



Meeting of the Village of Buffalo Grove
Village Board
Regular Meeting
January 16, 2024 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 - Special Meeting - Dec 4, 2023 6:30 PM
B. Village Board - Rescheduled Regular Meeting - Dec 4, 2023 7:00 PM
C. Village Board - Regular Meeting - Jan 2, 2024 7:30 PM

3. Approval of Warrant

- A. Approval of Warrant #1364 (Trustee Bocek) (Staff Contact: Chris Black)

4. Village President's Report

5. Village Manager's Report

- A. New Firefighter/Paramedic Badge Presentation (Trustee Cesario) (Staff Contact: Mike Baker)

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. Memorandum of Understanding Between the Village of Mount Prospect and the Village of Buffalo Grove to Provide Police Social Worker And/Or Mental Health Professional Coverage (Trustee Cesario) (Staff Contact: Brian Budds)

SUMMARY: The Police Department seeks to enter into a Memorandum of Understanding with the Village of Mount Prospect to assist with Social Workers/Mental Health coverage when back-up assistance is needed.

- B. R-2024-2 Resolution for Calendar Year 2024 Village-Wide Street Maintenance Motor Fuel Tax (Trustee Stein) (Staff Contact: Kyle Johnson)

SUMMARY: Staff recommends approval of a resolution which meets the requirements of the Illinois Department of Transportation for the use of Motor Fuel Tax funds for FY 2024 for the Village-wide street maintenance program.

- C. O-2024-5 Ordinance Authorizing the Purchase of a Two Post Vehicle Lift from Safetylane Automotive Equipment (Trustee Bocek) (Staff Contact: Jim Warnstedt)

SUMMARY: Staff recommends the Village Board authorize the Village Manager to purchase a post lift through the Sourcewell purchasing cooperative in accordance with the Illinois Joint Purchasing Act in an amount not to exceed \$48,203.00.

- D. O-2024-6 Ordinance Authorizing the Disposal of Surplus Village Personal Property (Trustee Bocek) (Staff Contact: Chris Black)

SUMMARY: Attached is a list of Village owned property that will be disposed of during FY 2024. The assets were either used for trade-in or outright disposed of during the year. All capital assets will be removed from the Village's balance sheet.

- E. O-2024-7 Ordinance Approving an Amendment to Planned Unit of Development Ordinance No. 2022-092 with Sign Variations at 43 McHenry (Trustee Weidenfeld) (Staff Contact: Nicole Woods)

SUMMARY: Veterinary Emergency Group (VEG) is requesting approval of an Amendment to Ordinance No. 2022-092 to allow for a modified sign package with sign variations for a wall sign at 43 McHenry Road. The Planning & Zoning Commission unanimously recommended approval.

- F. O-2024-8 Ordinance Approving a Special Use for Supermarket and Food Store at 21 N Buffalo Grove Road (Trustee Weidenfeld) (Staff Contact: Nicole Woods)

SUMMARY: Minaz Cafe and Indian Grocery Store is seeking a Special Use for a Supermarket and Food Store in the B-5: District at 21 N Buffalo Grove Road. The previous tenant was Arrow Groceries, a similar use to the proposed use. Planning & Zoning Commission unanimously recommended approval.

- G. O-2024-9 Ordinance Authorizing a Development Improvement Agreement with SDG Dundee LLC (Trustee Stein) (Staff Contact: Kyle Johnson)

SUMMARY: Staff recommends approval of the Development Improvement Agreement with the Shorewood Development Group for a Tesla Dealership at the Bison Crossing commercial building development located at 915-945 Dundee Road, subject to the receipt of the required fees and Village Attorney review.

- H. O-2024-10 Ordinance Approving a Plat of Consolidation, a Zoning Map Amendment, a Preliminary Plan, an Amendment to Ordinance No. 2017-035, and Zoning Variations at Aptakisic Jr. High, 1231 Weiland Road & 1351 Abbot Court. (Trustee Weidenfeld) (Staff Contact: Nicole Woods)

SUMMARY: The School District 102 is proposing to connect the Aptakisic Jr. High school and the administrative office building by constructing a building addition connecting the two buildings at 1231 Weiland Road & 1351 Abbot Court. The Planning & Zoning Commission unanimously recommended approval.

9. Ordinances and Resolutions

- A. O-2024-11 Ordinance Authorizing the Purchase of a 2023 Ford F-150 Lightning from Arlington Heights Ford (Trustee Bocek) (Staff Contact: Jim Warnstedt)
- B. R-2024-3 Resolution Adopting the Buffalo Grove Community Brand Key Findings and Creative Assets (Trustee Johnson) (Staff Contact: Molly Gillespie)
- C. O-2024-12 Ordinance Approving a Redevelopment Agreement with SDG Dundee Development LLC for the Redevelopment of the Existing Property Located at 915-945 Dundee Road, Buffalo Grove, IL to be Known as Bison Crossing (Trustee Stein) (Staff Contact: Chris Stilling)

- D. O-2024-13 An Ordinance Providing for the Issuance of Tax Increment Financing Revenue Notes (Buffalo Grove Dundee Road Project), of the Village of Buffalo Grove, Lake and Cook Counties, Illinois, and Providing for the Execution of Note Orders in Connection Therewith (Trustee Stein) (Staff Contact: Chris Stilling)

10. Unfinished Business

11. New Business

12. Public Comment

Public Comment is limited to items that are not on the regular agenda. In accordance with Section 2.02.070 of the Municipal Code, discussion on questions from the audience will be limited to 5 minutes and should be limited to concerns or comments regarding issues that are relevant to Village Board business. All members of the public addressing the Village Board shall maintain proper decorum and refrain from making disrespectful remarks or comments relating to individuals. Speakers shall use every attempt to not be repetitive of points that have been made by others. The Village Board may refer any matter of public comment to the Village Manager, Village staff or an appropriate agency for review.

13. Executive Session

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

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 SPECIAL MEETING OF THE VILLAGE BOARD OF THE VILLAGE OF BUFFALO GROVE HELD IN THE JEFFREY S. BRAIMAN COUNCIL CHAMBERS, 50 RAUPP BOULEVARD, BUFFALO GROVE, ILLINOIS ON MONDAY, DECEMBER 4, 2023

CALL TO ORDER

President Smith called the meeting to order at 6:35 P.M.

ROLL CALL

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

Also present were: Dane Bragg, Village Manager; Patrick Brankin, Village Attorney; Chris Stilling, Deputy Village Manager; Mike Skibbe, Deputy Village Manager/Director of Public Works; Chris Black, Finance Director; Katie Golbach, Human Resources Manager; and Police Chief Budds.

EXECUTIVE SESSION

Moved by Stein, seconded by Ottenheimer, to move to Executive Session to discuss: **Section 2(C)(1) of the Illinois Open Meetings Act: the Appointment, Employment, Compensation, Discipline, Performance, or Dismissal of Specific Employees of the Public Body or Legal Counsel for the Public Body, Including Hearing Testimony on a Complaint Lodged Against an Employee of the Public Body or Against Legal Counsel for the Public Body to Determine Its Validity and Section 2(C)(2) of the Illinois Open Meetings Act: Collective Negotiating Matters Between the Public Body and Its Employees or Their Representatives, or Deliberations Concerning Salary Schedules for One or More Classes of Employees.**

The Board moved to Executive Session from 6:36 P.M. until 7:13 P.M.

ADJOURNMENT

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

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

NAYS: 0 – None

Motion declared carried.

The meeting was adjourned at 7:17 P.M.

Janet M. Sirabian, Village Clerk

APPROVED BY ME THIS 16th DAY OF January 2024

Village President

Minutes Acceptance: Minutes of Dec 4, 2023 6:30 PM (Approval of Minutes)

MINUTES OF THE RESCHEDULED REGULAR MEETING OF THE VILLAGE PRESIDENT & BOARD OF TRUSTEES OF THE VILLAGE OF BUFFALO GROVE HELD IN THE JEFFREY S. BRAIMAN COUNCIL CHAMBERS, 50 RAUPP BOULEVARD, MONDAY, DECEMBER 4, 2023

CALL TO ORDER

President Smith called the meeting to order at 7:18 P.M. Those present stood and pledged allegiance to the Flag.

ROLL CALL

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

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

APPROVAL OF MINUTES

Moved by Weidenfeld, seconded by Cesario, to approve the minutes of the November 6, 2023, Regular Meeting. Upon roll call, Trustees voted as follows:

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

NAYS: 0 – None

Motion declared carried.

Moved by Johnson, seconded by Cesario, to approve the minutes of the November 13, 2023, Special Meeting. Upon roll call, Trustees vote as follows:

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

NAYS: 0 – None

ABSTAIN: 1 – Ottenheimer

Motion declared carried.

WARRANT #1362

Mr. Black read Warrant #1362. Moved by Bocek, seconded by Ottenheimer, to approve Warrant #1362 in the amount of \$7,060,234.67 authorizing payment of bills listed. Upon roll call, Trustees voted as follows:

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

NAYS: 0 – None

Motion declared carried.

VILLAGE PRESIDENT'S REPORT

President Smith expressed thanks for technology, noting that in the past, tonight's packet totaling 1,284 pages would have had to be delivered to the Board in huge stacks of paper, and technology has eliminated that necessity.

VILLAGE MANAGER'S REPORT

Mr. Bragg presented the 2024 Village Board Meeting Schedule provided in Board Packets. There was agreement by the Board on the schedule as presented.

PUBLIC HEARING – 2024 BUDGET

President Smith re-opened the Public Hearing for the FY 2024 Village Budget at 7:22 P.M., after which he asked if there were any further comments or questions from the audience or the Board; there were none.

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

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

The Public Hearing was closed at 7:23 P.M.

CONSENT AGENDA

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

Special Flag Schedule

Motion to accept the 2024 Special Flag Schedule. Two applications were received for special flags to be flown on the flagpole at the Ernie Karge Rotary Village Green. Both submissions are in compliance with the Village of Buffalo Grove Flag Policy.

Electric Aggregation Program

Motion to approve the Buffalo Grove Electric Aggregation Program Renewal. The Village's current Electric Aggregation Program contract is due for renewal in March 2024, and the approval of the renewal of the agreement is recommended.

Various Projects FY 2024

Motion to authorize staff to seek competitive bids for various projects in FY 2024, as detailed in the memo contained in Board packets.

FY 2024 Projects

Motion to authorize staff to waive bids and seek competitive proposals for FY 2024 projects. Staff is requesting authorization to waive bids for a limited number of fiscal year 2024 projects and seek competitive proposals or negotiate for services as further detailed in the memo contained in Board packets.

BS&A Software

Motion to authorize the Village Manager to execute a Change Order with BS&A Software Inc. to remove associated implementation fees pending final review and approval by the Village Attorney.

Resolution No. 2023-34 – Strategic Plan

Motion to pass Resolution No. 2023-34 adopting the 2022-2028 Buffalo Grove Strategic Plan. This plan represents the collective efforts of the community over the past year.

Resolution No. 2023-35 – 2024 Personnel Manual

Motion to pass Resolution No. 2023-35 adopting the 2024 Personnel Manual. The 2024 Personnel Manual is a comprehensive reorganization of the previous manual with the summary of changes contained in Board packets.

Resolution No. 2023-36 – Information Technology

Motion to pass Resolution No. 2023-36 adopting an Acceptable Use of Information Technology Resources Policy. In concert with updates to the Personnel Policy, staff has created an Acceptable Use of Information Technology Resources Policy to better guide and direct the usage of Village-owned devices and information.

Ordinance No. 2023-142 – 200 Timber Hill Road

Motion to pass Ordinance No. 2023-142 authorizing a home day care special use for an additional two-year period for the property at 200 Timber Hill Road.

Ordinance No. 2023-143 – 330 University Drive

Motion to pass Ordinance No. 2023-143 authorizing a home day care special use for an additional two-year period for the property at 330 University Drive.

Ordinance No. 2023-144 – 371 Springside Lane

Motion to pass Ordinance No. 2023-144 authorizing a home day care special use for an additional two-year period for the property at 371 Springside Lane.

Ordinance No. 2023-145 – 554 Patton Drive

Motion to pass Ordinance No. 2023-145 authorizing a home day care special use for an additional two-year period for the property at 554 Patton Drive.

Ordinance No. 2023-146 – 621 Harris Drive

Motion to pass Ordinance No. 2023-146 authorizing a home day care special use for an additional two-year period for the property at 621 Harris Drive.

Ordinance No. 2023-147 – 315 Gardenia Lane

Motion to pass Ordinance No. 2023-147 authorizing a home day care special use for an additional two-year period for the property at 315 Gardenia Lane.

Ordinance No. 2023-148 – Munivate LLC

Motion to pass Ordinance No. 2023-148 authorizing execution of an Agreement with Munivate LLC for the implementation and training of BS&A Cloud Software in an amount not to exceed \$54,190.00 pending final review and approval by the Village Attorney.

Ordinance No. 2023-149 - Civicplus

Motion to pass Ordinance No. 2023-149 authorizing the purchase of Civicplus Website Services and executing a two-year software as a service agreement for website services at an estimated amount of \$42,483.15, pending final review and approval by the Village Attorney.

Ordinance No. 2023-150 – Citibot Software

Motion to pass Ordinance No. 2023-150 authorizing the purchase of Citibot Software as a Service. Staff recommends authorizing the Village Manager to execute a three-year software as a service agreement with Citibot for AI-powered chatbot services as an estimated amount of \$52,765.00 pending final review and approval by the Village Attorney.

Ordinance No. 2023-151 - CAFT

Motion to pass Ordinance No. 2023-151 authorizing a Design Engineering Agreement with Gewalt Hamilton Associates, Inc. for CAFT Site Improvements. This is for design and construction engineering services for the

Combined Area Fire Training facility to be constructed in 2024. Both the engineering and construction costs will be equally shared by the five CAFT municipal users.

Ordinance No. 2023-152 – Torah Academy

Motion to pass Ordinance No. 2023-152 approving an Amendment to a Special Use Ordinance for Torah Academy at 720 Armstrong Drive. Torah Academy is requesting an Amendment to their Special Use ordinances to increase the maximum enrollment and modify their parking lot.

Ordinance No. 2023-153 – Golf Dome

Motion to pass Ordinance No. 2023-153 approving an Amendment to the Special Use Ordinance for the Golf Dome at 801 McHenry Road. The Buffalo Grove Park District is proposing to expand the uses permitted within the Golf Dome facility which requires an amendment to the Special Use Ordinance.

Ordinance No. 2023 –154 – Belle Tire

Motion to pass Ordinance No. 2023-154 authorizing a Development Improvement Agreement with Belle Tire Distributors, Inc. Approval of the Development Improvement Agreement for a Belle Tire commercial building development located at 704 E. Lake Cook Road is recommended subject to receipt of the required fees and Village Attorney review and approval.

Ordinance No. 2023-155 – Belle Tire

Motion to pass Ordinance No. 2023-155 approving an Amendment to PUD, Prelim Plan and Variations to Sign Code for a Belle Tire at 704 E. Lake Cook Road. The petitioner is seeking to develop a 9,800 square foot Belle Tire store on the vacant property located at 704 E. Lake Cook Road as part of the Ricky Rockets development.

Ordinance No. 2023-156 – 801 McHenry Road

Motion to pass Ordinance No. 2023-156, Class E Liquor License Reservation for the Buffalo Grove Park District. This license is reserved for the Buffalo Grove Park District at 801McHenry Road and is subject to the applicant completing Village requirements for said license on or before March 3, 2024.

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

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

NAYS: 0 – None

Motion declared carried.

ORDINANCE NO. 2023-157 – TITLES 1-19

Moved by Weidenfeld, seconded by Johnson, to pass Ordinance No. 2023-157 adopting changes to Titles 1-19.

Mr. Robinson reviewed the proposed ordinance, details of which are contained in the memo that he and Jessie Brown sent to Mr. Bragg dated November 27, 2023.

Staff were commended for their diligence and thoroughness on this extremely large project.

Upon roll call, Trustees voted as follows:

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

NAYS: 0 – None

Motion declared carried.

ORDINANCE NO. 2023-158 – TITLE 1

Moved by Ottenheimer, seconded by Weidenfeld, to pass Ordinance No. 2023-158 amending Title 1 of the Village of Buffalo Grove Municipal Code with regard to conflicts with certain Home Rule County Ordinances (Cook County Minimum Wage, Paid Sick Leave and Paid Leave Ordinances).

Ms. Golbach reviewed the proposed ordinance, details of which are contained in the memo that Mr. Nahrstadt sent to Mr. Bragg dated December 4, 2023.

Upon roll call, Trustees voted as follows:

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

NAYS: 0 – None

Motion declared carried.

ORDINANCE NO. 2023-159 – ILLINOIS PAID LEAVE

Moved by Ottenheimer, seconded by Johnson, to pass Ordinance No. 2023-159 exempting the Village from the Illinois Paid Leave for All Workers Act

Ms. Golbach reviewed the proposed ordinance, details of which are contained in her memo to Mr. Bragg dated December 4, 2023.

