, President of the Interfaith Council, presented a brief background of the Interfaith Council, and reviewed the upcoming **iWalk**, urging residents to donate to this virtual fundraising event where 100% of every donation helps to stock our local food pantries.

President Sussman extended condolences to the family of **Fritzie Fritzscha**, President of the Illinois Holocaust Museum and Auschwitz survivor, and a remarkable woman who embodied the spirit of Buffalo Grove.

VILLAGE MANAGER'S REPORT

Mr. Bragg introduced Chief Baker to present recent promotion badges to **Battalion Chief Mike Spiro** and **Lieutenant Nick Otto**.

Chief Baker then reviewed the careers of Battalion Chief Spiro and Lieutenant Otto, after which Battalion Chief Spiro had his badge pinned on by his wife, Kelly, and Lieutenant Otto had his badge pinned on by his wife, Sarah. Both officers were congratulated by the audience and the Board.

On behalf of himself and Lieutenant Otto, Battalion Chief Spiro thanked the Chief and the staff and the Board for allowing them to serve as officers of the Buffalo Grove Fire Department.

REPORTS FROM TRUSTEES

There were no reports from Trustees tonight.

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; there were no such requests. The Village Clerk read a brief synopsis of each of the items on the Consent Agenda.

The Village Clerk clarified that, because the original numbers on two items on the 5/17/21 agenda were duplicates, the corrected numbers are: Resolution No. 2021-11 (Canvass of votes) should be No. 2021-17 and Ordinance No. 2021-26 (Fuji Thai liquor license) should be No. 2021-37.

Fire Engine Unit #218

Motion to authorize the Village Manager to expend \$36,021.00, with a contingency amount of \$7,204.20 with Certified Fleet Services, Inc.

Combined Area Fire Training (CAFT) Facility

Motion to authorize staff to award the lowest and most responsive bidder for the CAFT entrance gate replacement in an amount not to exceed \$56,414.00 to Peerless Fence. This award of bid is in partnership with the CAFT communities in accordance with the Illinois Governmental Joint Purchasing Act and is fully funded through the CAFT reserves.

Performance Contract Amendment 3

Motion to authorize the Village Manager to amend the Performance Contract with Siemens Industry, Inc. in order to discontinue the Performance Assurance Services Program, pending final review and approval of the amendment by the Village Attorney.

Minutes Acceptance: Minutes of Jun 21, 2021 7:30 PM (Approval of Minutes)

Link Crossing

Motion to approve the Development Improvement Agreement for Link Crossing Phase 3, subject to the receipt of the required fees and Village Attorney review.

Ordinance No. 2021-38 - BRI Incorporated

Motion to pass Ordinance No. 2021-38, amending Chapter 5.20, Liquor Controls, of the Buffalo Grove Municipal Code – Class A & D Liquor License d/b/a/ name change for BRI Incorporated, Sal & Tony's, 48 Raupp Boulevard.

Ordinance No. 2021-39 – Rivaj Indian Cuisine

Motion to pass Ordinance No. 2021-39, amending Chapter 5.20, Liquor Controls, of the Buffalo Grove Municipal Code – Liquor License Class Change from Class A to Class E for Rivaj Indian Cuisine.

Resolution No. 2021-18 – Raupp Boulevard Bridge

Motion to pass Resolution No. 2021-18, approving Amendment #1 to the Local Planning Agency Agreement to complete the documentation and final billing for the Raupp Boulevard Bridge Replacement Project, as required by IDOT.

Moved by Smith, 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.

ORDINANCE NO. 2021-40 – FLAG POLICY

Moved by Weidenfeld, seconded by Pike, to pass Ordinance No. 2021-40, approving a Flag Policy

Mr. Stilling reviewed the proposed ordinance, details of which are contained in his memo to the Board of June 17, 2021, after which he answered questions from the Board.

Mr. Brankin confirmed that the proposed ordinance verifies that all flags may be flown as long as they comply with all the requirements and review processes set forth in the ordinance, that the fact that a flag is flown is not an indication of any position taken by the Village regarding the subject of the flag, and that the proposed ordinance does not preclude the Village from issuing proclamations recognizing, commemorating or in support of various individuals, organizations or events.

Several Trustees commented on the process leading to the proposed ordinance, noting that they are wholeheartedly in support of the LGBTQ+ community and have worked to participate in Pride events. There are Constitutional consequences to using Village property to promote private opinions, and using tax dollars to defend lawsuits in that regard is not fiscally responsible. The solution to fly the Pride flag at the Rotary Village Green is an elegant solution to a difficult balancing act, providing a forum for expressing many opinions as long as they meet the criteria of the proposed ordinance. It is saddening and disappointing to note how much hatred and bullying and negativity has taken place regarding this issue in the past few weeks, when the Pride flag claims to promote universal love and acceptance. Staff was thanked for their efforts to formulate the policies set forth in the proposed ordinance.

Upon roll call, Trustees voted as follows:

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

NAYS: 0 – None

Motion declared carried.

ORDINANCE NO. 2021-42 – REAR YARD DRAINAGE IMPROVEMENT

Moved by Stein, seconded by Weidenfeld, to pass Ordinance No. 2021-42, 2021 Rear Yard Drainage Improvements with the lowest and appropriately detailed proposal from Misfits Construction in the amount of \$66,500.00, pending Village Attorney review.

Mr. Johnson reviewed the proposed ordinance, details of which are contained in his memo to Mr. Bragg dated June 17, 2021.

Upon roll call, Trustees voted as follows:

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

NAYS: 0 – None

Motion declared carried.

ORDINANCE NO. 2021-43 – CORE NETWORK

Moved by Smith, seconded by Johnson, to pass Ordinance No. 2021-43, authorizing the Village Manager to purchase network equipment and support services in a not-to-exceed amount of \$123,752.60 from Paragon Micro Inc.

Mr. Robinson reviewed the proposed ordinance, details of which are contained in his memo of June 14, 2021 to Mr. Bragg.

Upon roll call, Trustees voted as follows:

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

NAYS: 0 – None

Motion declared carried.

BUFFALO GROVE DAYS

Mr. Skibbe reviewed the proposed Memorandum of Understanding with the Buffalo Grove Park District for Buffalo Grove Days, details of which are contained in his memo to Mr. Bragg of June 16, 2021, thanking everyone involved in getting the details secured in order to have Buffalo Grove Days 2021, after which he answered questions from the Board.

Mr. Skibbe was thanked by the Board for his efforts in putting all of the pieces in place.

Moved by Ottenheimer, seconded by Stein, to approve a Memorandum of Understanding with the Buffalo Grove Park District for Buffalo Grove Days 2021. Upon roll call, Trustees voted as follows:

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

NAYS: 0 – None

Motion declared carried.

FIRE APPARATUS PURCHASING

Chief Baker reviewed the staff request for purchase of a 2022 E-One Cyclone Pumper, details of which are contained in the Village Board Agenda Item Overview prepared by Mr. Robinson, after which he answered questions from the Board.

Moved by Stein, seconded by Ottenheimer, to authorize purchase of a 2022 E-One Cyclone Pumper to replace Unit #218 through the Houston Galveston Area Cooperative purchasing program from Fire Service, Inc. in accordance with the Illinois Governmental Joint Purchasing Act in a total not-to-exceed amount of \$866,338.00, with the addition of additional necessary small equipment in a not-to-exceed amount of \$98,041.82 from various suppliers. Upon roll call, Trustees voted as follows:

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

BUFFALO GROVE ROAD WATER MAIN ADDITION

Moved by Johnson, seconded by Weidenfeld, to authorize the Village Manager to spend up to an additional \$95,000.00 for replacement of Village water main within the Buffalo Grove Road project under the current agreement with the Lake County Department of Transportation, in accordance with materials contained in Board packets.

Mr. Johnson reviewed the proposal, details of which are contained in his memo to Ms. Maltas of June 11, 2021. Upon roll call, Trustees voted as follows:

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

16051 DEERFIELD PARKWAY

Mr. Stilling introduced the proposed development.

Lawrence Freedman, attorney for the developer, introduced Michael Zaransky, principal of MZ Capital Partners, who provided a brief overview of his company, as well as a concept of the proposed project, after which he answered questions from the Board.

It was noted that this concept matches with the Comprehensive Plan, and is an excellent use for this property. It was also noted that any influx of school-age children should be shared with the school districts, and that landscaping should be plentiful.

Moved by Ottenheimer, seconded by Johnson, to refer the proposed multi-family development at 16051 Deerfield Parkway to the Planning & Zoning Commission for review.

Upon roll call, Trustees voted as follows:

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

201 N. MILWAUKEE AVENUE

Moved by Johnson, seconded by Smith, to refer a proposed new Speedway at 201 N. Milwaukee Avenue and 251 N. Milwaukee Avenue to the Planning & Zoning Commission for review, and in accordance with materials contained in Board packets.

Mr. Stilling introduced the proposed development, details of which are contained in his memo to the Board of June 17, 2021.

Tom Hallick, Speedway real estate representative, introduced the representative from WT Engineering, who provided more details of the proposed plan, after which he and Mr. Hallick answered questions from the Board.

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.

EXECUTIVE SESSION

Moved by Stein, seconded by Smith, to move to Executive Session to discuss **Section 2(C)(1) of the Illinois Open Meetings Act: the Appointment, Employment, Compensation, Discipline, Performance, or Dismissal of Specific Employees of the Public Body or Legal Counsel for the Public Body, including Hearing Testimony on a Complaint Lodged Against an Employee of the Public Body or Against Legal Counsel for the Public Body to Determine Its Validity.** Upon roll call, Trustees voted as follows:

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

NAYS: 0 – None

Motion declared carried.

The Board moved to Executive Session from 8:52 P.M. until 9:59 P.M.

ADJOURNMENT

Moved by Smith, seconded by Stein, 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 10:01 P.M.

Janet M. Sirabian, Village Clerk

APPROVED BY ME THIS 19th DAY OF July 2021

Village President

Minutes Acceptance: Minutes of Jun 21, 2021 7:30 PM (Approval of Minutes)



Action Item : Approval of Warrant #1330

Recommendation of Action

Staff recommends approval.

TOTAL WARRANT #1330 \$5,138,959.66

ATTACHMENTS:

- SUMMARY Warrant 1330 (PDF)

Trustee Liaison
Weidenfeld

Staff Contact
Chris Black, Finance

Monday, July 19, 2021	
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VILLAGE OF BUFFALO GROVE WARRANT #1330
19-Jul-21

General Fund:	960,268.07
Parking Lot Fund:	2,658.83
Motor Fuel Tax Fund:	0.00
Debt Service Fund:	0.00
School & Park Donations:	0.00
Lake Cook Rd TIF Fund:	2,195.00
Capital Projects-Facilities:	0.00
Capital Projects-Vehicles/Equipment:	414,686.12
Capital Projects-Streets:	386,625.86
Health Insurance Fund:	0.00
Facilities Development Debt Service Fund:	0.00
Retiree Health Savings (RHS):	0.00
Water Fund:	901,229.29
Buffalo Grove Golf Fund:	78,980.01
Arboretum Golf Fund:	101,829.71
Refuse Service Fund:	68,125.00
Information Technology Internal Service Fund:	94,538.37
Central Garage Internal Service Fund:	74,629.69
Building Maintenance Internal Service Fund:	119,534.12
	<u>3,205,300.07</u>
 PAYROLL PERIOD ENDING 06/24/2021	 969,479.05
PAYROLL PERIOD ENDING 07/08/2021	964,180.54
	<u>1,933,659.59</u>
 TOTAL WARRANT #1330	 <u><u>5,138,959.66</u></u>

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

 Village Clerk

 Village President

Attachment: SUMMARY Warrant 1330 (Approval of Warrant #1330)



Information Item : Proclamation Honoring Fritzie Fritzshall

Recommendation of Action

Approval

Proclamation Honoring Fritzie Fritzshall

ATTACHMENTS:

- Proclamation for Fritzie Fritzshall (DOC)

Trustee Liaison
Sussman

Staff Contact
Chris Stilling, Community Development

Monday, July 19, 2021	
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Village of Buffalo Grove

A PROCLAMATION HONORING FRITZIE FRITZSHALL, FOR HER LIFE, ACTIVISM AND LEGACY AS A HOLOCAUST SURVIVOR AND RESIDENT OF THE VILLAGE OF BUFFALO GROVE

WHEREAS, Fritzie Fritzshall devoted her life to educating, inspiring positive change, and combating the type of hatred and prejudice she experienced more than 75 years ago at the Auschwitz-Birkenau concentration camp; and

WHEREAS, Fritzie Fritzshall was just 13 years old in 1944 when Nazis forcibly transported her and her family by train from her hometown of Klucharky, Czechoslovakia to Auschwitz, where her mother, two younger brothers, and other relatives were murdered; and

WHEREAS, Fritzie Fritzshall suffered in Auschwitz, labored as a slave, and finally escaped into a nearby forest during a death march and was later liberated. After the war, she was reunited with her father in the United States and settled in Chicago, where she would later marry Norman Fritzshall and have a son, Steve Fritzshall; and

WHEREAS, Fritzie Fritzshall became an activist and was integral in establishing the Illinois Holocaust Museum and Education Center where she served as president from 2010 until her death in 2021; and

WHEREAS Fritzie Fritzshall engaged in a wide variety of public speaking opportunities where she spoke extensively about her experiences in the Holocaust, advocated for social justice issues, and continued the fight against anti-Semitism; and

WHEREAS, Fritzie Fritzshall was honored with many awards, including the Bertha Honoré Palmer Making History Award for Distinction in Civic Leadership from the Chicago History Museum, the Global Citizenship Hero award from the Chicago Red Cross, and the 2021 Outstanding Community Leader Award from the Chicago Cultural Alliance; and

WHEREAS, Fritzie Fritzshall became a resident of Buffalo Grove and remained dedicated to her humanitarian efforts until her death on June 19, 2021; and

NOW THEREFORE, BE IT RESOLVED that I, Beverly Sussman, President of the Village of Buffalo Grove, recognize Fritzie Fritzshall for her life, service, activism and legacy. She will continue to serve as an inspiration for all of those who seek to make the world a kinder and gentler place.

Passed this 19th day of July, 2021

Beverly Sussman, Village President



**Information Item : Lake County Major Crimes Task Force
Presentation**

Recommendation of Action

N/A.

The Lake County Major Crimes Task Force Command staff members will present the Buffalo Grove Police Department with an 'Above and Beyond' award.

Trustee Liaison
Smith

Staff Contact
Steven Casstevens, Police

Monday, July 19, 2021



Ordinance No. O-2021-46 : An Ordinance Amending Chapter 5.20, Liquor Controls, of the Buffalo Grove Municipal Code- Class B. Liquor License DBA Name Change for Donato Restaurant Group

Recommendation of Action

Staff recommends approval

SUMMARY: Donato Restaurant Group, Inc. at 1180 Lake Cook Road has filed with the Illinois Secretary of State's Office to use the Assumed Name of Buffalo Restaurant.

ATTACHMENTS:

- Donato Restaurant Group DBA name change (DOCX)

Trustee Liaison
Sussman

Staff Contact
Chris Stilling, Community Development

Monday, July 19, 2021	
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Underlined = addition
 Strikethroughs = deletion
 07/07/2021

ORDINANCE NO. 2021 - ____

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 B. of Section 5.20.072 of the Village of Buffalo Grove Municipal Code is hereby amended with deletions in ~~strikethrough~~ and additions in underline text so that Subsection B. of Section 5.20.072 shall provide as follows:

Class B.

Licensee and d/b/a	Address
1. Spirit Café, Inc. d/b/a Versailles Restaurant	100 McHenry Road
2. Taste of Tokyo, Inc.	159 McHenry Road
3. Nino's Pizzeria, Inc.	960 Buffalo Grove Road
4. Continental Restaurant, Inc.	782 S. Buffalo Grove Road
5. Booming, Inc. d/b/a Yan Yan Chinese Cuisine	360 Half Day Road
6. Donato Restaurant Group, Inc. d/b/a Buffalo Restaurant & Ice Cream Parlor <u>Buffalo Restaurant</u>	1180 Lake Cook Road
7. Golden Durebak Restaurant, Inc.	718 Buffalo Grove Road
8. Tomatillo Taco-Ville 2 LLC	1267 Dundee Road
9. Grande Jakes Fresh Mexican Grill in BG, Inc.	799 Buffalo Grove Road
10. Sky Fitness Café, Inc. d/b/a Sky Spa & Lounge	1501 Busch Parkway
11. Eva's Mexican Restaurant, Inc.	205 Dundee Road
12. Chanprung, LLC d/b/a Fuji Thai	1000 Weiland Road

Section 2.

- A. Donato Restaurant Group, Inc. at 1180 Lake Cook Road has filed with the Illinois Secretary of State's Office to use the Assumed Name of Buffalo Restaurant.
- 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: _____, 2021

APPROVED: _____, 2021

Beverly Sussman, Village President

ATTEST:

Janet M. Sirabian, Village Clerk



Ordinance No. O-2021-47 : Approve an Ordinance Granting a Special Use for a Recreational Use (Badminton Facility) in the Industrial District at 1362 Barclay

Recommendation of Action

Staff recommends approval.

SUMMARY: The petitioners are requesting approval of a special use to operate a recreational facility, Midwest Badminton Club at 1362 Barclay Blvd. The Planning & Zoning Commission unanimously recommended approval. Staff concurs with this recommendation.

ATTACHMENTS:

- BOT Memo (DOCX)
- Ordinance (DOCX)
- Exhibit A Plan Set (PDF)
- Exhibit B PZC Minutes(PDF)

Trustee Liaison
Johnson

Staff Contact
Chris Stilling, Community Development

Monday, July 19, 2021

VILLAGE OF BUFFALO GROVE



DATE: July 15, 2021

TO: Dane Bragg, Village Manager

FROM: Christopher Stilling, Deputy Village Manager

SUBJECT: Ordinance approving a special use for a recreational use (badminton facility) in the Industrial District

BACKGROUND

The petitioners, Thomas Chen & Sandy Liang, are proposing to operate a recreation facility, Midwest Badminton Club at 1362 Barclay Blvd. This 18,000 square foot facility is currently vacant, and was previously occupied by Buffalo Grove Gymnastics which was also a recreation facility. Pursuant to the Zoning Ordinance, recreation facilities (badminton facility) is a special use in the Industrial District.

PLANNING & ZONING COMMISSION (PZC) RECOMMENDATION

The PZC unanimously recommended approval of the special use, subject to the following conditions:

1. The special use is granted to Thomas Chen & Sandy Liang of Midwest Badminton Club and said special use does not run with the land.
2. The special use granted may be assignable to subsequent petitioners seeking assignment of this special use as follows:
 - i. Upon application of a petition seeking assignment of this special use, the Village of Buffalo Grove, in their sole discretion, may approve the assignment administratively, or may refer it to the Planning & Zoning Commission and/or the Village Board for a public hearing.
 - ii. Such assignment shall be valid only upon the written approval of the Village of Buffalo Grove granting said assignment, which may be granted or denied for any reason.
3. If the Village determines at a later point, in its sole discretion, that additional parking is required, the petitioner shall provide said parking in manner acceptable to the Village.

Staff concurs with this recommendation.

PUBLIC HEARING COMMENTS

There were no comments from the public.

PLANNING & ZONING ANALYSIS***Proposed Use***

- [Midwest Badminton Club](#) has been in operation since 2010 and has two existing locations in Woodridge and Naperville.
- The proposed use will comprise of badminton classes/training and free lay, and office use. The recreation use (badminton classes and free play) requires a special use in the Industrial district.
- Approximately 80% of the tenant space (18,000 square feet) would be occupied by Badminton Courts.
- The front portion of the tenant space includes lobby, kitchen, office and storage space.
- There are 9 proposed badminton courts located behind the lobby and office space. Each badminton court allows up to 4 players on each court.

Operations

- General hours of operation for Midwest Badminton Club are Monday to Friday, 3:00 pm – 10:00 pm, and Saturday & Sunday, 9:00 am – 9:00 pm.
- Midwest Badminton Club proposes to have 5 employees who will be present at the facility at different times of the day. There will be a maximum at 3 staff members (including the coach) present at any given time.
- Classes will be offered on all seven days, on the weekdays in the evenings and in the weekends throughout the day.
- The tentative training schedule proposed in Buffalo Grove is the same as the other locations in Woodridge and in Naperville. There will be 3 classes in total during the weekdays in the evening timeframe, and 4 classes conducted throughout the day during the weekends.

Parking

- The facility currently has a total of 90 parking spaces and 5 ADA parking spaces on the property.
- The subject property at 1362 Barclay Blvd has been allocated 30 parking spaces in total. 24 parking spaces on the north side, and 6 parking spaces on the south side.
- Pursuant to the Village Code, recreational uses require 1 parking space per 1,000 square feet of floor area. For this 18,000 square foot tenant space for a proposed badminton facility (recreation use), the Code requires this facility to have 18 parking spaces. There are 30 parking spaces allocated to this subject property with a surplus of 12 parking spaces.

RECOMMENDATION

Staff recommends that the Village Board approve an Ordinance granting the special use, subject to the conditions in the attached Ordinance.

ORDINANCE NO. 2021 - ____

**AN ORDINANCE APPROVING A SPECIAL USE FOR A RECREATIONAL USE
IN THE INDUSTRIAL DISTRICT AT 1362 BARCLAY
VILLAGE OF BUFFALO GROVE,
COOK AND LAKE COUNTIES, ILLINOIS**

**Midwest Badminton Club
1362 Barclay**

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

WHEREAS, Thomas Chen & Sandy Liang of Midwest Badminton Club ("Petitioner") has filed a petition for a recreational use (badminton facility) in the Industrial District for the Property at 1362 Barclay, Buffalo Grove, IL ("Property"); and,

WHEREAS, the Village Planning & Zoning Commission conducted a public hearing on June 16, 2021 the petition for the special use; and,

WHEREAS, the Planning & Zoning Commission made a finding and determined that the petition meets the criteria of a special use as set forth in the Buffalo Grove Zoning Ordinance, as described in the minutes attached as Exhibit B; and,

WHEREAS, the Planning & Zoning Commission voted 9 to 0 to recommend approval of the special use; and,

WHEREAS, the President and Village Board of Trustees after due and careful consideration have concluded that the proposed special use is a reasonable use of the Property and will serve the best interests of the Village.

WHEREAS, the proposed special use shall be operated in accordance with and pursuant to the following exhibits:

EXHIBIT A Plans

EXHIBIT B Minutes from the June 16, 2021 Planning & Zoning Commission

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

Section 1. This Ordinance is made pursuant to and in accordance with the Village's Zoning Ordinance and the Village's Home Rule powers. The preceding whereas clauses are hereby made a part of this Ordinance.

Section 2. The Corporate Authorities hereby grant a special use for a recreational use (badminton facility) in the Industrial District for the Property at 1362 Barclay, Buffalo Grove, IL, subject to the following

Attachment: Ordinance (O-2021-47 : Approve an Ordinance Granting a Special Use at 1362 Barclay)

conditions:

1. The special use is granted to Thomas Chen & Sandy Liang of Midwest Badminton Club and said special use does not run with the land.
2. The special use granted may be assignable to subsequent petitioners seeking assignment of this special use as follows:
 - i. Upon application of a petition seeking assignment of this special use, the Village of Buffalo Grove, in their sole discretion, may approve the assignment administratively, or may refer it to the Planning & Zoning Commission and/or the Village Board for a public hearing.
 - ii. Such assignment shall be valid only upon the written approval of the Village of Buffalo Grove granting said assignment, which may be granted or denied for any reason.
3. If the Village determines at a later point, in its sole discretion, that additional parking is required, the petitioner shall provide said parking in manner acceptable to the Village.

Section 3. This Ordinance shall be in full force and effect upon passage.

This Ordinance shall not be codified.

AYES: _____

NAYS: _____

ABSENT: _____

PASSED: _____

APPROVED: _____

ATTEST:

APPROVED:

Village Clerk

Beverly Sussman, Village President

3

EXHIBIT A
Plans

Midwest Badminton Club
1362 Barclay

Attachment: Ordinance (O-2021-47 : Approve an Ordinance Granting a Special Use at 1362 Barclay)

EXHIBIT B
Minutes from the June 16, 2021 Planning & Zoning Commission

Midwest Badminton Club
1362 Barclay

Attachment: Ordinance (O-2021-47 : Approve an Ordinance Granting a Special Use at 1362 Barclay)

Brief Narrative of the Project

Subject Property Address: 1362 Barclay BLVD, Buffalo Grove, 60089

Purpose of Application: To obtain a special use permit as a badminton training facility

I. **Background of our business and badminton:**

- **Company history:** Midwest Badminton Club was founded in 2010 with the main focus on offering premier badminton facilities and training classes. It is currently operating two facilities in the western suburban of Chicago. Midwest Badminton Club is planning to expand its services to the residence in the northern suburbs and operate at 1362 Barclay BLVD.
- **Sport of badminton:** Badminton is a racquet sport played on a court with dimensions of 20 feet width and 44 feet length. The common forms of games are single with one player per side and doubles with two players per side. Therefore, either two or four people allowed on one court to play games. The winner(s) is(are) who got the best of three games with 21 points each game. It usually takes about 30 minutes for each team (at amateur level) to complete each match.

II. **Details of Business operations and services:**

- **Hours of Operations:**
 - i. Monday – Friday: 3:00pm - 10:00pm
 - ii. Saturday & Sunday: 9:00am – 9:00pm
- **Operation overviews:** Midwest Badminton Club offers its services to all age customers. Below are the types of services we offered:
 - i. Court/facility uses: members and drop-in players who come to play games usually stay at the facility around 2-4 hours. This service is depending on court availabilities and on a first come first serve basis.
 - ii. Training classes: MBC offers both group and private classes. The duration for the group classes is two hours. And, private class is one hour of one (coach) on one (student) coaching session. Ninety-five percent of MBC's students are ages 17 and younger. As such, students are usually dropped off at the facility and picked up after the class. Typically, the group classes start at 4:30pm and end at 8:30pm on Monday through Friday. Classes start at 10:00am and end around 6:00pm on Saturday and Sunday.
 - iii. Other amenity: Vending Machine with bottle drinks and snack packages.
- **Staff and Visitors number and parking requirement:**
 - i. Staff: Maximum number of staff on site would be 5, includes 2 administration staff and 3 coaches.
 - ii. Parking requirements: Pursuant to the section 17.36.040 – Schedule of parking requirements of the Buffalo Grove Ordinance, the total parking required for our

2019 Corporate lane, Suite 103, Naperville, IL 60563; www.mbadminton.com

operations would be around 20-23 (using the dance school standards) or 10 (using the tennis court club standards)

iii. The building has 90 parking spaces available for uses

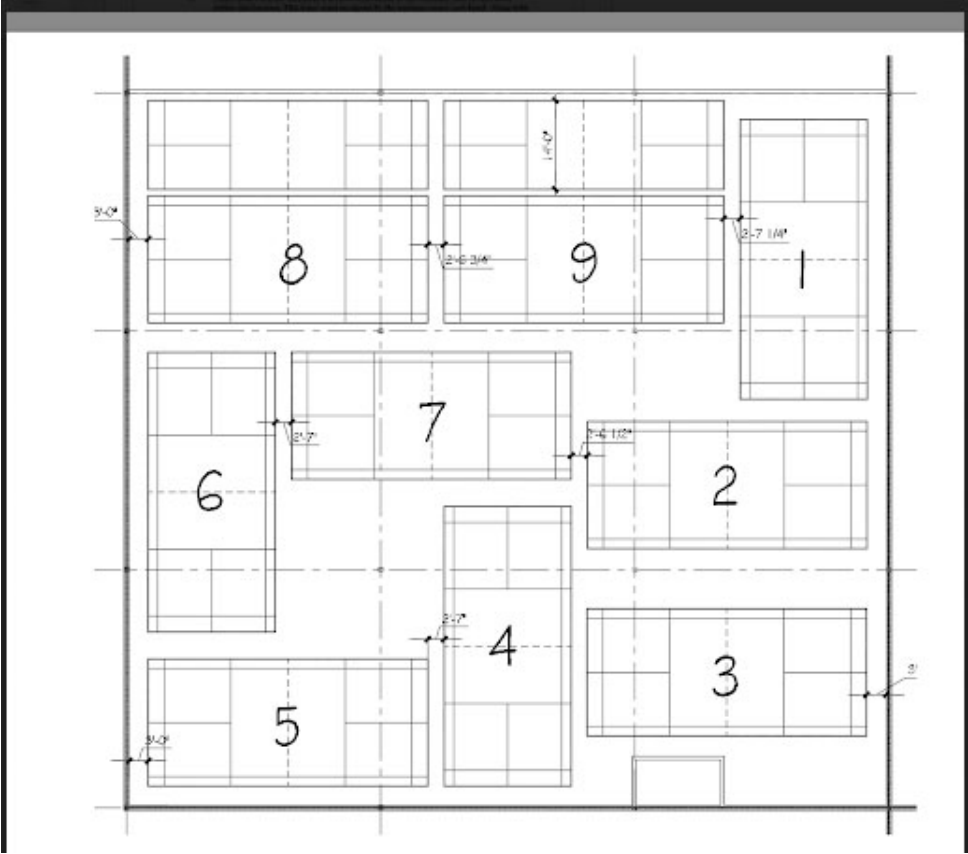
III. Building and other tenants information and subject promises interior layouts

- Subject promises details:
 - i. Midwest Badminton Club is planning to occupy 18,000 SF of the total 51,000 square feet building
 - ii. The spaces are divided into the lobby/office/sitting area (layout map #1) and gym areas (floor courts map #2)
 - iii. The previous tenant of the subject spaces was Buffalo Grove Gymnastics, which is similar to our operation. In fact, they were operated with broader and larger scales than our current proposed uses.
- Building and other tenants:
 - i. The space is one of the three separate units (1322, 1342, and 1362) of the building (see the site plans Map#3).
 - ii. The Unit 1322 is leased by Trane Supply, which is HAVC parts suppliers. There are some truck traffics for their operations. However, their operating hours are our off hours.
 - iii. The Unit 1342 is leased to Marriott Theatre Group. There operations don't involve any truck traffics.

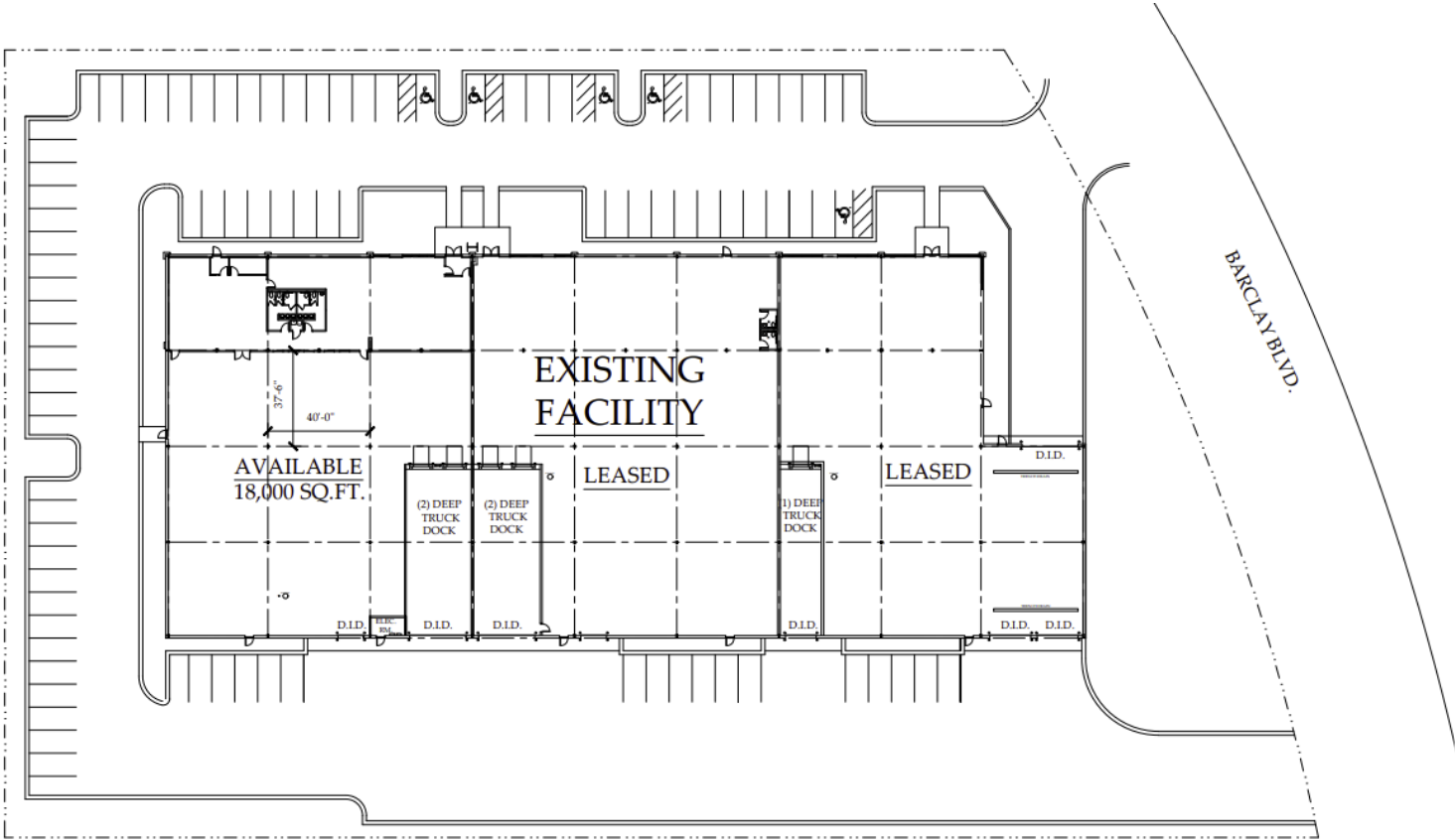
Map #1: Lobby/Office/Pro-shop layout



Map #2: Gym Area and Court Layout:



Map #3: Site Plan



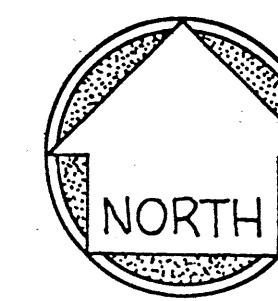
JSS

PLAT OF SURVEY

JAMES, SCHAEFFER & SCHIMMING, INC.

Land Surveyors

8420 W. BRYN MAWR AVE. • CHICAGO, ILLINOIS 60631 • PHONE: (312) 380-8820



Lot 18 in Arbor Creek Business Centre, a subdivision in Section 27, Township 43 North, Range 11 East of the Third Principal Meridian, pursuant to a plat of subdivision recorded June 11, 1987 as Document No. 2577287, and certificate of correction recorded December 22, 1988 as Document No. 2751559, in Lake County, Illinois.

Notes:

Total number of Parking Spaces as indicated by painted stripes, shown hereon, is 95, including 4 Handicapped Parking Spaces.

Lot 18 is located within unshaded Zone 'X', which represents areas determined to be outside 500-year flood plain according to the Federal Emergency Management Agency on the Flood Insurance Rate Map for Buffalo Grove, Lake and Cook Counties, Community Panel No. 170068 0005 D, map revised: Dec. 16, 1988, said map annotated to show changes made effective by letter of map revision dated: April 4, 1989.

Legend:

- = Easement Line only
- = Building Setback Line only
- = Easement and Building Setback Line

- ⊙ = Sanitary Sewer Manhole
- ⊙ = Storm Sewer Manhole
- ⊙ = Catch Basin
- ⊙ = Inlet
- ⊙ = Water Valve Vault
- ⊙ = Fire Hydrant
- ⊙ = Water Valve
- ⊙ = Metal Light Pole
- ⊙ = Illinois Bell Telephone Co. Junction Box
- ⊙ = Bumper Post

GRAPHIC SCALE:
0 50 100 150 200 FT.

BASE SCALE: 1 inch = 40 feet.
Distances are marked in feet and decimal parts thereof.

ORDERED BY: KLEFSTAD COMPANIES, INC.

ORDERED FOR: _____

CHECKED BY: _____

SURVEYED BY: [Signature]
Illinois Professional Land Surveyor No. 2225

ORDER NO.: 92-3940 "OA"

Survey updated and recertified November 1, 1993 for KLEFSTAD COMPANIES, INC.

STATE OF ILLINOIS S.S.
COUNTY OF COOK

TO: KLEFSTAD COMPANIES, INC.
CHICAGO TITLE INSURANCE COMPANY
LA SALLE NATIONAL BANK
LA SALLE NATIONAL TRUST, N.A., as trustee under
Trust Agreement: dated October 25, 1993 and
known as Trust Number 118365.