President Smith stated that every municipality in our area is against this State ordinance. The Village of Buffalo Grove currently provides a very comprehensive paid-leave policy. This act by the Illinois legislature could put us in a situation where we would not be able to provide emergency services to our residents, and we will not allow that to happen.

Upon roll call, Trustees voted as follows:

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

NAYS: 0 – None

Motion declared carried.

ORDINANCE NO. 2023-160 – LEVY & COLLECTION OF TAXES

Moved by Bocek, seconded by Weidenfeld, to pass Ordinance No. 2023-160 for the Levy & Collection of Taxes for the Fiscal Year commencing on the 1st day of January 2024 and ending on the 31st day of December 2024.

Mr. Black reviewed the proposed ordinance, details of which are contained in his memo to Mr. Bragg dated December 4, 2023, after which he answered questions from the Board.

Upon roll call, Trustees voted as follows:

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

NAYS: 0 – None

Motion declared carried.

ORDINANCE NO. 2023-161 – TAX ABATEMENT

Moved by Bocek, seconded by Johnson, to pass Ordinance No. 2023-161 abating taxes levied for the Village of Buffalo Grove, Cook and Lake Counties, Illinois.

Mr. Black reviewed the proposed ordinance, details of which are contained in his memo of December 4, 2023 to Mr. Bragg.

Minutes Acceptance: Minutes of Dec 4, 2023 7:00 PM (Approval of Minutes)

Upon roll call, Trustees voted as follows:

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

RESOLUTION NO. 2023-37 – LAKE COUNTY LOSS IN COLLECTION

Moved by Bocek, seconded by Cesario, to pass Resolution No. 2023-37 requesting the County of Lake not to collect the Loss in Collection on Taxable Property.

Mr. Black reviewed the proposed resolution, as well as the next proposed resolution on tonight's agenda, details of which are contained in his memo of December 4, 2023, to Mr. Bragg.

Upon roll call, Trustees voted as follows:

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

RESOLUTION NO. 2023-38 – COOK COUNTY LOSS IN COLLECTION

Moved by Bocek, seconded by Ottenheimer, to pass Resolution No. 2023-38 requesting the County of Cook not to collect the Loss in Collection on Taxable Property.

Upon roll call, Trustees voted as follows:

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

ORDINANCE NO. 2023-162 – FISCAL YEAR 2024 BUDGET

Moved by Bocek, seconded by Ottenheimer, to pass Ordinance No. 2023-162 adopting the Fiscal Year 2024 (January 1-December 31, 2024) Budget for the Village of Buffalo Grove.

Mr. Black reviewed the proposed ordinance, details of which were provided to the Board and the public during the November 13, 2023, Public Hearing on the proposed 2024 Budget.

Upon roll call, Trustees voted as follows:

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

RESOLUTION NO. 2023-39 – 2024 PAY RANGES

Moved by Ottenheimer, seconded by Johnson, to pass Resolution No. 2023-39 approving the 2024 Pay Ranges, in accordance with materials contained in Board packets.

Ms. Golbach reviewed the proposed resolution, details of which are contained in the Village Board Meeting Agenda Item Overview and the supporting documents, after which she answered questions from the Board.

Upon roll call, Trustees voted as follows:

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

ORDINANCE NO. 2023-163 – BERNARD DRIVE

Moved by Stein, seconded by Ottenheimer, to pass Ordinance No. 2023-163, Bernard East Street Improvements award to the lowest responsible and responsive bidder, Berger Excavating, in the amount of \$3,967,767.42, pending Village Attorney review.

Mr. Johnson reviewed the proposed ordinance, details of which are contained in his memo to Mr. Bragg of December 1, 2023, after which he answered questions from the Board.

Upon roll call, Trustees voted as follows:

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

NAYS: 0 – None

Motion declared carried.

ORDINANCE NO. 2023-164 – WHITE PINE

Moved by Stein, seconded by Johnson, to pass Ordinance No. 2023-164, awarding 2024 White Pine Utility & Street Improvements to the lowest responsible and responsive bidder, Joel Kennedy Contracting, in the amount of \$3,787,945.70, pending Village Attorney review and in accordance with materials contained in Board packets.

Mr. Johnson reviewed the proposed ordinance, details of which are contained in his memo to Mr. Bragg of December 1, 2023.

Upon roll call, Trustees voted as follows:

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

NAYS: 0 – None

Motion declared carried.

ORDINANCE NO. 2023-165 - TASERS

Moved by Bocek, seconded by Ottenheimer, to pass Ordinance No. 2023-165 authorizing the Village Manager to execute an amendment to the existing agreement with Axon Enterprise Inc., for TASERS and associated hardware and cloud-based software in the amount of \$1,132,669.59 pending final review and approval of the amendment by the Village Attorney.

Chief Budds reviewed the proposed ordinance, details of which are contained in his memo to Mr. Bragg and Mr. Skibbe of November 29, 2023, after which he answered questions from the Board.

Upon roll call, Trustees voted as follows:

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

NAYS: 0 – None

Motion declared carried.

ORDINANCE NO 2023-166 – PARKCHESTER PARK

Moved by Weidenfeld, seconded by Ottenheimer, to pass Ordinance No. 2023-166, an Amendment to the Preliminary Plan, a Special Use, and a Variation to allow improvements to Parkchester Park at 851 Weiland Road, in accordance with materials contained in Board packets.

Ms. Woods reviewed the proposed ordinance, details of which are contained in the memo that she and Kelly Purvis sent to Mr. Bragg dated December 4, 2023.

Erika Strojinc, Buffalo Grove Park District Executive Director, provided further detail as to the renovations, after which she answered questions from the Board.

Upon roll call, Trustees voted as follows:

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

NAYS: 0 – None

Motion declared carried.

ORDINANCE NO. 2023-167 – BISON CROSSING

Moved by Weidenfeld, seconded by Stein, to pass Ordinance No. 2023-167 approving a Plat of Subdivision; Rezoning to B3 and R9; Special Use for a Planned Unit Development; Special Use for Motor Vehicle Sales, Service and Delivery; Prelim and Final Development Plan; Variations from the Development, Zoning, and Sign Codes, and Sign Package for Bison Crossing at 915-945 Dundee Road, in accordance with materials contained in Board packets.

Ms. Woods reviewed the proposed ordinance, details of which are contained in the memo that she and Mr. Stilling sent to Mr. Bragg dated December 1, 2023.

Ryan Fitzgerald, Shorewood Development Group, began by stating that it has been a privilege to be working with the Village of Buffalo Grove. Mr. Fitzgerald then presented a brief PowerPoint overview of the reasons that they chose Buffalo Grove for this project, after which he answered questions from the Board.

Andrew Juiris, Double Eagle Development, also reviewed a PowerPoint presentation depicting the retail and residential portions of the property, explaining how they arrived at the proposed design and how they plan to address the concerns that have been raised.

Staff and the development team then answered questions from the Board.

Mr. Brankin noted that a written protest was filed with the Village this afternoon by certain residents. Mr. Brankin has not had a chance to review it, but he wanted to note for the record that it had been filed.

Jerry Ostrower, 953 Old Arlington Court, stated that the neighboring residents are not against developing the property, but in fact welcome it. The residents are opposed to the density and having a residential building so close to their property and invade their privacy; they also believe there are numerous code violations.

Robert Dinnerman, 955 Old Arlington Court, displayed renderings of what the apartment building would look like next to their homes; this proposal is 141% above code; displayed renderings of how shifting uses on the property would alleviate the invasion of privacy to their homes.

Craig Horwitz, 883 Stonebridge Lane, noted that he was unaware of this development and that a Notice of Public Hearing sign was not posted on the property in the proper time limit; he believes this property has numerous code violations; he believes that the Public Hearing had extensive violations; he believes this is a bad plan; he believes there was a lack of transparency and he believes there were things done in secrecy; he believes the Board is violating their oath of office to act in the best interest of the residents by approving this plan.

Meagan Baumgartner, 924 Thornton Lane, stated that she is looking forward to seeing this property developed, but she is concerned that our schools will be bombarded with an influx of students and lead to severe overcrowding and put all the students at a disadvantage.

Reggie Almerigi, 951 Old Arlington Court, noted that he is displeased with the way this is going; the residents were told that the property directly behind their homes was a wetland and there would never be anything built there; all of their homes were custom built and he believes there should be townhomes built as a buffer between their homes and the commercial properties; he believes any building should be done to code.

Jerry Ostrower stated that the residents would like to see due process and recognition from our Village Trustees to do the right thing and not burden the residents with undue hardship that will negatively affect them for the rest of their lives; they want to see the project sent back to the Planning & Zoning Commission to be re-submitted taking the neighborhood into consideration.

Sharon Dinnerman, 955 Old Arlington Court, noted that people move to the suburbs for peace and quiet and that her family moved here because of the outstanding schools and parks and services, and she believes this proposal is totally out of character for the area; they were assured when they purchased their homes that nothing could be built in the wetland area; the developer refused to make any changes to the plan; she believes that the plan should be sent back to the Planning & Zoning Commission.

Board members noted reasons that they believe that this plan is in the best interest of the entire community and offers benefits far and above other uses that could be approved for the property; they responded to the concerns expressed by the residents, all of which are addressed in the memo from Ms. Woods and Mr. Stilling. Mr. Fitzgerald also responded to the concerns of the residents, addressing the reasons that the plan as presented is vital to the project; he also noted that the projected students that would be generated by the residential property is three to six total.

Mr. Horwitz stated that he does not believe that anyone would put a warehouse on this property.

Mr. Dinnerman commented on the traffic issues, and also asked that, if the Board approves the project, they put some type of restrictions on the types of trees that would constitute the barrier so that they are not trees that would lose leaves for half the year and thus be of no use as a buffer to their homes; he also suggested moving the apartment buildings just a little further to the north and adding some green space to further act as a buffer.

President Smith noted that, if this project is approved, the Village forester will be heavily involved.

AYES: 7 – Johnson, Cesario, Ottenheimer, Stein, Bocek, Weidenfeld, President Smith

NAYS: 0 – None

Motion declared carried.

MEETING CANCELLATION

Moved by Ottenheimer, seconded by Cesario, to cancel the December 18, 2023, Regular Meeting. Upon roll call, Trustees voted as follows:

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

NAYS: 0 – None

Motion declared carried.

QUESTIONS FROM THE AUDIENCE

President Smith reviewed the parameters to be followed by speakers and asked if there were any questions from the audience on items not on tonight's agenda.

Craig Horwitz, 883 Stonebridge Lane, questioned some elements of the 2024 Budget.

ADJOURNMENT

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

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

NAYS: 0 – None

Motion declared carried.

The Regular Meeting was adjourned at 10:10 P.M.

Janet M. Sirabian, Village Clerk

APPROVED BY ME THIS 16th DAY OF January 2024

Village President

Minutes Acceptance: Minutes of Dec 4, 2023 7:00 PM (Approval of Minutes)

**MINUTES OF THE REGULAR MEETING OF THE VILLAGE PRESIDENT & BOARD OF
TRUSTEES OF THE VILLAGE OF BUFFALO GROVE HELD IN THE JEFFREY S. BRAIMAN
COUNCIL CHAMBERS, 50 RAUPP BOULEVARD, TUESDAY, JANUARY 2, 2024**

CALL TO ORDER

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

ROLL CALL

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

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

APPROVAL OF MINUTES

There were no minutes to be approved tonight.

WARRANT #1363

Mr. Black read Warrant #1363. Moved by Bocek, seconded by Ottenheimer, to approve Warrant #1363 in the amount of \$9,204,772.56 authorizing payment of bills listed. Upon roll call, Trustees voted as follows:

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

NAYS: 0 – None

Motion declared carried.

VILLAGE MANAGER’S REPORT

Chief Budds introduced Buffalo Grove’s newest police officer, **Officer David Olague**, and reviewed Officer Olague’s credentials as he was congratulated and welcomed by the audience and the Board. Officer Olague then introduced his family and thanked the Buffalo Grove Police Department for the opportunity to serve.

Chief Budds introduced the Buffalo Grove Police Department’s three new **Commanders, Thomas Nugent, Tara Anderson and Anthony Turano**. Chief Budds then reviewed their credentials and administered the Oath of Office to them. Commander Nugent had his badge pinned on by his daughter; Commander Anderson had her badge pinned on by her boyfriend; and Commander Turano had his badge pinned on by his wife. Each of the new Commanders introduced their families and thanked the Board and the Buffalo Grove Police Department for this opportunity as they were congratulated by the audience and the Board.

CONSENT AGENDA

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

Waive Bids and Seek Proposals

Motion to authorize waiver of bids and seek competitive proposals or negotiate for services as further detailed in the memo contained in Board packets.

Ordinance No. 2024-1 - Link Crossing Phase 2

Motion to pass Ordinance No. 2024-1, Certificate of Initial Acceptance for the Link Crossing Phase 2 Development Improvements of the Link Crossing development located at Olive Hill Drive and Brandywyn Lane. Staff recommends approval to begin the one-year maintenance period on January 2, 2024.

Ordinance No. 2024-2 - K1 Speed, Inc.

Motion to pass Ordinance No. 2024-2 approving an Amendment to the Special Use for K1 Speed, Inc, to transfer the Food and Beverage Service Operations to a separate entity at 301 Hastings Drive. K1 Speed, Inc. at 301 Hastings Drive, is requesting to amend their Special Use to transfer the food and beverage service operations to Paddock Lounge, LLC. The requested amendment will not change any other aspect of the business operations.

Ordinance No. 2024-3 - Chapter 5.04 - Business Licenses

Motion to pass Ordinance No. 2024-3 amending Chapter 5.04 pertaining to Business Licenses. Staff are proposing an amendment to Chapter 5.04 pertaining to the definition of Hotel/Motel Establishments. The proposed amendment clarifies the need for certain kitchen facilities for long-term stays in excess of 30 days.

Resolution No. 2024-1 - 22771-22825 N. Prairie Road

Motion to pass Resolution No. 2024-1 authorizing Assignment and Assumption of Annexation Agreement at 22771-22825 N. Prairie Road. The Village Board recently approved an Annexation Agreement for the Prairie Pointe Townhomes at 22771-22825 N. Prairie Road. The developer has recently purchased the property and is seeking an Assignment and Assumption of the Annexation Agreement to their new entity name.

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

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

ORDINANCE NO. 2024-4 – CHAPTER 10.25

Moved by Weidenfeld, seconded by Cesario, to pass Ordinance No. 2024-4 amending the Village of Buffalo Grove's Code of Ordinances Chapter 10.25 Regulation of Unscheduled Bus Stops.

President Smith summarized the recitals of the proposed ordinance:

- there is nothing political about this ordinance,
- dropping off passengers within the Village without prior provisions being made for their care is inhumane,
- dropping off passengers within the Village without prior provisions being made for their care can be deadly when weather conditions are adverse,
- health and safety are jeopardized when passengers are dropped off without prior provisions being made for their care,
- the health, welfare and safety of Village residents and others coming to the Village are jeopardized when individuals are dropped off without prior provisions being made for their care.

The Buffalo Grove Village Board is considering this ordinance tonight to manage the potential for unscheduled and otherwise unexpected passenger bus drop-offs in our community. The decision to adopt this ordinance is rooted in care. Buffalo Grove has heart, and we have open minds, and we make smart decisions. Our top priority is and always will be the public safety of our community and visitors alike. We want to ensure that anyone coming to Buffalo Grove is cared for humanely with access to basic needs and resources, and that care needs to be coordinated with advance notice. The bus drop-offs that have been taking place in other municipalities have put the safety of those passengers at risk. The Buffalo Grove train and bus services have very limited service to Chicago. If a bus were to drop off passengers late at night or on a weekend, there would be no transportation and passengers could be exposed to extreme and dangerous weather conditions. The

ordinance being considered tonight puts no burden on bus passengers but requires the bus companies and drivers to be responsible for humanitarian care for those passengers.

Trustee comments and Chief Budds were all in complete agreement with President Smith's comments.

Mr. Bragg reviewed the required information for the Application to drop off passengers in the Village of Buffalo Grove which must be completed and submitted to the Chief of Police at least five calendar days prior to the date of the proposed drop-off date.

Lee Goodman, 2201 North Center Avenue, Northbrook, stated that he believes this ordinance violates public policy against national origin discrimination and is unconstitutional, immoral, and illegal.

Daniel Vishny, 301 N. Riverwalk Drive, stated that this is not a national origin discrimination issue, but an issue to uphold Buffalo Grove's first priority, which is that of protecting its residents. The proposed ordinance also ensures humane treatment and safety of those bus passengers by eliminating the possibility of them being dropped off in an unfamiliar area without the benefit of any basic needs being provided.

Kevin Dryman, 200 Osage Terrace, questioned the procedure for violations of the ordinance, which was answered by Mr. Bragg and is further detailed in the proposed ordinance.

Nancy Goodman, 2201 North Center Avenue, Northbrook, noted that the migrants are not illegal, but are arriving legally as asylum seekers.

President Smith reviewed his earlier comments noting that the entire purpose of the proposed ordinance is public safety and there is absolutely no bias, or discrimination involved.

Mr. Bragg clarified that the proposed ordinance does not prevent a bus from making a stop in Buffalo Grove as long as all the requirements in the ordinance are completed.

In answer to a question from Dennis O'Rourke, 1414 Madison Drive, Mr. Bragg reviewed the procedures to be followed in the event that a bus arrives without prior notice.

Upon roll call, Trustees voted as follows:

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

NAYS: 0 – None

Motion declared carried.

QUESTIONS FROM THE AUDIENCE

President Smith reviewed the parameters to be followed by speakers and asked if there were any questions from the audience on items not on tonight's agenda; there were no such questions.

EXECUTIVE SESSION

Moved by Stein, seconded by Cesario, to move to Executive Session to discuss: **Section 2(C)(2) of the Illinois Open Meetings Act: Collective Negotiating Matters Between the Public Body and Its Employees or Their Representatives, or Deliberations Concerning Salary Schedules for One or More Classes of Employees and Section 2(C)(11) of the Illinois Open Meetings Act: Litigation, When an Action Against, Affecting or on Behalf of the Particular Public Body Has Been Filed and is Pending Before a Court or Administrative Tribunal, or When the Public Body Finds that an Action is Probable or Imminent, in Which Case the Basis for the Finding Shall be Recorded and Entered into the Minutes of the Closed Meeting.**

The Board moved to Executive Session from 8:18 P.M. until 8:50 P.M.

ADJOURNMENT

Moved by Stein, seconded by Weidenfeld, to adjourn the meeting. Upon voice vote, the motion was unanimously declared carried.

The Regular Meeting was adjourned at 8:52 P.M.

Janet M. Sirabian, Village Clerk

APPROVED BY ME THIS 16th DAY OF January 2024

Village President

Minutes Acceptance: Minutes of Jan 2, 2024 7:30 PM (Approval of Minutes)

**Action Item : Approval of Warrant #1364****Recommendation of Action**

Staff recommends approval.

TOTAL WARRANT #1364- \$1,941,555.82.

ATTACHMENTS:

- Warrant 1364 SUMMARY (PDF)
- Warrant 1364 (PDF)

Trustee Liaison

Bocek

Staff Contact

Chris Black, Finance

Tuesday, January 16, 2024

VILLAGE OF BUFFALO GROVE WARRANT #1364
16-Jan-24

General Fund:	244,562.80
Parking Lot Fund:	266.55
Motor Fuel Tax Fund:	0.00
Debt Service Fund:	0.00
School & Park Donations:	0.00
Lake Cook Rd TIF Fund:	0.00
Capital Projects-Facilities:	33,694.27
Capital Projects-Vehicles/Equipment:	55,811.15
Capital Projects-Streets:	0.00
Retiree Health Savings (RHS):	0.00
Water Fund:	198,159.86
Buffalo Grove Golf Fund:	103.00
Arboretum Golf Fund:	149.00
Refuse Service Fund:	0.00
Information Technology Internal Service Fund:	165,703.62
Central Garage Internal Service Fund:	4,614.59
Building Maintenance Internal Service Fund:	<u>14,886.67</u>
	717,951.51
PAYROLL PERIOD ENDING 12/31/2023	1,223,604.31
TOTAL WARRANT #1364	<u><u>1,941,555.82</u></u>

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

 Village Clerk

 Village President

Attachment: Warrant 1364 SUMMARY (Approval of Warrant #1364)

VILLAGE OF BUFFALO GROVE WARRANT #1364
16-Jan-24

General Fund:	244,562.80
Parking Lot Fund:	266.55
Motor Fuel Tax Fund:	0.00
Debt Service Fund:	0.00
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Capital Projects-Facilities:	33,694.27
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Refuse Service Fund:	0.00
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APPROVED FOR PAYMENT BY THE PRESIDENT AND BOARD OF TRUSTEES OF
 THE VILLAGE OF BUFFALO GROVE, ILLINOIS

 Village Clerk

 Village President

Attachment: Warrant 1364 (Approval of Warrant #1364)

Pay Day Register

Pay Date Range 12/18/23 - 12/31/23

Pay Batch 01/04/24

Employees in Pay Batch 248

Female Employees in Pay Batch 49

Hours	Oescrip	pion	Hours	Gross	Withholdings and Deductions	Gross Base
01	REG FT - Regular Full-Time		4,610.00	222,110.24	Gross	1,143,744.33
02	REG PT - Regular Part-Time		590.25	15,773.71	Federal	144,567.47
03	REG SEASONAL - Regular Seasonal		696.75	17,386.75	Social Security	27,150.03
04	REG SWORN - Regular Sworn		8,855.08	437,757.88	Medicare	15,797.12
05	OVERTIME - Overtime		1,213.00	78,402.14	WI State Tax	1,050.45
06	DOUBLE TIME - Double Time		64.00	5,214.30	IL State Tax	47,051.75
07	RETRO PAID - Retro Paid				Aflac	467.19
08	RETRO SW PAID - Retro Sworn Paid				Ma c Pre Tax	609.07
09	LONGEVITY - Longevity			9,600.00	BG Police Pension Purchase	321.24
					BGHS School Fund	41.00
10	ELECTED - Elected Officials				Bright Directions	75.00
					Cell phone purchase	
101	COMP EX EARN - Exempt Comp Time Earned				Child Support IL	1,788.00
103	COMP NE PAID - Paid Non-Exempt Comp Time		44.00	2,071.18	Computer Loan	47.31
104	COMP NE EARN - Earned Non-Exempt Comp Time		31.50		Computer Loan 2	
105	COMP NE LOST - Non-Exempt Comp Time Lost					
106	COMP SW PAID - Sworn Comp Time Paid				Computer Loan 3	50.48
109	COMP NE PAY - Non-Exempt Comp Time Payout				Computer Loan 4	31.69
110	COMP SW PAY - Comp Sworn Payout				Dependent Care	1,693.49
11	PD CERT - Police Q T Certification			20,400.00		
111	FLOAT SW ERN - Float Sworn Earned				Fire Dues	2,220.50
112	FLOAT SW PD - Floating Sworn Paid		34.00	1,754.94		
115	DBL CMP EARN - Double Time Comp Time Earned		2.75		Fire Pension	9,866.69
12	FIRE OT - Fire Overtime					104,354.43
120	PARK STIPEND - Park District Stipend				Fire Pension - Tier 2	13,922.55
121	CAR ALLOW - Car Allowance			230.77		147,250.80
134	Addt Payment - One-Time Additional Payment				Fire Pension Supplement percent	52.95
19	COVID PAID - COVID 19 Paid					5,294.98
122	INS REIMBURS - Insurance Reimbursement				Flexible Spending Account	5,537.64
123	GOLF STIPEND - Management Stipend					
124	VSI - VSI					
126	CLOTHING - Clothing Stipend			88,960.00	FPAC Dues	122.50
129	MANG STIPEND - Minutes for Planning and Zoning				General Fund	260.00
130	NIPAS - NIPAS					
132	CLOTHING FT - Clothing Stipend FT				Health HMO	1,929.24
199	ICMA - ICMA Employer Contribution				Health PPO A	24,269.98
13	BONUS - Bonus Pay				IMRF	10,698.30
13	POLICE OT - Police Stipend Pay					237,738.68
14	EPSL PAID - Emergency Paid Sick Leave				IMRF Life Insurance	
15	EPSL SW PAID - Emergency Paid Sick Leave Sworn				IMRF TIER 2	6,527.89
15	SW PEDA - Sworn IL Employee Disability Act		202.45	8,723.37		145,064.61
					IMRF Voluntary	
15	SW PEDA 0TH - Sworn IL Employee Dis Act 0th					
16	SW W/C - Sworn Workers Compensation Paid				IMRF Voluntary %	6,358.13
17	RETRO SW NP - Retro Sworn Non Pensionable					106,767.93
20	ACT LT - Acting Lieutenant		312.00	711.36	Mission Sqaure Roth 457 - Post	4,600.00
					Mission Square 457 % [Pre-Tax]	22,251.32
21	ACT SC - Acting Shift Commander		206.00	550.02	Mission Square 457 %-Post Catchu	
22	CORP FIELD - Corporal Field Supervisor				Mission Square 457 [Pre-Tax]	14,610.07
23	CORP WATCH - Corporal Watch Commander					
24	FTO - Field Training Officer		76.00	380.00	Mission Square 457 Pre/Catch up	3,836.54
					Mission Square 457% Pre/Catch up	1,629.79

Attachment: Warrant 1364 (Approval of Warrant #1364)



Pay Day Register

Pay Date Range 12/18/23 - 12/31/23

Pay Batch 01/04/24

			Mission Square IRA 2 Post Catch	650.00
25 NIGHT SHIFT - Night Shi	662.00	662.00	Mission Square ROTH 457 - Post	100.00
29 COV SW PAID - COVID 19 Sworn Paid			Mission Square Roth 457 % Post	1,550.75
26 SGT WATCH - Sergeant Watch Commander			Mission Square Roth IRA %[Post]	1,124.85
27 7G PUBUC ED - 7G Public Education			Mission Square Roth IRA [Post]	7,712.50
30 PARK DISTRICT - Police Park District			Police Dues	889.29
31 CPR- CPR			Police Pension	16,397.41
40 Workers Comp - Non Sworn Workers Compensation			Police Pension - ner 2	13,274.34
50 VAC PAID - Vacation Paid	1,248.25	64,406.46	RHS Union	5,160.48
S I VAC EARNED - Vacation Earned			RHS Non Union	1,231.51
52 MPD - Management Personal Day	24.00	1,882.47	Spousal Support Maintenece	
53 VAC PAYOUT - Vacation Payout			Standard Optional Life Child	1.36
54 VAC SW PAID - Vacation Sworn Paid	655.50	39,899.71	Standard Optional Life Family	0.78
55 VAC SW EARNED - Vacation Sworn Earned			Standard Optional Life Self	330.64
56 MPD EARNED - Management Personal Day Earned			Standard Optional Life Spouse	43.04
57 VAC SW PAYOUT - Vacation Sworn Payout			Trustmark Accidental	78.35
58 VAC PT PAID - Vacation Part lime Paid	23.50	661.76	Trustmark Critical/Cancer	42.07
59 VAC PT EARNED - Vacation Part Time Earned			Trustmark Universal Life	175.11
61 VAC PT PAYOUT - Vacation Part Time Payout			United Way	40.00
610 - IMRF Reimbursement				
62 VAC SW PAY FD - Vacation Sworn Payout Fire				
70 SICK PAID - Sick Paid	146.50	6,804.42		
71 SICK EARNED - Sick Earned				
72 SICK LOST - Sick Lost				
74 SICK SW PAID - Sick Sworn Paid	173.00	9,508.29		
75 SICK SW EARN - Sick Sworn Earned				
83 ADDTL FL PAID - Additional Floating Paid				
86 ADDFL PT PAID - Additional Floating PT Paid				
90 FLOAT PAID - Floating Paid	56.00	2,373.89		
91 FLOAT EARNED - Floating Earned				
93 FLOAT PT PAID - Floating Part Time Paid	8.00	233.69		
94 FLOAT PT EARN - Float Part-Time Earned				
95 HOL FIRE PAID - Fire Holiday Sworn Paid	336.00	13,462.14		
96 HOL PAID - Holiday Paid	1,304.00	66,703.34		
97 HOL POL PAID - Holiday Police Sworn Paid	480.00	24,372.52		
98 HOL PT PAID - Holiday Part lime Paid	91.50	2,746.98		
99 HOL FIRE PAID - Holiday Fire Sworn Paid				

ADJ DD - Adjustment for partial DD retrnd

Total	22,146.03	\$ 1,143,744.33	Net \$	725,506.47	\$ 1,223,402.31
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Total Payroll Expense

Attachment: Warrant 1364 (Approval of Warrant #1364)



Pay Day Register

Pay Date Range 12/18/23 - 12/31/23

Pay Batch 01/04/24

Benefits	Amount
Basic Life Insurance	76.13
dental	8,827.88
Fire Pension	88,263.19
Health HMO	10,932.05
Health PPO A	137,532.32
Illinois Municipal Fund	36,710.83
ICMA Employer Contribution	-
ICMA Employer Contribution Sworn	-
Police Pension	126,592.31
Vision	956.58
Total	\$ 409,891.29

\$

Gross Payroll	\$ 1,313,283.79
Water/Sewer Transfer	(73,448.53)
Buffalo Grove Golf Transfer	(11,392.32)
Arboretum Golf Transfer	(6,743.41)
	\$ 1,221,699.53

Employer Taxes	
Medicare	15,797.12
Social Security	27,150.03
Total	42,947.15

Transfers	
Payroll Account Transfer	72,5506.47
Mission Square ROTH IRA	9,487.35
Mission Square 457	6,250.75
Illinois State Tax	47,051.75
941 Federal Tax	230,461.77
Mission Square Deferred Compensation	42,327.72
RHS - Fire	6,391.99
Flex/Dep Savings	7,231.13
BGHS School Fund	41.00
MAP Dues (Police Dues)	889.29
Trustmark Voluntary Benefit	295.53
Police Pension	29,671.75
Police Pension Purchase - Carlson	321.24
Fire Pension	23,842.19
	\$ 1,129,769.93

NW Payday Register Difference (should be zero)

9487.35	-
6,250.75	-
47,051.75	-
230,461.77	-
42,327.72	-
6,391.99	-
7,231.13	-
41.00	-
889.29	-
295.53	-
29,671.75	-
321.24	-
23,842.19	-

Attachment: Warrant 1364 (Approval of Warrant #1364)

Pay Date Range 12/18/23 - 12/31/23
Pay Batch 17

Employees in Pay Batch 1

Female Employees in Pay Batch 1

Hours	Description	Gross	Withholdings and Deductions	Gross
01	REG FT - Regular Full-Time		Gross	187.65
02	REG PT - Regular Part-Time	8.00	Federal	18
03	REG SEASONAL - Regular Seasonal		Social Security	11.63
04	REG SWORN - Regular Sworn		Medicare	2.72
05	OVERTIME - Overtime		WI State Tax	
06	DOUBLE TIME - Double Time		IL State Tax	9.29
07	RETRO PAID - Retro Paid		Aflac	
08	RETRO SW PAID - Retro Sworn Paid		Aflac Pre Tax	
09	LONGEVITY - Longevity		BG Police Pension Purchase	
			BGHS School Fund	
10	ELECTED - Elected Officials		Bright Directions	
			Cell phone purchase	
101	COMP EX EARN - Exempt Comp Time Earned		Child Support IL	
103	COMP NE PAID • Paid Non-Exempt Comp Time		Computer Loan	
104	COMP NE EARN • Earned Non-Exempt Comp Time		Computer Loan 2	
105	COMP NE LOST - Non-Exempt Comp Time Lost			
106	COMP SW PAID • Sworn Comp Time Paid		Computer Loan 3	
109	COMP NE PAY - Non-Exempt Comp Time Payout		Computer Loan 4	
110	COMP SW PAY - Comp Sworn Payout		Dependent Care	
11	PD CERT • Police CIT Certification			
111	FLOAT SW ERN • Float Sworn Earned		Fire Dues	
112	FLOAT SW PD • Floating Sworn Paid			
115	DBL CMP EARN • Double Time Comp Time Earned		Fire Pension	
12	FIRE OT - Fire Overtime			
120	PARK STIPEND - Park District Stipend		Fire Pension - Tier 2	
121	CAR ALLOW • Car Allowance			
134	Addt Payment - One-Time Additional Payment		Fire Pension Supplement percent	
19	COVID PAID - COVID 19 Paid			
122	INS REIMBURS • Insurance Reimbursement		Flexible Spending Account	
123	GOLF STIPEND • Management Stipend			
124	VSI • VS!			
126	CLOTHING • Clothing Stipend		FPAC Dues	
129	MANG STIPEND • Minutes for Planning and Zoning		General Fund	
130	NIPAS - NIPAS			
132	CLOTHING FT - Clothing Stipend FT		Health HMO	
199	ICMA - ICMA Employer Contribution		Health PPO A	
13	BONUS - Bonus Pay		IMRF	
13	POLICE OT - Police Stipend Pay			
14	EPSL PAID - Emergency Paid Sick Leave		IMRF Life Insurance	
15	EPSL SW PAID - Emergency Paid Sick Leave Sworn		IMRFTIER 2	
15	SW PEDA • Sworn IL Employee Disability Act			
			IMRF Voluntary	
15	SW PEDA 0TH • Sworn IL Employee Dis Act 0th			
16	SW W/C - Sworn Workers Compensation Paid		IMRF Voluntary %	
17	RETRO SW NP • Retro Sworn Non Pensionable			
20	ACT LT - Acting Lieutenant		Mission Square Roth 457 - Post	
			Mission Square 457 % [Pre-Tax]	
21	ACT SC - Acting Sheriff Commander		Mission Square 457 %-Post Catchu	
22	CORP FIELD - Corporal Field Supervisor		Mission Square 457 [Pre-Tax]	
23	CORP WATCH • Corporal Watch Commander			
24	FTO - Field Training Officer		Mission Square 457 Pre/Catch up	
			Mission Square 457% Pre/Catch up	

Attachment: Warrant 1364 (Approval of Warrant #1364)