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1992, and includes items 1, 3, 4, 7(a, b1 and c), 8, 9, 10, and 11b of Table A thereof, and pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an "Urban" Survey.

CHICAGO November 1, A.D. 1993.

Sherwin J. Mirsky, Illinois Professional Land Surveyor No. 2225

STATE OF ILLINOIS S.S.
COUNTY OF COOK

JAMES, SCHAEFFER & SCHIMMING, INC., hereby certifies that a survey has been made, at and under its direction, of the property described above and that the plat hereon drawn is a correct representation of said survey.

CHICAGO February 5, A.D. 1992.

JAMES, SCHAEFFER & SCHIMMING, INC.

[Signature]
President

Traffic and Parking details

Subject Property Address: 1362 Barclay BLVD, Buffalo Grove, 60089

I. Details of Business operations and services:

- **Hours of Operations:**
 - i. Monday – Friday: 3:00pm - 10:00pm
 - ii. Saturday & Sunday: 9:00am – 9:00pm
- **Staff and employees:**
 - i. 2-3 employees for none training hours (Monday – Friday: 3:00pm – 4:00pm, Saturday & Sunday: 6:00pm – 9:00pm)
 - ii. Training class hours (see exhibit 1: training schedule for our current facility for reference)
 - 1. Typically, 6-12 students per class with 1 coaches. The duration for the group classes is two hours.
 - 2. Training classes typical hours: (Monday – Friday: 4:30pm - 8:30pm, Saturday and Sunday 10:00am - 6:00pm).
 - 3. Maximum students and coaches during training classes: 39 (36 students and 3 coaches).
 - 4. Most of the students are dropped off and picked up at the facility before and after classes.
 - iii. Most of members or drop in customers come in groups, i.e. families or friends, and do carpooling as badminton required at least two or four players to play. As such, we used the ratio of one parking spot to 4 patrons in our previous filing with City of Naperville and the Village of Woodridge.

II. subject promises interior layouts (See exhibit 2)

- Subject promises details:
 - i. Midwest Badminton Club is planning to occupy 18,000 SF of the total 51,000 square feet building
 - ii. The spaces are divided into the lobby/office/sitting area and gym areas.
 - iii. The previous tenant of the subject spaces was Buffalo Grove Gymnastics, which is similar to our operation. In fact, they were operated with broader and larger scales than our current proposed uses.

III. Information on other tenants:

- The space is one of the three separate units (1322, 1342, and 1362) of the building:
- The Unit 1322 is leased by Trane Supply, which is HVAC parts suppliers:

2019 Corporate lane, Suite 103, Naperville, IL 60563;

www.mbadminton.com

Trane Supply

Website
Directions
Save
Call

4.9 ★★★★★ 8 Google reviews
Heating equipment supplier in Buffalo Grove, Illinois

Address: 1322 Barclay Blvd, Buffalo Grove, IL 60089

Hours: Tuesday 6:30AM–4:30PM
Wednesday 6:30AM–4:30PM
Thursday 6:30AM–4:30PM
Friday 6:30AM–4:30PM
Saturday Closed
Sunday Closed
Monday 6:30AM–4:30PM

Suggest an edit

Phone: (847) 229-1671

- The Unit 1342 is leased to Marriott Theatre Rehearsal Warehouse:

Marriott Theatre Rehearsal Space

Directions
Save

Corporate office

Address: 1342 Barclay Blvd, Buffalo Grove, IL 60089

BY appointment – no set operation hours.

IV. Parking requirements and capacities (Exhibit 3 for Site plan and tenants info:

- Parking requirements: Pursuant to the section 17.36.040 – Schedule of parking requirements of the Buffalo Grove Ordinance, the total parking required for our operations would be around 20-23 (using the dance school standards) or 10 (using the tennis court club standards)
- There will be 30 parking spaces assigned to the Midwest Badminton Club.
- The building has 90 parking spaces, which it available to be used by the club's customers.
- Tables of the total parking uses for all tenants by hours

Monday - Friday				
	Midwest Badminton	Trane Supply	Marriott Theatre warehouse	Total
6:30am-3:00pm	0	10	10	20
3:00 - 4:30pm	5	10	10	25
4:30pm - 10:00pm	30	0	10	40

Saturday & Sunday				
	Midwest Badminton	Trane Supply	Marriott Theatre warehouse	Total
9:00am - 9:00pm	30	0	10	40

V. Existing Traffic and Parking Analyses

Manual traffic and parking counts at the property were made on Wednesday June 2nd and June 4th 2021 between 3:30pm and 8:00pm and from 9:00am to 6:00pm on Saturday and Sunday, June 5th and 6th.

Based on the data illustrated in the table below, we concluded the parking usages and traffics flow generated by the current tenants are very minimal.

Wednesday, June 2nd, 2020

<u>Time</u>	<u>Incoming</u>	<u>Out going</u>	<u>Total Car parked</u>
3:30 PM	N/A	N/A	3
3:45 PM			3
4:00 PM		-1	2
4:15 PM		-1	1
4:30 PM			1
4:45 PM	1		2
5:00 PM	1		3
5:15 PM			3
5:30 PM			3
5:45 PM			3
6:00 PM			3
6:15 PM		-2	1
6:30 PM		-1	0
6:45 PM			0
7:00 PM			0
7:15 PM			0
7:30 PM			0
7:45 PM			0
8:00 PM			0

Friday, June 4th, 2020

<u>Time</u>	<u>Incoming</u>	<u>Out going</u>	<u>Total Car parked</u>
3:30 PM	N/A	N/A	2
3:45 PM			2
4:00 PM		-1	1
4:15 PM		-1	0
4:30 PM	1		1
4:45 PM		-1	0
5:00 PM			0
5:15 PM			0
5:30 PM			0
5:45 PM			0
6:00 PM			0
6:15 PM			0
6:30 PM			0
6:45 PM			0
7:00 PM			0
7:15 PM			0
7:30 PM			0
7:45 PM			0
8:00 PM			0

Saturday, June 5th 2020

<u>Time</u>	<u>Incoming</u>	<u>Out going</u>	<u>Total Car parked</u>
9:00 AM	0	0	0
9:10 AM			0
9:30 AM			0
9:45 AM			0
10:00 AM			0
10:15 AM			0
10:30 AM			0
10:45 AM			0
11:00 AM			0
11:15 AM			0
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3:45 PM	*		0
4:00 PM			0
4:15 PM			0
4:30 PM			0
4:45 PM			0
5:00 PM			0
5:15 PM			0
5:30 PM			0
5:45 PM			0
6:00 PM			0

*one car drive thru around the building

Attachment: Exhibit A Plan Set (O-2021-47 : Approve an Ordinance Granting a Special Use at 1362 Barclay)

Sunday June 6th 2020

<u>Time</u>	<u>Incoming</u>	<u>Out going</u>	<u>Total Car parked</u>
9:00 AM	0	0	0
9:10 AM			0
9:30 AM			0
9:45 AM			0
10:00 AM			0
10:15 AM			0
10:30 AM			0
10:45 AM			0
11:00 AM			0
11:15 AM			0
11:30 AM			0
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5:45 PM			0
6:00 PM			0

MIDWEST BADMINTON CLUB

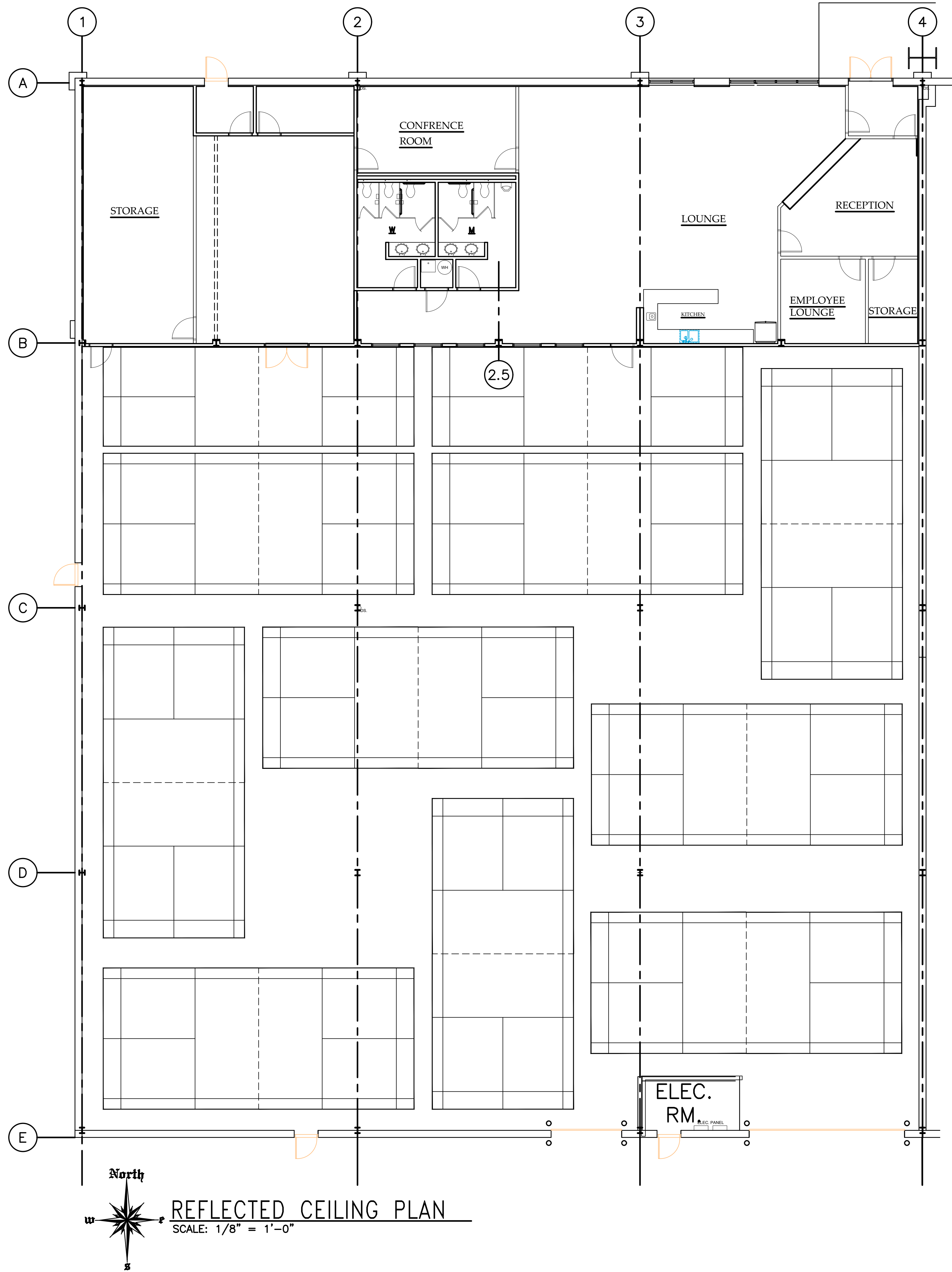
Tentative Training Schedule:

training@mbadminton.com 331-903-3049 www.mbadminton.com

MONDAY	BEGINNER 4:30-5:30 pm	INTERMEDIATE/ADVANCE 6:30-8:00pm	ADULT CLASS: 5:30-6:30PM	Looking for private lessons? Private lessons are 1 hour long with any of our available coaches. The fee is \$70, hour for ONE person. We have several times during the week. Please email us for more info. <i>Times subject to availability.</i> <i>Must pre-pay.</i> <i>For private lesson inquiries email us : training@mbadminton.com</i>
TUESDAY	BEGINNER 6:00-7:00 pm	INTERMEDIATE/ ADVANCE 7:00-8:30 pm		
WEDNESDAY	BEGINNER 3:30-4:30pm	INTERMEDIATE/ ADVANCE	ELITE: 6:30-8:30	
THURSDAY	BEGINNER	INTERMEDIATE/ ADVANCE 7:00-8:30PM	ELITE: 7:00-9:00 pm	
FRIDAY	BEGINNER 4:30-5:30pm 5:30-6:30pm	INTERMEDIATE/ ADVANCE 6:30-8:00pm		
SATURDAY	BEGINNER 9:00-10:00 am	INTERMEDIATE/ADVANCE 3:00-4:30pm	ELITE: 10:00am -12:00 pm	
			Team: 1:00pm-3:00pm	
SUNDAY	BEGINNER 4:00-5:00 pm	INTERMEDIATE/ ADVANCE 10:30am-12:00pm	ELITE: 3:00-5:00 pm	ADULT CLASS: 2:00-3:00PM

Class schedule subject to change or be cancelled the following days/Events: Chicago Open, Junior Tournament, Thanksgiving

Exhibit 2 - Interior floor plan



SCALE 1/8"=1'-0"

PROJ. NO.: 2106	DATE: 02/28/2021	BY: T. SCESNAK	CHECKED BY: T. SCESNAK	DATE: 02/28/2021
This drawing is copyrighted and in the sole property of Thomas V. Scesniak, Inc. Reproduction or use of this drawing and/or any part thereof without the written consent of Thomas V. Scesniak/Thomas V. Scesniak Associates, Inc. is prohibited. Thomas V. Scesniak/Thomas V. Scesniak Associates, Inc. will be prosecuted to the fullest extent of the law.				

A-1
Sheet No:

EXISTING FACILITY BARCLAY BLVD.
1362 BARCLAY BOULEVARD BUFFALO GROVE, ILLINOIS



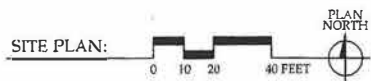
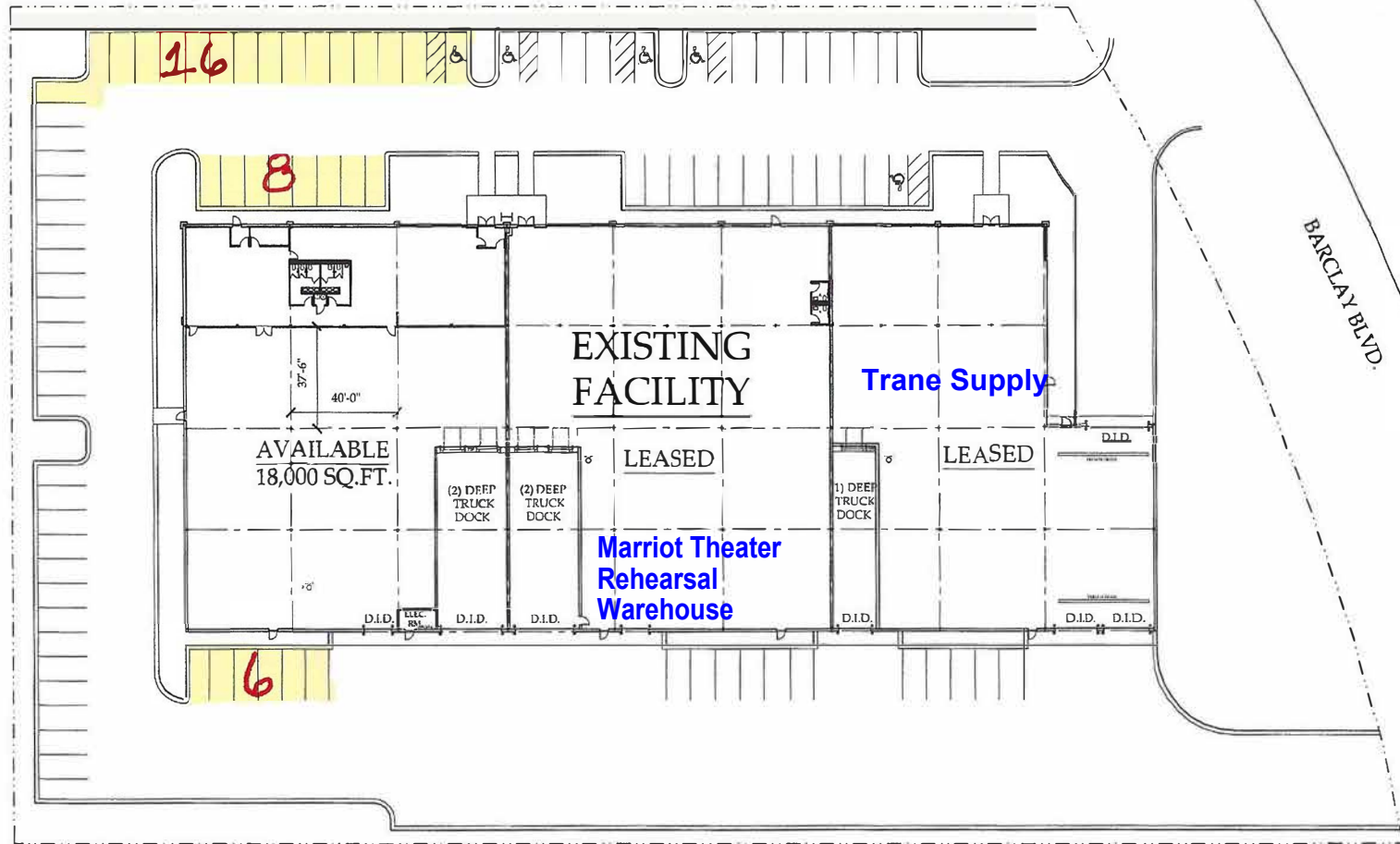
THOMAS V. SCESNAK associates
1754 West Wise Road, Schaumburg, Illinois 60193
ARCHITECTS PLANNERS ENGINEERS
847.562.5112 fax: 847.562.7151 email: TScesniak@aol.com

Exhibit 3 - Site Plan

8.B.c

Total parking spaces: 90

30 assigned spaces to MBC- yellow highlight



EXISTING FACILITY BARCLAY BLVD.

1362 BARCLAY BOULEVARD BUFFALO GROVE, ILLINOIS

JANUARY 11, 2021 #20367

©CORNERSTONE ARCHITECTS LTD.





2019 Corporate lane, Suite 103, Naperville, IL 60563;

www.mbadminton.com

Response to the Special Use Standards

Buffalo Grove, IL Code of Ordinances

Page 1 of 2

17.28.040 - Criteria for special use.

A.

All special uses shall meet the following criteria:

1.

The special use will serve the public convenience at the location of the subject property; or the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;

MBC response: Opening a badminton training facility at the subject location will benefit the residence of Buffalo Grove and its surrounding cities because it an alternative option for the public excise and be more active. It will create a lot of fun and excitement for families.

2.

The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with said special use, the size of the subject property in relation to such special use, and the location of the site with respect to streets giving access to it shall be such that it will be in harmony with the appropriate, orderly development of the district in which it is located;

MBC: The subject location was used as a gymnastic training center for the past thirty years. Our operation is very similar to the previous business model. As such, there should not be any negative impact to the district and other business.

3.

The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted in such zoning district, nor substantially diminish and impair other property valuations with the neighborhood;

MBC: The subject location was used as a gymnastic training center for the past thirty years. Our operation is very similar to the previous business model. In addition, there is no structure changes to the existing building. As such, the requested special use will not causes any harm to other business or property in the surrounding area.

4.

The nature, location and size of the buildings or structures involved with the establishment of the special use will not impede, substantially hinder or discourage the development and use of adjacent land and buildings in accord with the zoning district within which they lie;

MBC: There is not change to the building structure. It will not impede or discourage any development of any adjacent land and buildings.

5.

Adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided;

MBC: Yes, the existing infrastructures are sufficient for the proposed operation.

6.

Parking areas shall be of adequate size for the particular special use, which areas shall be properly located and suitably screened from adjoining residential uses, and the entrance and exit driveways to and from these parking areas shall be designed so as to prevent traffic hazards, eliminate nuisance and minimize traffic congestion in the public streets.

MBC: There are adequate parking for the proposed uses. As our business is similar to the former business using the same promises, which did have any issues with the parking or traffic, there should not be any issues with the parking or surrounding traffic. Please see the parking and traffic studies for details.

B.

The special use shall in all other respects conform to the applicable regulations of the zoning district in which it is located, except as such regulations may be varied. Notwithstanding the foregoing, business planned unit developments shall conform with section I 7.44.040(D) unless varied.

MBC: This should not be relevant to our application as we are using the existing building and no other modifications needed.

C. The Planning & Zoning Commission may recommend and the Corporate Authorities may impose such conditions and restrictions upon the subject property, the location, the construction and design of the building and use of the property benefited by such special use as many be necessary or appropriate to the comply with the foregoing criteria.

MBC: Noted

D.

Notwithstanding Chapter 17.52, the Planning & Zoning Commission may recommend and the Corporate Authorities may vary the regulations of the zoning district in which the special use is located subject to meeting the criteria of Section 17.52.070(A)(1)-(3), except for planned unit developments which shall meet the general objectives of Section 17.28.050(A)(1)-(7).

MBC: This should not apply, no variance is requested.

(Ord. 2004-100 § 2, 2004)

image.png



May 4, 2021

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

RE: Special Use Consideration
Midwest Badminton Club
1362 Barclay Blvd., Buffalo Grove, IL 60089

Dear Village of BG:

As Managing Partner of the BGI Limited Partnership owner of the above referenced building, I ask you to consider approval for a Special Use permit to allow the Midwest Badminton Club to operate a badminton club at this facility.

This space was formerly occupied by Buffalo Grove Gymnastics for 30 years and was an asset to the community. It is ownership's belief that this proposed use will be an asset to the community and as a tenant in our building for many years to come.

Our group would appreciate your consideration and approval.

Kind Regards,

NAI Hiffman

A handwritten signature in blue ink, appearing to read "Paul C. Gearen".

Paul C. Gearen
Managing Partner, BGI Limited Partnership

Attachment: Exhibit A Plan Set (O-2021-47 : Approve an Ordinance Granting a Special Use at 1362 Barclay)

06/16/2021

**MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE
VILLAGE OF BUFFALO GROVE HELD IN THE COUNCIL CHAMBERS, 50 RAUPP BOULEVARD,
BUFFALO GROVE, ILLINOIS ON WEDNESDAY, JUNE 16, 2021**

Call to Order

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

Public Hearings/Items For Consideration

1. Consider a Variation for a Proposed Sunroom Addition Which Encroaches into Rear Yard Setback of the Subject Property 134 Newton Drive. (Trustee Weidenfeld) (Staff Contact: Nicole Woods)

Village Planner Akash provided a background on the rear yard setback, similar to setbacks they have seen in past. She explained that there is an existing patio in the backyard and 80% of it will be covered by the sunroom. It backs to residential. No complaints, but a few inquiries.

Mr. Weiner asked the commissioners to grant the sunroom. They want to enjoy the outside longer than the Chicago weather allows. Neighbors are friends and are excited to spend time with them in their sunroom. They noted they have a contractor who understands the concept and will use materials that match the existing house.

Com. Moodhe asked staff about the agenda noting the address is wrong in the agenda. Additionally, he asked if a sign was put out.

Village Planner Akash said those would be corrected and signs were put out as well as the mailings.

Com. Goldspiel asked if the sunroom was heated and air conditioned.

Mr. Weiner said no, just windows and screens.

Com. Goldspiel asked how much will be open or closed.

Mr. Weiner said it is surrounded by windows.

Com. Weinstein asked if neighbors would be okay with the addition of a sunroom.

Mr. Weiner said when the time came, they chatted with their neighbors.

Chairperson Cesario referenced page 9.

Mr. Weiner agreed that it wouldn't be detrimental to the public health, safety and welfare.

Com. Moodhe asked about the house down the street that has a 4-season room. He believes the petitioners sunroom will blend in with the neighborhood.

Com. Worlikar asked if the neighbors on either said anything regarding the variation.

Mr. Weiner said no.

Chairperson Cesario entered the staff report as exhibit 1.

Petitioners thanked the commission for their time and happy their neighbors had no objections.

Attachment: Exhibit B PZC Minutes (O-2021-47 : Approve an Ordinance Granting a Special Use at 1362 Barclay)

06/16/2021

The public hearing close at 7:42 PM.

Com. Weinstein made a motion to grant a variation to Section 17.40 of the Buffalo Grove Zoning Code to allow for a proposed sunroom addition in the rear yard which encroaches 9' into the required rear yard setback on the subject property. The sunroom shall be constructed in accordance with the documents and plans submitted as part of this petition.

Com. Moodhe seconded the motion.

Chairperson Cesario explained the purpose for variations for setbacks such as the subject property.

Com. Goldspiel commented that the sunroom fits in.

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

2. Consider a Special Use for a Recreational Use (Badminton Facility) in the Industrial District at 1362 Barclay Blvd. (Trustee Johnson) (Staff Contact: Nicole Woods)
Village Planner Akash provided background on a special use for a badminton facility, previously a gymnastics facility. She provided detail on the number of employees and number of badminton courts as well as the hours of operation. She noted they will be offering classes to students 17 and younger - up to 39 students. The petitioners currently have facilities in Naperville and Woodridge with no complaints from neighbors either. Additionally, she noted they had a parking study done.
Ms. Liang provided additional detail on the site. Noting the facility brings opportunity for a more diverse sport.
Mr. Gearen, owner of the building, provided detail on the existing building and tenants.
Com. Spunt asked about tournaments at the facility.
Ms. Liang said the facility is designed for training and leisurely play, not for tournaments.
Com. Worlikar thanked them for the parking analysis. He Referenced page 21. To ask about building schematics.
Mr. Gearen explained the pits that are existing from the gymnastics facility. He said the plan is to fill them with stone and then with concrete.
Com Au asked staff about drop off and pick up as well as traffic flow.
Village Planner Akash said there were no complaints from the subject property when there was pick-up and drop off for the prior facility and pointed to the traffic study.
Com. Richards asked if they are planning on food and or beverage at the facility.
Ms. Liang said no not at this time, but plan for vendor machine.
Com Richards asked if there were any complaints from the other tenants.
Mr. Gearen said no and noted that with the prior gymnastics facility there was always a constant stream of cars.
Com. Goldspiel asked about the location and proximity of courts.
Mr. Chen described the game of badminton.

06/16/2021

Ms. Liang said they use the same standards of the other facilities and described the dimensions. She explained that the sport does not include much running and is a lot lighter than a tennis ball.

Com. Goldspiel asked if people will be running into each other like tennis

Ms. Liang said no.

Com. Weinstein provided additional detail on the difference between tennis and badminton.

Com. Moodhe referenced packet page 15 asked if there are any plans to put in locker rooms.

Ms. Liang said there will be no locker rooms or showers.

Com. Kahn provided additional comments on badminton. He commented that he is excited about the sport and provided background knowledge on their two existing facilities.

Chairperson Cesario entered the Village staff report as exhibit 1.

The public hearing closed at 8:04 PM.

Com. Weinstein made a motion to grant a positive recommendation to the Village Board for Special Use for a recreation use (badminton facility), subject to the following conditions; The special use is granted to Thomas Chen & Sandy Liang of Midwest Badminton Club and said special use does not run with the land; The special use granted may be assignable to subsequent petitioners seeking assignment of this special use as follows: Upon application of a petition seeking assignment of this special use, the Village of Buffalo Grove, in their sole discretion, may approve the assignment administratively, or may refer it to the Planning & Zoning Commission and/or the Village Board for a public hearing. Such assignment shall be valid only upon the written approval of the Village of Buffalo Grove granting said assignment, which may be granted or denied for any reason. If the Village determines at a later point, in its sole discretion, that additional parking is required, the petitioner shall provide said parking in manner acceptable to the Village.

Com. Khan second.

Com Moodhe asked staff about the motion.

Village Attorney Stanford explained the motion. He said if it was the same use no new Special Use Permit process would be needed. However, because the Special Use Permit changed from gymnastics to badminton, a new Special Use Permit was needed and must go through the proper channels.

Com. Moodhe commented that he believes this Special Use Permit should have been handled administratively.

Com. Moodhe spoke in favor

Com. Weinstein supports the use for the facility.

Chairperson Cesario spoke in favor of the motion. He also commented that he is happy about recreation in industrial districts and thanked the petitioners for the very detailed plan.

06/16/2021

RESULT:	RECOMMENDATION TO APPROVE [UNANIMOUS]
	Next: 7/19/2021 7:30 PM
AYES:	Moodhe, Spunt, Cesario, Goldspiel, Khan, Weinstein, Au, Richards, Worlikar

Regular Meeting

Other Matters for Discussion

Approval of Minutes

1. Planning and Zoning Commission - Regular Meeting - May 19, 2021 7:30 PM

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

Chairman's Report

Chairperson Cesario talked about a survey that went out, noting that Buffalo Grove was ranked number 3 for livability. Thanked everyone on the Planning and Zoning Commission for their participation in making it so.

Committee and Liaison Reports

None.

Staff Report/Future Agenda Schedule

Village Planner Akash commented on how happy she is to see everyone in person after a long year of virtual meetings. She spoke briefly on the comprehensive plan. Additionally, she spoke briefly on other items coming in August, including Ricky Rockets and the Golf Dome.

Public Comments and Questions

Adjournment

The meeting was adjourned at 8:29 PM

Chris Stilling

APPROVED BY ME THIS 16th DAY OF June, 2021

Attachment: Exhibit B PZC Minutes (O-2021-47 : Approve an Ordinance Granting a Special Use at 1362 Barclay)



Ordinance No. O-2021-48 : Municipal Acceptance Forms LCDOT

Recommendation of Action

Staff Recommends Approval

Staff Recommends approval of the Municipal Acceptance Forms for Village Facilities to be built within the Lake County Right-of-Ways as part of the Weiland Road Widening Project.

ATTACHMENTS:

- Memo Weiland Road 21-0630 (DOCX)
- ORDINANCE Municipal Acceptance Form 21-0630 (DOCX)
- Municipal Acceptance 6.14.2021-Weiland Rd-Lake Cook to Aptakisic (PDF)
- Municipal Acceptance 6.14.2021-Weiland Rd-Lake Cook to Aptakisic-Map (PDF)
- Municipal Acceptance 6.14.2021- Aptakisic Rd (PDF)
- Municipal Acceptance 6.14.2021- Aptakisic Road Map (PDF)

Trustee Liaison

Stein

Staff Contact

Darren Monico, Public Works

Monday, July 19, 2021	
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VILLAGE OF BUFFALO GROVE



MEMORANDUM

DATE: June 30, 2021
TO: Dane Bragg, Village Manager
FROM: Darren Monico, Village Engineer
SUBJECT: Weiland Road Municipal Acceptance Forms

The Municipal Facility Acceptance Forms are standard Lake County forms for a Village to own and maintain Village facilities that were built or relocated within a Lake County Right-of-Way. These forms are for Village facilities within Weiland Road and Aptakisic Road such as sidewalks, multi-use paths, street lights, traffic signals, pedestrian crossings with flashing beacons, noise abatement walls, detention basins, water main, storm sewer, and sanitary sewer.

After completion of the Weiland Road project and after IDOT completes their approval of the paperwork, Weiland Road will be jurisdictionally transferred to the Village sometime in 2022. Once this is completed the Weiland Road portions of these forms will no longer be needed however the Aptakisic Road forms will remain in place.

ORDINANCE NO. 2021 - _____

A ORDINANCE APPROVING MUNICIPAL UTILITY/FACILITY ACCEPTANCE
ON COUNTY HIGHWAY AGREEMENTS WITH THE LAKE COUNTY
DEPARTMENT OF TRANSPORTATION, RELATED TO THE WEILAND ROAD
IMPROVEMENT PROJECT

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

WHEREAS, the Village is agreeable to own and maintain the Village facilities such as sidewalks, multi-use paths, street lights, traffic signals, noise abatement walls, detention basins, water main, storm sewer, and sanitary sewer that are being built within the Right-of-Ways of Weiland Road and Aptakisic Road, that are under the jurisdiction of the Lake County Department of Transportation that are being constructed by Lake County as part of the Weiland Road Improvement Project.

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: The Agreements entitled “Municipal Utility/Facility Acceptance on a County Highway” for both Weiland Road and Aptakisic Road, between the Lake County Department of Transportation and the Village of Buffalo Grove related to the Weiland Road Improvement Project, are hereby approved (“Agreements”).

Section 2: The Village President and Village Clerk are authorized and directed to execute the Agreements. A copy of said Agreements are attached hereto and made a part hereof.

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

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

AYES: _____

NAYES: _____

ABSENT: _____

PASSED: _____, 2021

APPROVED: _____, 2021

APPROVED:

Village President

ATTEST:

Village Clerk



600 W. Winchester Road
 Libertyville, IL 60048
 Telephone: (847) 377-7400
 hdpermits@lakecountyil.gov

MUNICIPAL FACILITY ACCEPTANCE ON A COUNTY HIGHWAY

(Please print or type)

Municipality: Village of Buffalo Grove
 Mailing Address: 50 Raupp Blvd. Buffalo Grove, Illinois 60089
 Website: Enter text. Telephone: 847/459-2523

Being a municipal corporation in the State of Illinois, County of Lake, hereby requests permission from the County Engineer of Lake County to location and maintain the below described Municipal Facility within the right-of-way limits of a County Highway in accordance with the Lake County, IL Code of Ordinances, as amended. The Municipal Facility is described as follows:

1. **Name of County Highway:** Weiland Rd

2. **Location of Facility:** From: Lake Cook Road
 (From street to street with offsets) To: Aptakisic Road

3. **Type of Municipal Facility** (check all that apply):
☒ Street lighting ☒ Sanitary sewer line ☒ Water main/Water line
☒ Sidewalk ☒ Bike path ☒ Other Rectangular Rapid Flashing Beacon

4. **Facility to be constructed by** (check all that apply):
☐ Municipal Crew ☐ Contractor ☐ Developer
☐ Other LCDOT

Name & Company: Enter text.
 Mailing Address: Enter text.
 Telephone Number: Enter text. Mobile Number: Enter text.
 E-mail Address: Enter text.

Additional contact (if needed):
 Name & Company: Enter text.
 Mailing Address: Enter text.
 Telephone Number: Enter text. Mobile Number: Enter text.
 E-mail Address: Enter text.

5. **Comments** (if needed): Constructed as part on the Weiland Road reconstruction project
14-00158-11-WR and 18-00158-13-WR

NOTES: This Acceptance is subject to the General Conditions as printed on the reverse side of the form.
 THIS APPLICATION IS ONLY VALID WHEN AN ORIGINAL SIGNATURE IS PROVIDED ON PAGE 2.

GENERAL CONDITIONS FOR MUNICIPAL FACILITY ACCEPTANCE ON A COUNTY HIGHWAY

1. In submitting this Acceptance, the Municipality agrees to comply with the various policies, conditions and requirements of the Lake County Division of Transportation, whether written or verbal and the Lake County, IL Code of Ordinances, as amended.
2. The Municipality shall supply, at its expense, such information or submittals as may be required for review and to make such changes or revisions as required by the Lake County Division of Transportation.
3. Lack of an immediate response to this form or any information or submittals supplied for review and/or comment shall not be construed as approval or acceptance by the County Engineer or the Lake County Division of Transportation, nor shall they be held responsible for any costs or delays due to the processing time required.
4. The review of the Municipal Facility shall be based on the primary use of the County Highway right-of-way for the safe and efficient movement of vehicular traffic and the maintenance and improvements needed to support such primary use.
5. The Lake County Division of Transportation shall not be responsible for providing room within the County Highway right-of-way for the Municipal Facility.
6. This Acceptance does not relieve the Municipality from complying with any statutes, regulations, ordinances or administrative orders of the Federal, State or County Governments or any political subdivision or administrative agencies that may apply to the Municipal Facility.
7. The Municipality shall obtain permission from the legal property owner of the County Highway right-of-way where the Municipal Facility will be located.
8. Unless otherwise stated in the issued Facility Permit, the Municipality and its successors and assigns shall be responsible for the following:
 - a. The operation and maintenance of the Municipal Facility within the County Highway right-of-way. Such operation and maintenance shall include keeping the Municipal Facility in a safe condition for use by the Public, not creating any hazardous conditions, providing any special maintenance which may include cleaning ice and snow from sidewalks or bike paths or additional mowing of adjacent turf areas, making changes or revisions to the Municipal Facility needed because of the maintenance operations of the Lake County Division of Transportation or use of the County Highway right-of-way by the General Public and restoring portions of the County Highway right-of-way disturbed by repairs, maintenance, extensions, service connections, and/or other work done to the Municipal Facility without a Facility Permit being issued.
 - b. Any additional costs to the County of Lake and/or its Division of Transportation for road improvements and/or maintenance work due to the location and/or use of the Municipal Facility within the County Highway right-of-way. Such costs can include adjustments needed to the Municipal Facility to accommodate said road improvements and/or maintenance work and/or damage to County Property and/or equipment.
 - c. For indemnifying, defending and holding harmless the County of Lake and the Lake County Division of Transportation including their elected and duly appointed officials, agents, employees and representatives from and against any and all claims, suits, actions, losses, expenses, damages, injuries, deaths, judgments and demands arising from and relating to the location and/or use of the Municipal Facility within the County Highway right-of-way regardless of any limitations of insurance coverage.
 - d. Other items as specified in the Lake County, IL Code of Ordinances, as amended.
9. If a separate application is made by an Applicant other than the Municipality to construct the Facility, then the Municipality, by submitting this Acceptance, hereby acknowledges that it will become the successor or assign of this Applicant for the said Facility.