Pay Day Register R 3.A.b

Pay Date Range 12/18/23 - 12/31/23

Pay Batch 17

25 NIGHT SHIFT - Night Shift
29 COV SW PAID - COVID 19 Sworn Paid
26 SGT WATCH - Sergeant Watch Commander
27 7G PUBLIC ED - 7G Public Education
30 PARK DISTRICT - Police Park District
31 CPR - CPR
40 Workers Comp - Non Sworn Workers Compensation

50 VAC PAID - Vacation Paid
51 VAC EARNED • Vacation Earned
52 MPD - Management Personal Day

53 VAC PAYOUT - Vacation Payout

54 VAC SW PAID • Vacation Sworn Paid

55 VAC SW EARNED • Vacation Sworn Earned
56 MPD EARNED - Management Personal Day Earned

57 VAC SW PAYOUT - Vacation Sworn Payout
58 VAC PT PAID - Vacation Part Time Paid

59 VAC PT EARNED • Vacation Part Time Earned
61 VAC PT PAYOUT - Vacation Part Time Payout
610 - IMRF Reimbursement
62 VAC SW PAY FD • Vacation Sworn Payout Fire
70 SICK PAID • Sick Paid
71 SICK EARNED - Sick Earned
72 SICK LOST - Sick Lost

74 SICK SW PAID - Sick Sworn Paid
75 SICK SW EARN - Sick Sworn Earned
83 ADDTL FL PAID • Additional Floating Paid
86 ADDFL PT PAID - Additional Floating PT Paid
90 FLOAT PAID - Floating Paid
91 FLOAT EARNED - Floating Earned

93 FLOAT PT PAID - Floating Part Time Paid
94 FLOAT PT EARN - Float Part-Time Earned
95 HOL FIRE PAID - Fire Holiday Sworn Paid

96 HOL PAID • Holiday Paid
97 HOL POL PAID • Holiday Police Sworn Paid
98 HOL PT PAID • Holiday Part Time Paid
99 HOL FIRE PAID • Holiday Fire Sworn Paid

ADJ DD - Adjustment for partial DD retrnd

Mission Square IRA 2 Post Catch

Mission Square ROTH 457 - Post

Mission Square Roth 457 % Post

Mission Square Roth IRA %[Post)

Mission Square Roth IRA [Post)

Police Dues

Police Pension

Police Pension - Tier 2

RHS Union

RHS Non Union

Spousal Support Maintenace

Standard Optional Life Child

Standard Optional Life Family

Standard Optional Life Self

Standard Optional Life Spouse

Trustmark Accidental

Trustmark Critical/Cancer

Trustmark Universal Life

United Way

Total	8.00	\$	187.65	Net	\$	164.01	\$	202
-------	------	----	--------	-----	----	--------	----	-----

Total Payroll Expense

Attachment: Warrant 1364 (Approval of Warrant #1364)



Pay Day Register R 3.A.b
Pay Date Range 12/18/23 - 12/31/23
Pay Batch 17

Benefits	Amount
Basic Life Insurance	-
Dental	-
Fire Pension	-
Health HMO	-
Health PPO A	-
Illinois Municipal Fund	-
ICMA Employer Contribution	-
ICMA Employer Contribution Sworn	-
Police Pension	-
Vision	-
Total	\$ -

Gross Payroll	\$ 202.00
Water/Sewer Transfer	-
Buffalo Grove Golf Transfer	-
Arboretum Golf Transfer	-
	\$ 202.00

Employer Taxes	
Medicare	2.72
Social Security	11.63
Total	14.35

Transfers	
Payroll Account Transfer	164.01
Mission Square ROTH IRA	-
Mission Square 457	-
Illinois State Tax	9.29
941 Federal Tax	28.70
Mission Square Deferred Compensation	-
RHS- Fire	-
FleJC/Dep Savings	-
BGHS School Fund	-
MAP Dues (Police Dues)	-
Trustmark Voluntary Benefit	-
Police Pension	-
Police Pension Purchase - Carlson	-
Fire Pension	-
	\$ 202.00

NW Payday Register Difference (should be zero)

9.29
28.70

Attachment: Warrant 1364 (Approval of Warrant #1364)

Payment Register

From Payment Date: 12/30/2023 - To Payment Date: 12/30/2023

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Differen
1695 - Operating									
EFT									
16120	12/30/2023	Open			Accounts Payable	Illinois Department of Revenue	\$252.00		
	Invoice		Date	Description		Amount			
	December 2023		12/30/2023	Arbo & BGGC sales tax December 2023		\$252.00			

Type EFT Totals:

1695 - Operating Totals

1 Transactions

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	1	\$252.00	\$0.00
	Reconciled	0	\$0.00	\$0.00
	Voided	0	\$0.00	\$0.00
	Total	1	\$252.00	\$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	1	\$252.00	\$0.00
	Reconciled	0	\$0.00	\$0.00
	Voided	0	\$0.00	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	1	\$252.00	\$0.00

Grand Totals:

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	1	\$252.00	\$0.00
	Reconciled	0	\$0.00	\$0.00
	Voided	0	\$0.00	\$0.00
	Total	1	\$252.00	\$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	1	\$252.00	\$0.00
	Reconciled	0	\$0.00	\$0.00
	Voided	0	\$0.00	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	1	\$252.00	\$0.00

Attachment: Warrant 1364 (Approval of Warrant #1364)

Payment Register

From Payment Date: 1/10/2024 - To Payment Date: 1/10/2024

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Differer
1695 - Operating									
ffl									
16137	01/10/2024	Open			Accounts Payable	Charles Schwab & CO., Inc	\$5.99		
	Invoice		Date	Description		Amount			
	1/9/2024		01/10/2024	IMET Fire Pension Transfer		\$5.99			
Type EFT Totals:					1 Transactions		\$5.99		
1695 - Operating Totals									

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	1	\$5.99	\$0.00
	Reconciled	0	\$0.00	\$0.00
	Voided	0	\$0.00	\$0.00
	Total	1	\$5.99	\$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	1	\$5.99	\$0.00
	Reconciled	0	\$0.00	\$0.00
	Voided	0	\$0.00	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	1	\$5.99	\$0.00

Grand Totals:

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	1	\$5.99	\$0.00
	Reconciled	0	\$0.00	\$0.00
	Voided	0	\$0.00	\$0.00
	Total	1	\$5.99	\$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	1	\$5.99	\$0.00
	Reconciled	0	\$0.00	\$0.00
	Voided	0	\$0.00	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	1	\$5.99	\$0.00

Attachment: Warrant 1364 (Approval of Warrant #1364)

Village of Buffalo Grove

Payment Batch Register

3.A.b

Bank Account: 1695 - Operating

Batch Date: 01/16/2024

Type	Date	Number Source	Payee Name	EFT Bank/Account	Transaction Amount
Bank Account: 1695 - Operating					
Check	01/16/2024	41486 Accounts Payable	AT & T Mobility		36.24
	Invoice	Date	Description	Check Sort Code	Amount
	X01032024	01/01/2024	Wireless Acct #287295423627 Jan 2024		36.24
Check	01/16/2024	41487 Accounts Payable	BANIQUED , DUSTIN		65.00
	Invoice	Date	Description	Check Sort Code	Amount
	9751	12/29/2023	Gym Shoe Reimbursement		65.00
Check	01/16/2024	41488 Accounts Payable	Banner Plumbing Supply Co., Inc.		1,400.45
	Invoice	Date	Description	Check Sort Code	Amount
	3006566	12/31/2023	Station 25 materials		137.42
	3004143	12/31/2023	Station 6 materials		96.64
	2997701	12/31/2023	coffee machine materials		352.36
	2996720	12/31/2023	Station 26 materials		56.46
	2996374	12/31/2023	Station 26 materials		80.77
	2996366	12/31/2023	Station 26 materials		86.08
	2995506	12/31/2023	Station 27 materials		66.23
	2994466	12/31/2023	Station 26 materials		2.00
	2994154	12/31/2023	Station 6 materials		93.45
	2992374	12/31/2023	Station 6 materials		20.46
	2989915	12/31/2023	tools for leider LN projects		408.58
Check	01/16/2024	41489 Accounts Payable	Chicago Land Agency Services Inc Title Company		1,290.00
	Invoice	Date	Description	Check Sort Code	Amount
	48905	12/30/2023	Transfer Stamp Reimb 48905 1101 Gail Dr		1,290.00
Check	01/16/2024	41490 Accounts Payable	Chicago Parts & Sound LLC		2,926.89
	Invoice	Date	Description	Check Sort Code	Amount
	1-0406408	12/31/2023	Ignition coil		353.22
	1-0404681	12/31/2023	Wheel hub		395.29
	1-0402970	12/31/2023	Battery		141.08
	1-0403073	12/31/2023	Battery		520.83
	1-0402896	12/31/2023	Brakes		1,516.47
Check	01/16/2024	41491 Accounts Payable	CivicPlus		32,069.25

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Attachment: Warrant 1364 (Approval of Warrant #1364)

Village of Buffalo Grove

Payment Batch Register

3.A.b

Bank Account: 1695 - Operating

Batch Date: 01/16/2024

Type	Date	Number Source	Payee Name	EFT Bank/Account	Transaction Amount
	Invoice	Date	Description	Check Sort Code	Amount
	287363	01/01/2024	Website Services		32,069.25
Check	01/16/2024	41492 Accounts Payable	Comcast		346.67
	Invoice	Date	Description	Check Sort Code	Amount
	BGPW12/23	12/30/2023	1650 Leider BGPW 8771 10 120 0657597		194.90
	VHJAN2024	01/01/2024	50 Raupp PD 8771 10 120 2252574 Jan 2024		14.70
	46RAUPPJAN2024	01/01/2024	46 Raupp PD 8771 10 120 0025290 Jan 2024		137.07
Check	01/16/2024	41493 Accounts Payable	Constellation NewEnergy Gas Division, LLC.		6,217.81
	Invoice	Date	Description	Check Sort Code	Amount
	3933269	12/31/2023	Gas for Dec 2023		6,217.81
Check	01/16/2024	41494 Accounts Payable	Core & Main LP		655.90
	Invoice	Date	Description	Check Sort Code	Amount
	T773654	12/22/2023	act pac repair		160.90
	U133260	12/31/2023	PW 2 materials		495.00
Check	01/16/2024	41495 Accounts Payable	DELL MARKETING LP		73,770.58
	Invoice	Date	Description	Check Sort Code	Amount
	10722106382	01/01/2024	Office 365 Licenses 2024		73,206.80
	10723529147	01/09/2024	0365 VLA OFFICE365 PLAN GI Licenses		563.78
Check	01/16/2024	41496 Accounts Payable	G. W. Berkheimer Co., Inc.		88.83
	Invoice	Date	Description	Check Sort Code	Amount
	7550997	12/31/2023	BGGC Hvac repairs		88.83
Check	01/16/2024	41497 Accounts Payable	GC Realty & Development LLC		85.00
	Invoice	Date	Description	Check Sort Code	Amount
	CR2024-3083	12/30/2023	Refund for double payment Trx 00204926		85.00
Check	01/16/2024	41498 Accounts Payable	Granite Telecommunications, LLC		308.38
	Invoice	Date	Description	Check Sort Code	Amount
	632124843	01/01/2024	04747603 1/24		308.38
Check	01/16/2024	41499 Accounts Payable	Illinois Association of Chiefs of Police		230.00

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Village of Buffalo Grove
Payment Batch Register

Bank Account: 1695 - Operating

Batch Date: 01/16/2024

3.A.b

Type	Date	Number Source	Payee Name	EFT Bank/Account	Transaction Amount
Check	Invoice	Date	Description	Check Sort Code	Amount
	15317	01/16/2024	Annual Membership for Commander Nugent		115.00
	15366	01/16/2024	2024 Membership Dues for Commander Turano		115.00
	01/16/2024	41500 Accounts Payable	InterDev		53,610.39
Check	Invoice	Date	Description	Check Sort Code	Amount
	SEC-1042471	12/31/2023	Duo Security & Sentinel One Licensing December		2,931.39
	MSP-1042434	12/31/2023	New Contract-Monthly Computer Consulting Service - December		49,929.00
	LIC-1042427	12/31/2023	Cloud-Based Backup Storage		750.00
Check	01/16/2024	41501 Accounts Payable	International Association of Chiefs of Police		265.00
	Invoice	Date	Description	Check Sort Code	Amount
	0304299	01/16/2024	2024 Membership Dues for M. Horbus		190.00
	0307304	01/16/2024	2024 Membership Dues for Inv. Kass		75.00
Check	01/16/2024	41502 Accounts Payable	Krupp Investors, LLC		85.00
	Invoice	Date	Description	Check Sort Code	Amount
	CR2024-3663	12/30/2023	Rental Refund 171 Lawn Ct		85.00
	01/16/2024	41503 Accounts Payable	Lake County Public Works		182,711.88
Check	Invoice	Date	Description	Check Sort Code	Amount
	OctNov2023	12/30/2023	October & November 2023 Usage Billed December 2023		182,711.88
	01/16/2024	41504 Accounts Payable	Lee Jensen Sales Co.		13,993.80
	Invoice	Date	Description	Check Sort Code	Amount
Check	0025296-00	12/22/2023	hooks and probes		434.80
	0025295-00	12/22/2023	New shoring box		13,434.00
	0025384-00	01/05/2024	Locator leads		125.00
	01/16/2024	41505 Accounts Payable	M & A Parts Incorporated		647.50
Check	Invoice	Date	Description	Check Sort Code	Amount
	10501	01/16/2024	AR Upper		647.50
	01/16/2024	41506 Accounts Payable	Menards - Long Grove		393.87
	Invoice	Date	Description	Check Sort Code	Amount
	17468	12/31/2023	PW Materials		56.98

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Village of Buffalo Grove Payment Batch Register

3.A.b

Bank Account: 1695 - Operating
Batch Date: 01/16/2024

Type	Date	Number Source	Payee Name	EFT Bank/Account	Transaction Amount
		17531	12/31/2023	station 27 materials	27.19
		17584	12/31/2023	PW Materials	32.93
		17128	12/31/2023	PW Materials	16.98
		17011	12/31/2023	PW Materials	23.94
		11962	12/31/2023	PD materials	128.50
		16802	12/31/2023	Village Hall Materials	33.96
		17919	12/31/2023	PW Materials	73.39
Check	01/16/2024	41507 Accounts Payable	METROPOLITAN FIRE PROTECTION INC		866.00
	Invoice	Date	Description	Check Sort Code	Amount
		57730	12/31/2023	fire alarm call at PW	866.00
Check	01/16/2024	41508 Accounts Payable	Motorola, Inc.		1,099.52
	Invoice	Date	Description	Check Sort Code	Amount
		8281789790	12/24/2023	Radio Equipment	1,099.52
Check	01/16/2024	41509 Accounts Payable	MPC Communications & Lighting, Inc.		7,522.90
	Invoice	Date	Description	Check Sort Code	Amount
		23-1312	12/31/2023	Equipment Install - 733	7,522.90
Check	01/16/2024	41510 Accounts Payable	Municipal Clerks of Illinois		75.00
	Invoice	Date	Description	Check Sort Code	Amount
		SIRABIAN-WIN24	01/08/2024	WINTER SEMINAR REGISTRATION - SIRABIAN	75.00
Check	01/16/2024	41511 Accounts Payable	Mutual Ace Hardware Buffalo Grove		78.82
	Invoice	Date	Description	Check Sort Code	Amount
		189912	01/16/2024	Paint for Training Room	78.82
Check	01/16/2024	41512 Accounts Payable	North East Multi-Regional Training, Inc.		150.00
	Invoice	Date	Description	Check Sort Code	Amount
		341573	12/31/2023	Proactive Patrol tactics and Intelligence Gathering - O'Neill	150.00
Check	01/16/2024	41513 Accounts Payable	NORTH STAR PLACE BRANDING + MARKETING		32,000.00
	Invoice	Date	Description	Check Sort Code	Amount
		INV-7604	12/31/2023	Village Brand Initiative-Final Invoice	32,000.00
Check	01/16/2024	41514 Accounts Payable	North Suburban Association of Chiefs of		600.00

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Village of Buffalo Grove

Payment Batch Register

3.A.b

Bank Account: 1695 - Operating
Batch Date: 01/16/2024

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Police						
	Invoice		Date	Description	Check Sort Code	Amount
	2023-1219-40		01/16/2024	2023 Annual Membership - Budds		200.00
	2023-1219-41		01/16/2024	2024 Annual Membership Dues		200.00
	2023-1219-23		01/16/2024	2024 Membership Dues for DC Spolar		200.00
Check	01/16/2024	41515	Accounts Payable	NorthShore University HealthSystem		456.00
	Invoice		Date	Description	Check Sort Code	Amount
	206603904-121923		12/21/2023	HAZMAT Physical- McCormick		456.00
Check	01/16/2024	41516	Accounts Payable	Orphans of the Storm		75.00
	Invoice		Date	Description	Check Sort Code	Amount
	Dec2023		12/31/2023	Boarding of one stray dog		75.00
Check	01/16/2024	41517	Accounts Payable	PRIMUS ELECTRONICS CORPORATION		27.40
	Invoice		Date	Description	Check Sort Code	Amount
	1027450		12/20/2023	Antena purchase		27.40
Check	01/16/2024	41518	Accounts Payable	T-MOBILE		176.28
	Invoice		Date	Description	Check Sort Code	Amount
	11-21 /12-20-23		12/30/2023	Phone Service Police 977220855 Dec 2023		106.28
	Dec2023		12/30/2023	Mobile Internet Acct 982100762		70.00
Check	01/16/2024	41519	Accounts Payable	Terrace Supply Company		280.86
	Invoice		Date	Description	Check Sort Code	Amount
	0001054568		12/31/2023	Cylinder rental		22.32
	0001053703		12/31/2023	Cylinder rental		21.60
	0001055331		12/31/2023	Medical Oxygen		153.45
	0071029579		12/18/2023	Medical Oxygen		83.49
Check	01/16/2024	41520	Accounts Payable	Verizon Wireless		11,800.93
	Invoice		Date	Description	Check Sort Code	Amount
	9952336807		12/30/2023	Cell phone acct 685082005-00001 Dec 2023		11,800.93
Check	01/16/2024	41521	Accounts Payable	VISION SERVICE PLAN		2,849.13
	Invoice		Date	Description	Check Sort Code	Amount