SIGNATURE BLOCK

ATTEST: Municipal Clerk (Printed name of above signature)	FOR THE MUNICIPALITY: By: Municipal Mayor/President (Printed name of above signature) Date:
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LEGEND

- Proposed Village Sidewalk
- Proposed Village Multi-Use Path
- Proposed Median Plantings
- Existing Sanitary Sewer
- Existing Water Main
- Proposed Water Main
- Proposed Landscaping Trees
- Proposed Light Pole
- Structure Adjustments

LAKE COUNTY DIVISION OF TRANSPORTATION
WEILAND ROAD
LAKE COOK ROAD TO DEERFIELD PARKWAY

WEILAND ROAD EXHIBIT

PAGE 1 OF 6



Scale:
Horiz. 0 50 100

MATCH LINE STA 36+00



LEGEND

- Proposed Village Sidewalk
- Proposed Village Multi-Use Path
- Proposed Median Plantings
- Existing Sanitary Sewer
- Existing Water Main
- Proposed Water Main
- Proposed Landscaping Trees
- Proposed Light Pole
- Structure Adjustments

LAKE COUNTY DIVISION OF TRANSPORTATION

WEILAND ROAD
LAKE COOK ROAD TO DEERFIELD PARKWAY

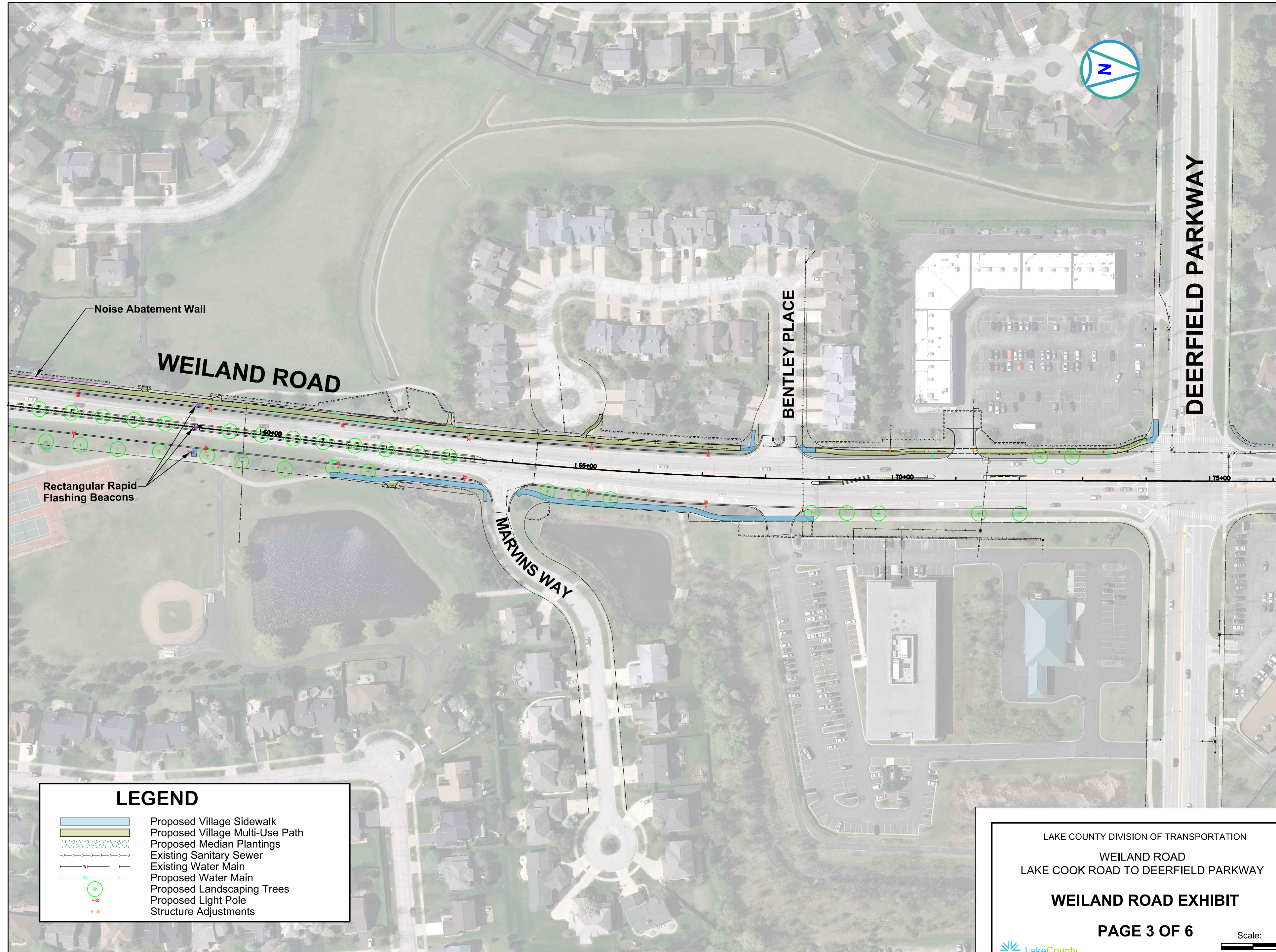
WEILAND ROAD EXHIBIT

PAGE 2 OF 6

Scale:
Horiz. 0 50 100

LakeCounty
Division of Transportation

MATCH LINE STA 56+00



LEGEND

- Proposed Village Sidewalk
- Proposed Village Multi-Use Path
- Proposed Median Plantings
- Existing Sanitary Sewer
- Existing Water Main
- Proposed Water Main
- Proposed Landscaping Trees
- Proposed Light Pole
- Structure Adjustments

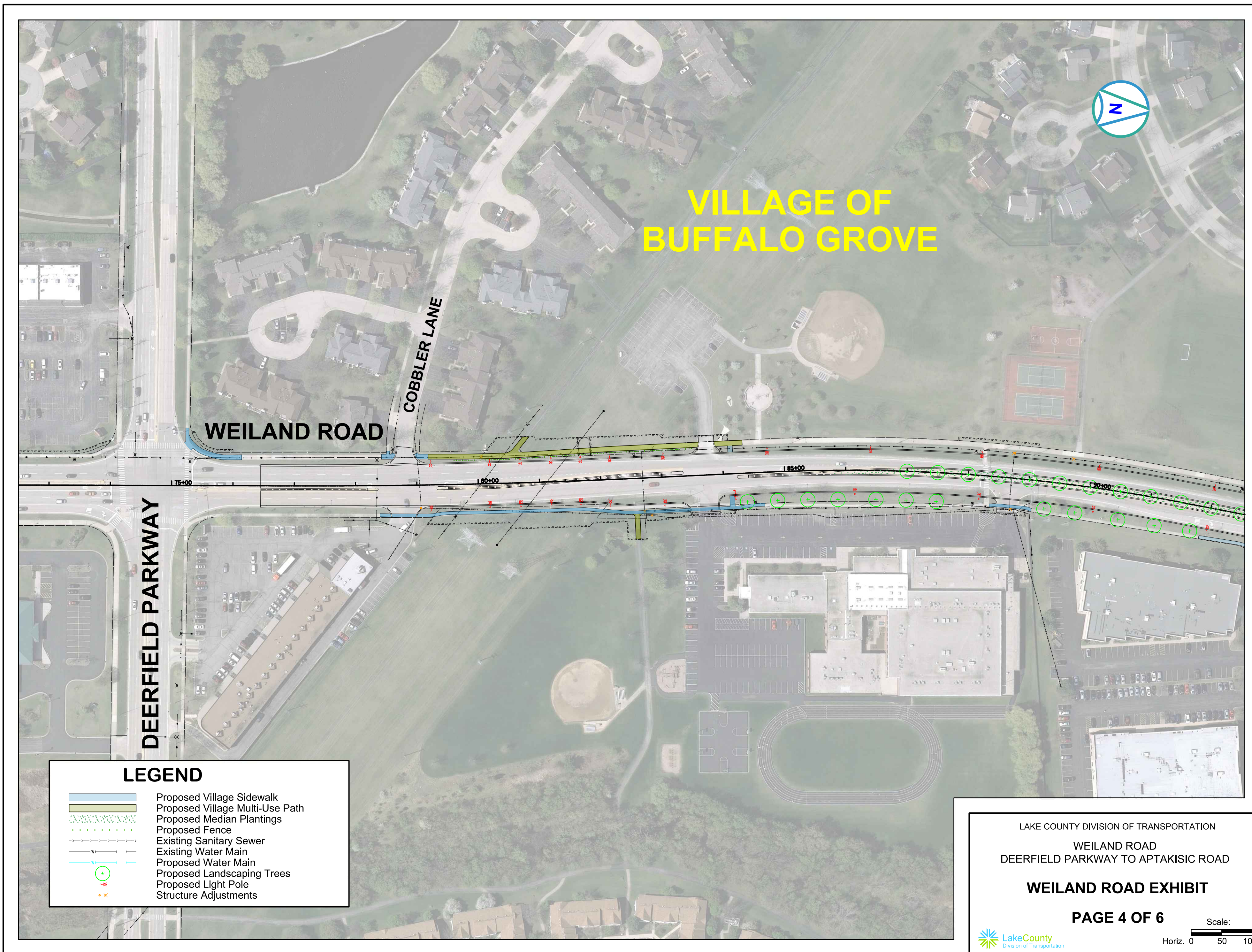
LAKE COUNTY DIVISION OF TRANSPORTATION
WEILAND ROAD
LAKE COOK ROAD TO DEERFIELD PARKWAY

WEILAND ROAD EXHIBIT

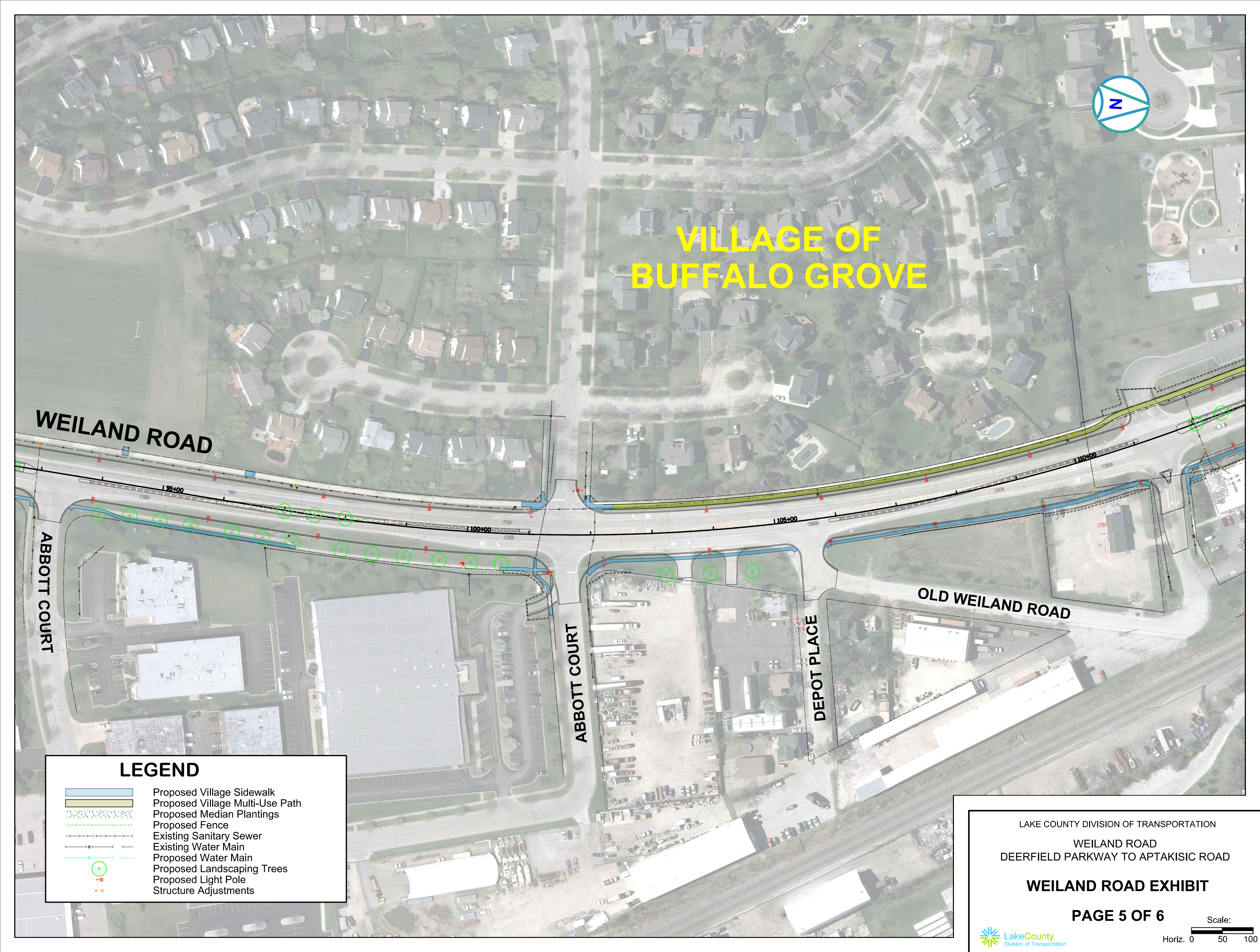
PAGE 3 OF 6

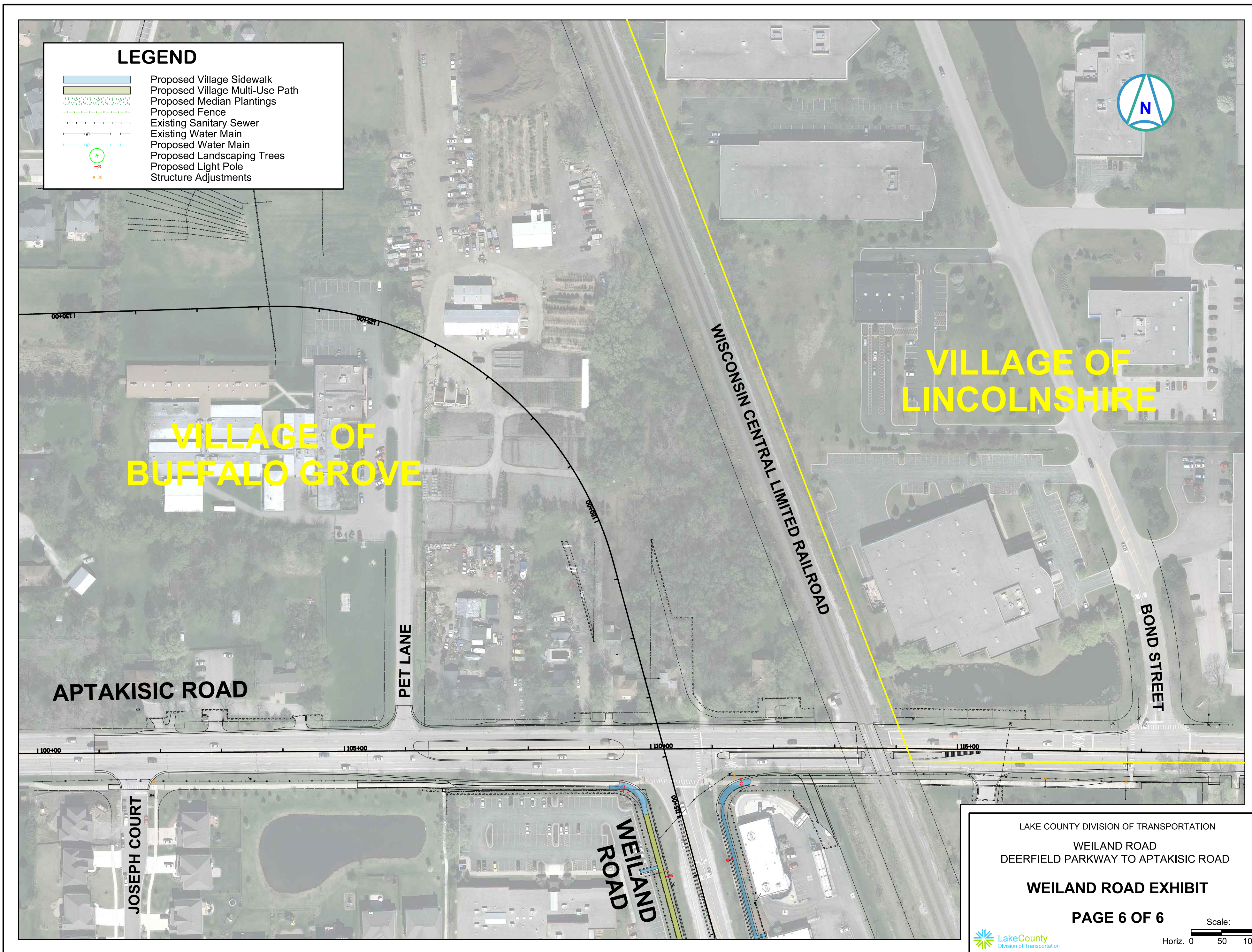


Scale:
Horiz. 0 50 100



MATCH LINE STA 92+56





FOR LCDOT USE ONLY

Permit
Number

600 W. Winchester Road
Libertyville, IL 60048
Telephone: (847) 377-7400
hdpermits@lakecountvill.gov

MUNICIPAL FACILITY ACCEPTANCE ON A COUNTY HIGHWAY

(Please print or type)

Municipality:	Village of Buffalo Grove		
Mailing Address:	50 Raupp Blvd. Buffalo Grove, Illinois 60089		
Website:	Enter text.	Telephone:	847/459-2523

Being a municipal corporation in the State of Illinois, County of Lake, hereby requests permission from the County Engineer of Lake County to location and maintain the below described Municipal Facility within the right-of-way limits of a County Highway in accordance with the Lake County, IL Code of Ordinances, as amended. The Municipal Facility is described as follows:

1. **Name of County Highway:** Aptakisic Rd

2. **Location of Facility:** From: 50 feet west of Joseph Court (100+93)
(From street to street with offsets) To: Industriala Drive (126+04)

3. **Type of Municipal Facility** (check all that apply):

☒ Street lighting	☒ Sanitary sewer line	☒ Water main/Water line
☒ Sidewalk	☒ Bike path	☒ Other

Landscaped median, 4 street lights, see commnets

4. **Facility to be constructed by** (check all that apply):

☐ Municipal Crew ☐ Contractor ☐ Developer

☒ Other LCDOT

Name & Company: Enter text.

Mailing Address: Enter text.

Telephone Number: Enter text. Mobile Number: Enter text.

E-mail Address: Enter text.

Additional contact (if needed):

Name & Company:	<u>Enter text.</u>		
Mailing Address:	<u>Enter text.</u>		
Telephone Number:	<u>Enter text.</u>	Mobile Number:	<u>Enter text.</u>
E-mail Address:	<u>Enter text.</u>		

5. **Comments** (if needed): Constructed as part on the Weiland Road reconstruction project
18-00158-13-WR. 4 street lights on north side of Aptakisc Rd. Between the CN RR and Bond St.

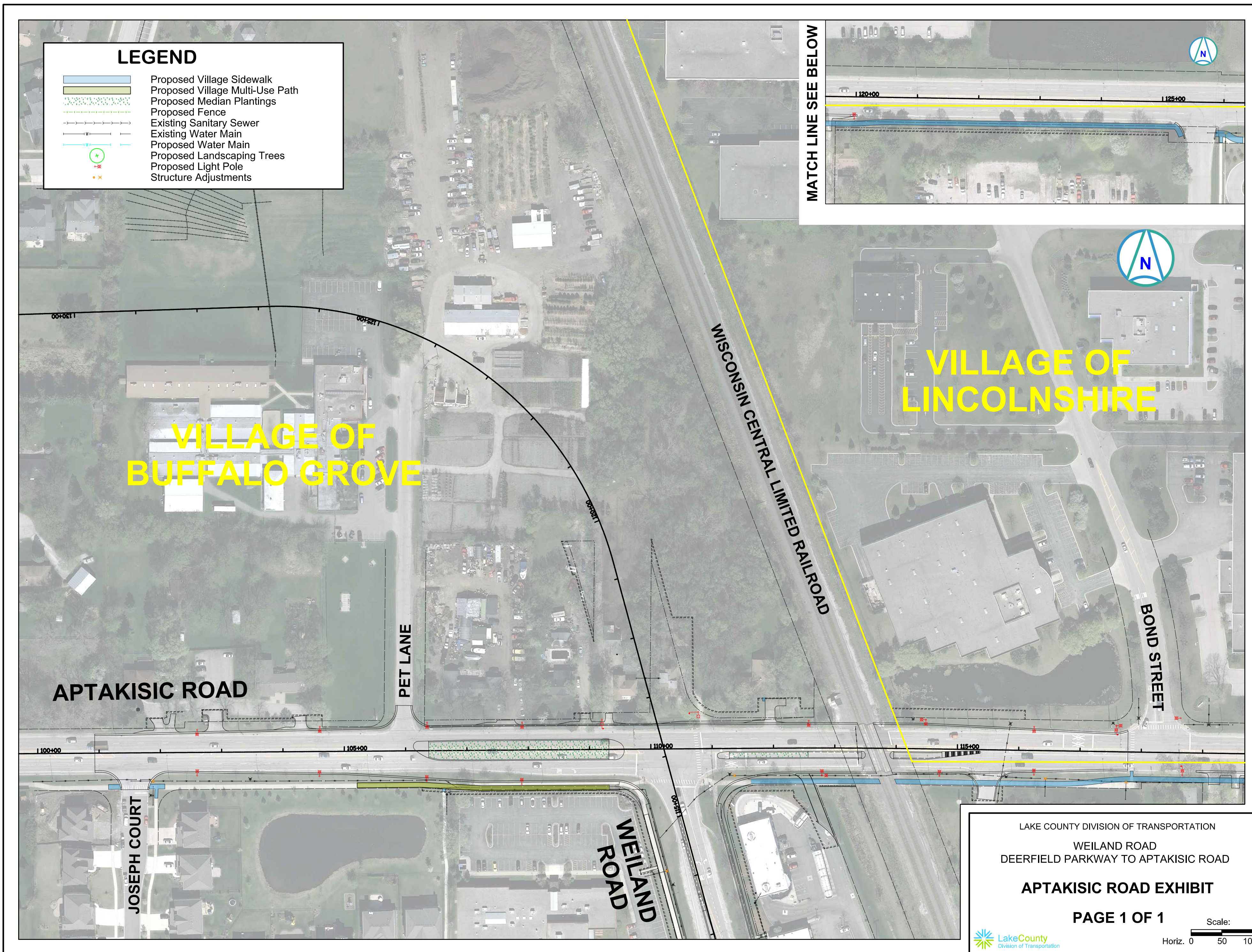
NOTES: This Acceptance is subject to the General Conditions as printed on the reverse side of the form.
THIS APPLICATION IS ONLY VALID WHEN AN ORIGINAL SIGNATURE IS PROVIDED ON PAGE 2.

GENERAL CONDITIONS FOR MUNICIPAL FACILITY ACCEPTANCE ON A COUNTY HIGHWAY

1. In submitting this Acceptance, the Municipality agrees to comply with the various policies, conditions and requirements of the Lake County Division of Transportation, whether written or verbal and the Lake County, IL Code of Ordinances, as amended.
2. The Municipality shall supply, at its expense, such information or submittals as may be required for review and to make such changes or revisions as required by the Lake County Division of Transportation.
3. Lack of an immediate response to this form or any information or submittals supplied for review and/or comment shall not be construed as approval or acceptance by the County Engineer or the Lake County Division of Transportation, nor shall they be held responsible for any costs or delays due to the processing time required.
4. The review of the Municipal Facility shall be based on the primary use of the County Highway right-of-way for the safe and efficient movement of vehicular traffic and the maintenance and improvements needed to support such primary use.
5. The Lake County Division of Transportation shall not be responsible for providing room within the County Highway right-of-way for the Municipal Facility.
6. This Acceptance does not relieve the Municipality from complying with any statutes, regulations, ordinances or administrative orders of the Federal, State or County Governments or any political subdivision or administrative agencies that may apply to the Municipal Facility.
7. The Municipality shall obtain permission from the legal property owner of the County Highway right-of-way where the Municipal Facility will be located.
8. Unless otherwise stated in the issued Facility Permit, the Municipality and its successors and assigns shall be responsible for the following:
 - a. The operation and maintenance of the Municipal Facility within the County Highway right-of-way. Such operation and maintenance shall include keeping the Municipal Facility in a safe condition for use by the Public, not creating any hazardous conditions, providing any special maintenance which may include cleaning ice and snow from sidewalks or bike paths or additional mowing of adjacent turf areas, making changes or revisions to the Municipal Facility needed because of the maintenance operations of the Lake County Division of Transportation or use of the County Highway right-of-way by the General Public and restoring portions of the County Highway right-of-way disturbed by repairs, maintenance, extensions, service connections, and/or other work done to the Municipal Facility without a Facility Permit being issued.
 - b. Any additional costs to the County of Lake and/or its Division of Transportation for road improvements and/or maintenance work due to the location and/or use of the Municipal Facility within the County Highway right-of-way. Such costs can include adjustments needed to the Municipal Facility to accommodate said road improvements and/or maintenance work and/or damage to County Property and/or equipment.
 - c. For indemnifying, defending and holding harmless the County of Lake and the Lake County Division of Transportation including their elected and duly appointed officials, agents, employees and representatives from and against any and all claims, suits, actions, losses, expenses, damages, injuries, deaths, judgments and demands arising from and relating to the location and/or use of the Municipal Facility within the County Highway right-of-way regardless of any limitations of insurance coverage.
 - d. Other items as specified in the Lake County, IL Code of Ordinances, as amended.
9. If a separate application is made by an Applicant other than the Municipality to construct the Facility, then the Municipality, by submitting this Acceptance, hereby acknowledges that it will become the successor or assign of this Applicant for the said Facility.

SIGNATURE BLOCK

ATTEST: Municipal Clerk (Printed name of above signature)	FOR THE MUNICIPALITY: By: Municipal Mayor/President Date:
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Action Item : 1305 Busch Parkway Development Improvement Agreement

Recommendation of Action

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

SUMMARY: Staff recommends approval of the Development Improvement Agreement for 1305 Busch Parkway, subject to the receipt of the required fees and the Village Attorney review.

ATTACHMENTS:

- 1305 Busch Parkway DIA Memo (DOCX)
- Engineers Opinion of Probable Cost (PDF)
- Engineering Plans (PDF)
- DRAFT_DIA_1305 Busch Pkwy_7-12-2021 (DOCX)
- Plat of Easement (PDF)

Trustee Liaison
Johnson

Staff Contact
Darren Monico, Public Works

Monday, July 19, 2021	
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VILLAGE OF BUFFALO GROVE



MEMORANDUM

DATE: July 8, 2021
TO: Jenny Maltas, Deputy Village Manager
FROM: Darren Monico, Village Engineer
SUBJECT: 1305 Busch Parkway Development Improvement Agreement

Premier Design Build Group has submitted a Development Improvement Agreement for the 1305 Busch Parkway Development, located along Busch Parkway between Barclay Boulevard and Milwaukee Avenue. This development includes a new industrial building and site improvements at 1305 Busch Parkway.

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



FINAL
ENGINEERS OPINION OF
PROBABLE CONSTRUCTION COST

PROJECT: **LOT 15 CORPORATE GROVE**
 LOCATION: **BUFFALO GROVE, ILLINOIS**
 PROJECT NO.: **11042**

LOT 15 CORPORATE GROVE
 VILLAGE OF BUFFALO GROVE
 LAKE COUNTY, IL 60089

DATE PREPARED: 7/1/2021
 LAST REVISED:

PREPARED BY: MJM
 CHECKED BY: JL

GROUP MANAGER: _____
 (HAND WRITTEN INITIALS)

*THE PRICES USED IN THIS LIST ARE BASED ON THE AVERAGE PRICES FROM CONTRACTOR'S
 BID PRICES REVIEWED WITHIN THE PAST YEAR BY SPACECO, INC. FOR SIMILAR PROJECTS
 AND/OR AVAILABLE MATERIAL & LABOR COST DATA. SOME UNIT PRICES HAVE BEEN ADJUSTED
 TO ALLOW FOR SPECIAL CONDITIONS. THESE UNIT PRICES DO NOT INCLUDE ENGINEERING FEES.*

CONSULTING ENGINEERS * SITE DEVELOPMENT ENGINEERS * LAND SURVEYORS

Engineer's Opinion of Probable Construction Cost

<u>ITEM</u>	<u>QNTY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>AMOUNT</u>
<u>A. Soil Erosion Sediment Control</u>				
1. Silt Fence	2,450	L.F.	\$1.65	\$4,042.50
2. Floating Silt Curtain	230	L.F.	\$5.00	\$1,150.00
3. Stabilized Entrance	1	EACH	\$3,500.00	\$3,500.00
4. Lined Apron at Flared End Section	1	EACH	\$750.00	\$750.00
5. Inlet Protection	5	EACH	\$200.00	\$1,000.00
6. Temporary Perforated Riser	1	EACH	\$1,500.00	\$1,500.00
A. Soil Erosion Sediment Control			Sub-Total =	\$11,942.50
<u>B. Demolition & Earthwork Improvements</u>				
1. Earthwork	1	L.S.	\$256,500.00	\$256,500.00
2. Retaining Wall	500	S.F.F.	\$50.00	\$25,000.00
B. Demolition & Earthwork Improvements			Sub-Total =	\$281,500.00
<u>C. Drainage Improvements</u>				
1. 12" Sewer, RCP CL-IV	430	L.F.	\$27.00	\$11,610.00
2. 21" Sewer, RCP CL-IV	60	L.F.	\$42.00	\$2,520.00
3. 24" Sewer, RCP CL-IV	180	L.F.	\$50.00	\$9,000.00
4. 24" DIA Inlet	1	EACH	\$1,000.00	\$1,000.00
5. 48" DIA Catch Basin (Construct over existing sewer)	4	EACH	\$2,300.00	\$9,200.00
6. 12" Flared End Section	2	EACH	\$730.00	\$1,460.00
7. Trench Backfill	620	L.F.	\$14.00	\$8,680.00
C. Drainage Improvements			Sub-Total =	\$43,470.00
<u>D. Pavement Improvements</u>				
1. Curb & Gutter (B6.12)	1,160	L.F.	\$12.00	\$13,920.00
2. Ductilecrete Loading Dock/Apron Pavement (6"Ductilecrete/2" Agg. Base, Type B)	37,640	S.F.	\$4.00	\$150,560.00
3. Concrete Sidewalk	3,200	S.F.	\$5.00	\$16,000.00
4. Open Cut and Replace Path	80	S.F.	\$20.00	\$1,600.00
<u>Site Signage</u>				
5. Stop Sign	1	EACH	\$250.00	\$250.00
6. ADA Parking Sign	3	EACH	\$300.00	\$900.00
7. Pavement Marking Allowance	1	L.S.	\$5,000.00	\$5,000.00
D. Pavement Improvements			Sub-Total =	\$188,230.00
<u>E. Watermain Improvements</u>				
1. 6" Watermain, D.I.P. Class-52	3	L.F.	\$40.00	\$120.00
2. 8" Watermain, D.I.P. Class-52	245	L.F.	\$55.00	\$13,475.00
3. 16" Casing Pipe	50	L.F.	\$75.00	\$3,750.00
4. Pressure Connection, 8"x16"	1	EACH	\$9,000.00	\$9,000.00
5. Fire Hydrant	1	EACH	\$5,000.00	\$5,000.00
6. Trench Backfill	195	L.F.	\$45.00	\$8,775.00
E. Watermain Improvements			Sub-Total =	\$40,120.00

Engineer's Opinion of Probable Construction Cost

ITEM	QNTY	UNIT	UNIT PRICE	AMOUNT
F. Sanitary Sewer Improvements				
1. 6" Sanitary Sewer, PVC SDR 26	60	L.F.	\$30.00	\$1,800.00
2. Construct Manhole Over Existing Sanitary Sewer	1	EACH	\$5,000.00	\$5,000.00
3. Trench Backfill	25	L.F.	\$45.00	\$1,125.00
F. Sanitary Sewer Improvements			Sub-Total =	\$7,925.00
TOTAL=				\$573,187.50

NOTES:

1. This estimate is prepared based on "Site Improvement Plans for Lot 15 Corporate Grove"
Dated 5/05/2021, last revised 6/25/2021

2. This estimate is prepared as a guide only. SPACECO makes no warranty that actual costs will not vary from the amounts indicated, and assumes no liability for such variance.

3. This estimate DOES NOT include:

PERMIT FEES
REVIEW FEES
GAS, ELECTRIC, TELEPHONE SERVICES

4. This estimate DOES NOT include:

Maintenance costs for:

EROSION CONTROL

Attachment: Engineers Opinion of Probable Cost (1305 Busch Parkway Development Improvement Agreement)

CORPORATE
VILLAGE OF BUFFALO GROVE
LAKE COUNTY, ILLINOIS
PROJECT NO:11042

PREMIER DESIGN BUILD GROUP
1000 WEST IRVING PARK ROAD, SUITE 200
ITASCA, IL 60143
PHONE: (847) 297-4200

CORNERSTONE ARCHITECTS LTD.
1152 SPRING LAKE DR,
ITASCA, IL 60143
PHONE: (630) 773-8363

COUNTY LAKE COUNTY

CITY, TOWNSHIP VILLAGE OF BUFFALO GROVE

SEC. & ¼ SEC. NO. SEC. 27, T43N, R11E

ELEVATION:

DESCRIPTION: SEE SHEET ET FOR BENCHMARK INFORMATION

SPACECO, INC. IS TO BE NOTIFIED AT LEAST
THREE (3) DAYS PRIOR TO STARTING CONSTRUCTION
AND SHALL BE INCLUDED IN THE PRECONSTRUCTION MEETINGS

ORIGINAL PLAN DATE: MAY 5, 2021

2

Brett M. Duffy

ENGINEER
BRETT M. DUFFY, P.E.

ILLINOIS REGISTRATION NO.: 062-053198
EXPIRATION DATE: 11/30/2023

PROFESSIONAL DESIGN FIRM NO.: 184-001157
EXPIRATION DATE: 04/30/2023

THESE PLANS OR ANY PART THEREOF SHALL BE CONSIDERED VOID WITHOUT
THE SIGNATURE, SEAL, AND EXPIRATION DATE OF SEAL OF THE ENGINEER

06/25/2021
DATE

ILLINOIS PROFESSIONAL ENGINEER
I. LICENSED
BRETT M. DUFFY
E. NO. 062-053198
★ ★ ★

[illegible]

LOCATION MAP

US 45
IL 21

Barclay Boulevard

Aptakis Road

Deerfield Parkway

Inverrary Lane

Buffalo Grove

Horatio Gardens

Lincolnshire

Des Plaines River

Edward L. Ryer Conservation Area

Cookia Flatwoods National Preserve

PROJECT LOCATION

955 W. Higgins Road, Suite 700, Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS



LENAME:
 042TITLE
 DATE:
 /05/2021
 IB NO.
 042
 SHEET
C1
 1 OF 15

GENERAL NOTES

1. REFERENCED CODES
- A. ALL PAVEMENT AND STORM SEWER CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (SSRBC), AND SUPPLEMENTAL SPECIFICATIONS AND REQUIRING SPECIAL PROVISIONS; ADOPTED APRIL 1, 2016 BY ILLINOIS DEPARTMENT OF TRANSPORTATION AND ALL AMENDMENTS THERETO; AND IN ACCORDANCE WITH THE LATEST EDITION OF THE CODE OF THE MUNICIPALITY EXCEPT AS MODIFIED HEREIN. IN CASE OF CONFLICT, MUNICIPAL CODE SHALL TAKE PRECEDENCE.
- B. ALL SANITARY SEWER AND WATERMAIN CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, PUBLISHED JANUARY 2020, AND IN ACCORDANCE WITH THE CODE OF THE MUNICIPALITY EXCEPT AS MODIFIED HEREON OR BY AN PUBLIC AGENCY AUTHORIZED FOR THIS WORK. IN CASE OF CONFLICT, THE MORE RESTRICTIVE PROVISIONS SHALL APPLY.
- C. ALL SIDEWALK AND PUBLIC AREAS MUST BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ADA, ILLINOIS HANDICAP ACCESSIBILITY AND ANY APPLICABLE LOCAL ORDINANCES, WHEN CONFLICTS EXIST BETWEEN THE GOVERNING AGENCIES, THE MORE STRINGENT SHALL GOVERN.
- D. THE CITED STANDARD SPECIFICATIONS, CODES AND PERMITS, WITH THESE CONSTRUCTION PLANS AND DETAILS, ARE ALL TO BE CONSIDERED PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE CONSIDERED A PART OF THIS CONTRACT.
2. UTILITY LOCATIONS
- A. THE UTILITY COMPANIES HAVE BEEN CONTACTED IN REFERENCE TO UTILITIES THEY OWN AND OPERATE WITHIN THE LIMITS FOR THIS PROJECT. DATA FROM THESE AGENCIES HAS BEEN INCORPORATED INTO THE PLANS. IT IS, HOWEVER, THE CONTRACTORS RESPONSIBILITY TO CONFIRM OR ESTABLISH THE EXISTENCE OF ALL UTILITY FACILITIES AND THEIR EXACT LOCATIONS, AND TO SAFELY SCHEDULE ALL UTILITY LOCATIONS. FOR ADDITIONAL INFORMATION, THE AGENCIES LISTED ON THIS SHEET MAY BE CONTACTED.
- B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THE PLAN. THE CONTRACTOR SHALL CALL J.U.I.L.E. AT 800-892-0123 AND THE MUNICIPALITY. FOR UTILITY LOCATIONS, THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AND THE MUNICIPALITY TWENTY-FOUR (24) HOURS PRIOR TO STARTING ANY CONSTRUCTION.
- C. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN FOUR RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE WHILE CONSTRUCTION OCCURS. IF EXISTING UTILITIES ARE DISCOVERED THAT DO NOT CORRESPOND TO THE CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
3. UTILITY COORDINATION
- A. OWNER SHALL OBTAIN EASEMENTS AND PERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR, HOWEVER, SHALL FURNISH ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE NECESSARY TO SECURE THESE PERMITS.
- B. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE NATURE AND STATUS OF ALL UTILITY RELOCATION WORK PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO ENSURE THAT CONSTRUCTION OPERATIONS DO NOT INTERFERE WITH UTILITY FACILITIES AND RELOCATION WORK. THE SCHEDULE SHALL REFLECT CONSIDERATION OF THE COORDINATION BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS AND THE CONTRACTOR SHALL BE REQUIRED TO ADJUST THE ORDER OF ITS WORK FROM TIME TO TIME, TO COORDINATE SAME WITH UTILITY RELOCATION WORK, AND SHALL PREPARE REVISED SCHEDULE(S) IN COMPLIANCE THEREWITH AS DIRECTED BY THE OWNER.
- C. THE OWNER AND THE ENGINEER SHALL BE NOTIFIED IN WRITING BY THE CONTRACTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY OPERATION REQUIRING COOPERATION WITH OTHERS. THAT SALT SHALL BE CONTACTED ONE MONTH PRIOR TO START OF CONSTRUCTION IN ITS UTILITY AREAS. ALL OTHER AGENCIES, UNLESS OTHERWISE NOTED, SHALL BE NOTIFIED IN WRITING BY THE CONTRACTOR TEN (10) DAYS PRIOR TO THE START OF ANY SUCH OPERATION.
- D. NO PLAN SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED "FOR CONSTRUCTION". PRIOR TO COMMENCEMENT OF CONSTRUCTION THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THE WORK AND THE ACTUAL CONDITIONS AT THE JOB SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEERS LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO ENGINEER BEFORE DOING ANY WORK. OTHERWISE THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS AND SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE MEANINGS OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.
5. ALL PROPOSED ELEVATIONS SHOWN ON THE PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS OTHERWISE SPECIFIED.
6. UPON AWARDED OF THE CONTRACT, AND WHEN REQUIRED BY THE MUNICIPALITY OR OWNER, THE CONTRACTOR SHALL FURNISH A LABOR, MATERIAL AND PERFORMANCE BOND IN THE AMOUNT REQUIRED GUARANTEEING COMPLETION OF THE WORK. THE UNDERWRITER SHALL BE ACCEPTABLE TO THE MUNICIPALITY OR OWNER, AS APPROPRIATE.
7. THE CONTRACTORS SHALL PLAN THEIR WORK BASED ON THEIR OWN BORINGS, EXPLORATIONS AND OBSERVATIONS TO DETERMINE SOIL CONDITIONS AT THE LOCATION OF THE PROPOSED WORK. HOWEVER, IF THE OWNER HAS A SOILS REPORT, THE RESULTS WILL BE AVAILABLE FROM THE OWNER UPON WRITTEN REQUEST.
8. CONTRACTOR SHALL VIDEO TAPE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.
9. COMMENCING CONSTRUCTION
- A. THE CONTRACTOR SHALL NOTIFY THE OWNER AND/OR HIS REPRESENTATIVE AND THE AFFECTED GOVERNMENTAL AGENCY(IES) IN WRITING AT LEAST 14 DAYS PRIOR TO FULL WORKING DATE PRIOR TO COMMENCEMENT OF CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY AS NECESSARY, ALL TESTING AGENCIES, EITHER MUNICIPALITY(ES) OR THE OWNERS, SUFFICIENTLY IN ADVANCE OF CONSTRUCTION, ALL MATERIAL TESTING SHALL BE THE RESPONSIBILITY AND EXPENSE OF THE CONTRACTOR. THE TESTING AGENCY SHALL MEET THE APPROVAL OF THE OWNER.
- B. FAILURE OF CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME WHICH RESULTS IN TESTING COMPANIES TO BE UNABLE TO VISIT SITE AND PERFORM TESTING WILL CAUSE CONTRACTOR TO SUSPEND OPERATION (PERTAINING TO TESTING) UNTIL TESTING AGENCY CAN SCHEDULE TESTING OPERATIONS, COST OF SUSPENSION OF WORK TO BE BORNE BY CONTRACTOR.
10. ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL TYPES OF TRAFFIC. AT NO TIME SHALL ACCESS BE DENIED TO ADJACENT PROPERTIES.
11. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED. ANY STAKES DESTROYED OR DISTURBED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE DEVELOPER'S ENGINEER AT CONTRACTOR'S COST.
12. ANY EXISTING SIGNS, LIGHT STANDARDS AND UTILITY POLES WHICH INTERFERE WITH CONSTRUCTION OPERATIONS AND NOT NOTED FOR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT HIS OWN EXPENSE AS SHOWN ON FULL ENGINEERING PLANS OR AS DIRECTED BY THE DEVELOPER. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS OWN EXPENSE TO THE SATISFACTION OF THE OWNER. ANY SIGNS NOT REQUIRED TO BE RESET, SHALL BE DELIVERED TO THE RESPECTIVE OWNERS.
13. REMOVAL OF SPECIFIED ITEMS, INCLUDING BUT NOT LIMITED TO, PAVEMENT, SIDEWALK, CURB, GUTTER AND GUTTER, ETC., SHALL BE DISPOSED OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE. HE IS RESPONSIBLE FOR ANY PERMIT REQUIRED FOR SUCH DISPOSAL.
14. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM OR SHALL BE LEFT OPEN TO PROVIDE OPERATING CONDITION. RECORD OF THE LOCATION OF ALL FIELD TILE OR DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER, DEVELOPER OR MUNICIPAL ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.
15. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY ON THE JOB.
16. THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT AT AN ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY AND ALL PERMITS NECESSARY FOR THE HAULING AND DISPOSAL REQUIRED FOR CLEAN-UP AS DIRECTED BY THE ENGINEER OR OWNER. BURNING ON THE SITE IS NOT PERMITTED.
17. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT UNLESS SPECIFICALLY NOTED ON THE PLANS.
18. TREES NOT MARKED FOR REMOVAL SHALL BE CONSIDERED AS DESIGNATED TO BE SAVED AND SHALL BE PROTECTED UNDER THE PROVISIONS OF (SSRBC) ARTICLE 201.05.
19. LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF THE LANDSCAPE ARCHITECT MEETING THE OWNER'S APPROVAL AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION.
20. ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THIS WORK SHALL BE DISPOSED OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE OFF-SITE.
21. ALL CUTS OVER 1" IN DIAMETER SHALL BE MADE FLUSH WITH THE NEXT LARGE BRANCH. WOUNDS OVER 1" IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.

1. ALL PAVEMENT AND STORM SEWER CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (SSRBG), AND SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS; ADOPTED APRIL 1, 2016 BY ILLINOIS DEPARTMENT OF TRANSPORTATION AND ALL AMENDMENTS THERETO; AND IN ACCORDANCE WITH THE LATEST EDITION OF THE CODE OF THE MUNICIPALITY, EXCEPT AS MODIFIED HEREIN. IN CASE OF CONFLICT, MUNICIPAL CODE SHALL TAKE PRECEDENCE.

2. ALL SANITARY SEWER AND WATERMAIN CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, PUBLISHED JANUARY 2020, AND IN ACCORDANCE WITH THE CODE OF THE MUNICIPALITY, EXCEPT AS MODIFIED HEREIN OR BY ANY PUBLIC UTILITY PERMITS ISSUED FOR THIS WORK. IN CASE OF CONFLICT, THE MORE RESTRICTIVE PROVISIONS SHALL APPLY.

3. ALL SIDEWALK AND PUBLIC AREAS MUST BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ADA, ILLINOIS HANDICAP ACCESSIBILITY AND ANY APPLICABLE LOCAL ORDINANCES. WHEN CONFLICTS EXIST BETWEEN THE GOVERNING AGENCIES, THE MORE STRINGENT SHALL GOVERN.

4. THE CITED STANDARD SPECIFICATIONS, CODES AND PERMITS, WITH THESE CONSTRUCTION PLANS AND DETAILS, ARE ALL TO BE CONSIDERED PART OF THE CONTRACT. MODIFICATIONS TO THE CONTRACT ARE LIMITED TO THOSE REQUIRED TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE CONSIDERED A PART OF THIS CONTRACT.

2. UTILITY LOCATIONS

A. THE UTILITY COMPANIES HAVE BEEN CONTACTED IN REFERENCE TO UTILITIES THEY OWN AND OPERATE WITHIN THE LIMITS FOR THIS PROJECT. DATA FROM THESE AGENCIES HAS BEEN INCORPORATED INTO THE PLANS. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM OR ESTABLISH THE EXISTENCE OF ALL UTILITY LOCATIONS AND THEIR EXACT LOCATIONS, AND TO SAFELY SCHEDULE ALL UTILITY RELOCATIONS. FOR ADDITIONAL INFORMATION, THE AGENCIES LISTED ON THIS SHEET MAY BE CONTACTED.

B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THIS PLAN. THE CONTRACTOR SHALL CALL J.U.L.I.E. AT 800-892-0123 AND THE MUNICIPALITY, FOR UTILITY LOCATIONS. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AND THE MUNICIPALITY TWENTY-FOUR (24) HOURS PRIOR TO STARTING ANY CONSTRUCTION.

C. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION. IF ANY EXISTING UTILITY LINES OF ANY NATURE ARE LOST OR DAMAGED, OR IF THERE IS A CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.

3. UTILITY COORDINATION

A. OWNER SHALL OBTAIN EASEMENTS AND PERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR, HOWEVER, SHALL FURNISH ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE NECESSARY TO SECURE THESE PERMITS.

B. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE NATURE AND STATUS OF ALL UTILITY RELOCATION WORK PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO ENSURE THAT CONSTRUCTION OPERATIONS DO NOT INTERFERE WITH UTILITY FACILITIES AND RELOCATION WORK. THE SCHEDULE SHALL REFLECT COORDINATING WITH THE UTILITY COMPANIES AND THE MUNICIPALITY. THE CONTRACTOR SHALL BE REQUIRED TO ADJUST THE ORDER OF ITS WORK FROM TIME TO TIME, TO COORDINATE SAME WITH UTILITY RELOCATION WORK, AND SHALL PREPARE REVISED SCHEDULE(S) IN COMPLIANCE THEREWITH AS DIRECTED BY THE OWNER.

C. THE OWNER AND THE ENGINEER SHALL BE NOTIFIED IN WRITING BY THE CONTRACTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY OPERATION REQUIRING COORDINATION WITH OTHERS. AT LEAST SHALL BE CONTACTED ONE MONTH PRIOR TO START OF CONSTRUCTION IN ITS UTILITY AREAS. ALL OTHER AGENCIES, UNLESS OTHERWISE NOTED, SHALL BE NOTIFIED IN WRITING BY THE CONTRACTOR TEN (10) DAYS PRIOR TO THE START OF ANY SUCH OPERATION.

4. NO PLAN SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED "FOR CONSTRUCTION". PRIOR TO COMMENCEMENT OF CONSTRUCTION THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THE ACTUAL CONDITIONS AT THE JOB SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE EXISTING UTILITY LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO ENGINEER BEFORE DOING ANY WORK. OTHERWISE, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.

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8. CONTRACTOR SHALL VIDEO TAPE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.

9. COMMENCING CONSTRUCTION

A. THE CONTRACTOR SHALL NOTIFY THE OWNER AND/OR HIS REPRESENTATIVE AND THE AFFECTED GOVERNMENTAL AGENCIES IN WRITING AT LEAST 14 FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY AS NECESSARY, ALL TESTING AGENCIES, EITHER MUNICIPALITY'S OR THE OWNER'S, SUFFICIENTLY IN ADVANCE OF CONSTRUCTION, ALL MATERIAL TESTING SHALL BE THE RESPONSIBILITY AND EXPENSE OF THE CONTRACTOR. THE TESTING AGENCY SHALL MEET THE APPROVAL OF THE OWNER.

B. FAILURE OF CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME WHICH RESULTS IN TESTING COMPANIES TO BE UNABLE TO VISIT SITE AND TO SCHEDULE TESTING WORK WILL CAUSE CONTRACTOR TO SUSPEND OPERATION PERTAINING TO THAT, UNTIL TESTING AGENCY CAN SCHEDULE TESTING OPERATIONS, COST OF SUSPENSION OF WORK TO BE BORNE BY CONTRACTOR.

10. ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL TYPES OF TRAFFIC. AT NO TIME SHALL ACCESS BE DENIED TO ADJACENT PROPERTIES.

11. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED. ANY STAKES DESTROYED OR DISTURBED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE DEVELOPERS ENGINEER AT CONTRACTOR'S COST.

12. ANY EXISTING SIGNS, LIGHT STANDARDS AND UTILITY POLES WHICH INTERFERE WITH CONSTRUCTION OPERATIONS AND NOT REPLIED FOR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT HIS OWN EXPENSE AS SHOWN ON THE ENGINEERING PLANS OR AS DIRECTED BY THE DEVELOPER. ANY DAMAGE TO THESE ITEMS DURING CONSTRUCTION, WHEN NOTED BY THE CONTRACTOR AT HIS OWN EXPENSE TO THE SATISFACTION OF THE OWNER. ANY SIGNS NOT REQUIRED TO BE RESET, SHALL BE DELIVERED TO THE RESPECTIVE OWNERS.

13. REMOVAL OF SPOILED ITEMS, INCLUDING BUT NOT LIMITED TO, PAVEMENT, SIDEWALK, CURB, CURB AND GUTTER, CULVERTS, ETC. SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE. HE IS RESPONSIBLE FOR ANY PERMIT REQUIRED FOR SUCH DISPOSAL.

14. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER OR SHALL BE RESET TO PROPER OPERATING CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE OR DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER, DEVELOPER OR MUNICIPAL ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

15. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY ON THE JOB.

16. THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL SUCH DEBRIS AND FOR ACCURACY AND ALL PERMITS NECESSARY FOR THE HAULING AND DISPOSAL REQUIRED FOR CLEAN-UP AS DIRECTED BY THE ENGINEER OR OWNER. BURNING ON THE SITE IS NOT PERMITTED.

17. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY REPAIRED TO THEIR RESPECTIVE ORIGINAL CONDITION. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT UNLESS SPECIFICALLY NOTED ON THE PLANS.

18. TREES NOT MARKED FOR REMOVAL SHALL BE CONSIDERED AS DESIGNATED TO BE SAVED AND SHALL BE PROTECTED UNDER THE PROVISIONS OF (SSRBG) ARTICLE 201.05.

19. LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF THE LANDSCAPE ARCHITECT MEETING THE OWNER'S APPROVAL AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION.

20. ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THIS WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE OFF-SITE.

21. ALL CUTS OVER 1" IN DIAMETER SHALL BE MADE FLUSH WITH THE NEXT LARGE BRANCH. WOUNDS OVER 1" IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.

22. GENERAL EXCAVATION/UNDERGROUND NOTES

A. SLOPE SIDES OF EXCAVATIONS TO COMPLY WITH CODES AND ORDINANCES HAVING JURISDICTION. SHORE AND BRACING WHERE SLOPING IS NOT POSSIBLE EITHER BECAUSE OF SPACE RESTRICTIONS OR STABILITY OF MATERIAL EXCAVATED. MAINTAIN SIDES AND SLOPES OF EXCAVATIONS IN A SAFE CONDITION UNTIL COMPLETION OF BACKFILLING.

B. PROVIDE MATERIALS FOR SHORING AND BRACING, SUCH AS SHEET PILING, UPRIGHTS, STRUTTERS AND CROSS BRACES, IN GOOD SERVICEABLE CONDITION. PROVIDE MINIMUM REQUIREMENTS FOR TRENCH SHORING AND BRACING TO COMPLY WITH CODES AND AUTHORITIES HAVING JURISDICTION. MAINTAIN SHORING AND BRACING IN EXCAVATIONS REGARDLESS OF TIME PERIOD EXCAVATIONS WILL BE OPEN. CARRY DOWN SHORING AND BRACING AS EXCAVATION PROGRESSES IN ACCORDANCE WITH OSHA AND GOVERNING AUTHORITY.

C. PREVENT SURFACE WATER AND SUBSURFACE OR GROUNDWATER FROM FLOWING INTO EXCAVATIONS. REMOVE WATER TO PREVENT SOFTENING OF FOUNDATION BOTTOMS, UNDERCUTTING FOOTINGS, AND SOIL CHANGES DETRIMENTAL TO STABILITY OF SUBGRADES AND FOUNDATIONS. PROVIDE AND MAINTAIN PUMPS, SUMPS, SUCTION AND DISCHARGE LINES AND OTHER Dewatering SYSTEM COMPONENTS NECESSARY TO CONVEY WATER AWAY FROM EXCAVATIONS. CONVEY WATER REMOVED FROM EXCAVATIONS AND RAINWATER TO COLLECTING OR RUN-OFF AREAS ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION. PROVIDE AND MAINTAIN TEMPORARY DRAINAGE DITCHES AND OTHER DIVERSIONS OUTSIDE EXCAVATION LIMITS FOR EACH STRUCTURE. DO NOT USE TRENCH EXCAVATIONS AS TEMPORARY DRAINAGE DITCHES.

D. IMMEDIATELY REPORT CONDITIONS THAT MAY CAUSE UNSOUND BEARING TO THE OWNER/DEVELOPER BEFORE CONTINUING WORK.

23. FINAL ACCEPTANCE

A. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF COMPLETION OF THE PROJECT AND THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE DURING THAT PERIOD. THIS GUARANTEE SHALL BE PROVIDED IN THE FORM OF MAINTENANCE BOND IN THE AMOUNT OF 10% OF THE COST OF IMPROVEMENTS.

B. BEFORE ACCEPTANCE BY THE OWNER AND FINAL PAYMENT, ALL WORK SHALL BE INSPECTED BY THE OWNER OR HIS REPRESENTATIVE. FINAL PAYMENT WILL BE MADE AFTER ALL THE CONTRACTOR'S WORK HAS BEEN APPROVED AND ACCEPTED.

C. NO UNDERGROUND WORK SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE MUNICIPALITY. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE MUNICIPALITY PRIOR TO INSTALLING PAVEMENT BASE, BINDER, SURFACE, AND PRIOR TO PLACING ANY CONCRETE AFTER FORMS HAVE BEEN SET.

D. AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.

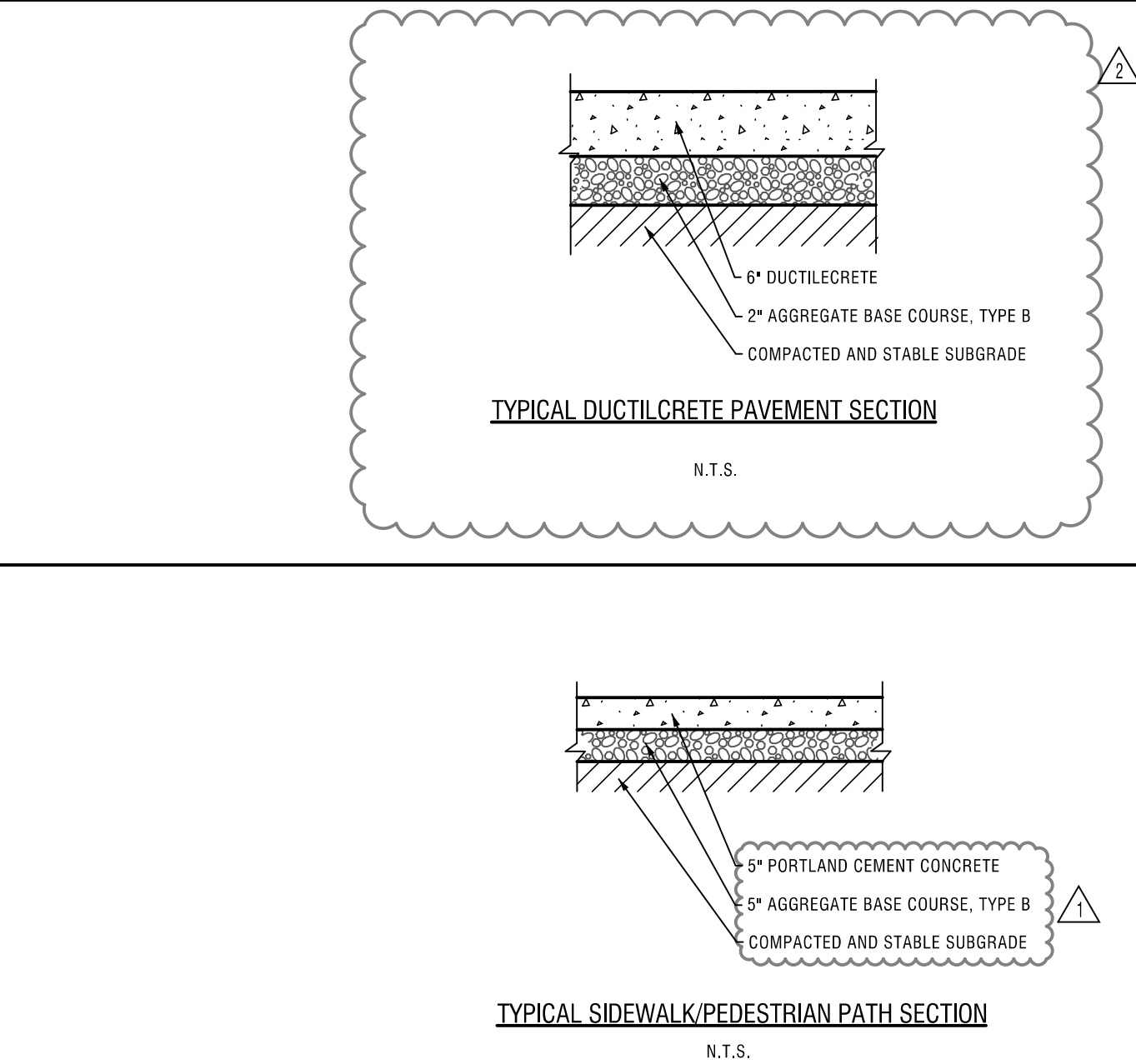
24. UNDERGROUND NOTES

A. UNDERGROUND WORK SHALL INCLUDE TRENCHING, INSTALLATION OF PIPE, CASTINGS, STRUCTURES, BACKFILL OF TRENCHES AND COMPACTION AND TESTING AS SHOWN ON THE CONSTRUCTION PLANS. FITTINGS AND ACCESSORIES NECESSARY TO COMPLETE THE WORK MAY NOT BE SPECIFIED, BUT SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT.

B. WHERE SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND SYSTEMS SHALL BE KEPT IN PLACE AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. THIS WORK SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE EACH FOR STRUCTURES AND CONTRACT UNIT PRICE PER LINEAL FOOT FOR SYSTEMS WHICH SHALL BE PAYMENT IN FULL FOR CLEANING, PATCHING, REMOVAL AND DISPOSAL OF DEBRIS AND DIRT, DRAINAGE STRUCTURES AND SYSTEMS CONSTRUCTED AS PART OF THIS PROJECT SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS EXPENSE. NO PAYMENT WILL BE MADE FOR CLEANING STRUCTURES OR SYSTEMS CONSTRUCTED AS PART OF THIS PROJECT.

C. ANY Dewatering OF SEWER AND WATER TRENCHES AS WELL AS TEMPORARY SHEETING OR BRACING THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL NOT BE CONSIDERED EXTRA WORK UNLESS THERE IS A SPECIFIC LINE ITEM FOR DEWATERING. IN THE EVENT THAT SOFT MATERIALS WITH UNCOMFRED COMPRESSIVE STRENGTH LESS THAN 0.5 TSF ARE ENCOUNTERED IN SEWER CONSTRUCTION, THE CONTRACTOR SHALL, UPON APPROVAL OF THE OWNER AND/OR ENGINEER, OVER-EXCAVATE TO A DEPTH OF ONE (1) FOOT BELOW THE BOTTOM OF THE PIPE AND BACKFILL WITH COMPACTED CRUSHED STONE, PROPERLY FORMED TO FIT THE BOTTOM OF THE PIPE.

D. TRENCH BACKFILL WILL BE REQUIRED FOR THE FULL TRENCH DEPTH WITHIN TWO (2) FEET OF PROPOSED OR EXISTING PAVEMENT, UTILITIES, DRIVEWAYS, AND SIDEWALKS AND EXTENDING A DISTANCE EQUAL TO A 1:1 SLOPE FROM SUBGRADE ELEVATION TO TOP OF PIPE. THE T



LEGEND		
EXISTING	DESCRIPTION	PROPOSED
	DRAIN TILE	
	STORM SEWER	
	SANITARY SEWER	
	SANITARY TRUNK SEWER	
	WATER MAIN (WITH SIZE)	
	PIPE TRENCH BACKFILL	
	GAS MAIN	
	TELEPHONE LINES	
	ELECTRIC LINE	
	FENCE	
	RIGHT-OF-WAY	
	EASEMENT	
	PROPERTY LINE	
	SETBACK LINE	
	CENTERLINE	
	CONTOUR	
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	INLET	
	FIRE HYDRANT	
	PRESSURE CONNECTION	
	PIPE REDUCER	
	VALVE AND VAULT, VALVE	
	FLARED END SECTION	
	STREET LIGHT	
	UTILITY POLE	
	CONTROL POINT	
	SIGN	
	SPOT ELEVATION	
	SOIL BORING	
	OVERLAND FLOW ROUTE	
	DRAINAGE SLOPE	
	GUARDRAIL	
	WATER'S EDGE	
	CONCRETE	
	REVERSE PITCH CURB	
	TREE, FIR TREE, BUSH, & PROPOSED TREE TO REMOVE	

ABBREVIATIONS

M = STORM MANHOLE	I = INVERT OR INLET	T/P = TOP OF PIPE
S = SANITARY MANHOLE	TF = TOP OF FOUNDATION	B/P = BOTTOM OF PIPE
CB = CATCH BASIN	GF = GARAGE FLOOR	WM = WATERMAIN
LP = LIGHT POLE	TC = TOP OF CURB	SAN = SANITARY SEWER
VV = VALVE VAULT	TD = TOP OF DEPRESSED CURB	STM = STORM SEWER
E = END SECTION	TW = TOP OF RETAINING WALL	LO = LOOK OUT
FR = FIRE HYDRANT	BW = BOTTOM OF RETAINING WALL	PLO = PARTIAL LOOK OUT
GH = GRADE RING (HYDRANT)	OP = OUTLET OF PIPE	

PERMITS			
DESCRIPTION	LOG NO.	PERMIT NO.	DATE ISSUED
IEPA NPDES	ILR10ZALS	ILR10ZALS	06/10/2021
IDNR SHPO	019041221	019041221	05/06/2021
IDNR ECOCAT	2112544	2112544	04/27/2021
USACE	LRC-2021-00478	LRC-2021-00478	05/13/2021
LAKE COUNTY SMC	21-444	21-444	TBD
IEPA SANITARY	N/A	N/A	N/A
IEPA WATER	N/A	N/A	N/A

TYPICAL SECTIONS AND GENERAL NOTES

TYPICAL SECTIONS AND GENERAL NOTES	
LOT 15 CORPORATE GROVE BUFFALO GROVE, ILLINOIS	
2	06/25/21
REVISIONS PER OWNER	
1	05/25/21
PER VILLAGE OF BUFFALO GROVE	
NO.	DATE
REMARKS	

LOT 15 CORPORATE GROVE
BUFFALO GROVE, ILLINOIS

TYPICAL SECTIONS AND GENERAL NOTES					
LOT 15 CORPORATE GROVE BUFFALO GROVE, ILLINOIS		2	06/5/		
		1	05/2/		
		No.	DA		

**CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS**

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065



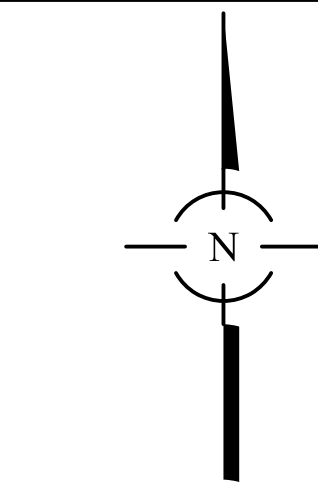
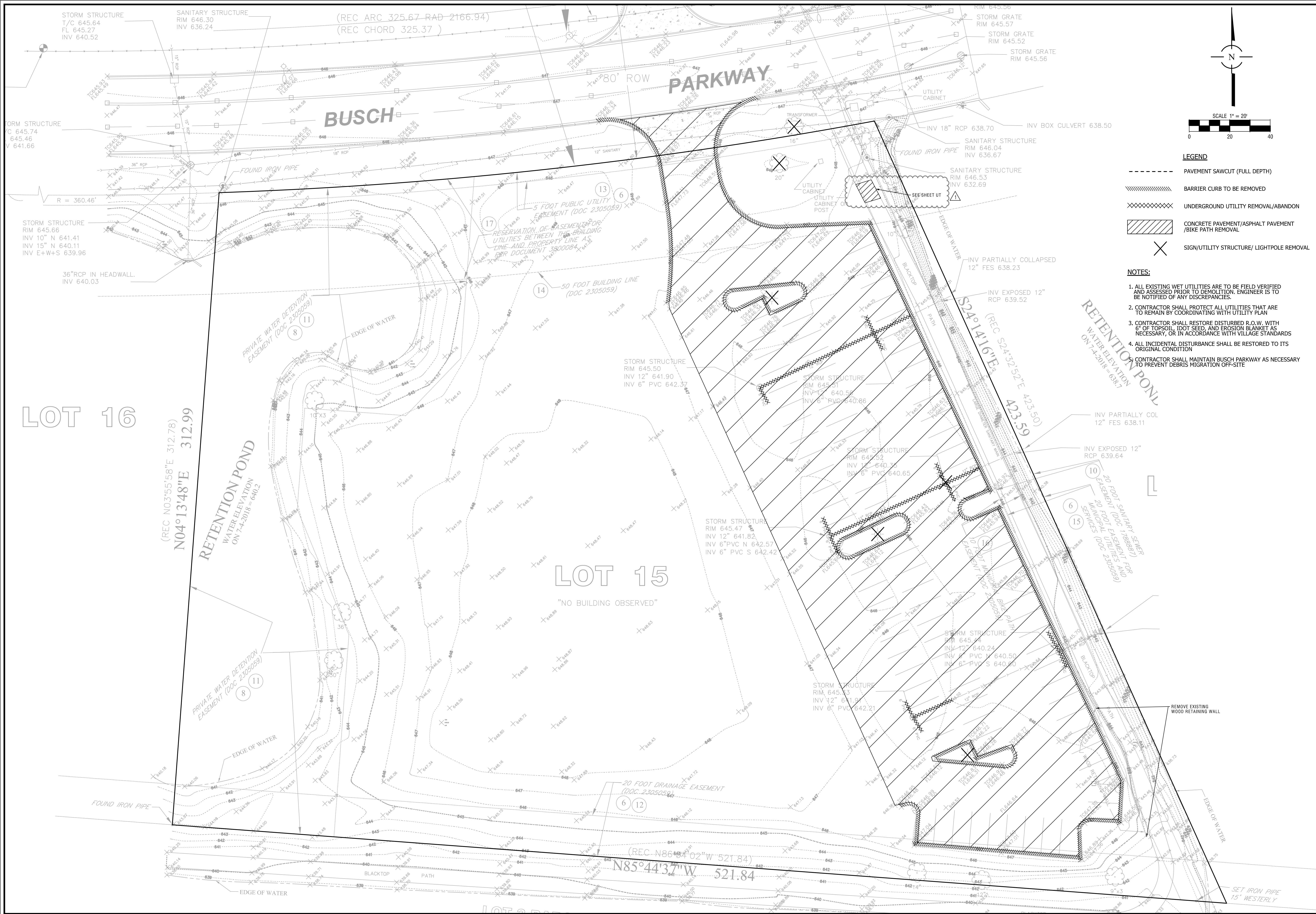
FILENAME:
11042GN

DATE:
05/05/202

JOB NO.
11042

SHEET

2 C



LEGEND

- PAVEMENT SAWCUT (FULL DEPTH)
- ===== BARRIER CURB TO BE REMOVED
- XXXXXXXXXX UNDERGROUND UTILITY REMOVAL/ABANDON
- /// CONCRETE PAVEMENT/ASPHALT PAVEMENT /BIKE PATH REMOVAL
- X SIGN/UTILITY STRUCTURE/ LIGHTPOLE REMOVAL

NOTES:

1. ALL EXISTING WET UTILITIES ARE TO BE FIELD VERIFIED AND ASSESSED PRIOR TO DEMOLITION. ENGINEER IS TO BE NOTIFIED OF ANY DISCREPANCIES.
2. CONTRACTOR SHALL PROTECT ALL UTILITIES THAT ARE TO REMAIN BY COORDINATING WITH UTILITY PLAN
3. CONTRACTOR SHALL RESTORE DISTURBED R.O.W. WITH 6\"/>
4. ALL INCIDENTAL DISTURBANCE SHALL BE RESTORED TO ITS ORIGINAL CONDITION
5. CONTRACTOR SHALL MAINTAIN BUSCH PARKWAY AS NECESSARY TO PREVENT DEBRIS MIGRATION OFF-SITE