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Village of Buffalo Grove

Payment Batch Register

3.A.b

Bank Account: 1695 - Operating
Batch Date: 01/16/2024

Type	Date	Number Source	Payee Name	EFT Bank/Account	Transaction Amount
	819432368	01/01/2024	January 2024 Vision Insurance Premiums		2,849.13
Check	01/16/2024	41522 Accounts Payable	WCS Photography		290.00
	Invoice	Date	Description	Check Sort Code	Amount
	BGPD2023-1	12/31/2023	Employee Photos		290.00
Check	01/16/2024	41523 Accounts Payable	Wold Architects Inc.		15,508.57
	Invoice	Date	Description	Check Sort Code	Amount
	90763	12/31/2023	New Public Works Facility		13,340.69
	90877	12/31/2023	Fire Station 27 Generator Replacment		2,167.88
EFT	01/16/2024	16138 Accounts Payable	ACCURATE EMPLOYMENT SCREENING, LLC	071000039 / 8670514204	149.14
	Invoice	Date	Description	Check Sort Code	Amount
	AUR2211587	12/31/2023	Contract-Service		149.14
EFT	01/16/2024	16139 Accounts Payable	Air One Equipment, Inc.	071000505 / 2900547	251.00
	Invoice	Date	Description	Check Sort Code	Amount
	200351	11/22/2023	Vehicle tags		61.00
	201007	12/11/2023	SCBA Hydrotest 12/6/23		25.00
	201769	12/29/2023	Breathing Air Testing 23-1101		165.00
EFT	01/16/2024	16140 Accounts Payable	AMAZON CAPITAL SERVICES, INC.	121000248/41630410537523642	11,693.19
	Invoice	Date	Description	Check Sort Code	Amount
	1L9Q-J3NV-33K4	11/27/2023	Amazon Purchases FD - 23-1113 - 23-1126		839.98
	1QRD-VGM4-V6RQ	12/11/2023	Amazon Purchases FD - 23-1127 - 23-1210		1,578.59
	1QFVWYG3WF33	12/31/2023	Purchases made through 11/27-12/10		997.07
	16LN-XPPN-LLDF	12/25/2023	Amazon Purchases FD - 23-1211 - 12-1224		431.68
	1LHW-9JHK-PLVX	12/25/2023	Misc IT Items		156.45
	13QV-1DKH-NV6L	12/25/2023	Office Supplies		559.57
	19F1GC43XCXX	01/16/2024	Purchases made through 12/25/23-01/07/24		175.66
	1G4PYLPFKP3T	12/31/2023	Purchases made through 12/11/23-12/24/23		1,392.23
	16LN-XPPN-L7QV	12/31/2023	Parts and Supplies		3,160.98
	1TQD-9JDP-MXQR	01/09/2024	Parts and Supplies		2,400.98
EFT	01/16/2024	16141 Accounts Payable	American Hoist & Manlift, Inc.	071000013 / 238756693	1,750.00
	Invoice	Date	Description	Check Sort Code	Amount

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Village of Buffalo Grove

Payment Batch Register

3.A.b

Bank Account: 1695 - Operating
Batch Date: 01/16/2024

Type	Date	Number Source	Payee Name	EFT Bank/Account	Transaction Amount
	27858	12/31/2023	Replace Phones in two elevator's		1,750.00
EFT	01/16/2024	16142 Accounts Payable	Arlington Power Equipment, Inc.	271070801 / 0800324769	199.92
	Invoice	Date	Description	Check Sort Code	Amount
	180075	01/16/2024	Aspen Fuel		199.92
EFT	01/16/2024	16143 Accounts Payable	Bonnell Industries Inc.	071125891 / 300015336	281.22
	Invoice	Date	Description	Check Sort Code	Amount
	0212474-IN	12/31/2023	hydraulic tube		281.22
EFT	01/16/2024	16144 Accounts Payable	Chicago Communications LLC.	071926155 / 01574136	3,844.00
	Invoice	Date	Description	Check Sort Code	Amount
	349253	12/31/2023	Four mobile radios Xpr5350e		3,844.00
EFT	01/16/2024	16145 Accounts Payable	Cintas Corporation No. 2	042000314 / 7024711918	254.85
	Invoice	Date	Description	Check Sort Code	Amount
	4178665828	12/31/2023	Floor runner/shop towel rentals		254.85
EFT	01/16/2024	16146 Accounts Payable	CITY ESCAPE GARDEN & DESIGN, LLC	071902399 / 5100255	1,656.73
	Invoice	Date	Description	Check Sort Code	Amount
	12685	12/31/2023	Landscape Maintenance 2023		1,656.73
EFT	01/16/2024	16147 Accounts Payable	DACRA Tech LLC	071902399 / 5100339	1,606.84
	Invoice	Date	Description	Check Sort Code	Amount
	OT 2023-12-064	12/31/2023	Monthly Software as a Service Subscription		1,606.84
EFT	01/16/2024	16148 Accounts Payable	DataProse, LLC.	114000093/248095604	3,912.41
	Invoice	Date	Description	Check Sort Code	Amount
	DP2305084	12/30/2023	Bill Processing December 2023		3,912.41
EFT	01/16/2024	16149 Accounts Payable	Eby Graphics. Inc.	071925787/0650025504	968.14
	Invoice	Date	Description	Check Sort Code	Amount
	11573	12/28/2023	CERT Trailer		968.14
EFT	01/16/2024	16150 Accounts Payable	ENZ USA INC	271070801 / 0801451985	415.00
	Invoice	Date	Description	Check Sort Code	Amount
	2400046	01/05/2024	Nozzle repair		415.00

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Village of Buffalo Grove

Payment Batch Register

3.A.b

Bank Account: 1695 - Operating

Batch Date: 01/16/2024

Type	Date	Number Source	Payee Name	EFT Bank/Account	Transaction Amount
EFT	01/16/2024	16151 Accounts Payable	Eterno , David G.	071000013 / 2332452321	500.00
	Invoice	Date	Description	Check Sort Code	Amount
	10406	12/30/2023	Administrative Hearings 12/12/2023		500.00
EFT	01/16/2024	16152 Accounts Payable	Grainger, Inc.	021052053 / 12442221	182.65
	Invoice	Date	Description	Check Sort Code	Amount
	7117471719	12/30/2023	MRO Supplies 12/28/2023-01/03/2024		182.65
EFT	01/16/2024	16153 Accounts Payable	ILLINOIS PUBLIC RISK FUND	071901604 / 8100377848	105,448.00
	Invoice	Date	Description	Check Sort Code	Amount
	86883	01/01/2024	January 2024 Workers Comp and Admin Fee		52,724.00
	86884	01/01/2024	February 2024 Workers Comp and Admin Fee		52,724.00
EFT	01/16/2024	16154 Accounts Payable	Logsdon Office Supplies	071923909 / 1650003441	335.02
	Invoice	Date	Description	Check Sort Code	Amount
	PPS-436	12/31/2023	Office Supplies December		335.02
EFT	01/16/2024	16155 Accounts Payable	MGP Inc	071000013 / 707217154	24,607.50
	Invoice	Date	Description	Check Sort Code	Amount
	6731	12/31/2023	GIS Staffing Services 2023		12,982.50
	7151	12/31/2023	HR- Onboarding Sharepoint - Microsoft 365 Services		11,625.00
EFT	01/16/2024	16156 Accounts Payable	Northwest Central Dispatch System	071000013 / 5330238854	25,476.23
	Invoice	Date	Description	Check Sort Code	Amount
	9540	01/01/2024	February 2024 Member Assessment		25,476.23
EFT	01/16/2024	16157 Accounts Payable	NSN EMPLOYER SERVICES, INC	071000505/005800152380	359.29
	Invoice	Date	Description	Check Sort Code	Amount
	10345	01/04/2024	Contract-Service		359.29
EFT	01/16/2024	16158 Accounts Payable	Paddock	071925460 / 1033279999	275.40
	Invoice	Date	Description	Check Sort Code	Amount
	274914	12/26/2023	Public hearing notices		189.00
	275436	12/30/2023	Public hearing notices		86.40
EFT	01/16/2024	16159 Accounts Payable	Passport Labs, Inc.	121137522 / 1894832110	266.55
	Invoice	Date	Description	Check Sort Code	Amount

Attachment: Warrant 1364 (Approval of Warrant #1364)

User: Vicki Bielik

Pages: 8 of 10

1/11/2024 8:20:32 AM

Packet Pg. 36

Village of Buffalo Grove Payment Batch Register

3.A.b

Bank Account: 1695 - Operating

Batch Date: 01/16/2024

Type	Date	Number Source	Payee Name	EFT Bank/Account	Transaction Amount
		INV-1043260	12/30/2023	Mobile Pay Parking Fee Dec 2023	264.55
		INV-1042892	12/30/2023	Mobile Pay Parking Fee Dec 2023	2.00
EFT	01/16/2024	16160 Accounts Payable	PEERLESS NETWORK, INC	021000021 /863118136	6,105.86
	Invoice	Date	Description	Check Sort Code	Amount
		41305	01/01/2024	Monthly invoice Jan 2024	6,105.86
EFT	01/16/2024	16161 Accounts Payable	Quench USA, Inc.	071000013/661036225	266.45
	Invoice	Date	Description	Check Sort Code	Amount
		INV06774487	01/16/2024	Cooler rental 01/01/24-03/31/24	266.45
EFT	01/16/2024	16162 Accounts Payable	Ray O'Herron Company, Inc.	071112066 / 65379840	1,541.17
	Invoice	Date	Description	Check Sort Code	Amount
		3183650	12/31/2023	Dress Coat for Anderson - Promotion	190.72
		2315749	12/31/2023	Promotional Uniform - Turano	505.36
		2315252	12/31/2023	Promotion Uniform - Turano	34.52
		2315139	12/31/2023	Dress Coat leaves - Anderson	60.41
		2315344	12/28/2023	RTF Gear	750.16
EFT	01/16/2024	16163 Accounts Payable	S.B. Friedman Development Advisors	071925444 / 3802172475	11,963.75
	Invoice	Date	Description	Check Sort Code	Amount
		4.99.22	12/30/2023	TIF-Shorewood Project Review	11,963.75
EFT	01/16/2024	16164 Accounts Payable	Schain Banks Kenny & Schwartz	071923569/0300115656	31,532.50
	Invoice	Date	Description	Check Sort Code	Amount
		156506	12/30/2023	December 2023 Legal Service Retainer	10,000.00
		156507	12/30/2023	December 2023 Legal Service General Corporate	14,082.50
		156508	12/30/2023	December 2023 Legal Service Adjudication	7,450.00
EFT	01/16/2024	16165 Accounts Payable	Service Sanitation, Inc.	071909363 / 5410070006	10,000.00
	Invoice	Date	Description	Check Sort Code	Amount
		8578823	09/08/2023	Portable Restrooms BG Days 2023	10,000.00
EFT	01/16/2024	16166 Accounts Payable	T.O.P.S. in Dog Training	071909871 / 111914235	350.00
	Invoice	Date	Description	Check Sort Code	Amount
		26520	12/31/2023	K-9 Monthly Maintenance Training - 510.41	350.00
EFT	01/16/2024	16167 Accounts Payable	Telcom Innovations Group, LLC.	071925444 / 3809383899	652.50

Attachment: Warrant 1364 (Approval of Warrant #1364)

User: Vicki Bielik

Pages: 9 of 10

1/11/2024 8:20:32 AM

Packet Pg. 37

Village of Buffalo Grove
Payment Batch Register

Bank Account: 1695 • Operating
Batch Date: 01/16/2024

3.A.b

Type	Date	Number Source	Payee Name	EFT Bank/Account	Transaction Amount
EFT	Invoice	Date	Description	Check Sort Code	Amount
	A60522	12/31/2023	Billable Remote Services Phone Repair		652.50
	01/16/2024	16168 Accounts Payable	Urban Communications, Inc.	071909363/4422017006	24,350.00
	Invoice	Date	Description	Check Sort Code	Amount
	75653	01/03/2024	1 Year Preventative Maintenance Plan & Phone Support		4,900.00
EFT	75672	12/31/2023	Material testing		19,450.00
	01/16/2024	16169 Accounts Payable	VISOgraphic, Inc.	021052053/37801467	1,443.36
	Invoice	Date	Description	Check Sort Code	Amount
	239748	01/16/2024	Business cards Shipman , O'Neil, and no name		135.85
	239469	12/31/2023	Field Directories		1,307.51
1695 Operating Totals:			Transactions: 70		\$717,693.52
	Checks:	38	\$445,054.85		
	EFTs:	32	\$272,638.67		

Attachment: Warrant 1364 (Approval of Warrant #1364)



Information Item : New Firefighter/Paramedic Badge Presentation

Recommendation of Action

Staff recommends presentation.

Alexandra Kiotis will be presented with her Firefighter/Paramedic badge from the Buffalo Grove Fire Department.

Trustee Liaison
Cesario

Staff Contact
Mike Baker, Fire

Tuesday, January 16, 2024	
---------------------------	--



Action Item : Memorandum of Understanding Between the Village of Mount Prospect and the Village of Buffalo Grove to Provide Police Social Worker And/Or Mental Health Professional Coverage

Recommendation of Action

Staff recommends approval.

SUMMARY: The Police Department seeks to enter into a Memorandum of Understanding with the Village of Mount Prospect to assist with Social Workers/Mental Health coverage when back-up assistance is needed.

ATTACHMENTS:

- Village of Mt Prospect-Bufallo Grove_MOU for emergency social worker services (PDF)

Trustee Liaison
Cesario

Staff Contact
Brian Budds, Police

Tuesday, January 16, 2024

MEMORANDUM OF UNDERSTANDING BETWEEN THE VILLAGE OF MOUNT PROSPECT AND THE VILLAGE OF BUFFALO GROVE TO PROVIDE POLICE SOCIAL WORKER AND/OR MENTAL HEALTH PROFESSIONAL COVERAGE

THIS MEMORANDUM OF UNDERSTANDING is entered into this ____ day of November 2023, by and between the Village of Mount Prospect (hereinafter referred to as “Mount Prospect”) and the Village of Buffalo Grove (“hereinafter “Buffalo Grove”) (collectively, the “Parties”) for the provision of trained social workers or mental health professionals to meet the temporary needs of their respective police departments.

RECITALS

WHEREAS, the Parties recognize the important role that trained social workers and mental health professionals can play in assisting police officers to work effectively with situations involving mental health issues; and

WHEREAS, from time to time the Mount Prospect and Buffalo Grove communities need trained social workers and/or mental health professionals to assist their police officers in effectively addressing situations that include mental health issues; and

WHEREAS, Mount Prospect and Buffalo Grove occasionally do not have trained social workers or mental health professionals available to provide needed assistance to police officers; and

WHEREAS, Mount Prospect and Buffalo Grove desire to share their trained social workers and/or mental health professionals when such help is necessary to provide their communities with needed assistance; and

WHEREAS, the Parties recognize the importance of providing each other with back-up assistance during large-scale crisis situations that require more trained social workers and/or mental health professionals than either community has available.

NOW, THEREFORE, in consideration of the promises and mutual covenants contained herein, the parties agree that:

1. **Incorporation of Recitals.** The foregoing Recitals are incorporated herein by reference as though fully set forth.
2. **Effective Date.** The Effective Date shall be the date on which the last of the Parties executes this Memorandum.
3. **Term of the Memorandum.** This Memorandum shall be in effect for one year from the Effective Date. The Memorandum will renew automatically for an additional year unless either Mount Prospect or Buffalo Grove provides to the other written notice at least thirty (30) days prior to the renewal date that it will withdraw from the Memorandum. In the event one of the

Parties does withdraw from the Memorandum, the agreement will cease at the end of the current one-year term.

4. **Making a Request for Trained Social Worker and/or Mental Health Professional Assistance.** The Parties recognize a request for assistance to police officers by a trained social worker or mental health professional should not be made for day-to-day operations; rather, the assistance will be provided when police department social workers and/or mental health professionals are not available due to circumstances such as vacations, maternity leave or other anticipated absences. A request for assistance should be made directly to the Mount Prospect Human Services Director or Deputy Director, in the Director's absence or to the Buffalo Grove Human Resources Manager or designee. In the event a trained social worker or mental health professional from the Mount Prospect Human Services Department is not available, the Human Resources Director or Deputy Director will provide crisis response assistance. Requests for assistance should come directly from police department social workers or mental health professionals and the requests should be made at least a week in advance so that preparations for coverage can be made. Assistance requests can be made by telephone when emergency circumstances require immediate trained social worker and/or mental health professional help.

5. **Scope of Assistance.** The Parties agree that the support provided by their social workers and/or mental health professionals will vary based on the situation. The assistance can include, but will not be limited to: telephone consultation, responding on-scene, providing court advocacy, and follow-up social work services.

6. **Limit to Assistance.** This Memorandum does not guarantee that trained social worker or mental health professional assistance will be provided when requested. A party will not be required to provide emergency assistance if it has no trained social workers and/or mental health professionals available at the time a request for help is made due to services being provided to members of their own community.

7. **Qualifications of Individuals Providing Assistance.** The Parties agree that only individuals currently licensed by Illinois to practice as a social worker or professional mental health professional shall provide emergency assistance upon the request of one of the Parties.

8. **Insurance.** Upon full execution of this Memorandum, Buffalo Grove shall name Mount Prospect as an additional insured to its insurance coverage and Mount Prospect shall name Buffalo Grove an additional to its insurance coverage. The Parties shall provide one another with a certificate of insurance indicating each has been included as an additional insured to the insurance coverage of the other.

9. **Hold Harmless and Indemnification.** Buffalo Grove hereby agrees, to the greatest extent permitted by Illinois law, to indemnify, hold harmless and defend Mount Prospect and its appointed and elected officials, agents, officers, Trustees, employees and volunteers from and against any and all claims, suits, damage, causes of action, judgments, loss, costs, expenses and attorneys' fees arising out of personal injury, including death, property loss, or damages sustained by any person as a result of Mount Prospect providing trained social worker and/or

mental health professional assistance to Buffalo Grove and any of its employees, agents and representatives pursuant to this Memorandum.

Mount Prospect hereby agrees, to the greatest extent permitted by Illinois law, to indemnify, hold harmless and defend Buffalo Grove and its appointed and elected officials, agents, officers, Trustees, employees and volunteers from and against any and all claims, suits, damage, causes of action, judgments, loss, costs, expenses and attorneys' fees arising out of personal injury, including death, property loss, or damages sustained by any person as a result of Buffalo Grove providing trained social worker and/or mental health professional assistance to Mount Prospect and any of its employees, agents and representatives pursuant to this Memorandum.

10. **No Waiver of Tort Immunity Defenses.** Nothing contained in this Memorandum is intended to constitute, nor shall constitute, a waiver of the defenses available to the Parties under the Illinois Local Governmental and Governmental Employees Act, 745 ILCS 10/1-101, *et seq.*, with respect to claims against either Party by third parties.

11. **No Third-Party Beneficiaries.** This Memorandum is entered into solely for the benefit of the Parties, and nothing in this Memorandum is intended, either expressly or impliedly, to provide any right or benefit of any kind whatsoever to any person and entity not a party to this Memorandum, or to acknowledge, establish, or impose any legal duty to any third party.

13. **Notice.** Any notice under this Agreement shall be in writing sent by certified mail, return receipt requested, with proper postage pre-paid, and shall be deemed to have been given on the date of the mailing and shall be addressed as follows:

A. If to Mount Prospect:

Julie Kane, Director
Human Services Department
50 South Emerson Street
Mount Prospect, Illinois 60056
Telephone: 847-870-5680

B. If to Buffalo Grove

Kathryn Golbach, Human Resources Manager
50 Raupp Boulevard
Buffalo Grove, Illinois 60089
Telephone: 847-459-2517

14. **Counterparts.** This Memorandum may be executed simultaneously in two (2) counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same Memorandum.

15. **Entire Agreement.** This Memorandum contains the entire understanding between the Parties and supersedes any prior understanding or written or oral agreements between them

regarding the subject matter herein. There are no representations, agreements, arrangements or understandings, oral or written, between and among the Parties hereto relating to the subject matter of this Memorandum which are not fully expressed herein.

16. **Amendments.** This Memorandum may be amended only by mutual written consent of the Parties hereto.

VILLAGE OF MOUNT PROSPECT

VILLAGE OF BUFFALO GROVE

By: _____

By: _____

ATTEST:

ATTEST:

By: _____

By: _____

Dated: _____, 2023

Dated: _____, 2023



**Resolution No. R-2024-2 : Resolution for Calendar Year 2024
Village-Wide Street Maintenance Motor Fuel Tax**

Recommendation of Action

Staff recommends approval.

SUMMARY: Staff recommends approval of a resolution which meets the requirements of the Illinois Department of Transportation for the use of Motor Fuel Tax funds for FY 2024 for the Village-wide street maintenance program.

ATTACHMENTS:

- Memo Bragg_2024 MFT Maint Resolution Memo_1-9-2024 (DOCX)
- BLR 14220_resolution_r (PDF)

Trustee Liaison
Stein

Staff Contact
Kyle Johnson, Engineering

Tuesday, January 16, 2024

VILLAGE OF BUFFALO GROVE



MEMORANDUM

DATE: January 9, 2024
TO: Dane Bragg, Village Manager
FROM: Kyle Johnson, Deputy Director of Public Works/Village Engineer
SUBJECT: FY 2024 Resolution for Yearly Authorization of Motor Fuel Taxes

Background

This agenda item is for the required IDOT Motor Fuel Tax (MFT) Resolution and requests MFT funds to be utilized for the Village's 2024 fiscal year payments for the Village-wide street maintenance program which includes salt purchasing, striping, crack sealing, street light maintenance, traffic signal maintenance, sidewalk maintenance, mowing, and street patching.

Recommendation

Staff recommends approval of the IDOT Motor Fuel Tax (MFT) Resolution.



Resolution for Maintenance
Under the Illinois Highway Code

District	County	Resolution Number	Resolution Type	Section Number
1	Lake		Original	24-00000-00-GM

BE IT RESOLVED, by the President and Board of Trustees of the Village of
Governing Body Type Local Public Agency Type
Buffalo Grove Illinois that there is hereby appropriated the sum of One Million Six
Name of Local Public Agency
Hundred Thousand and 00/100 Dollars (\$1,600,000.00)

of Motor Fuel Tax funds for the purpose of maintaining streets and highways under the applicable provisions of Illinois Highway Code from

01/01/24 to 12/31/24
Beginning Date Ending Date

BE IT FURTHER RESOLVED, that only those operations as listed and described on the approved Estimate of Maintenance Costs, including supplemental or revised estimates approved in connection with this resolution, are eligible for maintenance with Motor Fuel Tax funds during the period as specified above.

BE IT FURTHER RESOLVED, that Village of Buffalo Grove
Local Public Agency Type Name of Local Public Agency
shall submit within three months after the end of the maintenance period as stated above, to the Department of Transportation, on forms available from the Department, a certified statement showing expenditures and the balances remaining in the funds authorized for expenditure by the Department under this appropriation, and

BE IT FURTHER RESOLVED, that the Clerk is hereby directed to transmit four (4) certified originals of this resolution to the district office of the Department of Transportation.

I Janet Sirabian Village Clerk in and for said Village
Name of Clerk Local Public Agency Type Local Public Agency Type
of Buffalo Grove in the State of Illinois, and keeper of the records and files thereof, as
Name of Local Public Agency
provided by statute, do hereby certify the foregoing to be a true, perfect and complete copy of a resolution adopted by the

President and Board of Trustees of Buffalo Grove at a meeting held on 01/16/24
Governing Body Type Name of Local Public Agency Date

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this 16th day of January, 2024
Day Month, Year

(SEAL, if required by the LPA)

Clerk Signature & Date

--

APPROVED

Regional Engineer Signature & Date
Department of Transportation

--

Attachment: BLR 14220_resolution_r (R-2024-2 : MFT Resolution - Maintenance)



Ordinance No. O-2024-5 : Ordinance Authorizing the Purchase of a Two Post Vehicle Lift from Safetylane Automotive Equipment

Recommendation of Action

Staff recommends approval.

SUMMARY: Staff recommends the Village Board authorize the Village Manager to purchase a post lift through the Sourcewell purchasing cooperative in accordance with the Illinois Joint Purchasing Act in an amount not to exceed \$48,203.00.

ATTACHMENTS:

- Lift Quote (PDF)
- Two Post Vehicle Lift Ordinance (DOCX)
- Public Works Fleet Two Post Lift Memo (DOCX)

Trustee Liaison

Bocek

Staff Contact

Jim Warnstedt, Public Works

Tuesday, January 16, 2024



Safetylane Automotive Equipment
 A Division of SLE Technologies, Inc.
 P.O. Box 83 | 212 N. Main Street
 317.326.5550
 Maxwell IN 46154

PROPOSAL

DATE	EXPIRATION	ESTIMATE #
10/19/2023	1/31/2024	11085
ORDERED BY	P.O. #	

BILL TO

Josh Wallace
 SL - Buffalo Grove Public Works
 51 Rapp Blvd
 Buffalo Grove IL 60089

SHIP TO

Josh Wallace
 SL - Buffalo Grove Public Works
 51 Rapp Blvd
 1-847-459-2579
 Buffalo Grove IL 60089

Scope of Work

Sourcewell Procurement
 #013020-SKI
 Sourcewell is authorized to establish competitively awarded cooperative purchasing contracts on behalf of itself and its participating agencies.

Will comply to prevailing wages

20K Freedom Two Post Lift.

Items being supplied by SLE.

Flat rubber cap pick-up pad 128x36 mm
 Toothed steel slip-in pick-up pad square 110mm / 4 5/16 " (1pc)
 Support extension 1.5"
 Support extension 3.5"
 Support extension 6.3"
 Set of chemical anchors and shims

Installed on brand new concrete.
 Electrical to lift needs to be supplied by customer, 460 Volt 3 Phase.
 Must have access to a Forklift , otherwise we will have to add Forklift fees.
 This will also included training once install is complete.

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
35040000	SK 2.20-22 Two-post 20,000 lbs capacity with 4 single telescopic arms 460 volt 35040038	1.00	42,299.00	42,299.00
35000919	Set of 2 adapter trays to store 2*6 adapters. To be mounted to the column structure.	1.00	276.00	276.00
Labor to install	Labor to install	1.00	3,500.00	3,500.00
Travel Time-Stertil-Koni	(4 hours at 82.00 per hour= \$328.00 Max)	1.00	328.00	328.00
Freight	Freight	1.00	1,800.00	1,800.00
Sales Tax	Sales Tax	0.00		0.00

Attachment: Lift Quote (O-2024-5 : Purchase Authorization for Two Post Vehicle Lift)



Safetylane Automotive Equipment
A Division of SLE Technologies, Inc.
P.O. Box 83 | 212 N. Main Street
317.326.5550
Maxwell IN 46154

PROPOSAL

DATE	EXPIRATION	ESTIMATE #
10/19/2023	1/31/2024	11085
ORDERED BY	P.O. #	

SUBTOTAL	48,203.00
DISCOUNT	

TOTAL USD	48,203.00
-----------	-----------

We impose a surcharge of 3.5% on the all transactions processed using a credit card. Please note this charge is for payment by credit/debit card only. You have the option to pay by check or cash without any additional fee.

Approved By _____

Date of Acceptance _____

Attachment: Lift Quote (O-2024-5 : Purchase Authorization for Two Post Vehicle Lift)

ORDINANCE 2024-_____

**AN ORDINANCE AUTHORIZING THE PURCHASE OF A TWO POST VEHICLE LIFT FROM SAFETYLANE
AUTOMOTIVE EQUIPMENT**

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 Public Works Department requires a two post vehicle lift to maintain vehicles and equipment; and

WHEREAS, the Village will make purchases in accordance with the Illinois Governmental Joint Purchasing Act (30 ILCS 525/0.01 et seq.).

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

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

SECTION 2. The Village Manager is authorized to purchase one (1) two post vehicle lift from Safetylane Automotive Equipment, through the Sourcewell purchasing cooperative contract #013020-SKI, in accordance with the Illinois Joint Purchasing Act (30 ILCS 525/0.01 et seq.), in an amount not to exceed \$48,203.00.

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: _____, 2024

APPROVED: _____, 2024

APPROVED: _____

Eric N. Smith, Village President

ATTEST:

Janet Sirabian, Village Clerk

Attachment: Two Post Vehicle Lift Ordinance (O-2024-5 : Purchase Authorization for Two Post Vehicle Lift)

VILLAGE OF BUFFALO GROVE



MEMORANDUM

DATE: January 12, 2024
TO: Dane Bragg, Village Manager
FROM: Josh Wallace, Fleet Manager
SUBJECT: Purchase Authorization for Two Post Vehicle Lift

Recommendation

Staff recommends the Village Board authorize the Village Manager to purchase one (1) two post lift from Safetylane Automotive Equipment, through the Sourcewell purchasing cooperative contract #013020-SKI in accordance with the Illinois Joint Purchasing Act (30 ILCS 525/0.01 et seq.), in an amount not to exceed \$48,203.00.

Background Information

As part of the owner-supplied items for the new Public Works facility, the Fleet Maintenance Section is planning to purchase and install one (1) Stertil Koni SK 2.20 Two Post Vehicle Lift. This state-of-the-art lift is a key addition to our Fleet Maintenance infrastructure, enhancing our capability to maintain the village's vehicles and equipment efficiently.

The Stertil Koni SK 2.20 Two Post Vehicle Lift has been strategically selected to expand our current maintenance capabilities. Its design allows for the accommodation of larger and taller vehicles, eliminating height restrictions that have posed challenges in the past, enabling us to work on a broader range of vehicles and equipment.

This lift will significantly contribute to the overall efficiency and effectiveness of our vehicle and equipment maintenance operations.

The projected life cycle for the new lift is 20 years, which aligns with our current lift life cycle. The acquisition of the Stertil Koni SK 2.20 Two Post Vehicle Lift is within the approved Owner Supplied Item budget for the Public Works facility project.



Ordinance No. O-2024-6 : Ordinance Authorizing the Disposal of Surplus Village Personal Property

Recommendation of Action

Staff recommends approval.

SUMMARY: Attached is a list of Village owned property that will be disposed of during FY 2024. The assets were either used for trade-in or outright disposed of during the year. All capital assets will be removed from the Village's balance sheet.

ATTACHMENTS:

- BOT 01.16.24_Ord Authorizing the Disposal of Surplus Property (DOCX)
- BOT 01.16.24_2024 Disposals-Declaration of Surplus (PDF)

Trustee Liaison
Bocek

Staff Contact
Chris Black, Finance

Tuesday, January 16, 2024

ORDINANCE 2024- _____

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

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

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

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

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

SECTION 1. Pursuant to our Home Rule powers, the President and Board of Trustees of the Village of Buffalo Grove find that the listed items of personal property now owned by the Village of Buffalo Grove are no longer necessary or useful to the Village of Buffalo Grove and the best interests of the Village will be served by disposal.

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

AYES: _____
NAYES: _____
ABSENT: _____
PASSED: _____, 2024
APPROVED: _____, 2024

APPROVED:

Eric N. Smith, Village President

ATTEST:

Janet Sirabian, Village Clerk

Village of Buffalo Grove 2024 Fixed Asset Disposals

Asset	Number	Serial Number	Date Acquired	Depreciation Year	Cost Basis
Police					
2016 Ford Utility Interceptor	715	1FM5K84R5GGB6480	12/17/2015	2016	\$ 26,561.00
2016 Ford Utility Interceptor	723	1FM5K8AR7GGB64841	12/17/2015	2016	\$ 26,561.00
2015 Ford Utility Interceptor	726	1FM5K8AR8FGB61376	1/27/2015	2014	\$ 26,360.00
2015 Ford Utility Interceptor	727	1FM5K8AR9GGB64839	12/17/2015	2016	\$ 26,561.00
2016 Ford Utility Interceptor	743	1FM5K8AR5GGB54048	12/17/2015	2016	\$ 26,331.00
Fire					
Freightliner Ambulance	225	1FVACWDU2FHGS9658	11/9/2015	2015	\$ 235,857.00
Streets/Forestry					
2008 Ford F-350 Pick-up	403	1FTWF31RX8ED42822	4/7/2008	2008	\$ 33,885.25
2007 International Truck	424	1HTWDAAR17J484690	11/1/2006	2007	\$ 106,848.67
2007 International Truck	426	1HTWDAAR37J484691	11/1/2006	2007	\$ 114,915.66
2009 International Truck	438	1HTJTSKNX9H054374	12/31/2011	2011	\$ 194,435.00
2001 Wanco Arrowboard Trailer	TR16	5F11S101011000393	12/31/2001	2002	\$ 5,000.00
2001 Wanco Arrowboard Trailer	TR17	5F11S101011000392	12/31/2001	2002	\$ 5,000.00
2009 Chronkite Trailer	TR29	4733628299100064	12/31/2009	2010	\$ 7,500.00



**Ordinance No. O-2024-7 : Ordinance Approving an Amendment to
Planned Unit of Development Ordinance No. 2022-092 with Sign
Variations at 43 McHenry**

Recommendation of Action

The PZC unanimously recommended approval, subject to conditions. Staff concurs with this recommendation.