DEMOLITION PLAN

**LOT 15 CORPORATE GROVE
BUFFALO GROVE, ILLINOIS**

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-0600 Fax: (847) 696-4065



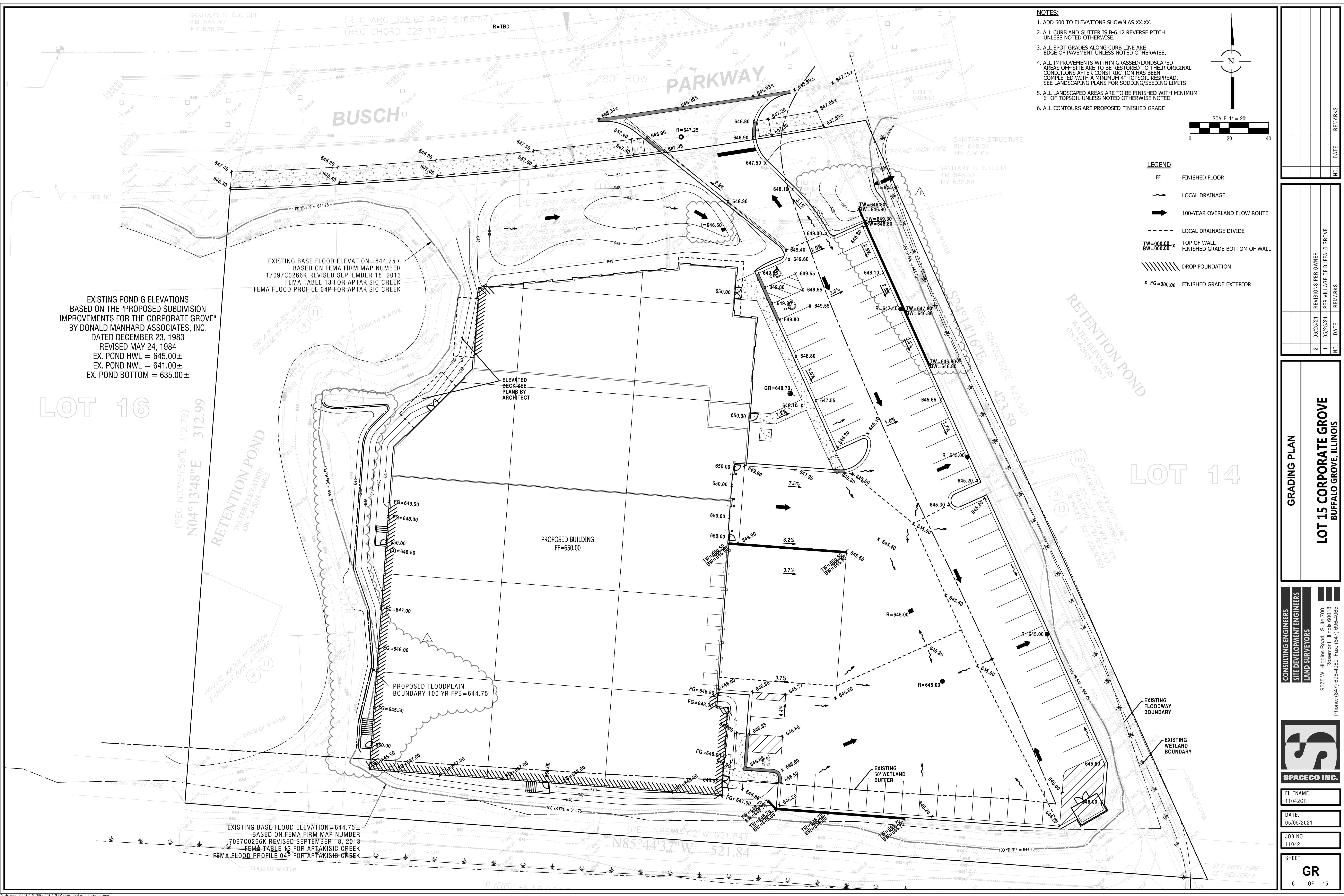
FILENAME:
11042DEMO

DATE:
05/05/2021

JOB NO.
11042

SHEET
DEMO

4 OF 15



NOTES:

1. ADD 600 TO ELEVATIONS SHOWN AS XX.XX.
2. ALL CURB AND GUTTER IS 8-6.12 REVERSE PITCH UNLESS NOTED OTHERWISE.
3. ALL SPOT GRADES ALONG CURB LINE ARE EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
4. ALL IMPROVEMENTS WITHIN GRASSED/LANDSCAPED AREAS OFF-SITE ARE TO BE RESTORED TO THEIR ORIGINAL CONDITIONS AFTER CONSTRUCTION HAS BEEN COMPLETED WITH A MINIMUM 4" TOPSOIL RESPREAD. SEE LANDSCAPING PLANS FOR SODDING/SEEDING LIMITS.
5. ALL LANDSCAPED AREAS ARE TO BE FINISHED WITH MINIMUM 6" OF TOPSOIL UNLESS NOTED OTHERWISE NOTED.
6. ALL CONTOURS ARE PROPOSED FINISHED GRADE

SCALE 1" = 20'

0 20 40

LEGEND

FF FINISHED FLOOR

LOCAL DRAINAGE

100-YEAR OVERLAND FLOW ROUTE

LOCAL DRAINAGE DIVIDE

TW=000.00 x TOP OF WALL
BW=000.00 FINISHED GRADE BOTTOM OF WALL

Drop Foundation

x FG=000.00 FINISHED GRADE EXTERIOR

NO.	DATE	REMARKS

NO.	DATE	REVISIONS PER OWNER	REMARKS
2	06/25/21	PER VILLAGE OF BUFFALO GROVE	
1	05/25/21		

GRADING PLAN

LOT 15 CORPORATE GROVE
BUFFALO GROVE, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

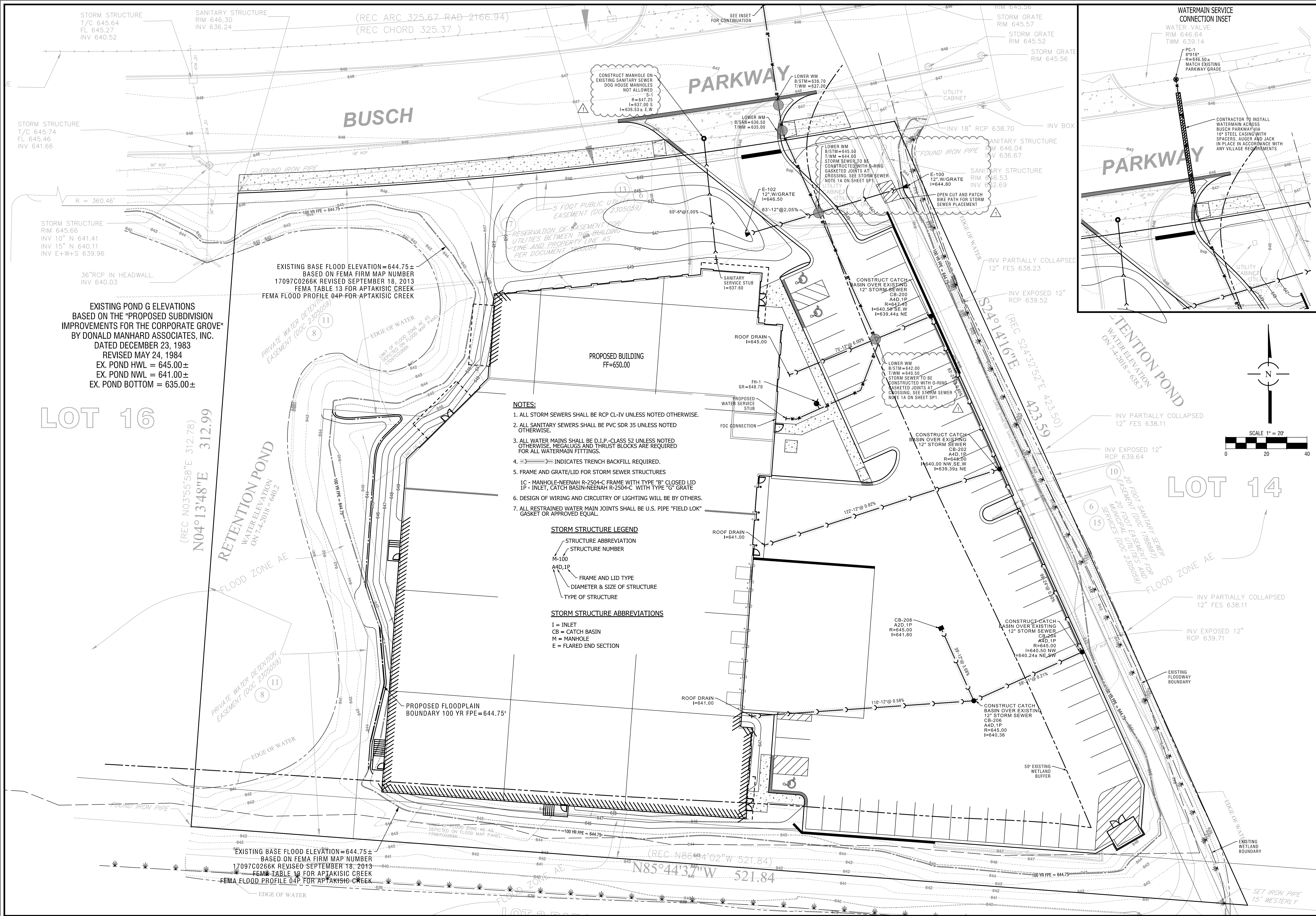


FILENAME:
11042GR

DATE:
05/05/2021

JOB NO.
11042

SHEET
GR
6 OF 15



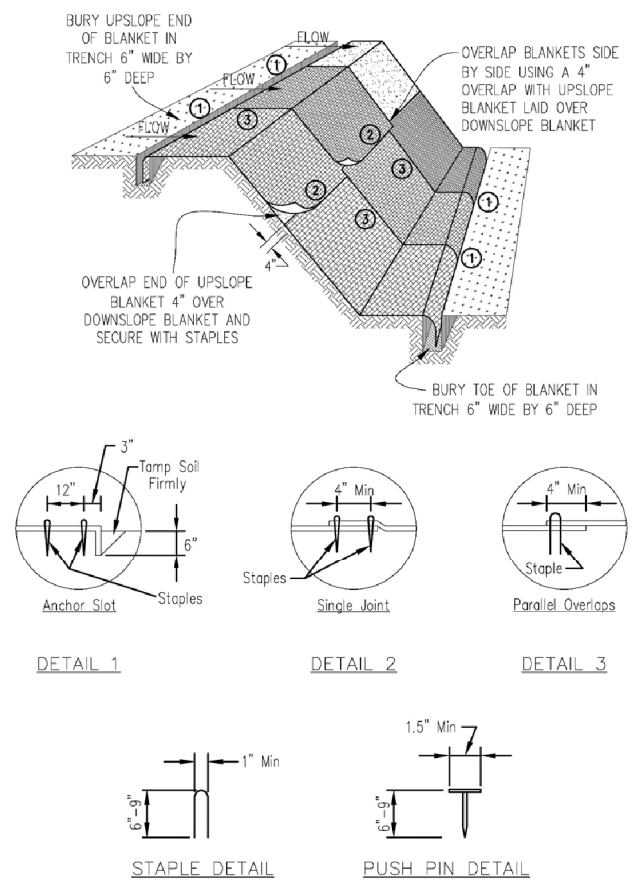
UTILITY PLAN	
NO.	DATE
1	05/25/21
PER VILLAGE OF BUFFALO GROVE	

LOT 15 CORPORATE GROVE BUFFALO GROVE, ILLINOIS	
CONSULTING ENGINEERS	9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018 Phone: (847) 696-4060 Fax: (847) 696-4065
SITE DEVELOPMENT ENGINEERS	
LAND SURVEYORS	

SPACECO INC.	
FILENAME:	11042UT
DATE:	05/05/2021
JOB NO.	11042
SHEET	UT
7	OF 15

Attachment: Engineering Plans (1305 Busch Parkway Development Improvement Agreement)

NOTATIONS



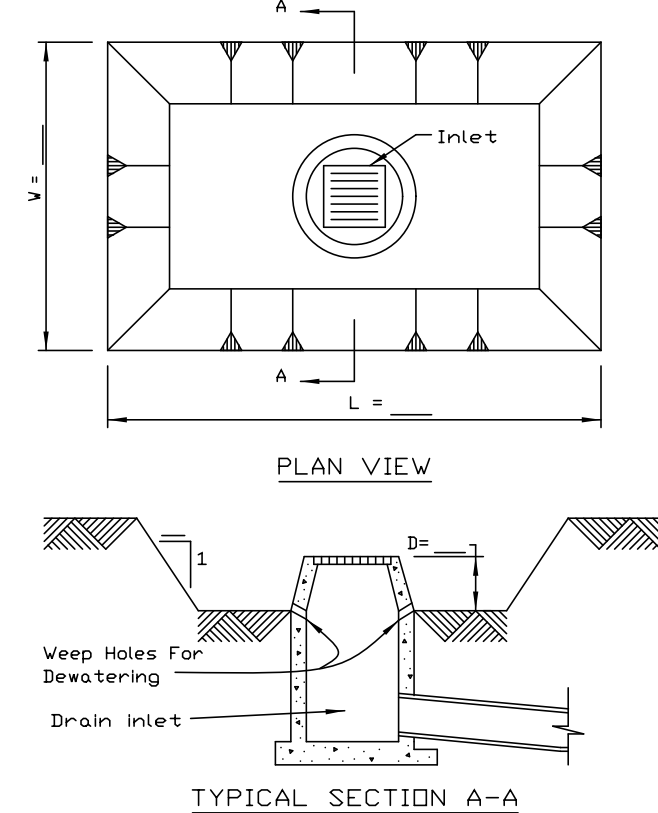
NOTES:

1. Staples shall be placed in a diamond pattern at 2 sq yd for ditch blankets. Non-silted soil use 4 staples per sq yd of material. This equates to 200 staples with silted blanket and 400 staples with non-silted blanket per 100 sq yd of material.
2. Staples or push pin lengths shall be selected based on soil type and conditions. (minimum staple length is 3")
3. Erosion control material shall be placed in contact with the soil over a prepared seedbed.
4. All erosion sites shall be staked at approximately 12' intervals.

PLAN CODE: (EB)

EROSION CONTROL
BLANKET INSTALLATION DETAILS

INLET PROTECTION - EXCAVATED DRAIN PLAN



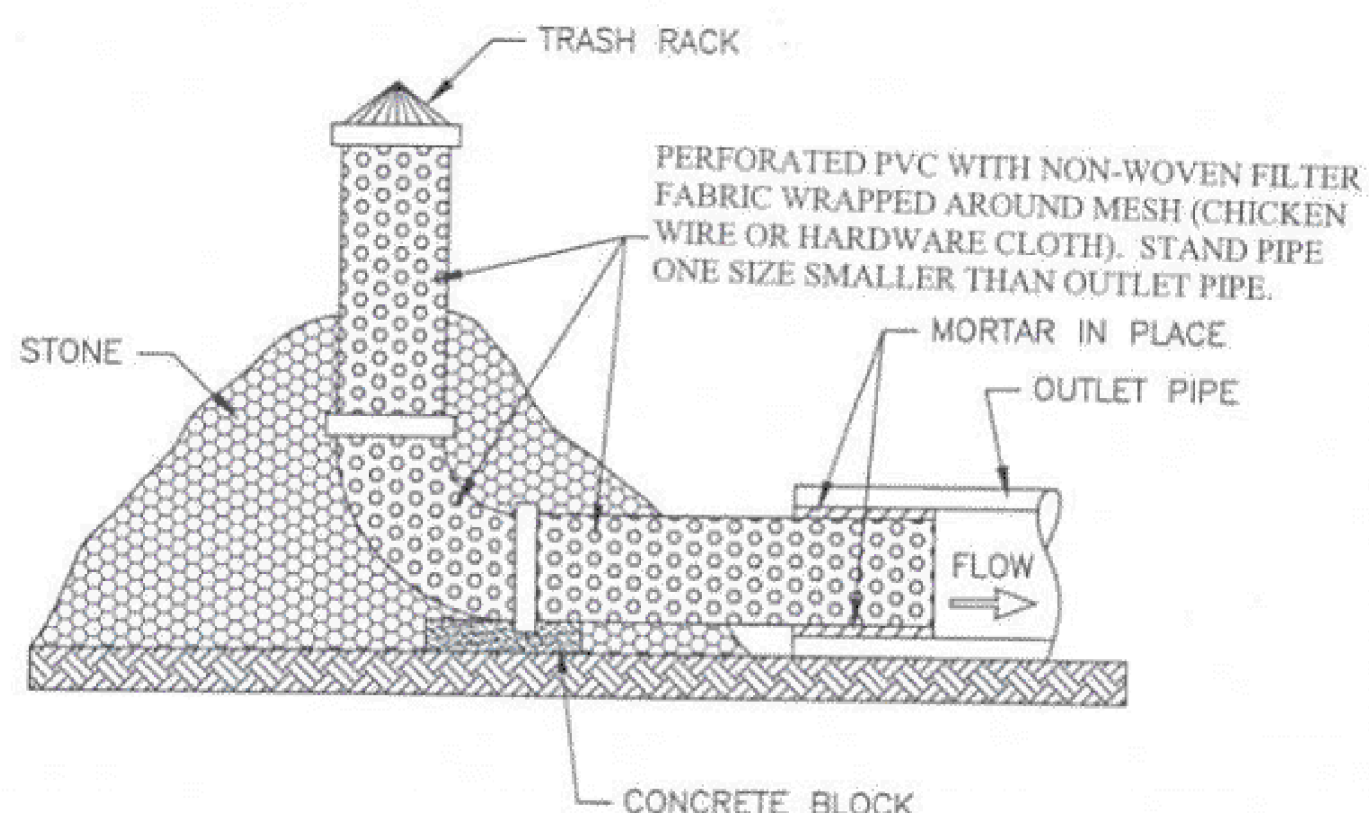
NOTES:

1. Sediment shall be removed and the trap restored to its original dimensions when the sediment has accumulated to 1/2 the design depth of the trap. Removed sediment shall be deposited in a suitable area and in such a manner that it will not erode.
2. The sediment trap shall be removed and the area stabilized when the constructed drainage area has been properly stabilized.
3. All cut slopes shall be 2:1 or flatter.

PLAN CODE: (IP)

NRCS
Natural Resources Conservation Service

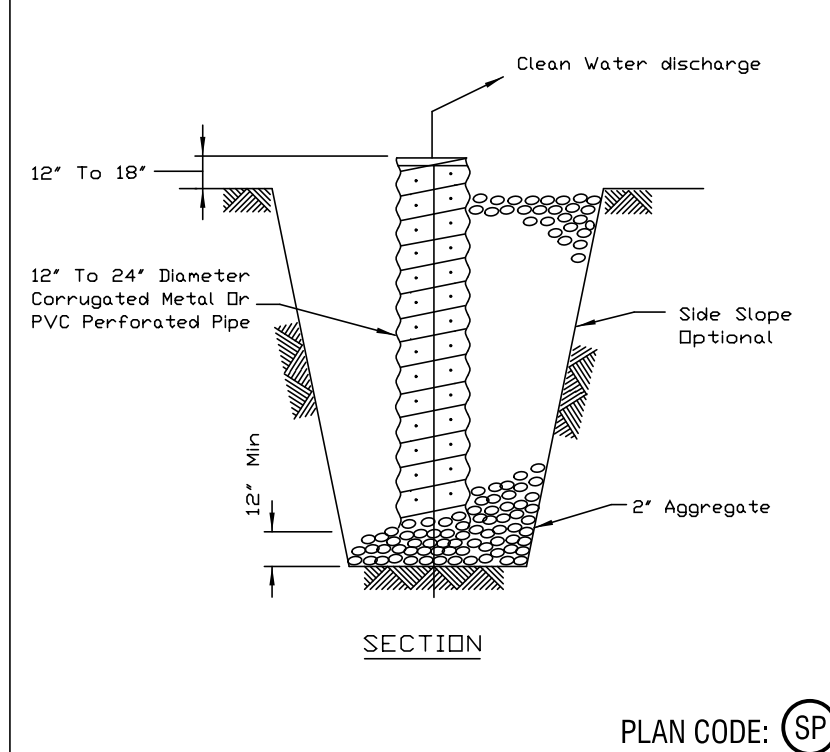
STANDARD DWG. NO.
IL-555
SHEET 1 OF 1
DATE: 3-11-93



PERFORATED RISER DETAIL

PLAN CODE: (PR)

SUMP PIT PLAN



PLAN CODE: (SP)

NOTES:

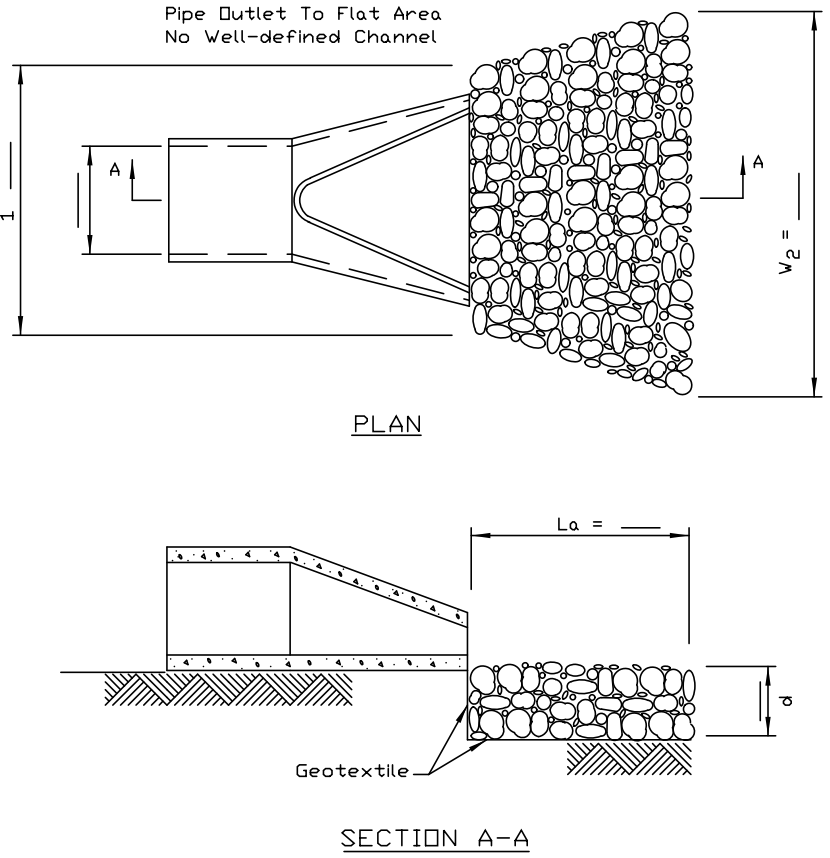
1. Pit dimensions are optional.
2. The standpipe will be constructed by perforating a 12"-24" diameter corrugated metal or PVC pipe.
3. A base of 2" aggregate will be placed in the pit to a minimum depth of 12". After installing the standpipe, the pit surrounding the standpipe will then be backfilled with 2" aggregate.
4. The standpipe will extend 12" to 18" above the lip of the pit.
5. If discharge will be pumped directly to a storm drainage system, the standpipe will be wrapped with filter fabric before installation.
6. If desired, 1/4"-1/2" hardware cloth may be placed around the standpipe prior to attaching the filter fabric. This will increase the rate of water seepage into the pipe.

REFERENCE
Project: _____
Designed: _____
Checked: _____
Approved: _____

NRCS
Natural Resources Conservation Service

STANDARD DWG. NO.
IL-650
SHEET 1 OF 1
DATE: 8-11-94

PIPE OUTLET TO FLAT AREA



PLAN CODE: (LA)

NOTES:

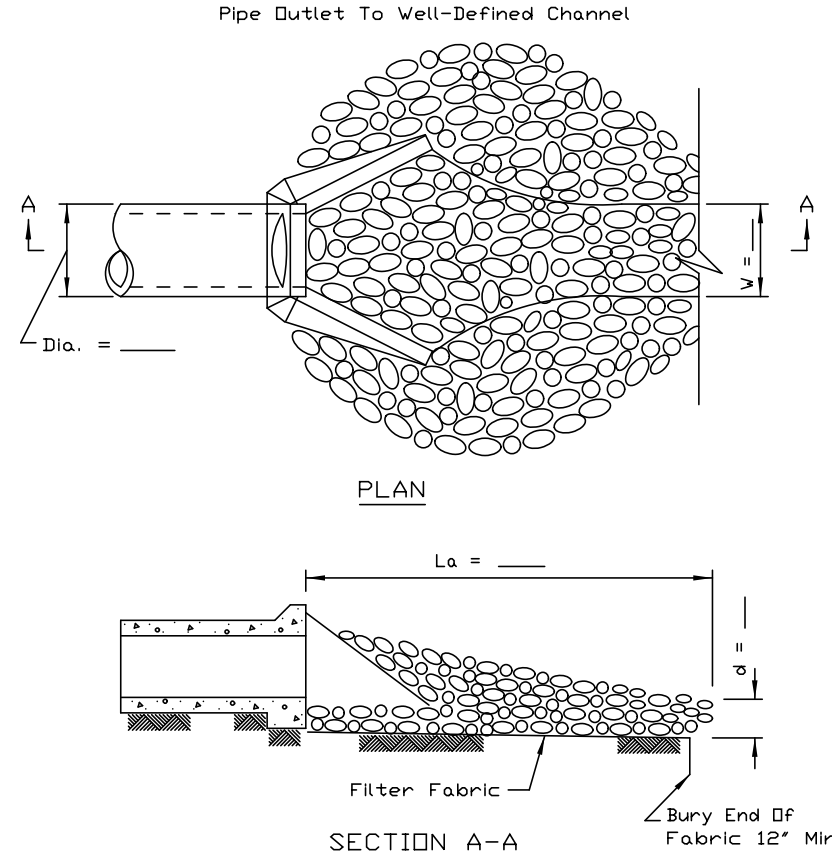
1. The filter fabric shall meet the requirements in material specifications 592 GEOTEXTILE Table 1 or 2, class I, II or III.
2. The rock riprap shall meet the IDOT requirements for the following gradation: R-15, Quality 1.
3. The riprap shall be placed according to construction specification 61 LOOSE ROCK RIPRAP. The rock may be equipment placed.

REFERENCE
Project: _____
Designed: _____
Checked: _____
Approved: _____

NRCS
Natural Resources Conservation Service

STANDARD DWG. NO.
IL-610
SHEET 1 OF 1
DATE: 9-15-93

PIPE OUTLET TO CHANNEL



PLAN CODE: (LA)

NOTES:

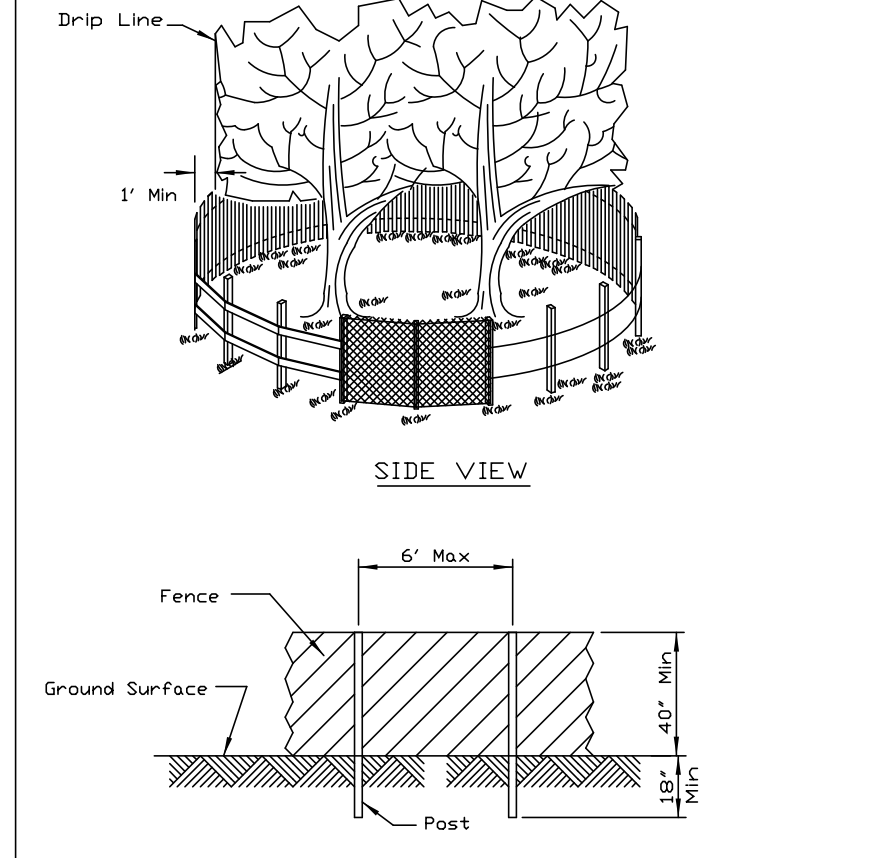
1. The filter fabric shall meet the requirements in material specification 592 GEOTEXTILE Table 1 or 2, Class I, II or III.
2. The rock riprap shall meet the IDOT requirements for the following gradation: R-15, Quality 1.
3. The riprap shall be placed according to construction specification 61 LOOSE ROCK RIPRAP. The rock may be equipment placed.

REFERENCE
Project: _____
Designed: _____
Checked: _____
Approved: _____

NRCS
Natural Resources Conservation Service

STANDARD DWG. NO.
IL-611
SHEET 1 OF 1
DATE: 9-18-94

TREE PROTECTION - FENCING



NOTES:

1. The fence shall be located a minimum of 1 foot outside the drip line of the tree to be saved and in no case closer than 5 feet to the trunk of any tree.
2. Fence posts shall be either standard steel posts or wood posts with a minimum cross sectional area of 3.0 sq. in.
3. The fence may be either 40" high snow fence, 40" plastic web fencing or any other material as approved by the engineer/inspector.

PLAN CODE: (TP)

REFERENCE
Project: _____
Designed: _____
Checked: _____
Approved: _____

NRCS
Natural Resources Conservation Service

STANDARD DWG. NO.
IL-630
SHEET 1 OF 1
DATE: 4-7-94

TEMPORARY CONCRETE
WASHOUT FACILITY - BARRIER WALL

Project: _____
Designed: _____
Checked: _____
Approved: _____

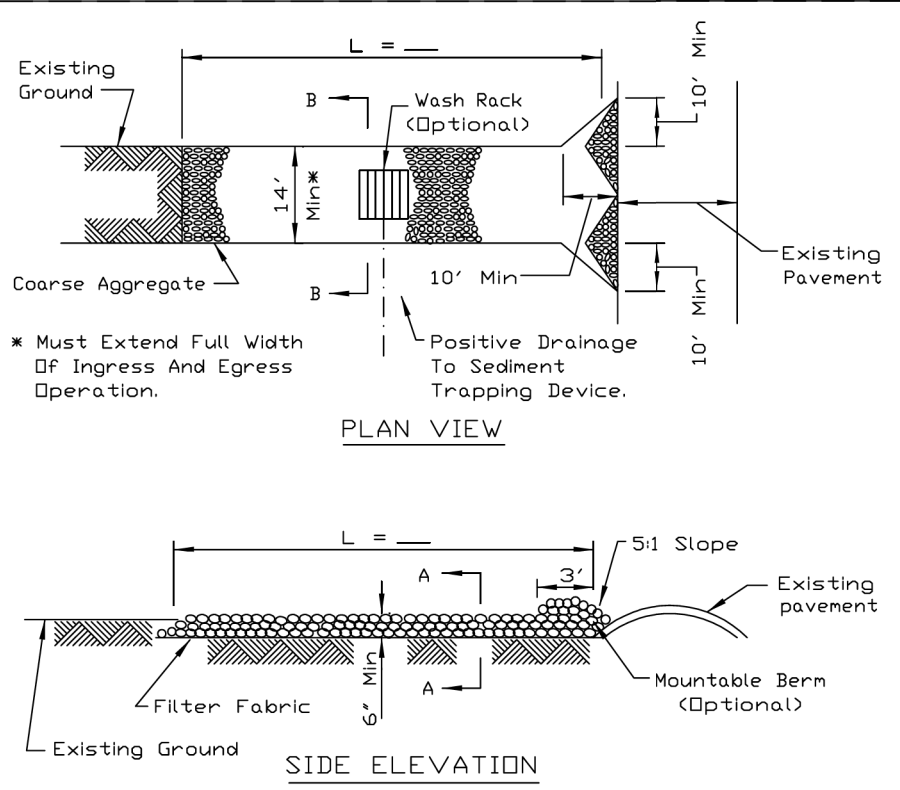
TEMPORARY CONCRETE
WASHOUT FACILITY - EARTHEN TYPE

Project: _____
Designed: _____
Checked: _____
Approved: _____

TEMPORARY CONCRETE
WASHOUT FACILITY - STRAW BALE

Project: _____
Designed: _____
Checked: _____
Approved: _____

STABILIZED CONSTRUCTION ENTRANCE PLAN



NOTES:

1. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table 1 or 2, Class I, II or IV and shall be placed over the cleared area prior to the placing of rock.
2. Rock or reclaimed concrete shall meet one of the following IDOT coarse aggregate gradation, CA-1, CA-2, CA-3 or CA-4 and be placed according to construction specification 25 ROCKFILL using placement Method 1 and Class III compaction.
3. Any drainage facilities required because of washing shall be constructed according to manufacturer's specifications.
4. If wash racks are used they shall be installed according to the manufacturer's specifications.

REFERENCE
Project: _____
Designed: _____
Checked: _____
Approved: _____

NRCS
Natural Resources Conservation Service

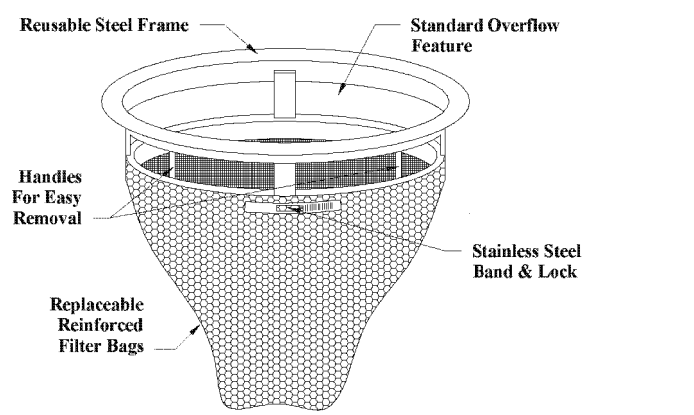
STANDARD DWG. NO.
IL-630
SHEET 1 OF 2
DATE: 8-18-94

LAKE COUNTY STORMWATER MANAGEMENT COMMISSION
SOIL EROSION AND SEDIMENT CONTROL CONSTRUCTION NOTES

- SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF HYDROLOGIC DISTURBANCE OF UPLAND AREAS.
- FOR THOSE DEVELOPMENTS THAT REQUIRE A DESIGNATED EROSION CONTROL INSPECTOR (DECI), INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
 - UPON COMPLETION OF SEDIMENT AND RUNOFF CONTROL MEASURES (INCLUDING PERIMETER CONTROLS AND DIVERSIONS), PRIOR TO PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING.
 - AFTER EVERY SEVEN (7) CALENDAR DAYS OR STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.
- SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.
- A STABILIZED MAT OF CRUSHED STONE MEETING IDOT GRADATION CA-1 UNDERLAIN WITH FILTER FABRIC AND IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL, OR OTHER APPROPRIATE MEASURE(S) AS APPROVED BY THE ENFORCEMENT OFFICER, SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
- STORM DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN.
- DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) CALENDAR DAYS FOLLOWING THE END OF ACTIVE HYDROLOGIC DISTURBANCE OR REDISTURBANCE.
- ALL STOCKPILES SHALL HAVE APPROPRIATE MEASURES TO PREVENT EROSION. STOCKPILES SHALL NOT BE PLACED IN FLOOD PRONE AREAS OR WETLANDS AND DESIGNATED BUFFERS.
- SLOPES STEEPER THAN 3H:1V SHALL BE STABILIZED WITH APPROPRIATE MEASURES AS APPROVED BY THE ENFORCEMENT OFFICER.
- APPROPRIATE EROSION CONTROL MEASURES SHALL BE INSTALLED ON ALL INTERIOR DETENTION BASIN SIDE SLOPES BETWEEN THE NORMAL WATER LEVEL AND HIGH WATER LEVEL.
- STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY AN APPROPRIATE SEDIMENT CONTROL MEASURE.
- IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DISCHARGES SHALL BE ROUTED THROUGH AN APPROVED POLYMER DEWATERING SYSTEM OR A SIMILAR MEASURE AS APPROVED BY THE ENFORCEMENT OFFICER. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE ENFORCEMENT OFFICER, OR APPROVED REPRESENTATIVE, MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.
- IF INSTALLED SOIL EROSION AND SEDIMENT CONTROL MEASURES DO NOT MINIMIZE SEDIMENT LEAVING THE DEVELOPMENT SITE, ADDITIONAL MEASURES SUCH AS ANIONIC POLYMERS OR FILTRATION SYSTEMS MAY BE REQUIRED BY THE ENFORCEMENT OFFICER.
- ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE PROPERTY OWNER SHALL BE ULTIMATELY RESPONSIBLE FOR MAINTENANCE AND REPAIR.
- ALL TEMPORARY SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
- THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, ENFORCEMENT OFFICER, OR OTHER GOVERNING AGENCY.

U:\Regulatory Programs\SESC handouts\SE-SC Notes 2013 TAC-approved.docx

Catch-All is a manufactured inlet filtration device designed to significantly reduce the ingress of pollutants into stormwater systems, and therefore, improve water quality. Designs are available for a custom fit in virtually any drainage structure casting.

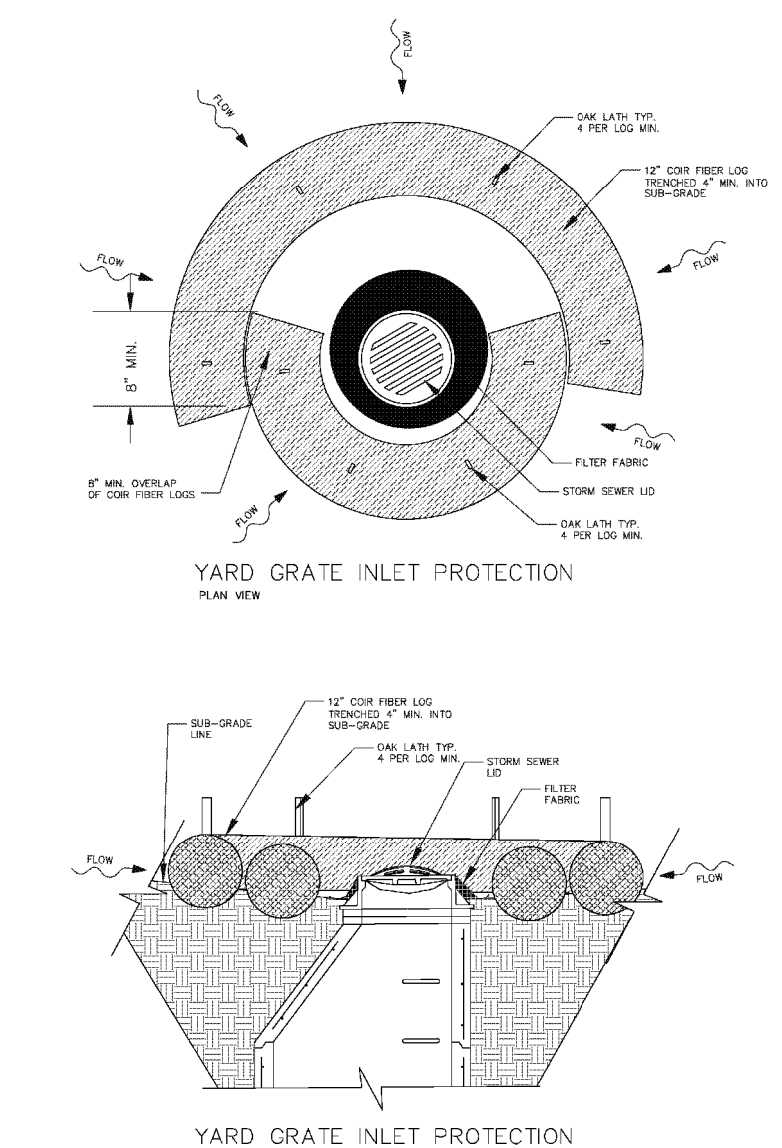


Catch-All HR is available to provide the added benefit of hydrocarbon removal.

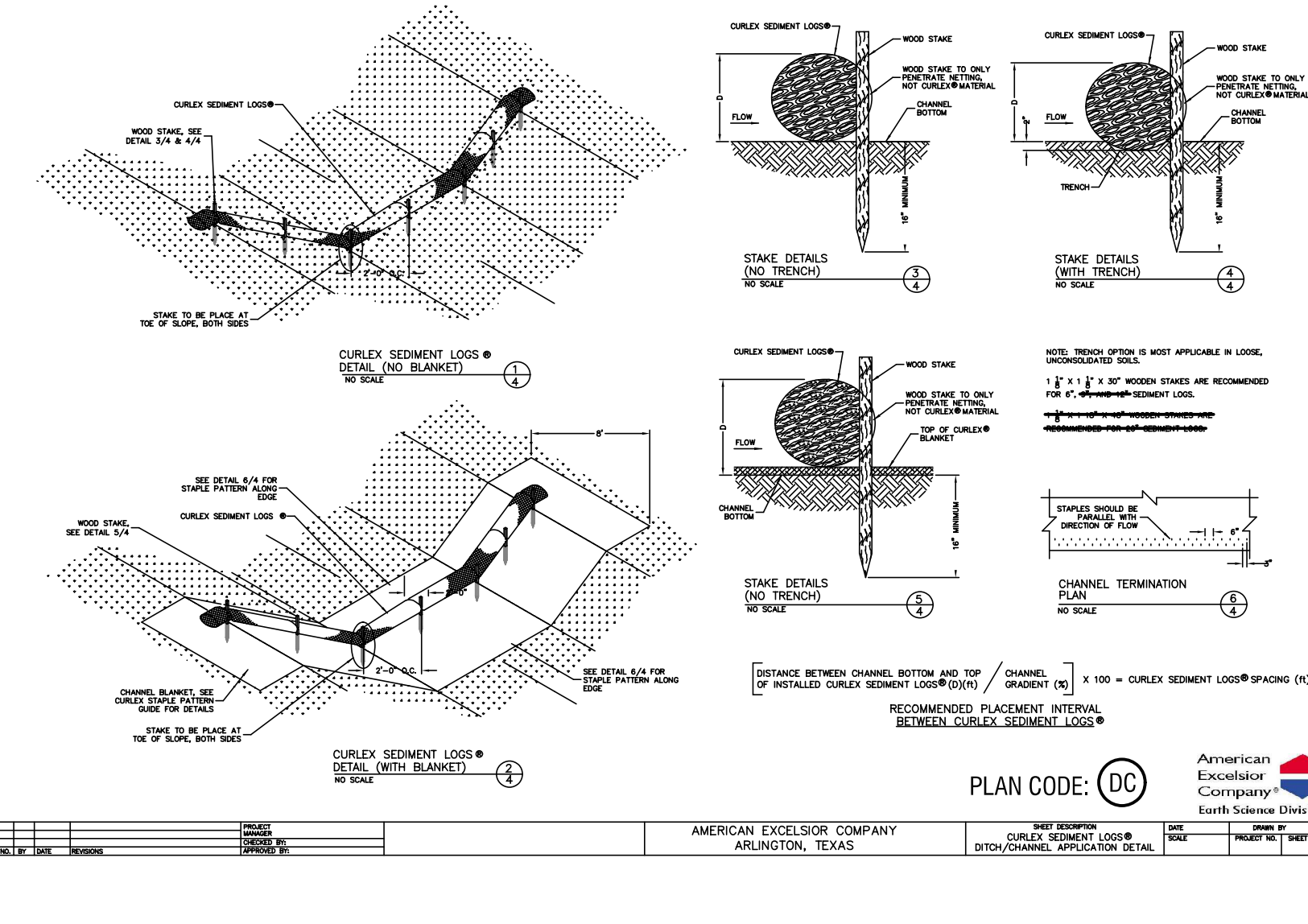
- Design Benefits**
1. Pollution Prevention
 - Sediment Control
 - Hydrocarbons (Catch-All HR)
 - Total Suspended Solids
 - Phosphorus
 - Nitrogen
 - Heavy Metals
 - By virtue of sediment control
 2. Permanent BMP
 - Maintenance Yards
 - Wash Bays
 - Parking Lots & Garages
 - Airports - Tarmacs, Cab/Limo Stands, Rental Returns
 - Bank/Food Drive-Up
 - Reduce Maintenance of Underground Detention Systems
 - Reduce Maintenance of Underground Oil/Water Separators



PLAN CODE: (FF)

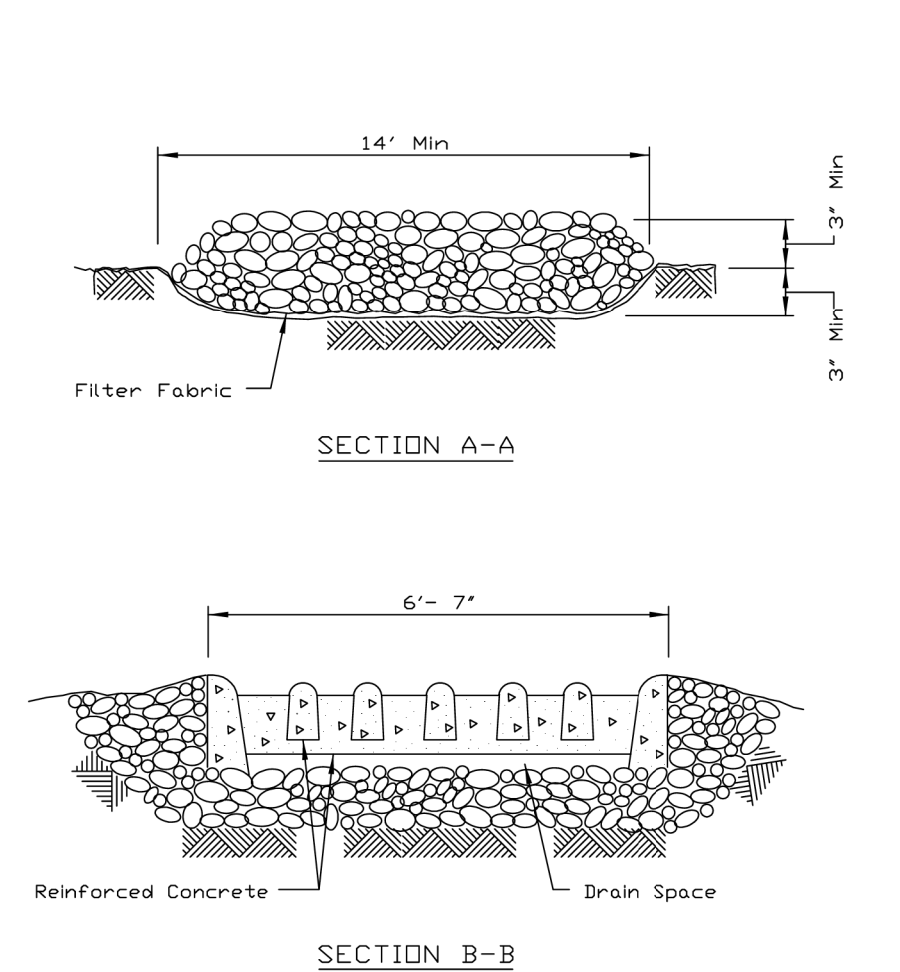


PLAN CODE: (FF)



PLAN CODE: (DC)

STABILIZED CONSTRUCTION ENTRANCE PLAN



REFERENCE
Project: _____
Designed: _____
Checked: _____
Approved: _____

NRCS
Natural Resources Conservation Service

STANDARD DWG. NO.
IL-630
SHEET 1 OF 2
DATE: 8-18-94

SOIL EROSION AND SEDIMENT CONTROL PLAN

LOT 15 CORPORATE GROVE
BUFFALO GROVE, ILLINOISCONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-0600 Fax: (847) 696-4065



FILENAME:
11042SE02

DATE:
05/05/2021

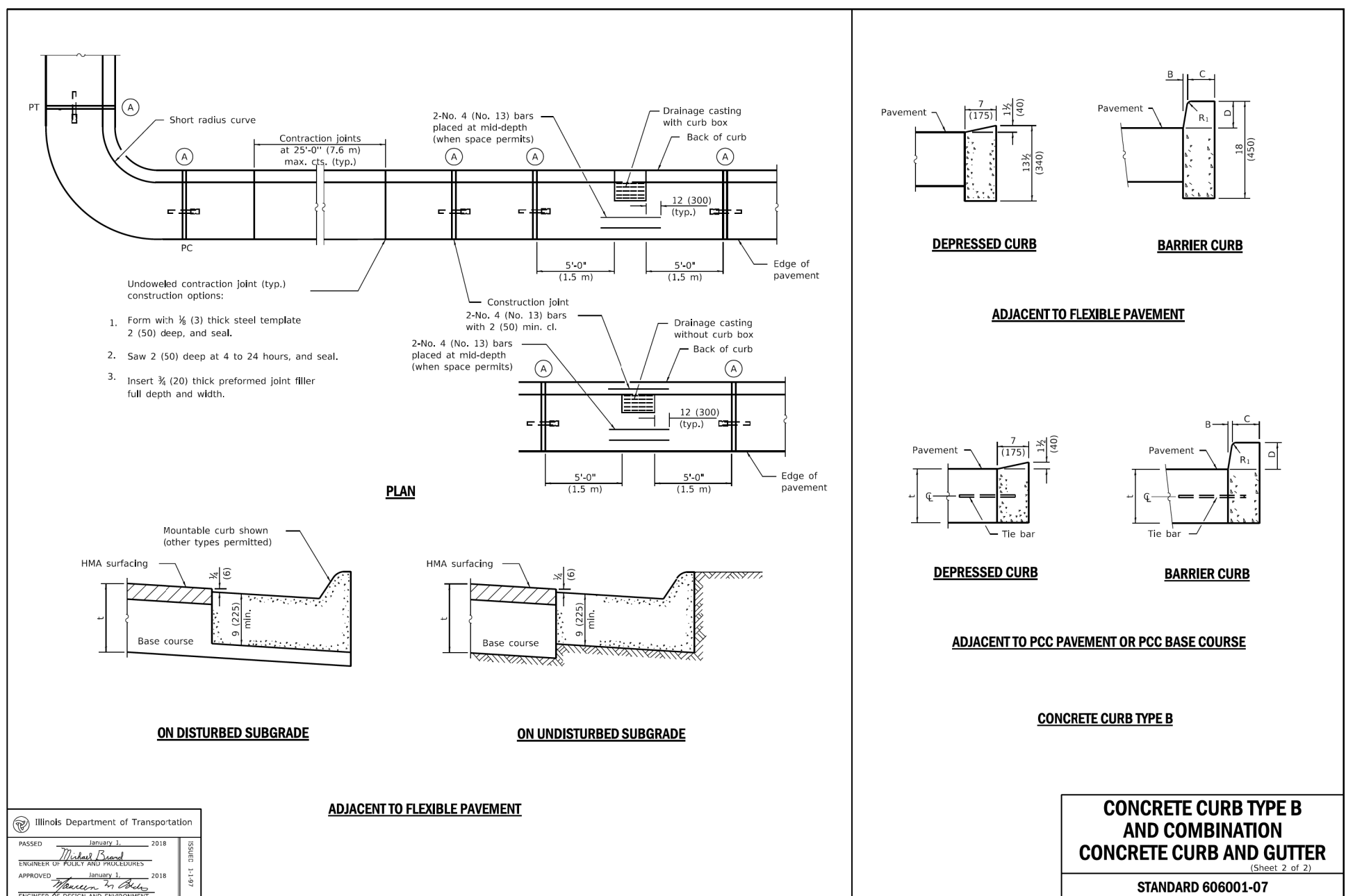
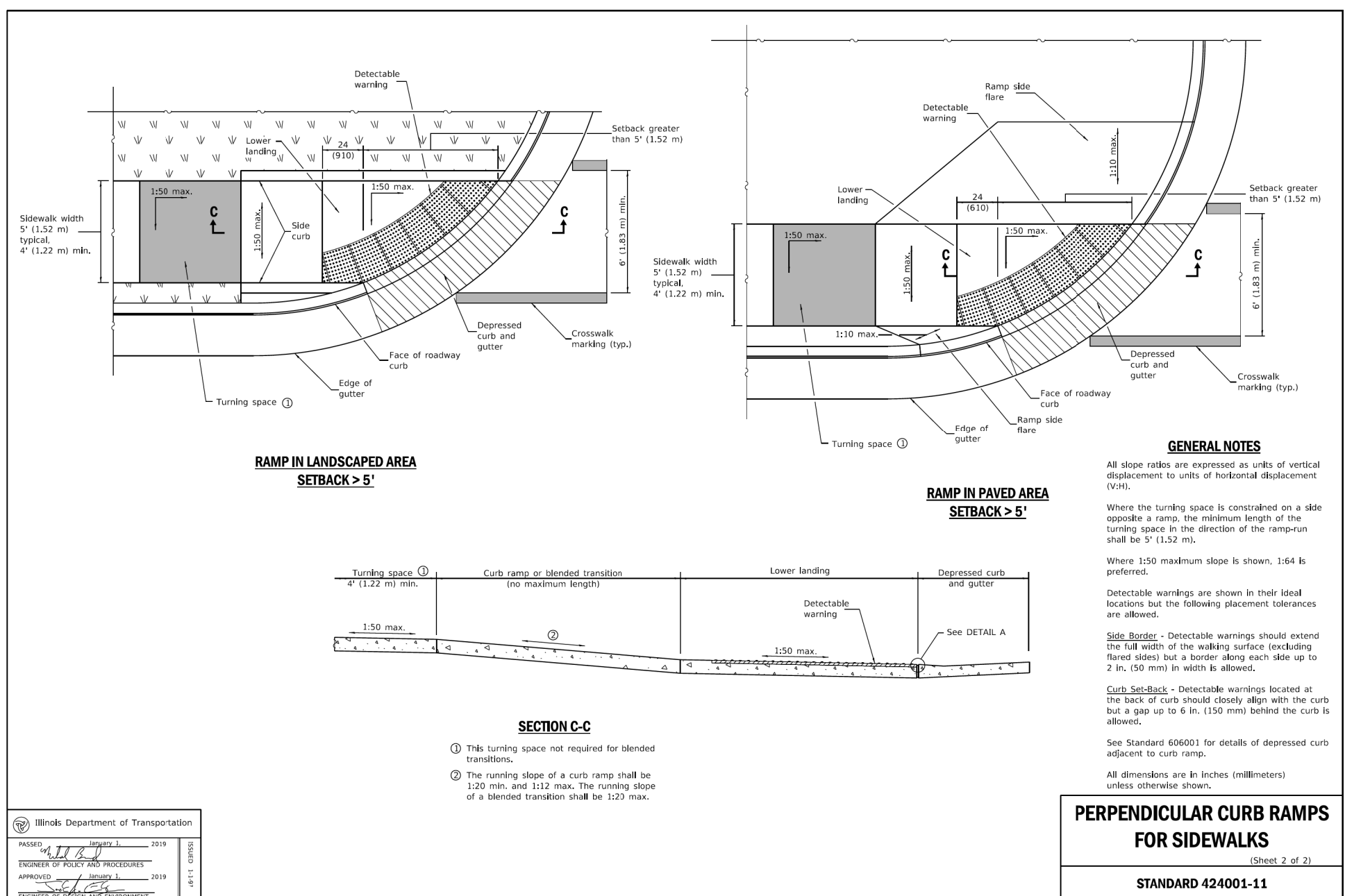
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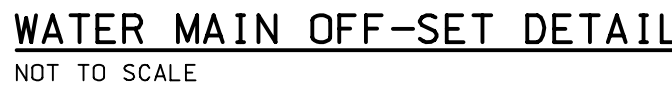
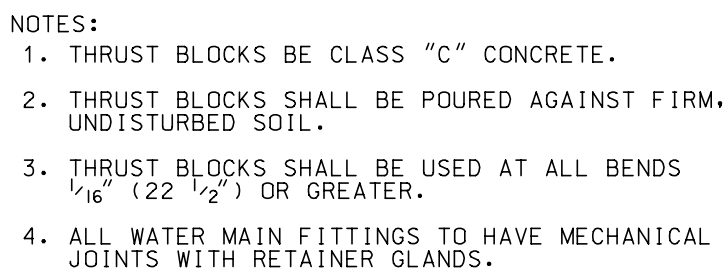
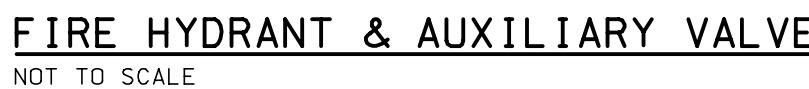
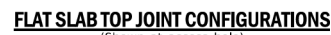
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SE2

9 OF 15

Attachment: Engineering Plans (1305 Busch Parkway Development Improvement Agreement)