SUMMARY: Veterinary Emergency Group (VEG) is requesting approval of an Amendment to Ordinance No. 2022-092 to allow for a modified sign package with sign variations for a wall sign at 43 McHenry Road. The Planning & Zoning Commission unanimously recommended approval.

ATTACHMENTS:

- BOT Memo (DOCX)
- Ordinance (DOCX)
- Exhibit B. Plan Set (PDF)
- Exhibit C. Draft Minutes PZC Jan 3, 2024 (PDF)

Trustee Liaison
Weidenfeld

Staff Contact
Nicole Woods, Community Development

Tuesday, January 16, 2024

VILLAGE OF BUFFALO GROVE



MEMORANDUM

DATE: January 16, 2024

TO: Dane Bragg, Village Manager

FROM: Nicole Woods, Community Development Director
Andrew Binder, Associate Planner

SUBJECT: Approval of an Amendment to the sign plan approved by Ordinance No. 2022-092 and Sign Variations for a wall sign on the east elevation of Veterinary Emergency Group at 43 McHenry Road.

PROJECT BACKGROUND

Veterinary Emergency Group (VEG) is requesting approval of an Amendment to Ordinance No. 2022-092 to allow for a modified sign package with sign variation for an 89.63 sf wall sign on the east elevation of Veterinary Emergency Group building located at 43 McHenry Road, as shown in Figure 1.

In 2022, the Village Board approved the development of a new two-tenant commercial building on the same site as the NCH building. As part of the development project, the sign package was approved for both tenants. This included a sign package for VEG to install wall signs on the north and south elevations of the building; no variations to the Sign Code were requested as part of the original proposal. VEG is now proposing to add an additional wall sign on the building's east elevation, which requires an amendment to the sign plan under Ordinance No. 2022-92 with Variations from the Sign Codes as follows:

Sign Ordinance:

1. To allow more than two wall sign on the building;
2. To allow wall signs on the East Elevation that do not face a public right-of-way;
3. To allow the wall sign on the east elevation to be larger than the wall sign over the main entrance (south elevation).

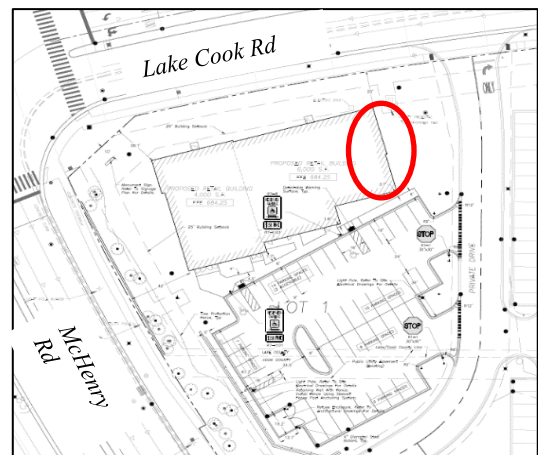


Figure 1: Proposed wall sign on east elevation (circled).

No other changes to the site or its use are proposed with this request.

PLANNING & ZONING ANALYSIS

The petitioner is proposing an internally illuminated channel letter sign on the east elevation of the that match the other existing wall signs on the north and south building elevations.

Staff supports the request and the amendment to the sign plan as the building is visible from all sides and the sign design complements the building's appearance, matching the previously approved signage. The combined sign area for the three wall signs is within the permitted limit.

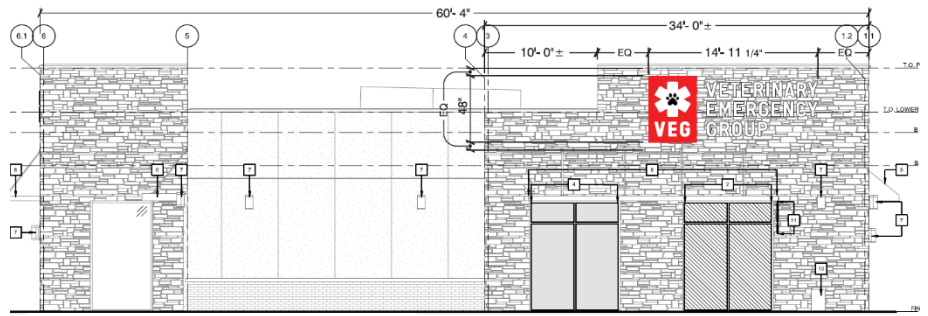


Figure 2: East Elevation with proposed

PUBLIC HEARING COMMENTS

There were no comments from the public.

PLANNING & ZONING COMMISSION (PZC) RECOMMENDATION

The PZC **unanimously recommended approval** of an amendment to the sign plan approved by Planned Unit Development Ordinance No. 2022-092 and Sign Variations to allow the installation of a wall sign on the east elevation of the building at 43 McHenry Road, subject to the following conditions:

1. The proposed project shall be developed in substantial conformance with the plans attached as part of the petition.

RECOMMENDATION

Staff recommends that the Village Board approve an Ordinance granting approval of an amendment to the sign plan approved by Planned Unit Development Ordinance No. 2022-092 and Sign Variations to allow the installation of a wall sign on the east elevation of the building at 43 McHenry Road.

ORDINANCE NO. 2024 - ____

**AN ORDINANCE APPROVING AN AMENDMENT TO THE
PLANNED UNIT DEVELOPMENT ORDINANCE NO. 2022-092,
WITH SIGN VARIATIONS FOR 43 MCHENRY ROAD**

**VILLAGE OF BUFFALO GROVE,
COOK AND LAKE COUNTIES, ILLINOIS**

**Veterinary Emergency Group
43 McHenry Road**

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

WHEREAS, 43 McHenry Road, Buffalo Grove, IL ("Property") is a 1.32-acre site in the B-3 Business District which is currently improved with a two-tenant commercial building and is hereinafter legally described in Exhibit A; and,

WHEREAS, GW McHenry BG, LLC is the owner of the Property; and,

WHEREAS, Site Enhancement Services, ("Petitioner") has filed a petition on behalf of GW McHenry BG, LLC, to allow the installation of a wall sign on the east elevation of the building at 43 McHenry Road, and is requesting the following approvals:

1. An Amendment to the Planned Unit Development approved by Ordinance No. 2022-92; and,
2. The following Variations from the Village of Buffalo Grove Sign Code:
 - a. A variation from Section 14.16. to allow more than two wall signs on the building;
 - b. A variation from Section 14.16. to allow wall signs on the East Elevation that does not face a public right-of-way;
 - c. A variation from Section 14.16. to allow the wall sign on the east elevation to be larger than the wall sign over the main entrance;

WHEREAS, the Village Planning & Zoning Commission conducted a public hearing on January 3, 2024 concerning the petition for approval of the Amendment to the sign plan approved by Planned Unit Development Ordinance No. 2022-092, along with Sign Variations; and,

WHEREAS, the Planning & Zoning Commission made findings and determined that the testimony and exhibits presented by the Petitioner at the public hearing satisfy the standards for Planned Unit Developments as set forth in the Buffalo Grove Zoning Ordinance, and satisfy the standards for Sign Variations as set forth in the Buffalo Grove Sign Ordinance, as described in the minutes attached as Exhibit C; and,

WHEREAS, the Planning & Zoning Commission voted 5 to 0 to unanimously recommend approval of the Amendment to the sign plan approved by Planned Unit Development Ordinance No. 2022-092,

along with Sign Variations, to allow the installation of a wall sign on the east elevation of the building for Veterinary Emergency Group at 43 McHenry Road; and,

WHEREAS, the President and Village Board of Trustees after due and careful consideration have concluded that approval of the proposed Amendment to the sign plan approved by Planned Unit Development Ordinance No. 2022-092, along with Sign Variations will serve the best interests of the Village.

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

- EXHIBIT A Legal Description of the Property
- EXHIBIT B Plan Set
- EXHIBIT C Draft Minutes from the January 3, 2024 Planning & Zoning Commission Meeting

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

Section 1. This Ordinance is made pursuant to and in accordance with the Village’s Zoning and Sign Ordinances 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 adopt a proper, valid, and binding ordinance approving the Amendment to the sign plan approved by Planned Unit Development Ordinance No. 2022-092, along with Sign Variations to allow the installation of a wall sign on the east elevation of the building at 43 McHenry Road, Buffalo Grove, IL, subject to the following conditions:

- A. The proposed project shall be developed in substantial conformance with the plans attached as part of the petition.

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:

Village Clerk

APPROVED:

Eric Smith, Village President

EXHIBIT A**Legal Description**

**Veterinary Emergency Group
43 McHenry Road**

LOT 1 IN FINAL PLAT OF NCH BUFFALO GROVE OUT PATIENT CARE CENTER SUBDIVISION BEING A RESUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 33, TOWNSHIP 43 NORTH, RANGE 11, AND PART OF THE NORTH HALF OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LAKE AND COOK COUNTIES, ILLINOIS RECORDED SEPTEMBER 17, 2021 AS DOCUMENT 7826815 AND CERTIFICATE OF CORRECTION RECORDED MARCH 17, 2022 AS DOCUMENT 7886777 IN LAKE COUNTY, ILLINOIS AND RECORDED NOVEMBER 10, 2021 AS DOCUMENT 2131422033 AND CERTIFICATE OF CORRECTION RECORDED MARCH 17, 2022 AS DOCUMENT 2207622006 IN COOK COUNTY, ILLINOIS.

PINS: 15-33-309-004 (Lake County)
03-04-102-003 (Cook County)

5

EXHIBIT B

Plan Set

**Veterinary Emergency Group
43 McHenry Road**

6

EXHIBIT C

DRAFT Minutes from the January 3, 2024 Planning & Zoning Commission Meeting
Veterinary Emergency Group
43 McHenry Road

Attachment: Ordinance (O-2024-7 : Ordinance Approving an Amendment to Ordinance 2022-092 with Sign Variation at 43 S. McHenry Rd.)

Cover Letter

Attachments:

- Narrative Statement/Use Description
- Proof of Ownership
- Property Owner Authorization
- Letter of Support from Landlord
- Recovery of Village Costs Form
- Certificate of Mailing Form
- Mailing Labels for Properties within 350 feet of the Site
- Responses to Standards
- Legal Description
- Sign Elevations
- Sign Plan

Narrative Description of the Request:

This sign variation to the current PUD is being requested to place a wall/building sign on the East elevation of the Veterinary Emergency Group located at 43 McHenry Road. The request does not meet the Village's Sign Code for the following reasons:

- a. The sign on the east elevation exceeds the allowable amount of signs on the building;
- b. The east elevation wall sign does not face a public road or an entrance of the tenant space;
- c. The sign on the east elevation will be larger than the sign over the main entrance.



PLANNED UNIT DEVELOPMENT STANDARDS

In addition to the special use standards, all planned unit developments shall meet the following general standards:

1. Have the minimum areas as set forth in [Section 17.16.060](#).

Response:

The request to amend the PUD for signage will have little to no effect on the development. This development meets these standards.

2. The uses permitted in such development are not of such a nature or so located as to exercise an undue detrimental influence or effect upon the surrounding neighborhood;

Response:

The use permitted in this development will not change due to this request for a sign variation. This development meets these standards.

3. The plan effectively treats the developmental possibilities of the subject property, making appropriate provisions for the preservation of streams, wooded areas, scenic views, floodplain areas, and similar physical features;

Response:

The request for a sign variation will not affect these issues. This development meets these standards.

4. All requirements pertaining to commercial, residential, institutional or other uses established in the planned unit development conform to the requirements for each individual classification as established elsewhere in this Title, except as may be specifically varied for the proper planning of the planned unit development;

Response:

The request for a sign variation will not affect the uses for this development. This development meets these standards.

5. The Planning and Zoning Commission shall determine that the area and width of the lot shall be sufficient for the proposed use, and that the development of the property in the proposed manner creates no outlots which will be difficult to develop in an appropriate manner.

VILLAGE OF BUFFALO GROVE



Response:

The request for a sign variation will not affect the lot dimensions in any way. This development meets these standards.



Sign Code – Variation Standard

RESPONSE TO STANDARDS

During your testimony at the Public Hearing, you need to testify and present your case for the variance being requested. During your testimony you need to affirmatively address the six (6) standards listed below.

The Planning & Zoning Commission is authorized to grant variations to the regulations of the Sign Code (Chapter 14.40) based upon findings of fact which are made based upon evidence presented at the hearing that:

1. The literal interpretation and strict application of the provisions and requirements of this Title would cause undue and unnecessary hardships to the sign user because of unique or unusual conditions pertaining to the specific building, parcel or property in question; and

Response:

The literal interpretation and strict application of the provisions and requirements of the Title would cause undue and unnecessary hardships to the sign user because the sign on the East elevation acts as a wayfinding element when motorists are maneuvering to the appropriate parking areas for Veterinary Emergency Group. When entering the property from Lake Cook Road, motorists will need to make multiple turns in order to reach the parking areas, and this branding element makes for a smooth transfer of information while allowing motorists to remain focused on the road in front of them and the parking areas that can be occupied with foot traffic and cars backing out of parking spaces.

2. The granting of the requested variance would not be materially detrimental to the property owners in the vicinity; and

Response:

The granting of the requested PUD Amendment would not be materially detrimental to the property owners in the vicinity, in fact, it will help motorists identify the surrounding businesses in a more efficient manner so there will be more efficient travel through this corridor.

3. The unusual conditions applying to the specific property do not apply generally to other properties in the Village; and

Response:

The unusual conditions applying to this specific property do not generally apply to other properties in the Village and this property lends itself to having a wayfinding element on the East elevation to differentiate itself from other properties within the direct vicinity of the parking areas for several surrounding businesses.

4. The granting of the variance will not be contrary to the purpose of this Title pursuant to Section 14.04.020.

Response:

The granting of the PUD Amendment will not be contrary to the purpose of this Title pursuant to Section 14.04.020 because the proposed wayfinding element on the East elevation promotes business identification, efficient advertising and communication, and elevates aesthetic values within the corridor, while minimizing visual clutter as each sign faces a different right-of-way. This wayfinding element also promotes public safety by providing a smooth transfer of information in order to allow for motorists to maintain their primary focus of navigating their vehicle through the heavily trafficked commercial corridor.

B. Where there is insufficient evidence, in the opinion of the Planning & Zoning Commission, to support a finding under subsection (A), but some hardship does exist, the Planning & Zoning Commission may consider the requirement fulfilled if:

1. The proposed signage is of particularly good design and in particularly good taste; and

Response:

The proposed signage reflects Veterinary Emergency Group's trademarked branding standard and is designed in good taste.

2. The entire site has been or will be particularly well landscaped.

Response:

The entire site will be well landscaped.