DETAIL 3

**LOT 15 CORPORATE GROVE
BUFFALO GROVE, ILLINOIS**

ROSEMONT, ILLINOIS 60018
Phone: (847) 696-4060 Fax: (847) 696-4065



FILENAME:
11042DET

05/05/202

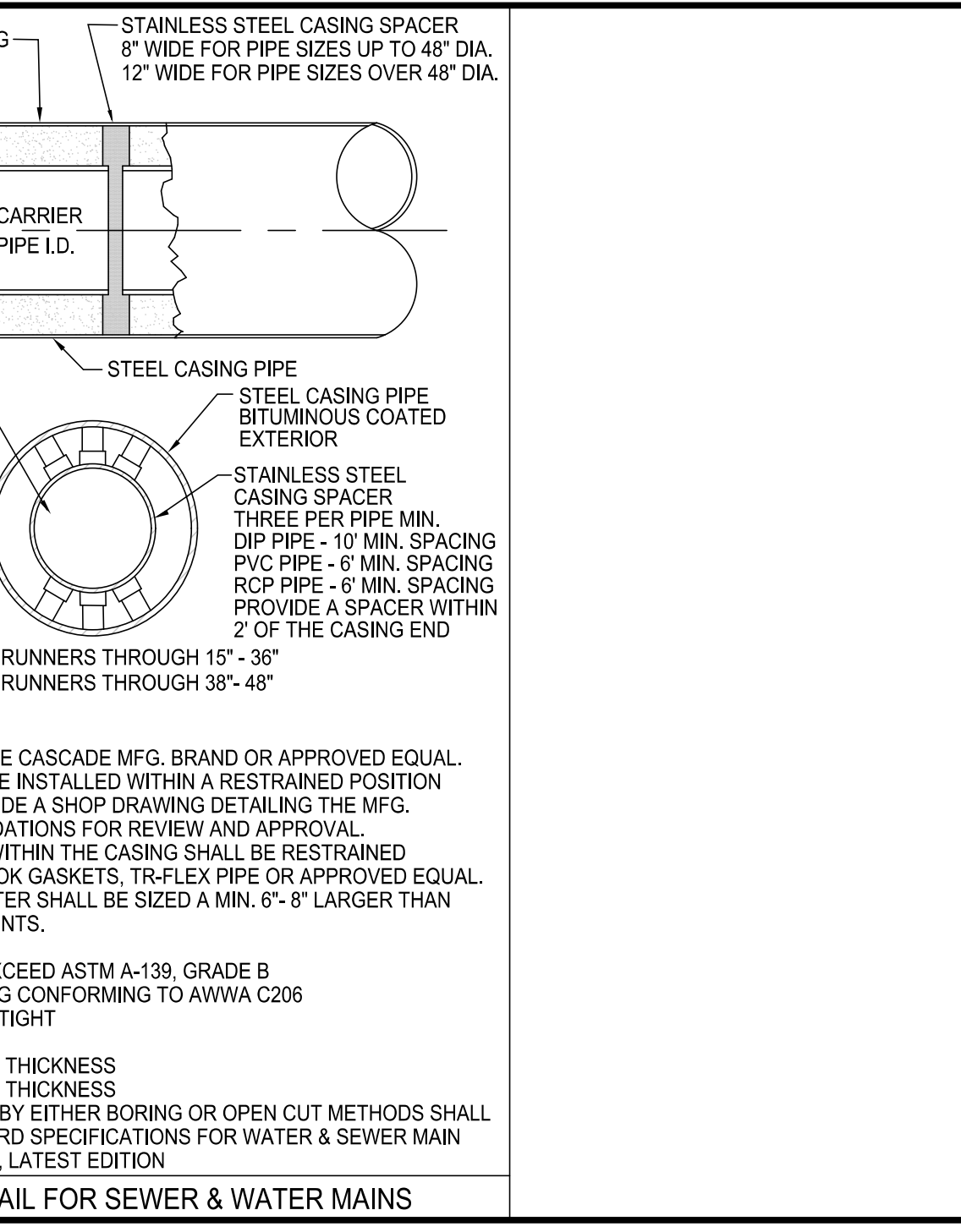
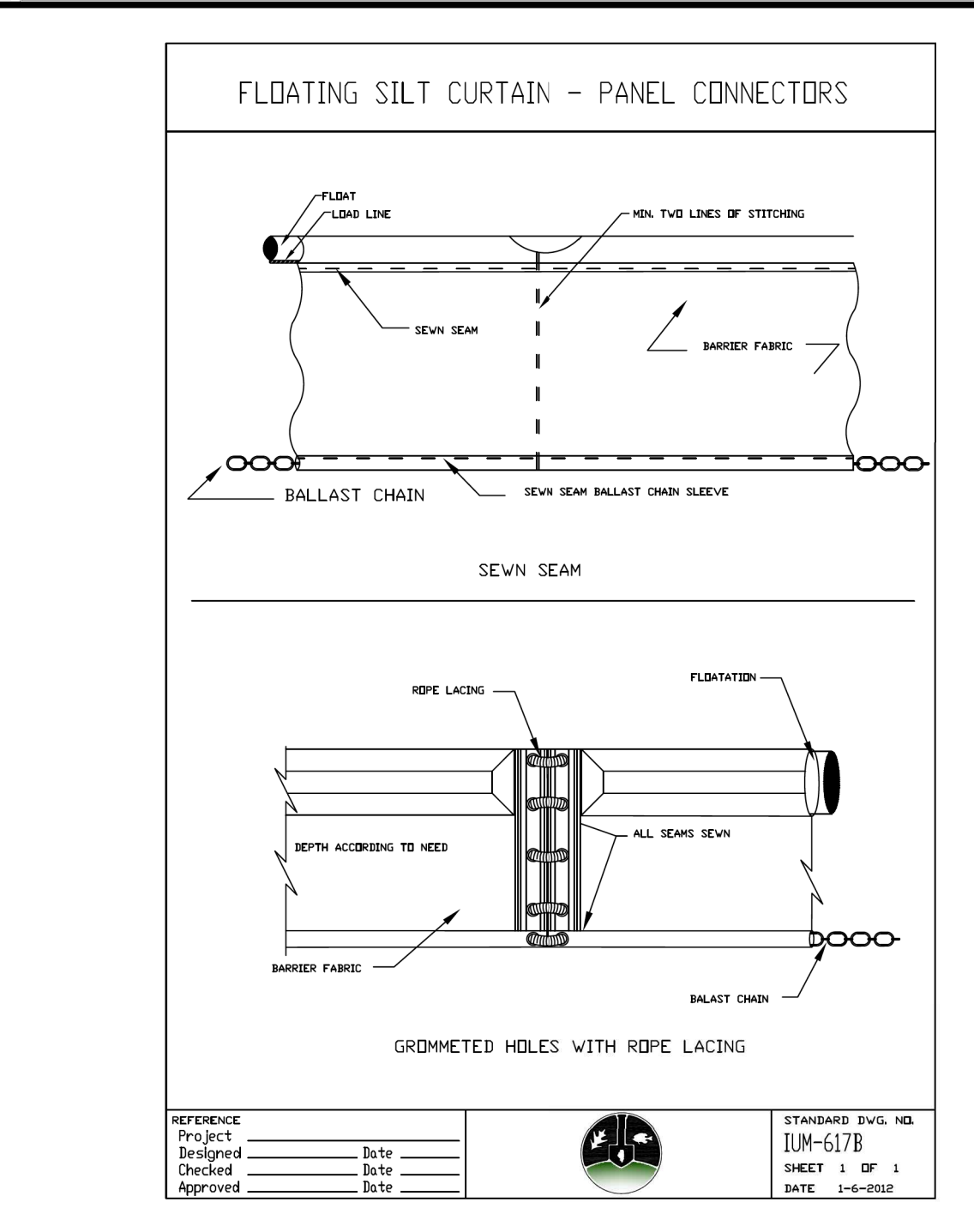
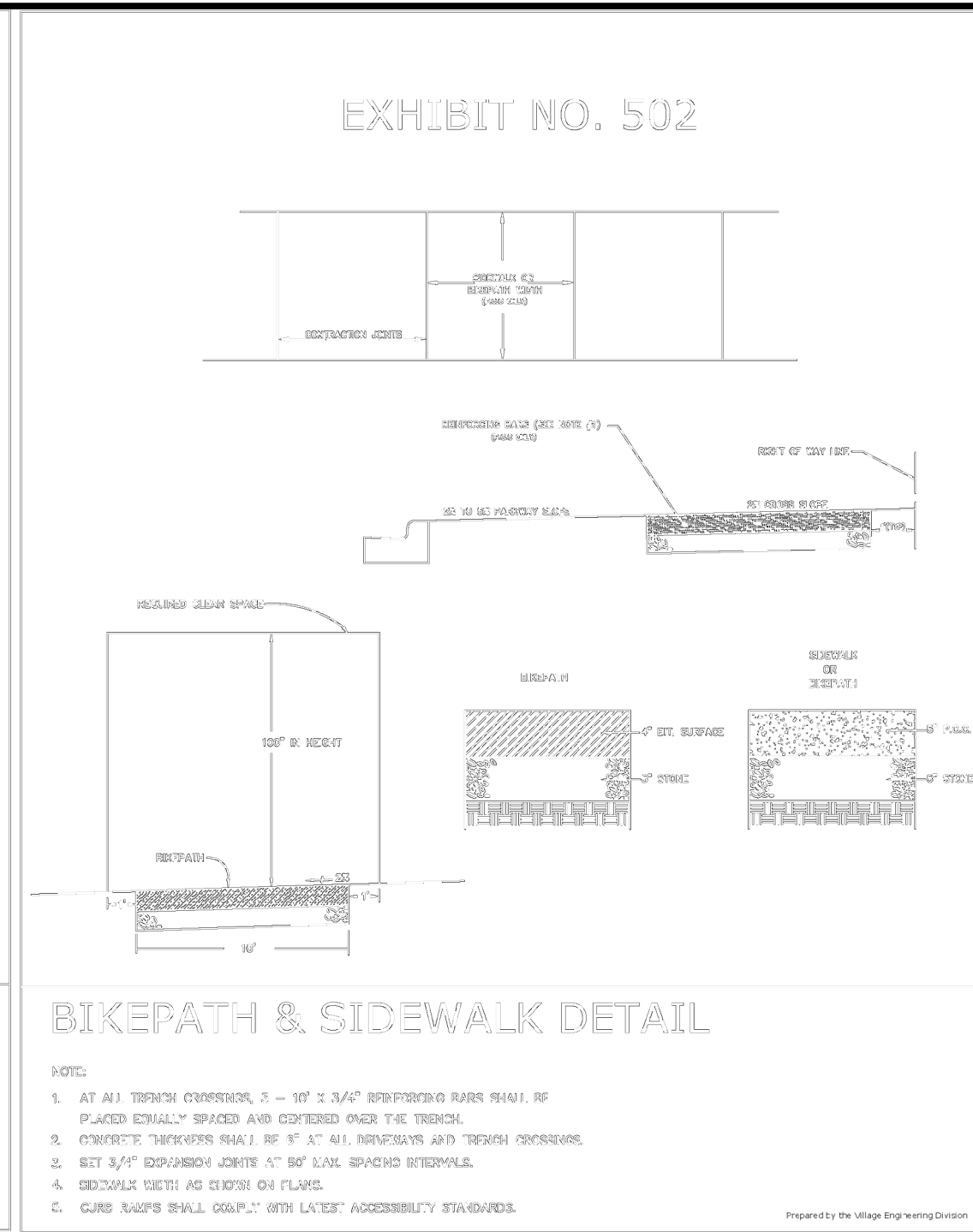
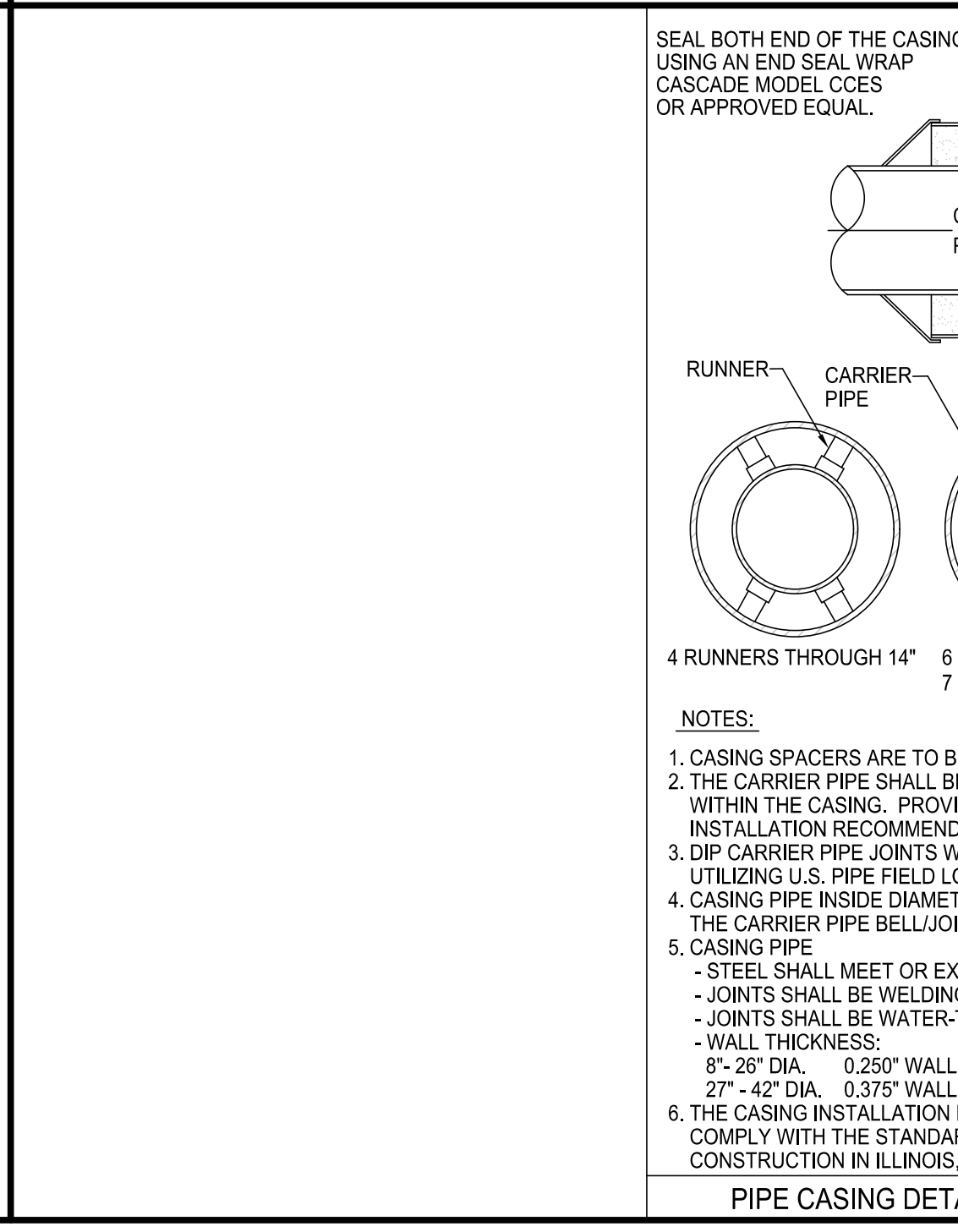
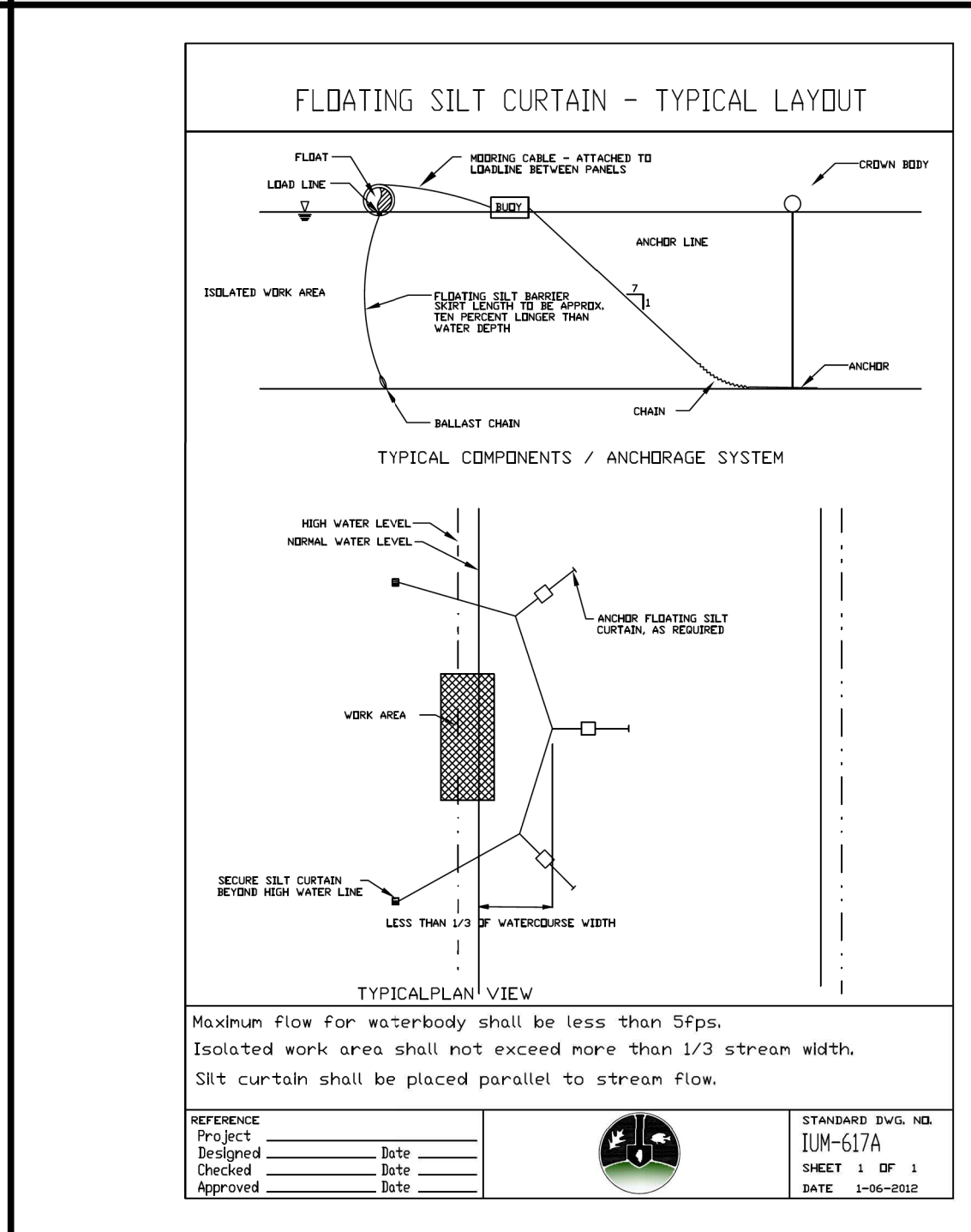
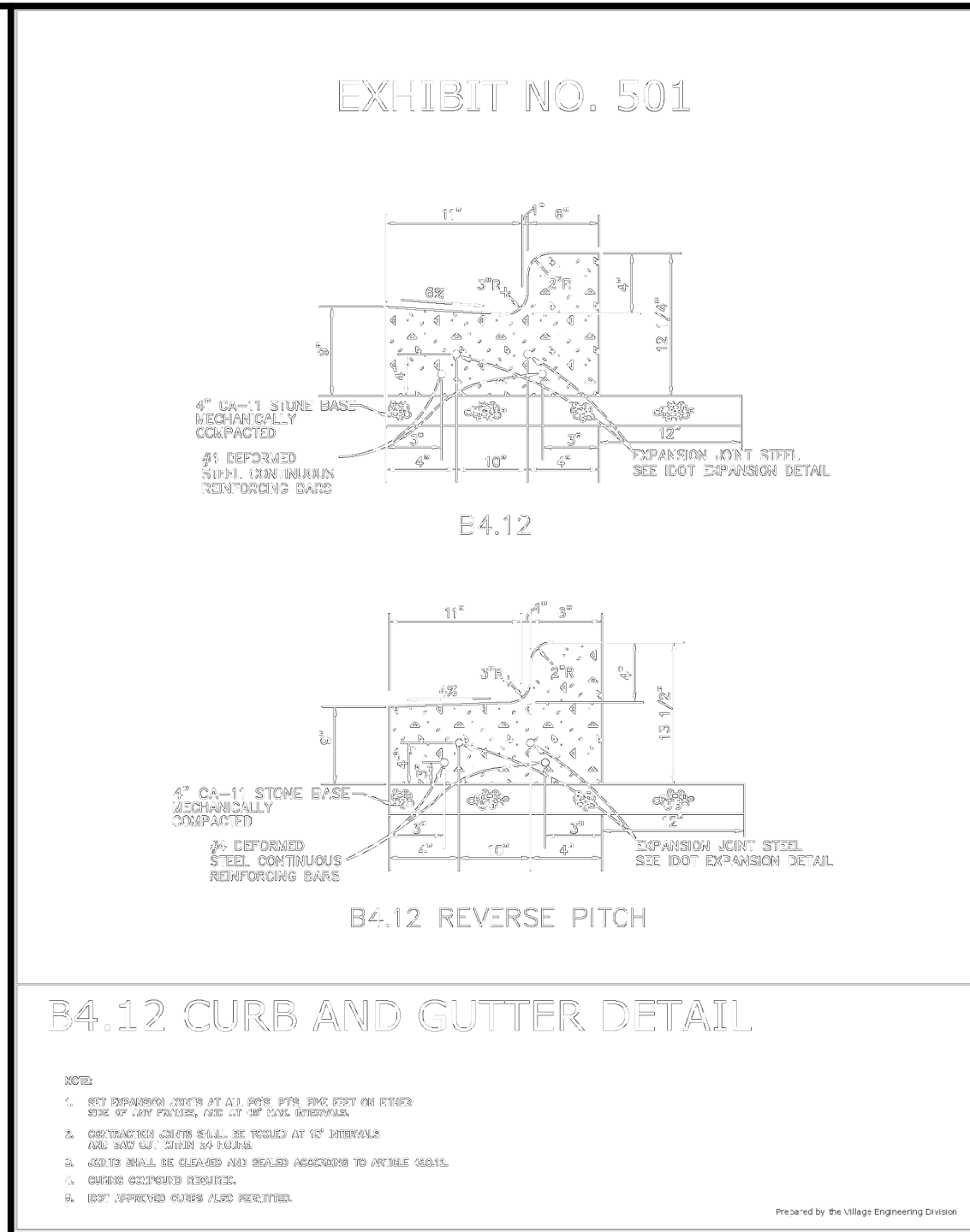
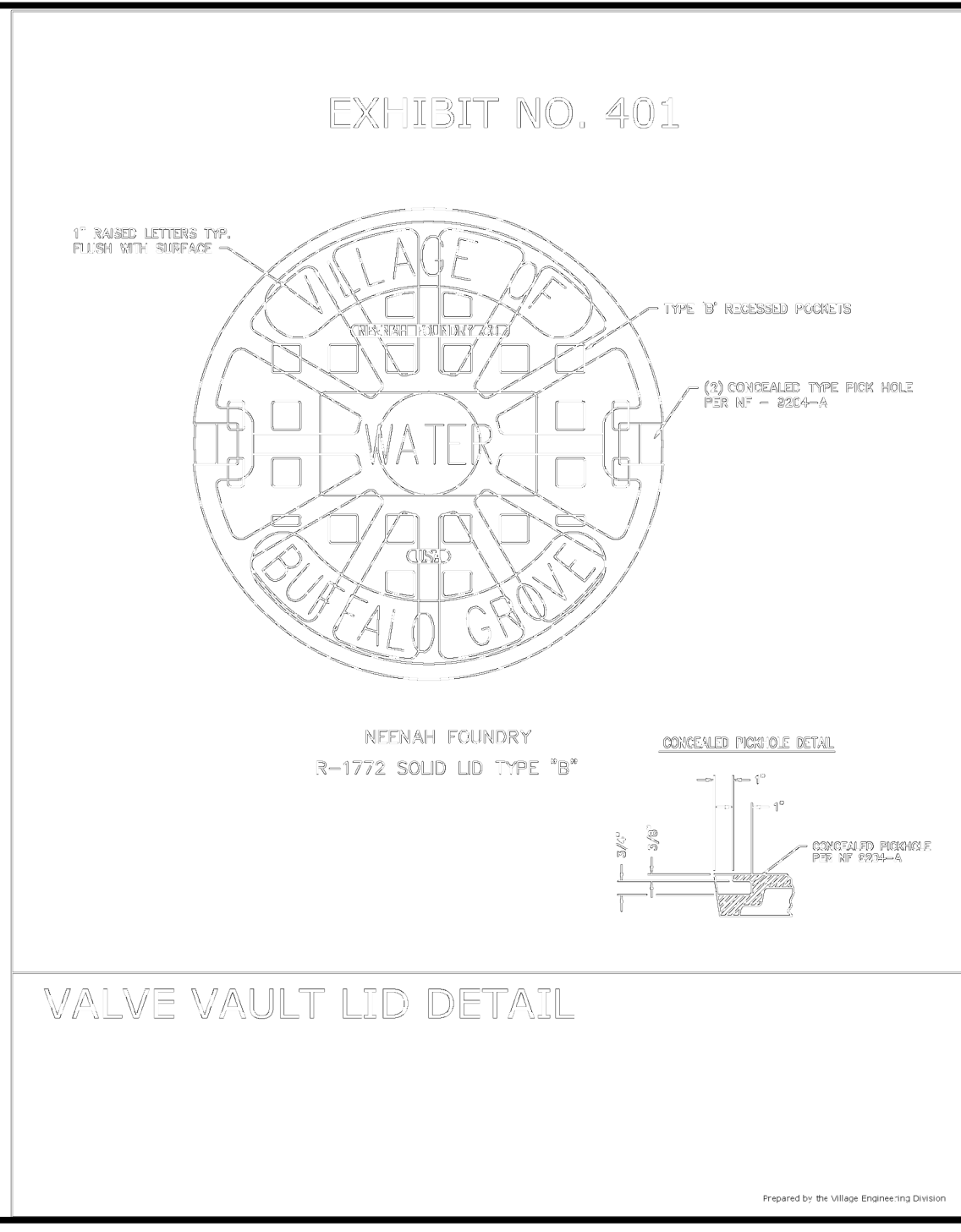
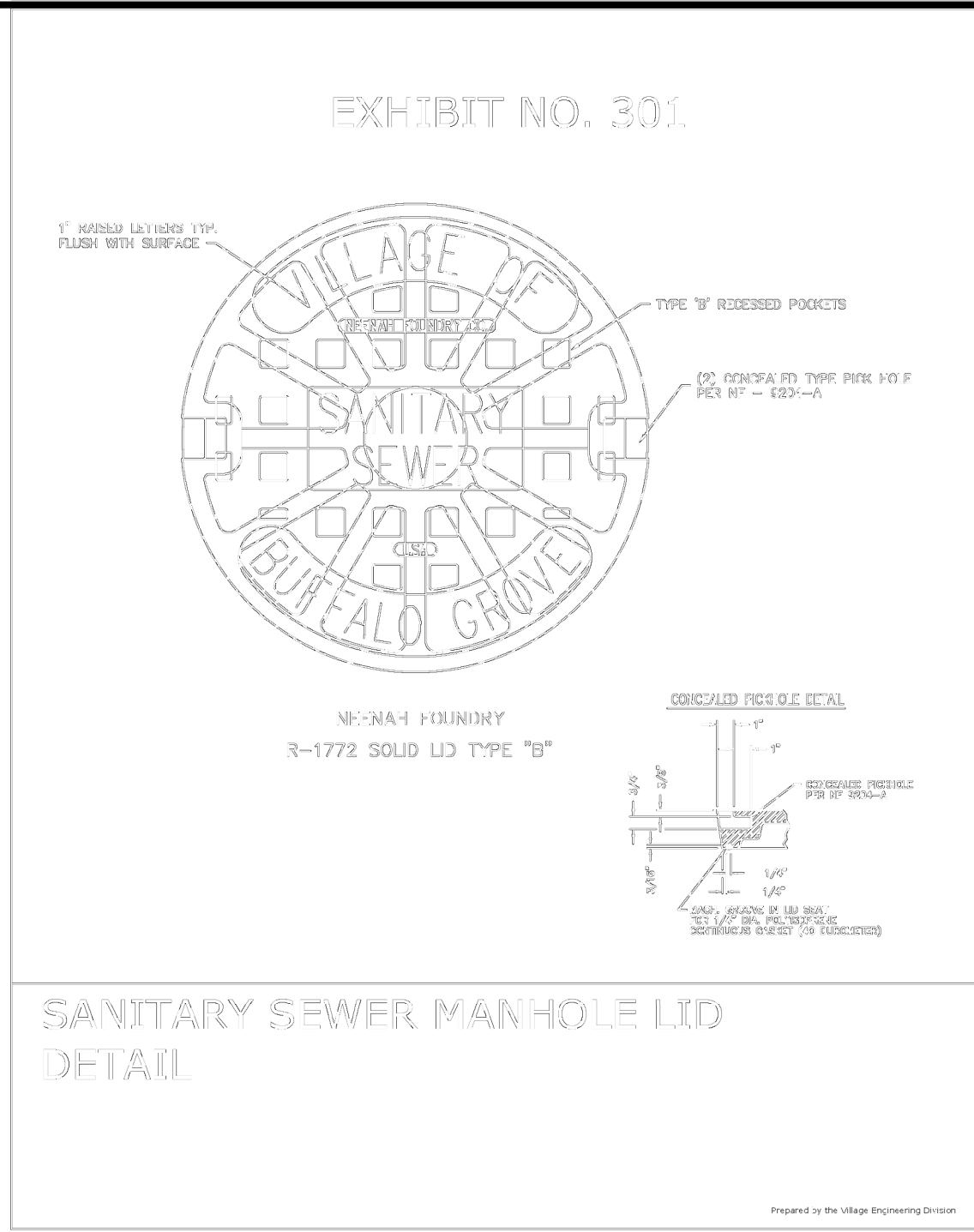
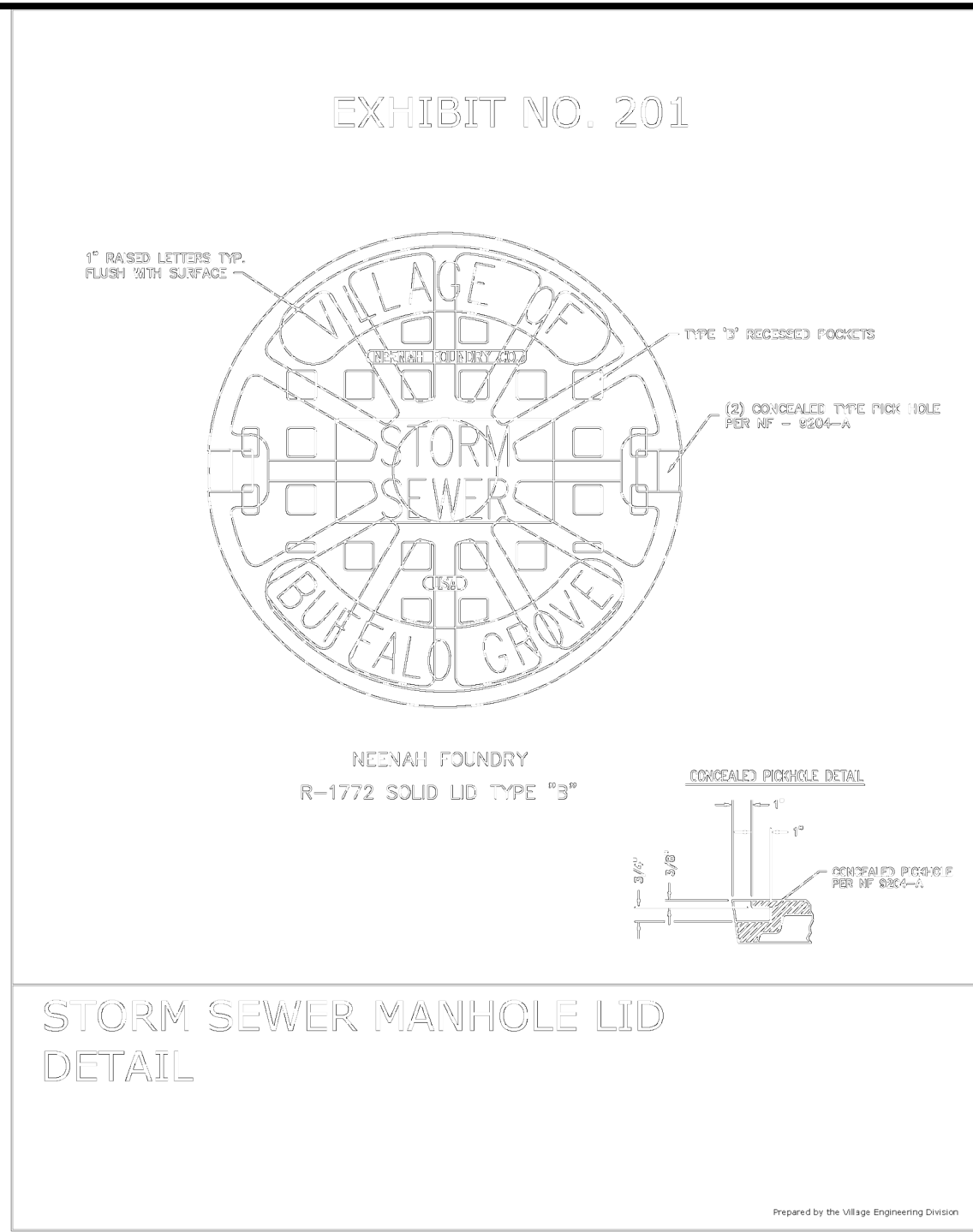
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14 C

EXHIBIT NO. 103 MATERIALS LIST	
Water Distribution Material Specifications:	Date of revision: 10/16
Water main pipe	Ductile Iron Pipe, Pipe class thickness—AWWA C150, minimum thickness, Class 52. Pipe—AWWA C151. Pipe lining—AWWA C104. Fittings—AWWA C153. Joints—restrained end joint on AWWA C111. Wrap—4 mil X-Lam conforming to AWWA C105, A21.5 and AWWA C500. No 90 degree bends allowed. All stainless steel trim.
Valves	American Flow Control, Series 2500 resilient wedge gate valve, All sizes two inch to fourteen inch, counter clockwise to open, AWWA C500, AWWA C304. Clow AWWA C304 Butterfly Valve for sixteen inch and above. Joint end—mechanical, AWWA C111. All stainless steel trim.
Valve Vault	All structures shall be monolithically precast with designed openings or mechanically joined in the field and shall have valve boxes conforming to ASTM C-523. Dog house vaults are excluded from these requirements when permitted by Village Engineer. Size: For six and eight inch diameter valves, valve vaults shall have a forty-eight inch inside diameter; for pressure connections and valves ten inches and larger in diameter, valve vaults shall have a sixty inch inside diameter. All valve vault covers must be eccentric centers with valve properly aligned.
Castings	Neenah No. R-1772, embossed per Exhibit No. 401.
Fire Hydrant	Waterous Pacer Model WD67-250, AWWA C502, painted fire engine red above ground, with rubber wedge auxiliary gate valve. Nozzles, two at end and one mid tank, one 1/4 and one 3/4 inch, with female conforming to National Standard Specifications. Flange to section (breakaway type) with the break line flange located one inch above finished grade. Ten end, six inch, mechanical or push-on. All stainless steel trim. Auxiliary boxes and hydrants shall be a direct flange-to-flange connection.
Fire hydrant extension	Fire hydrant extensions and parts to be manufactured by Waterous only. All stainless steel trim.
Hydrant Valve Box \ Valve boxes	Hydrant Valve Box Tyler 564 S. Lid embossed "WATER." Rubber valve box saddle—required.
Service Pipe	Copper tube, two inches and smaller. ASTM B88, Type K (1" minimum). Ductile iron, larger than two inches. Conforms to Water main section above. Service upgrades for existing water main requires a stainless steel tap repair clamp. Ford model 781-CC, minimum length 15" long.
Cooperation. Stop.	Muslar EL5000, 1" minimum, AWWA C800. 1" Direct tap or 1 1/4" and larger shall use Ford FC622 stainless steel, epoxy coated saddle.
Curb Stop	Copper service, Muslar EL5154. Ductile iron service, resilient wedge counter clockwise to open, AWWA C500. Joint end—mechanical, AWWA C111.
Curb box	Copper service, Muslar EL1060. Ductile iron service, conforms to Hydrant Valve Box section above. Ductile iron service, 6" and larger, conforms to Valve Vault section above.
Copper to Copper Fittings	Muslar Company Model JF-15403. An all flared coupling is required, no sweat, joint or compression allowed.
Pressure Connections	Ford FC-35 style tapping sleeve. American Flow Control Series 2500 tapping valve four inch minimum. All stainless steel trim.
Sanitary Sewer Material Specifications:	
Sewer and Service Connection Pipe	Reinforced concrete pipe—circular reinforcement, minimum Class 3, ASTM C75, with epoxy lining. PVC solid wall (SDR-26C) pipe—ASTM D-3034 for six to fifteen inches in diameter.
Sewer and Service Connection Pipe Joints	Reinforced concrete pipe—ASTM C419. PVC solid wall (SDR-26B) pipe—ASTM D-3212 for six to eighteen inches in diameter.
Sewer and Service Connection Pipe Fittings	PVC solid wall (SDR-26C) pipe—ASTM D3034 for six to fifteen inches in diameter.
Casing Pipes	Steel pipe—ASTM A123, three eighths inch minimum thickness.
Manholes	Size: For sewer eighteen inch diameter or less, manhole shall have a forty-eight inch inside diameter. For sewer twenty-two inch to thirty-six inch diameter, manhole shall have a sixty inch inside diameter. For sewer greater than thirty-six inch diameter, manhole shall have an eight foot pipe of forty-eight inch inside diameter. All structures shall be monolithically precast including bases and invert flow lines.
Castings	Neenah No. R-1772, with acid-etching lid and recessed pick hole, embossed per Exhibit No. 301.
Storm Sewer System Material Specifications:	
Structures	All structures shall be precast with designed openings or mechanically joined in the field.
Castings	Cast 18", Type 1—Neenah No. R-1772, embossed per Exhibit No. 201. Open 18", Type 1—Neenah No. R-1772, Standard 3' 12" or any other basic curb, Type 1—Neenah No. R-3170 (open curb box) Box height must be 6" minimum with 5" bases to match curb height. Decked cast iron curb, Type 1—Neenah No. R-3205. Yardside, Type 1—Neenah No. R-3209.
Sewer Pipe Joints	Reinforced concrete pipe—ASTM C419 or C161. PVC solid wall (SDR-26B) pipe—ASTM D-3212 for six to eighteen inches in diameter.
Storm pump service connection precast surface enter pipe	4" PVC solid wall sewer pipe SDR-35. Blind connections must be sealed in storm sewer and pipe connection shall be made with a rubber boot and stainless steel band. Storm pump per Exhibit No. 202 and underlain per Exhibit No. 203.
Material Specifications For All Utilities:	
Bedding	CA-1, Class B or better. All stone shall be crushed, rounded aggregate will not be permitted. The stone shall be compacted to 90% modified proctor density as required by ASTM D1557 or AASHTO T-99. Rejected materials permitted from IDOT approved sources meeting the correct gradations.
Trench Backfill	CA-1, Class B or better. This item shall meet the requirements of Class D CA-1, per the IDOT Standard Specifications for Road and Bridge Construction. All stone shall be crushed, rounded aggregate will not be permitted. The stone shall be compacted to 90% modified proctor density as required by ASTM D1557 or AASHTO T-99. Jetties of trenches is not permitted. Recycled materials permitted from IDOT approved sources meeting the correct gradations.
Adjustments	No more than two precast concrete adjusting rings with six inch maximum weight adjustment shall be allowed, maximum one 2" ring installed on new structures. Only one HDPE ring with a max of 2" may be used within the precast chambers. Only precast concrete or HDPE adjustment rings permitted. 6" x 4" x 5" manhole to be used between all frames, rings and structures. Manhole around rings, but none between.
Miscellaneous Material Specifications:	
Decorative Warnings	Quick connect plates or bolted plates by Neenah Enterprises, Inc. Color shall be brick red.
Concrete	In accordance with IDOT Standard Specifications for Road and Bridge Construction.
Asphalt	In accordance with IDOT Standard Specifications for Road and Bridge Construction and Chapter 1530.070 of the Village of Buffalo Grove Municipal Code.
* The Village Engineer shall have the authority to approve the use of alternative materials than those specifically required by Exhibit 103 in the manner provided for in this Title. The Village Engineer may approve alternative materials that are not specifically required by this title when:	
1. The material or their components required by this title are no longer manufactured and available for purchase; and	
2. The alternative materials are generally consistent with requirements of this title, including but not limited to those standards relating to production, composition, safety and aesthetics.	
Testing Specifications:	
(In addition to the requirements of IDOT's Standard Specifications for Road and Bridge Construction or the Standard Specifications for Water and Sewer Construction in Illinois)	
Storm Sewer	Cleaning and televising, with reporting, as directed by the Village Engineer.
Sanitary Sewer	Cleaning and televising, with reporting, as directed by the Village Engineer.



NO.	DATE	REMARKS
1	05/25/21	PER VILLAGE OF BUFFALO GROVE
DETAIL 4		
LOT 15 CORPORATE GROVE BUFFALO GROVE, ILLINOIS		
CONSULTING ENGINEERS SITE DEVELOPMENT ENGINEERS LAND SURVEYORS		
9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018 Phone: (847) 696-0660 Fax: (847) 696-4065		
SPACECO INC.		
FILENAME: 11042DE14		
DATE: 05/05/2021		
JOB NO. 11042		
SHEET D4 15 OF 15		

1305 BUSCH PARKWAY

Development Name

DEVELOPMENT IMPROVEMENT AGREEMENT

THIS AGREEMENT ("Agreement"), made and entered into as of this 19th day of July, 2021 by and between the VILLAGE OF BUFFALO GROVE, an Illinois Municipal Corporation, and having its office at Village Hall, 50 Raupp Boulevard, Buffalo Grove, Illinois (hereinafter called "Village"), and 1000 W. Irving Park Road, LLC, (hereinafter called "Developer").

WITNESSETH:

WHEREAS, Developer desires to improve the real property described in Exhibit "A" attached hereto and made a part hereof (the "Property"), and in compliance with the Village's Development Ordinance, Developer has submitted to the Village certain (i) plans prepared by SPACECO, Inc., who are registered professional engineers (the "Site Plan"), which Plans were approved by the Village pursuant to Ordinance No. _____ and (ii) additional plans and specifications prepared by Cornerstone Architects, LTD. dated May 27, 2021 and described in more detail in Exhibit "C" attached hereto and made a part hereof (the "Site Improvement Plans" and together with the Site Plan, the "Plans"); and,

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

NOW, THEREFORE, it is mutually agreed as follows:

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

2. Attached hereto as Exhibit "D" is a complete cost estimate for the construction of the improvement described in Exhibit "B" hereto. No later than three (3) business days following the execution of this Agreement and prior to the issuance of Village Permits, the Developer shall deposit a Letter of Credit acceptable to and in a form and substance approved by the Village in the original amount of Six Hundred Seventy Four Thousand One Hundred Thirty Eight and 00/100 Dollars (\$674,138.00), as further described in Paragraph 9 herein (the "Letter of Credit").

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

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

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

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

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

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

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

been constructed as described above, notwithstanding the fact that all improvements within the Development may not be completed.

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

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

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

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

D. In order to guarantee and warranty the obligations of Paragraph 7 herein, an amount equal to fifteen (15%) percent of the total amount of the Letter of Credit, or an amount equal to fifteen (15%) percent of the cost estimate of the individual Improvement(s) shall be retained in the Letter of

Credit for a period of one-year beyond formal acceptance by the Village of the Improvement(s).

E. As a portion of the security amount specified in Paragraph 2, the Developer shall maintain a cash deposit with the Village Clerk in the amount of Six Thousand Eight Hundred Nine Dollars (\$6,809.00). If roads are not maintained with a smooth and firm surface reasonably adequate for access of emergency vehicles such as fire trucks and ambulances, or if any condition develops which is deemed a danger to public health or safety by the Village of Buffalo Grove due to the actions of the Developer or his failure to act; and after written notice of this condition, the Developer fails to immediately remedy the condition; then the Village may take action to remedy the situation and charge any expenses which results from the action to remedy the situation to the cash deposit. Upon notification that the cash deposit has been drawn upon, the Developer shall immediately deposit sufficient funds to maintain the deposit in the amount of Six Thousand Eight Hundred Nine Dollars (\$6,809.00). If the Developer has not made the additional deposit required to maintain the total cash deposit within three (3) days from the date he received notice that such additional deposit was required, it is agreed that the Village may issue a Stop Work Order or also may revoke all permits which the Developer had been granted. This cash deposit shall continue to be maintained until the maintenance guarantee period has lapsed. The deposit may be drawn upon by the Village if the conditions of this Agreement are not met by the Developer within five (5) days after receipt of a written notice of noncompliance with the conditions of this Agreement, except in cases of danger to public health and safety as determined by the Village, in which case, the deposit may be drawn upon immediately following notice to the Developer and his failure to immediately remedy the situation. After termination of the one-year maintenance period and upon receipt by the Village Clerk of a written request for release of the deposit, the Village will either notify the Developer that the Improvements are not in a proper condition for final release of the deposit, or shall release the deposit within fifteen (15) days.

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

the expiration of one-(1) year from the acceptance of the Improvements referred to herein by the Village. To the extent that the provisions of Paragraph 9 herein, and of the Letter of Credit, permit the Village to draw funds under such Letter of Credit, the Village hereby agrees to reduce the outstanding liability of the issuer of the Letter of Credit to the extent that funds are disbursed.

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

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

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

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

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

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

the Letter of Credit of the expiration of the Letter of Credit. The period commencing on the date set forth in the preamble to this Agreement and expiring on the expiration of the one-year maintenance period is referred to herein as the "Term".

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

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

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

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

VILLAGE OF BUFFALO GROVE, an Illinois Municipal Corporation

By _____
Village President

DEVELOPER:

1000 W. Irving Park Road, LLC
1000 W Irving Park Rd, Suite 200
Itasca, IL 60143

By: _____
 Name: Brian G. Paul
 Title: Authorized Signatory

1305 BUSCH PARKWAY
(Development Name)

DEVELOPMENT IMPROVEMENT AGREEMENT

EXHIBIT A

LEGAL DESCRIPTION

LOT 15 IN THE CORPORATE GROVE, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 29 AND PART OF THE SOUTH 1/2 OF SECTION 27, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 22, 1984 AS DOCUMENT 2305059 IN LAKE COUNTY, IL

KNOWN AS: **1305 BUSCH PARKWAY, BUFFALO GROVE, ILLINOIS**

PERMANENT INDEX NUMBER: 15-27-405-002

AREA = 145,837 SQ. FT. OR 3.348 ACRES

Attachment: DRAFT DIA 1305 Busch Pkwy 7-12-2021 (1305 Busch Parkway Development Improvement Agreement)

1305 BUSCH PARKWAY
(Development Name)

DEVELOPMENT IMPROVEMENT AGREEMENT

EXHIBIT B

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

1305 BUSCH PARKWAY
(Development Name)

DEVELOPMENT IMPROVEMENT AGREEMENT

EXHIBIT C

Final Engineering Plans prepared by: SPACECO, Inc.

Entitled: Site Improvement Plans for Lot 15 Corporate Grove

Consisting of: 15 sheet(s), last revised June 25, 2021

Final Landscaping Plans prepared by: Kathryn Talty Landscape Architecture

Entitled: Proposed Facility

Consisting of: 1 sheet(s), last revised May 28, 2021

Final Architectural Plans prepared by: Cornerstone Architects Ltd.

Entitled: Shell & Core Documents For Proposed Facility

Consisting of: 16 sheet(s), last revised May 27, 2021

(see following pages)

Attachment: DRAFT_DIA_1305 Busch Pkwy_7-12-2021 (1305 Busch Parkway Development Improvement Agreement)

1305 BUSCH PARKWAY
(Development Name)

DEVELOPMENT IMPROVEMENT AGREEMENT

EXHIBIT D

Engineers Opinion of Probable Costs

(see following pages)

Attachment: DRAFT_DIA_1305 Busch Pkwy 7-12-2021 (1305 Busch Parkway Development Improvement Agreement)



Action Item : Certificate of Initial Acceptance and Approval: 600 McHenry Road Development Improvements

Recommendation of Action

Staff recommends approval to begin the one year maintenance period for the completed development.

SUMMARY: Attached is the Certificate of Initial Acceptance for the 600 McHenry Road (Animal Care Center of Buffalo Grove) development located at the southwest corner of IL-83 and Buffalo Grove Road. Staff recommends approval to begin the one year maintenance period on July 19, 2021.

ATTACHMENTS:

- CIA_600 McHenry-Animal Care Center_7-19-2021 (DOCX)
- CIA Memo_600 McHenry Rd_7-19-2021 (DOCX)

Trustee Liaison
Johnson

Staff Contact
Darren Monico, Public Works

Monday, July 19, 2021

VILLAGE OF BUFFALO GROVE
CERTIFICATE OF INITIAL ACCEPTANCE AND APPROVAL

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

SUBDIVISION Animal Care Center of Buffalo Grove DEVELOPER RWE Design Build

UNIT NO. _____ LOCATION 600 McHenry Rd

Dedicated Public Right of Way (if any): N/A

Description of Public Improvements: Sidewalk, parkway restoration

Description of Private Improvements: New building construction, water service connection, & parking lot improvements

One-Year Maintenance Guarantee: Cash Deposit

DESIGN ENGINEER'S CERTIFICATION

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

Engineer's Signature & Seal



OWNER'S/DEVELOPER'S CERTIFICATION

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

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

Owner's Signature

Owner's Name

Company Name

MUNICIPAL INSPECTOR'S CERTIFICATION

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

Municipal Inspector

Date

VILLAGE ENGINEER'S CERTIFICATION

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

Village Engineer

Date

PUBLIC WORK'S CERTIFICATION

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

Director of Public Works

Date

VILLAGE MANAGER'S CERTIFICATION

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

Village Manager

Date

ACCEPTANCE OF PUBLIC IMPROVEMENTS

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

Village Board of Trustees Action :

Date

Page No.

Village President

Date

VILLAGE OF BUFFALO GROVE



MEMORANDUM

DATE: June 29, 2021
TO: Jenny Maltas, Deputy Village Manager
FROM: Darren Monico, Village Engineer
SUBJECT: 600 McHenry Road - Certificate of Initial Acceptance

The Developer of the building located at 600 McHenry Road has completed the required improvements and the development will be moved to the one year maintenance period beginning July 19, 2021.

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



Action Item : Authorization for a Change Order to the Ultra Strobe Communications Agreement

Recommendation of Action

Staff recommends approval.

SUMMARY: Staff recommends that the Village Board authorize the Village Manager to expend an additional \$35,000.00 with Ultra Strobe Communications, Inc for emergency lighting installation services for a total amount not to exceed \$110,000.00 for fiscal year 2021. Pending final review and approval by the Village Attorney.

ATTACHMENTS:

- Ultrastroke memo (DOCX)
- Ultrastroke Ordinance (DOCX)

Trustee Liaison
Johnson

Staff Contact
Tom C. Wisniewski, Village Board

Monday, July 19, 2021

VILLAGE OF BUFFALO GROVE



MEMORANDUM

DATE: July 15, 2021
TO: Dane Bragg, Village Manager
FROM: Tom Wisniewski, Buyer
SUBJECT: Emergency Lighting Services

Background

The Village currently has a contract with Ultra Strobe Communications, Inc. for the installation of emergency lighting and equipment in Police, Fire and select Public Works vehicles. The need for these services fluctuates based upon the replacement of units requiring up-fitting of emergency lighting equipment. The not to exceed amount in the past has been based upon past expenses with this vendor and is the average annual spend for emergency lighting services.

The four new incoming 2021 Ford Police Utility Vehicles have had some changes to the design of the vehicle. These changes do not allow for certain emergency lighting and accessories to be reused which has increased the upfitting costs. Previously this contract was awarded at a not to exceed amount of \$75,000.00. Due to the unforeseen increase in upfitting costs staff recommends increasing the contracted amount by \$35,000.00 with a not to exceed amount of \$110,000.00.

The purchase and installation of emergency lighting and equipment in Police vehicles has no direct impact on the Village budget. The funds directed for the purchase of this type of equipment are obtained through Illinois statute (625 ILCS 5/16-104c) and are set aside for the purchase and maintenance of Police vehicles.

Recommendation

Staff recommends that the Village Board authorize the Village Manager to expend an additional \$35,000.00 with Ultra Strobe Communications, Inc. for emergency lighting installation services for a total amount not to exceed \$110,000.00 for fiscal year 2021. Pending final review and approval by the Village Attorney.

ORDINANCE 2021- _____

AN ORDINANCE AUTHORIZING A CHANGE ORDER TO THE ULTRA STROBE COMMUNICATIONS AGREEMENT

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

WHEREAS, the Village sought out companies qualified to provide the requested services and materials; and

WHEREAS, the Village engaged in a procurement process to obtain the best value for money.

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

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

SECTION 2. The Village Manager is authorized to expend an additional \$35,000 with Ultra Strobe Communications Inc., for a total amount not to exceed \$110,000 for fiscal year 2021. Pending final review and approval by the Village Attorney.

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

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

AYES: _____
NAYES: _____
ABSENT: _____
PASSED: _____, 2021
APPROVED: _____, 2021

APPROVED:

Beverly Sussman, Village President

ATTEST:

Janet Sirabian, Village Clerk

Attachment: Ultrastrobe Ordinance (Authorization for a Change Order to the Ultra Strobe Communications Agreement)



Resolution No. R-2021-19 : Approval of the Revised 2021 Pay Ranges

Recommendation of Action

Staff recommends approval.

Attached please find the proposed updated 2021 pay ranges for employees of the Village of Buffalo Grove. The document which became effective on January 1, 2021 has been modified to reflect a change in the pay range for the position of Police Sergeant. The pay range for Police Sergeant is proposed to increase by five percent (5.0%) effective July 19, 2021 to address issues of external equity with similar Police Sergeant positions in communities considered comparable to the Village of Buffalo Grove.

The amendment of the pay range for the position does not impose an increase in the rate of pay. Rather, compensation is reviewed for equity amongst comparable positions at the time of finalizing performance evaluations. The proposed pay range amendment meets the Village's goal for comparability as established in its adopted compensation plan.

ATTACHMENTS:

- 2021 Pay Ranges_Revised 7.19.21 (PDF)
- 7.19.21 Revised Pay Ranges Resolution (DOCX)

Trustee Liaison
Weidenfeld

Staff Contact
Arthur a Malinowski, Human Resources

Monday, July 19, 2021	
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Village of Buffalo Grove

2021 Pay Ranges with a general wage increase of one and a half percent (1.5%) awarded on January 1,
2021

Revised: July 19, 2021

Position	New Min	Step	New Max	Step
Pay Grade 74	\$136,302.40	416	\$203,139.04	496
Deputy Village Manager				
Pay Grade 70	\$123,362.72	396	\$183,853.28	476
Director of Finance				
Police Chief				
Fire Chief				
Director of Public Works				
Director of Community Development				
Pay Grade 66	\$107,820.96	369	\$161,493.28	450
Deputy Fire Chief				
Director of Human Resources				
Deputy Police Chief				
Village Engineer				
Pay Grade 62	\$102,063.52	358	\$152,110.40	438
Police Commander				
Battalion Chief				
Deputy Director of Finance				
Administrative Services Director				
Assistant Public Works Director				
Pay Grade 58	\$91,457.60	336	\$136,302.40	416
Police Lieutenant				
Building Commissioner				
Head Golf Professional BG & Arbo				
Public Works Superintendent				
Deputy Community Development Director				
Pay Grade 56	\$88,318.88	329	\$131,626.56	409
Police Sergeant				
(Effective July 19, 2021)				
Pay Grade 54	\$84,023.68	319	\$125,222.24	399
Civil Engineer II				
Principal Planner				
EMS Educator				
Pay Grade 50	\$116,777.44	385	\$129,671.36	406

Attachment: 2021 Pay Ranges Revised 7.19.21 (R-2021-19 : Revised 2021 Pay Ranges)

Fire Lieutenant/ Paramedic				
(May 1, 2021 - April 30, 2022)				
Pay Grade 46	\$114,470.72	381	\$127,118.88	402
Fire Lieutenant/ Non-Paramedic				
(May 1, 2021 - April 30, 2022)				
Pay Grade 42	\$77,577.76	303	\$115,618.88	383
Public Works Manager				
Purchasing Manager				
Civil Engineer I				
Assistant to the Village Manager				
Pay Grade 34	\$72,346.56	289	\$107,820.96	369
Plan Reviewer				
Mechanic III				
Crew Leader				
Community Engagement Manager				
Technical Services Manager				
Pay Grade 29	\$68,144.96	277	\$111,096.96	375
Firefighter/Paramedic				
(May 1, 2021 - April 30, 2022)				
Pay Grade 25	\$74,172.80	294	\$109,445.44	372
Patrol Officer				
(January 1 , 2021 - December 31, 2021)				
Pay Grade 21	\$65,478.40	269	\$97,585.28	349
Building Inspector				
Health Inspector				
Electrical & Mechanical Inspector				
Fire Inspector				
EMA Coordinator				
Deputy Fire Marshal				
Plumbing Inspector				
Administrative Services Manager				
Property Maintenance Inspector				
Mechanic II				
Building Maintenance Worker				
Accountant				
Associate Planner				
Deputy Village Clerk				
Engineering Technician				
Management Analyst				
Head Golf Professional				
Maintenance Worker II				

Buyer				
Pay Grade 17	\$57,516.16	243	\$85,716.80	323
Public Education Officer-Fire				
Social Worker				
Permit Coordinator				
Maintenance Worker I				
Pay Grade 13	\$50,267.36	216	\$73,804.64	293
Administrative Assistant				
Utility Billing Coordinator				
Accounts Payable Coordinator				
Payroll Coordinator				
Assistant Golf Professional				
Evidence Custodian				
Pay Grade 9	\$46,182.24	199	\$68,827.20	279
Community Service Officer				
Desk Officer				
Clerk				
Community Engagement Specialist				
Pay Grade 5	\$26,549.12	88	\$39,565.76	168
Fleet Maintenance Shop Assistant				
Engineering Aide				
Pay Grade 1	\$21,209.76	43	\$29,334.24	108
School Crossing Guard				
Laborer				
Golf Course Attendant				

RESOLUTION NO. 2021-_____

**A RESOLUTION APPROVING THE REVISED 2021 PAY RANGES FOR
VILLAGE OF BUFFALO GROVE EMPLOYEES**

WHEREAS, on December 7, 2020, the Village President and Board of Trustees adopted the Village of Buffalo Grove's fiscal year 2021 budget, and;

WHEREAS, on December 7, 2020, the Village President and Board of Trustees approved the 2021 pay ranges, and;

WHEREAS, the 2021 pay ranges have been revised so that they are more accurately aligned with both the internal and external labor market and;

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

1. The Village of Buffalo Grove does hereby approve the revised 2021 Pay Ranges for Village of Buffalo Grove Employees (attached).
2. The revised 2021 Pay Ranges will become effective upon approval, unless noted otherwise within the attached Pay Range document.

AYES: _____

NAYES: _____

ABSENT: _____

PASSED: _____

APPROVED: _____

ATTEST:

APPROVED:

Village Clerk

Village President

Attachment: 7.19.21 Revised Pay Ranges Resolution (R-2021-19 : Revised 2021 Pay Ranges)



Ordinance No. O-2021-49 : Multi-Function Printer Lease and Maintenance Agreement

Recommendation of Action

Staff recommends approval.

Staff recommends that the Village Board authorize the Village Manager to perform all actions necessary to execute a five-year equipment lease agreement and maintenance agreement with Canon Solutions America Inc, at an estimated amount of \$182,650.00, pending final review and approval of the agreements by the Village Attorney.

ATTACHMENTS:

- MFP Memo (DOCX)
- MFP Ordinance (DOCX)

Trustee Liaison
Smith

Staff Contact
Tom C. Wisniewski, Village Board

Monday, July 19, 2021	
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VILLAGE OF BUFFALO GROVE



MEMORANDUM

DATE: July 15, 2021

TO: Dane Bragg, Village Manager

FROM: Tom Wisniewski, Buyer

SUBJECT: Multi-Function Printers Lease Agreement

Background

The Village released an RFP for multi-function printers as the current lease will terminate in October. Staff received and reviewed proposals from eight different companies representing six different manufacturers. After review of the proposals, three companies were brought in to provide demonstration units (Canon, Marco (Sharp), and Toshiba). After weeks of demonstrating the different units in different departments, staff met to discuss the performance and features of each machine. Staff was able to narrow the selection to two remaining machines that had performed well.

Reference checks on each of the providers as well as the equipment proposed all returned favorable results. With performance, reliability and service all appearing to be relatively equal, staff met with Canon and Toshiba, to negotiate final costs.

Based upon reference check responses revolving around equipment reliability and durability, and after final negotiations, staff recommends entering into a five-year lease agreement with Canon Solutions America Inc. for 18 multi-function printers. Past experience with Canon has been deemed by staff to be very good and their overall performance met the Village's expectations. The cost for the entire 5-year lease is estimated at \$182,650.00. The estimated cost per year is \$36,530 which comes in below the budgeted amount of \$45,300. In addition, the Village continues to make a concerted effort to "go paperless" and as such has required less robust equipment and has seen reduced costs since moving to a cost per print/copy pricing scheme.

The cost for the Maintenance Plan is based upon estimated actuals from the prior 4-year lease. Because staff is recommending a cost per print/copy plan, the costs for the agreement can only be estimated at this time. The Village will only be charged based upon actual prints/copies made.

Staff has reviewed the capabilities of the optional print management software (uniFlow) and does not believe, at this time, it would be advantageous to purchase this item. The standard software that is included meets the Village's needs.

Recommendation

Staff recommends that the Village Board authorize the Village Manager to perform all actions necessary to execute a five-year equipment lease agreement and maintenance agreement with Canon Solutions America Inc, at an estimated amount of \$182,650.00, pending final review and approval of the agreements by the Village Attorney.

Scoring and Ranking

SCORE/RANKING RESULTS								
SPONSORING DEPARTMENT:	Office of the Village Manager							
REQUEST FOR QUALIFICATIONS NO:	VoBG-2021-09							
TITLE/DESCRIPTION:	Multifunction Printer Copier							
Maximum Rating Points	10	5	15	30	10		30	100
Category	Qualifications & Experience	Technical Response	Support	Equipment	User Interface/Software		Cost	Total
Name of Applicant Firms								
Marco (Sharp)	7.75	3.75	10.25	19.50	7.50	48.75	30.00	78.75
Cannon Solutions America	8.50	4.50	11.75	22.00	7.75	54.50	24.00	78.50
Toshiba	8.00	3.25	10.25	18.38	7.00	46.88	30.00	76.88
Imagetec (HP)	6.75	3.25	9.50	18.50	6.75	44.75	30.00	74.75
Xerox Business Solutions	6.75	3.50	9.75	19.50	7.00	46.50	27.00	73.50
Proven IT (Xerox)	6.00	2.50	10.25	17.50	6.25	42.50	30.00	72.50
Konica Minolta	8.00	3.25	10.25	18.50	6.50	46.50	24.00	70.50
CDS Technologies (Konica Minolta)	6.00	2.50	9.25	17.50	7.00	42.25	28.00	70.25

Negotiated Cost Scoring and Ranking

SCORE/RANKING RESULTS								
SPONSORING DEPARTMENT:	Office of the Village Manager							
REQUEST FOR QUALIFICATIONS NO:	VoBG-2021-09							
TITLE/DESCRIPTION:	Multifunction Printer Copier							
Maximum Rating Points	10	5	15	30	10		30	100
Category	Qualifications & Experience	Technical Response	Support	Equipment	User Interface/Software		Cost	Total
Name of Applicant Firms								
Marco (Sharp)	7.75	3.75	10.25	19.50	7.50	48.75	30.00	78.75
Cannon Solutions America	8.50	4.50	11.75	22.00	7.75	54.50	24.00	78.50
Cannon Solutions America Negotiated Pricing	8.50	4.50	11.75	22.00	7.75	54.50	30.00	84.50
Toshiba	8.00	3.25	10.25	18.38	7.00	46.88	30.00	76.88
Imagetec (HP)	6.75	3.25	9.50	18.50	6.75	44.75	30.00	74.75
Xerox Business Solutions	6.75	3.50	9.75	19.50	7.00	46.50	27.00	73.50
Proven IT (Xerox)	6.00	2.50	10.25	17.50	6.25	42.50	30.00	72.50
Konica Minolta	8.00	3.25	10.25	18.50	6.50	46.50	24.00	70.50
CDS Technologies (Konica Minolta)	6.00	2.50	9.25	17.50	7.00	42.25	28.00	70.25

ORDINANCE 2021- _____

**AN ORDINANCE AUTHORIZING EXECUTION OF A LEASE AND MAINTENANCE AGREEMENT WITH CANON
FOR MULTI-FUNCTION PRINTERS**

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

WHEREAS, the Village sought out companies qualified to provide the requested services and materials; and

WHEREAS, the Village engaged in a competitive procurement process to obtain the best value for money.

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

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

SECTION 2. The Village Manager is authorized to execute a five-year equipment lease agreement with Canon Financial Services and maintenance agreement with Canon Solutions America Inc, at an estimated amount of \$182,650.00 for the entire five-year agreement, pending final review and approval of the agreements by the Village Attorney.

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

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

AYES: _____

NAYES: _____

ABSENT: _____

PASSED: _____, 2021

APPROVED: _____, 2021

APPROVED:

Beverly Sussman, Village President

ATTEST:

Janet Sirabian, Village Clerk

Attachment: MFP Ordinance (O-2021-49 : Multi-Function Printer Lease and Maintenance Agreement)



Ordinance No. O-2021-50 : Ordinance Approving an Amendment to the FY20 Budget

Recommendation of Action

Staff recommends approval

Staff recommends approval of an amendment to the FY 2020 Adopted Budget to reflect post-audit recommendations based on reclassifications made during the audit process. A detailed list of the amendments is attached.

ATTACHMENTS:

- BOT Memo (DOCX)
- Ordinance (DOCX)
- BOT 7.19.21 bud amend exhibit (PDF)

Trustee Liaison

Weidenfeld

Staff Contact

Chris Stilling, Community Development

Monday, July 19, 2021	
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**VILLAGE OF
BUFFALO GROVE**

TO: Dane C. Bragg, Village Manager

FROM: Chris Black, Director of Finance

DATE: June 21, 2021

RE: 2020 Second Budget Amendment

Staff recommends approval of an amendment to the FY 2020 Adopted Budget to reflect post-audit recommendations based on reclassifications made during the audit process. A detailed list of the amendments is attached to this memorandum.

The budget was presented to the Village President and Board of Trustees on November 18, 2019. Notice of the public hearing was published on October 21, 2019. The 2020 Budget was formally approved on December 2, 2019. The Board of Trustees approved a first budget amendment on September 21, 2020 as a result of the COVID-19 pandemic and May 2020 bond issue.

The attached proposed budget amendment modifies the original budget document, as first amended, and approved by the Village Board. The primary purpose of the amendment is to ensure the Village expenses do not exceed budget amounts at the fund level. Budgeted expenses are increased for street, water, and sewer projects funded by the bond proceeds as part of the Infrastructure Modernization Program. The Village also establish several new funds for which budgets had to be established.

The budget amendment also includes several changes to interfund transfers ensure the movement of funds is consistent with the budgeted amount. Interfund transfers were more frequent than past years primarily due to revenue from the 2020 Series Bonds and the use of proceeds for street, water, and sewer projects funded by the bond proceeds.

The budget amendments will be part of the 2020 Comprehensive Annual Financial Report that will be presented to the Village Board at the August 2nd COW Meeting. Please contact me if you have any questions.

Attachment: BOT Memo (O-2021-50 : Amendment to the FY20 Budget)

ORDINANCE NO. 2021 - _____

AN ORDINANCE AMENDING FISCAL 2020 (JANUARY 1-DECEMBER 31, 2020) BUDGET FOR THE VILLAGE OF BUFFALO GROVE

WHEREAS, in accordance with Section 8-2-9.1 *et. Seq.* of the Illinois Municipal Code, 65 ILCS 5/8-2-9.1 *et seq.*, and Section 2.08.043 of the Village of Buffalo Grove Municipal Code, the President and Board of Trustees of the Village of Buffalo Grove have adopted the budget officer system; and

WHEREAS, pursuant to Section 8-2-9.4 of the Illinois Municipal Code, 65 ILCS 5/8-2-9.4 and Section 2.08.43 of the Village of Buffalo Grove Municipal Code, the Village adopted an annual budget for fiscal year 2020, by Village ordinance number 2019-78, on December 2, 2020 in the amount of \$80,837,127; and

WHEREAS, the President and Board of Trustees of the Village of Buffalo Grove find that an amendment to the annual budget ordinance is necessary at this time to more accurately reflect the experience of the 2020 fiscal year.

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

SECTION 1. That in order to more accurately reflect the experience of fiscal year 2020, certain budget amendments are necessary per the attached.

SECTION 2. That these amendments should reflect actual revenues and expenditures for fiscal year 2020 and will increase the total amount of the budgeted revenue by \$15,901,951 and budgeted expenditures by \$20,972,541.

SECTION 3. That the following amendments be made to the various department and line item accounts as specified. (Exhibit A)

SECTION 4. Additional funds are available to effectuate this revision.

SECTION 5. That this ordinance shall be in full force and effect after the passage and publication pursuant to the laws of the State of Illinois and the Village of Buffalo Grove.

AYES: _____

NAYES: _____

ABSENT: _____

PASSED: _____, 2020.

APPROVED: _____, 2020.

PUBLISHED: _____, 2020.

Village President

ATTEST:

Village Clerk

Attachment: Ordinance (O-2021-50 : Amendment to the FY20 Budget)

Exhibit A

2020 Budget Amendment

Revenue

Account Number	Account Description	2020 Adopted Budget	2020 First Amendment	Change	2020 Revised Budget	
100.460.05	Operating Transfers Interfund Transfers In	780,000	780,000	1,228,315	2,008,315	(From MFT Fund for eligible expenses)
Total General Fund Revenue (100)		45,407,207	41,811,649	1,228,315	43,039,964	
125.460..05	Operating Transfers Interfund Transfers In			72,959	72,959	(From General Fund to temporarily address expenses)
Total Lake Cook Road TIF Fund Revenue (125)				72,959	72,959	
140.460.05	Operating Transfers Interfund Transfers In	673,600	673,600	589,050	1,262,650	(From Water/Sewer Fund for 2020 Bonds debt service payment)
Total Debt Service Fund Revenue (140)		1,586,369	27,954,706	589,050	28,543,756	
150.460.05	Operating Transfers Interfund Transfers In	375,000	375,000	175,000	550,000	(From General Fund capital reserves for improvements)
Total Capital Projects Facilities Fund Revenue (150)		375,000	375,000	175,000	550,000	
155.460.05	Operating Transfers Interfund Transfers In			1,350,000	1,350,000	(From General Fund capital reserves for vehicles)
Total Capital Projects Vehicles and Equipment Revenue (155)				1,350,000	1,350,000	
160.460.05	Operating Transfers Interfund Transfers In	1,600,000	1,600,000	5,371,962	6,971,962	(From Debt Service Fund for capital projects)
160.465.65	All Other Revenue Grants			650,000	650,000	
Total Capital Projects Streets Revenue (160)		1,600,000	1,600,000	6,021,962	7,621,962	
170.460.05	Operating Transfers Interfund Transfers In	-	-	3,553,408	3,553,408	(From Debt Service Fund for capital projects)
Total Water & Sewer Fund Revenue (170)		12,386,000	14,882,442	3,553,408	18,435,850	
211.461.01	Internal Service Contributions IT Fund	1,819,152	1,819,152	130,000	1,949,152	(Service charges to all departments)
Total Information Technology Fund Revenue (211)		1,819,152	1,819,152	130,000	1,949,152	
212.461.03	Internal Service Contributions Central Garage Fund	1,788,935	1,788,935	681,257	2,470,192	(Service charges to all departments)
Total Central Garage Fund Revenue (212)		1,788,935	1,788,935	681,257	2,470,192	
250.460.05	Operating Transfers Interfund Transfers In			2,100,000	2,100,000	(From General Fund for VSI and prior fund deficit)
Total Retiree Health Savings Fund Revenue (250)				2,100,000	2,100,000	

Expense

Account Number	Account Description	2020 Adopted Budget	2020 First Amendment	Change	2020 Revised Budget	
100.45.580.57	All Other Expense Police Grant Charges	10,000	10,000	920,000	930,000	(Expenses resulting from grant of same amount for computer aided dispatch)
100.70.40.570.25	Operating Transfers Retiree Health Savings Fund	0	0	2,100,000	2,100,000	(For VSI and prior fund deficit)

100.70.40.570.30	Operating Transfers Capital Projects Fund	0	0	2,888,315	2,888,315	(Capital Reserve tranfers for vehicles, equipment, and facilities)
100.70.40.570.45	Operating Transfers TIF fund	0	0	72,959	72,959	(Funds to address expenses in TIF Fund)
Total General Fund Expenses (100)		45,376,742	43,245,564	5,981,274	49,226,838	
125.50.580.10	All Other Expense Consultant Fees	-	-	72,959	72,959	(Consulting expenses to establish TIF)
Total Lake Cook Road TIF Fund Expenses (125)				72,959	72,959	
130.75.560.20	Capital Projects Streets & Highways	1,600,000	1,600,000	-1,600,000	0	
130.75.570.10	Operating Transfers Corporate Fund	0	0	988,315	988,315	(To General Fund for MFT eligible expenses)
Total Motor Fuel Tax Fund Expenses (130)		1,600,000	1,600,000	-611,685	988,315	
135.75.570.30	Operating Transfers Capital Projects Fund	-	-	200,000	200,000	(Funding for street capital projects)
Total Local Motor Fuel Tax Fund Expenses (135)		-	-	200,000	200,000	
140.85.565.10	Debt Service Principal	1,285,000	1,285,000	15,000	1,300,000	(Change to reflect actual expense)
140.85.565.20	Debt Service Interest	296,369	296,369	563,631	860,000	(Interest for 2020 Bonds)
140.85.565.40	Debt Service Bond Issue Costs	-	-	340,000	340,000	(Issuance costs for 2020 Bonds)
140.85.570.10	Operating Transfers Corporate Fund	-	-	240,000	240,000	(Reimbursement for 2020 Bonds eligible expenses)
140.85.570.15	Operating Transfers Capital Projects Streets	-	-	5,783,647	5,783,647	(Use of 2020 Bond proceeds for street projects)
140.85.570.40	Operating Transfers Water & Sewer Fund	-	-	3,553,408	3,553,408	(Use of 2020 Bond proceeds for water/sewer projects)
Total Debt Service Fund Expenses (140)		1,581,369	1,581,369	10,495,686	12,077,055	
150.75.560.30	Capital Projects Buildings & Structures	195,000	195,000	325,000	520,000	(Fire CAFT expenses that were reimbursed)
150.75.560.40	Capital Projects Improvements Other Than Building	180,000	180,000	-180,000	0	
Total Capital Projects Facilities Fund Expenses (150)		375,000	375,000	145,000	520,000	
155.75.555.20	Capital Equipment Automobiles & Trucks	-	-	1,310,000	1,310,000	(Vehicle purchases in new fund)
155.75.560.50	Capital Projects Technology	-	-	20,000	20,000	(IT purchases in new fund)
155.75.580.05	All Other Expense All Other Expenses	0	0	9,000	9,000	(Other purchases in new fund)
Total Capital Projects Vehicles and Equipment Expenses (155)		-	-	1,339,000	1,339,000	
160.75.560.20	Capital Projects Streets & Highways	1,600,000	6,504,000	1,006,000	7,510,000	(Street projects in Infrastructure Maintenance Program)
160.75.580.05	All Other Expense All Other Expenses	-	-	4,000	4,000	
Total Capital Projects Streets Expenses (160)		1,600,000	6,504,000	1,010,000	7,514,000	
170.55.35.570.20	Operating Transfers Debt Service Fund	180,000	180,000	589,050	769,050	(Water/Sewer Fund contribution for 2020 Bonds debt service)
Total Water & Sewer Fund Expenses (170)		12,877,757	18,674,147	589,050	19,263,197	
211.92.550.05	Maintenance & Repairs - Other Department Equipment	10,000	10,000	30,000	40,000	
211.92.555.40	Capital Equipment Technology	-	-	100,000	100,000	(Computer purchases)
Total Information Technology Fund Expenses (211)		10,000	10,000	130,000	140,000	
212.93.555.20	Capital Equipment Automobiles & Trucks	18,743	18,743	681,257	700,000	(Vehicle purchases)
Total Central Garage Fund Expenses (212)		1,788,935	1,788,935	681,257	2,470,192	
250.91.505.90	Personal Benefits RHS Contribution	-	-	940,000	940,000	(Retiree health insurance contribution)
Total Retiree Health Savings Fund Expense (250)		-	-	940,000	940,000	



Ordinance No. O-2021-51 : Conveyance of Property from the Village to the Park District

Recommendation of Action

Staff recommends approval.

The Village currently holds Outlot C from the previously completed Easthaven Subdivision. Outlot C was to become right-of-way to contain the extension of Meridian Way. With the approval of the Link Crossing Subdivision, Outlot C is no longer required for right of way and shall be conveyed to the Park District for use with Prairie Grove Park.

ATTACHMENTS:

- Memo T Bragg_Property Conveyance Park Dist_7-13-21 (DOCX)
- survey outlot C Easthaven (PDF)
- QUIT CLAIM DEED - VILLAGE BUFF GRVE TO PARK DISTRICT 7-14-2021 clean (DOC)
- Ordinance_Property Conveyance Outlot C_21-0714 (DOCX)

Trustee Liaison
Johnson

Staff Contact
Darren Monico, Public Works

Monday, July 19, 2021	
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VILLAGE OF BUFFALO GROVE



MEMORANDUM

DATE: July 15, 2021

TO: Dane Bragg, Village Manager

FROM: Darren Monico, Village Engineer

SUBJECT: Conveyance of Village Property to the Buffalo Grove Park District

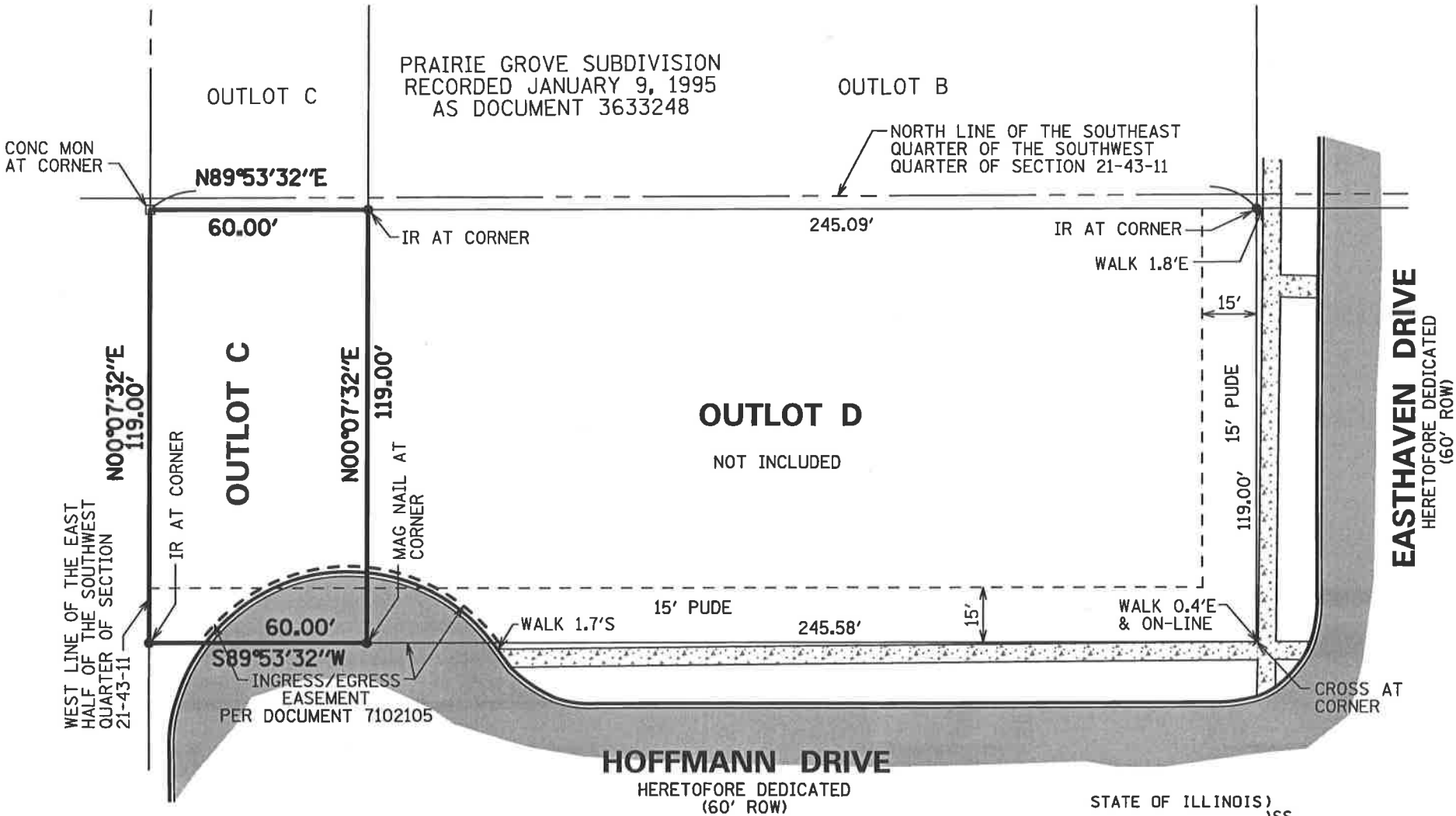
Outlot C of the Easthaven Subdivision is currently owned by the Village. This outlot was to become right of way for the extension of Meridian Way if needed by the Village in the future. With the construction of the Link Crossing subdivision, K Hovnanian Homes is donating land adjacent to Outlot C and the current Prairie Grove Park. For this reason, Outlot C is no longer needed by the Village and shall be transferred to the Park District for use at Prairie Grove Park.

The Engineering Department recommends approval of the enclosed quit claim deed conveying Outlot C of the Easthaven Subdivision to the Buffalo Grove Park District.

PROPERTY DESCRIPTION:

OUTLOT C IN EASTHAVEN SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 29, 2014 AS DOCUMENT 7102105, IN LAKE COUNTY, ILLINOIS.

PLAT OF SURVEY



PROPERTY SURVEYED: 7,140 SQ. FT. OR 0.164 ACRES MORE OF LESS.

BSL = BUILDING SETBACK LINE
PUDE = PUBLIC UTILITY & DRAINAGE EASEMENT

LAST DATE OF FIELD WORK: 1/9/2017

STATE OF ILLINOIS)
COUNTY OF COOK)
WE, SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-001157, DO HEREBY DECLARE THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

GIVEN UNDER OUR HAND AND SEAL THIS 24th DAY OF MARCH, 2017 IN ROSEMONT, ILLINOIS.

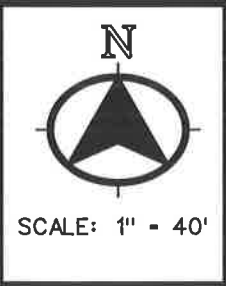
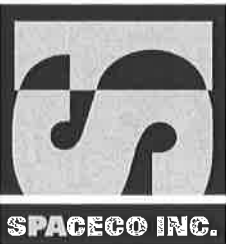
C. Brian Lounsbury
C. BRIAN LOUNSBURY, I.P.L.S. No. 035-2841
LICENSE EXPIRES: 11-30-2018

COMPARE ALL DIMENSIONS BEFORE BUILDING AND REPORT ANY DISCREPANCIES AT ONCE. REFER TO DEED OR TITLE POLICY FOR BUILDING LINES AND EASEMENTS.

PREPARED FOR:
PULTE GROUP
1900 E GOLF ROAD, SUITE 300
SCHAUMBURG, IL 60173

DATE: 03/24/2017
JOB NO: 7195
FILENAME: 7195SUR-OUTC

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065



REVISIONS:	

Attachment: survey outlet C Easthaven (O-2021-51 : Conveyance of Property to the Park District)

**QUIT CLAIM DEED
Statutory (ILLINOIS)
(Corporation to Corporation)**

THE GRANTOR, THE VILLAGE OF BUFFALO GROVE, ILLINOIS, an Illinois home rule municipal corporation ("Grantor"), for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Village Board of said corporation, CONVEYS and QUIT CLAIMS to

BUFFALO GROVE PARK DISTRICT, a body politic organized and existing under the Park District Code of the State of Illinois ("Grantee")
530 Bernard Drive
Buffalo Grove, Illinois 60089

all interest in the following described Real Estate situated in the County of Lake in the State of Illinois, to wit:

See Exhibit "A", attached hereto and incorporated herein.

Permanent Real Estate Index Number: 15-21-304-003-0000

Address(es) of Real Estate: Outlot C - Easthaven Subdivision, Buffalo Grove, Illinois 60089

Exempt under provisions of Paragraph (e) of Section 31-45, of the Illinois Real Estate Transfer Tax Statute.

Grantor or Representative

Date: _____

(SIGNATURES APPEAR ON THE FOLLOWING PAGE)

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Village Manager, and attested by its Village Clerk, this ____ day of _____, 2021.

THE VILLAGE OF BUFFALO GROVE, ILLINOIS, an Illinois municipal corporation

BY: _____

NAME: Dane Bragg

ITS: Village Manager

ATTEST: _____

NAME: Janet Sirabian

ITS: Village Clerk

State of Illinois, County of _____ ss:

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **DANE BRAGG**, personally known to me to be the Village Manager of **THE VILLAGE OF BUFFALO GROVE, ILLINOIS**, an Illinois municipal corporation and **JANET SIRABIAN**, personally known to me to be the Village Clerk of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared, before me this day in person and severally acknowledged that as such Village Manager and Village Clerk, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Village Board of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this _____ day of _____ 2021.

NOTARY PUBLIC

Commission expires _____ 20____.

This instrument was prepared by: Richard Golab, Schain, Banks, Kenny & Schwartz, Ltd., Three First National Plaza, 70 West Madison Street, Suite 2300, Chicago, Illinois 60602

After recording, please mail to: **BUFFALO GROVE PARK DISTRICT**, c/o Ryan Risinger, Executive Director, 530 Bernard Drive, Buffalo Grove, Illinois 60089

AFTER RECORDING SEND SUBSEQUENT TAX BILLS TO:

BUFFALO GROVE PARK DISTRICT, a body politic organized and existing under the Park District Code of the State of Illinois
c/o Ryan Risinger
Executive Director
530 Bernard Drive
Buffalo Grove, Illinois 60089

EXHIBIT "A"**LEGAL DESCRIPTION**

OUTLOT C IN EASTHAVEN SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 29, 2014, AS DOCUMENT NUMBER 7102105, IN LAKE COUNTY ILLINOIS.

COMMON ADDRESS: OUTLOT C - EASTHAVEN SUBDIVISION, BUFFALO GROVE, ILLINOIS 60089
PIN: 15-21-304-003-0000

Attachment: QUIT CLAIM DEED - VILLAGE BUFF GROVE TO PARK DISTRICT 7-14-2021 clean (O-2021-51 : Conveyance of Property to the Park

ORDINANCE NO. 2021 - _____

AN ORDINANCE APPROVING CONVEYANCE OF OUTLOT C IN THE
EASTHAVEN SUBDIVISION

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 is agreeable to convey Outlot C in the Easthaven Subdivision, being a subdivision of Part of the East ½ of the Southwest ¼ of Section 21, Township 43 North, Range 11, East of Third Principal Meridian, according to the Plat thereof recorded May 29, 2014 as Document 7102105, in Lake County, Illinois, to the Buffalo Grove Park District;

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: That it is necessary to convey the property to the Buffalo Grove Park District for use at Prairie Grove Park.

Section 2: The Village Manager is authorized and directed to execute the Quit Claim Deed. A copy of said Deed is attached hereto and made a part hereof.

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

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

AYES: _____

NAYES: _____

ABSENT: _____

PASSED: _____, 2021

APPROVED: _____, 2021

APPROVED:

Village President

ATTEST:

Village Clerk



Information Item : Executive Session- Section 2(C)(6) of the Illinois Open Meetings Act: (6) the Setting of a Price for Sale or Lease of Property Owned by the Public Body

Recommendation of Action

Staff recommends going into executive session.

Executive Session- Section 2(C)(6) of the Illinois Open Meetings Act: (6) the Setting of a Price for Sale or Lease of Property Owned by the Public Body

Trustee Liaison
Sussman

Staff Contact
Chris Stilling, Community Development

Monday, July 19, 2021



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

Recommendation of Action

Staff recommends going into executive session.

Executive Session - Section 2(C)(1) of the Illinois Open Meetings Act: The appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body or legal counsel for the public body, including hearing testimony on a complaint lodged against an employee of the public body or against legal counsel for the public body to determine its validity.

Trustee Liaison

Sussman

Staff Contact

Chris Stilling, Community Development

Monday, July 19, 2021	
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