Additional information can be found at the Village's Sign Code Regulations webpage:

https://library.municode.com/il/buffalo_grove/codes/code_of_ordinances?nodeId=TIT14SICO_CH14.40VAAP



**VETERINARY
EMERGENCY
GROUP**

PERMIT SIGNAGE

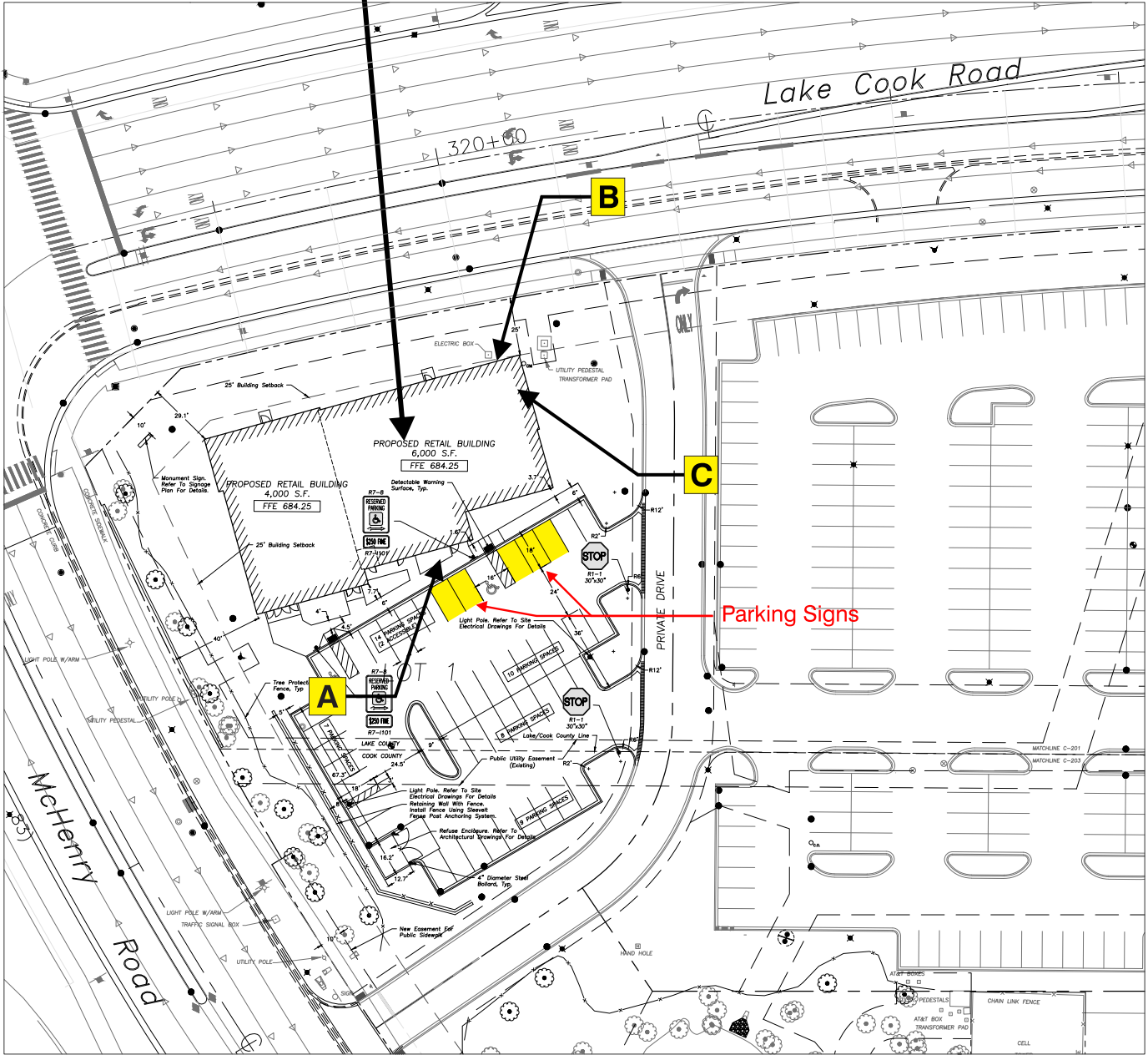
43 McHenry Rd.
Buffalo Grove, IL 60089

SITE PLAN





SITE PLAN

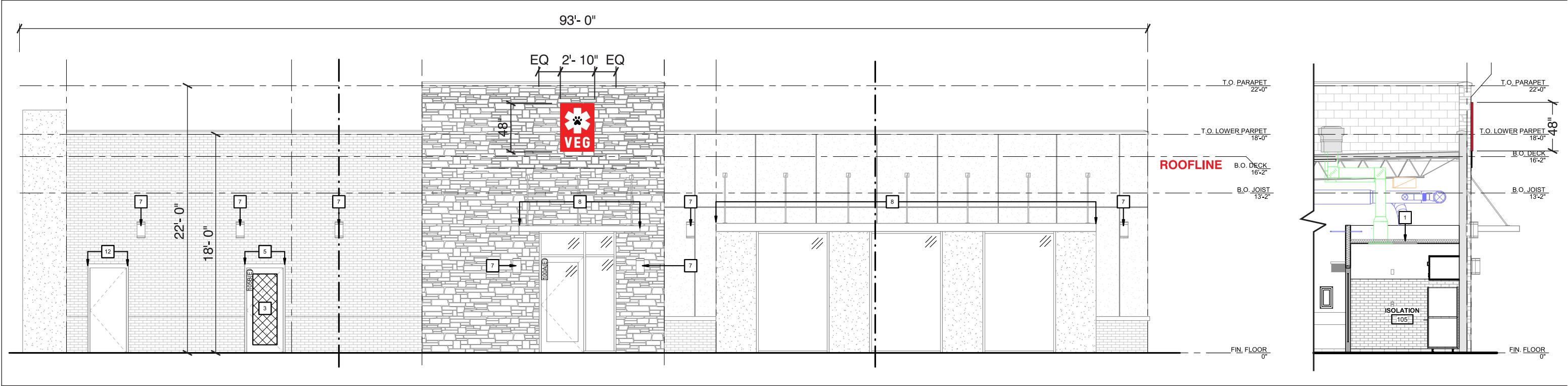


STOREFRONT LOGO



VEGTANGLE LOGO - Storefront Elevation (South)

SIGN A



Scale: 1/8" = 1'- 0"

*All measurements to be field verified prior to manufacturing



Scale: 3/8" = 1'- 0"

Note: electrician & GC will have to stub power to the roof and install a new Jbox to the parapet

OVERALL DIMENSIONS: 72" H x 14'- 11 1/4" W
TOTAL SQ FT: 11.33 (0.55%)

SIGNAGE & BUILDING CODE INFO

Signage Code Allowance: NTE 33% of storefront frontage

- Signage Code permits:

CATEGORY 1*

- Business has no roof sign on the same premises, 33% of the wall sign background may be used for copy of an enclosed sign.

CATEGORY 2*

- Business has its own ground sign, but no roof sign, 20% of the wall sign background may be used for copy of an enclosed sign.

*Corner units may be allowed a 2nd sign - 2nd sign cannot be larger than the wall sign located over their primary entrance.

- Building Frontage: 93' - 8" ±

- Building Signage Area: 11' - 0" H x 20' - 0" W

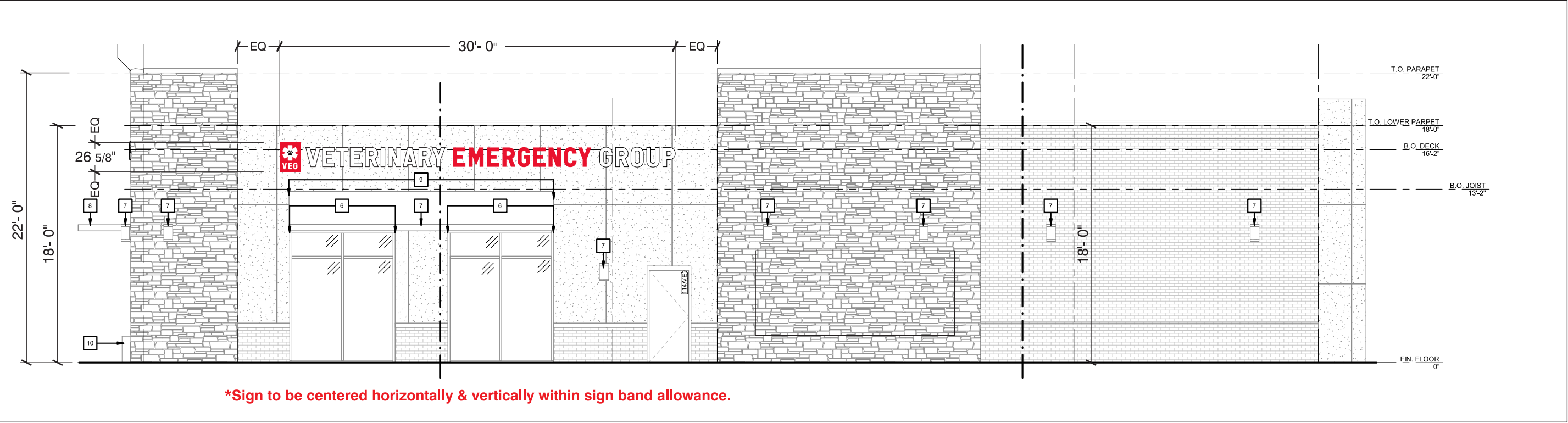
- Type of Signage: One (1) set of stacked RM face-lit channel letters

- Window Graphic Allowance: The total gross sign area of all window signs shall not exceed 40% of window surface area.



LINEAR LOGO - Back (North)

SIGN B



Scale: 1/8" = 1'- 0"

*All measurements to be field verified prior to manufacturing

SIGNAGE & BUILDING CODE INFO

Signage Code Allowance: NTE 33% of storefront frontage

- Signage Code permits:

CATEGORY 1*

- Business has no roof sign on the same premises, 33% of the wall sign background may be used for copy of an enclosed sign.

CATEGORY 2*

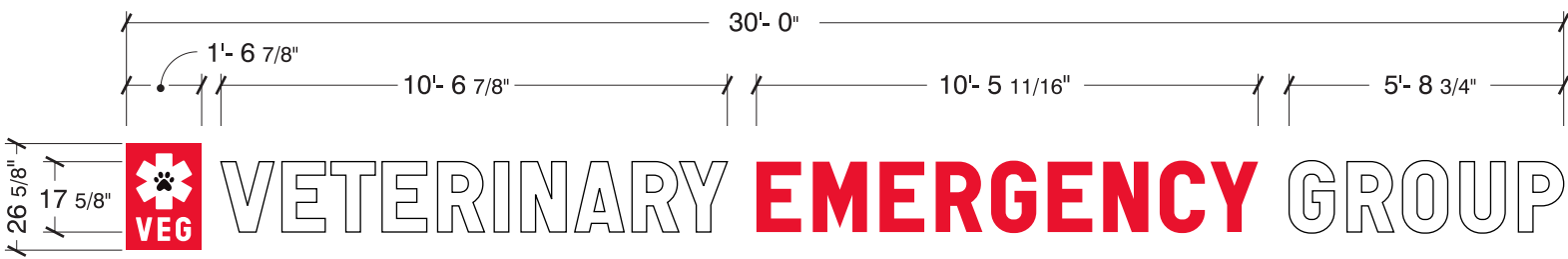
- Business has its own ground sign, but no roof sign, 20% of the wall sign background may be used for copy of an enclosed sign.

*Corner units may be allowed a 2nd sign - 2nd sign cannot be larger than the wall sign located over their primary entrance.

- Building Frontage: 93' - 8" ±

- Type of Signage: One (1) set of stacked RM face-lit channel letters

- Window Graphic Allowance: The total gross sign area of all window signs shall not exceed 40% of window surface area.

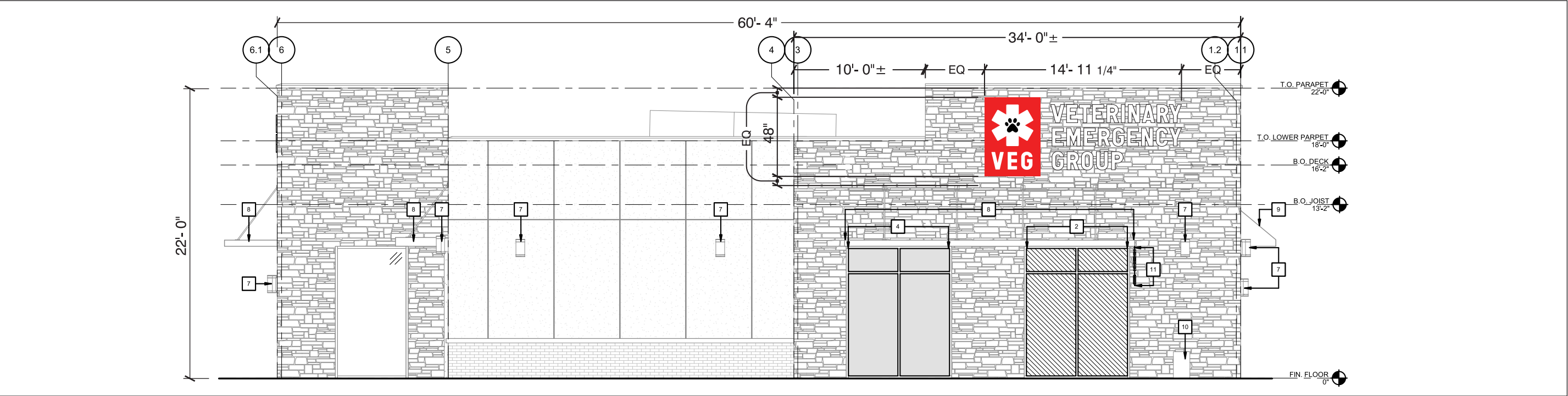


Scale: 3/16" = 1'- 0"

OVERALL DIMENSIONS: 26 5/8" H x 30'- 0" W
TOTAL SQ FT: 66.56 (14.69%)

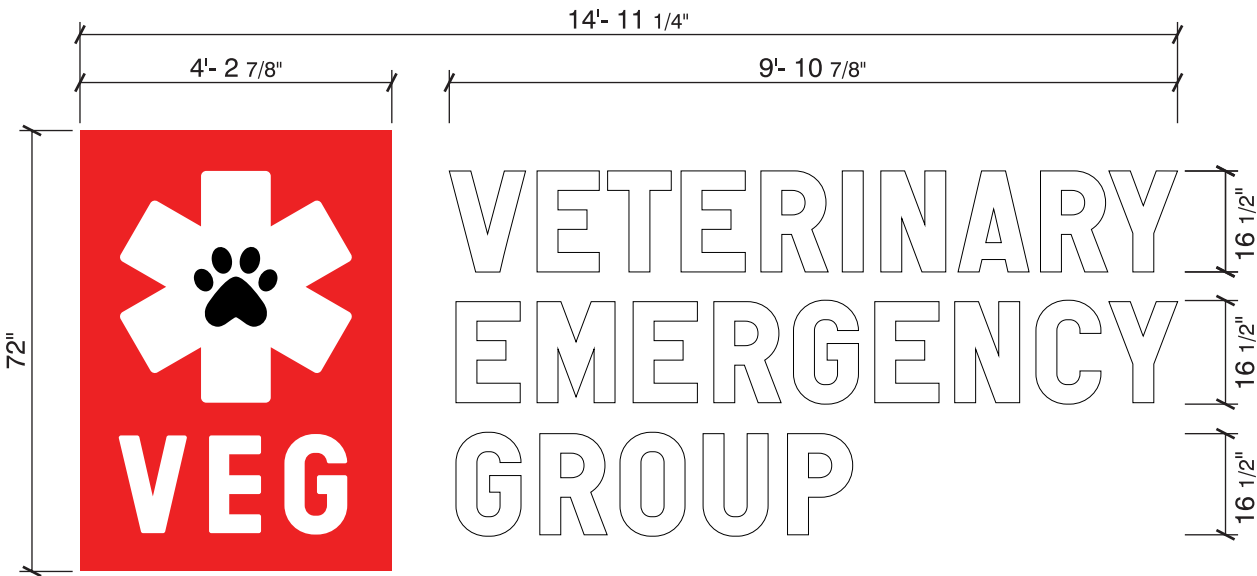


LINEAR LOGO - Side (East)
SIGN C



Scale: 1/8" = 1'-0"

*All measurements to be field verified prior to manufacturing



OVERALL DIMENSIONS: 72" H x 14'-11 1/4" W
TOTAL SQ FT: 89.63 (12.66%)

SIGNAGE & BUILDING CODE INFO

Signage Code Allowance: NTE 33% of storefront frontage

- Signage Code permits:

CATEGORY 1*

- Business has no roof sign on the same premises, 33% of the wall sign background may be used for copy of an enclosed sign.

CATEGORY 2*

- Business has its own ground sign, but no roof sign, 20% of the wall sign background may be used for copy of an enclosed sign.

*Corner units may be allowed a 2nd sign - 2nd sign cannot be larger than the wall sign located over their primary entrance.

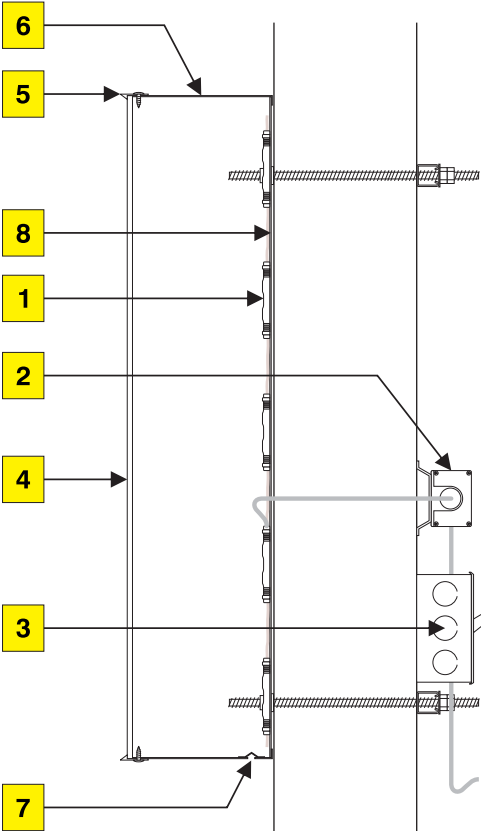
- Building Frontage: 60' - 4" ±

- Type of Signage: One (1) set of stacked RM face-lit channel letters

- Window Graphic Allowance: The total gross sign area of all window signs shall not exceed 40% of window surface area.

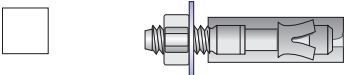
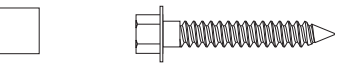
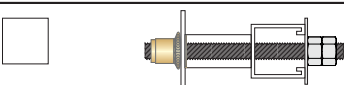
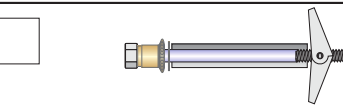


A	B	A x B = SQ FT
48"	2'- 10"	11.33



Illumination	
1	White LEDs.
2	Remote power supplies.
3	UL Listed disconnect switch.
Faces	
4	Logo is #7328 white acrylic. Logo to have reverse weeded 3M 3630-143 red vinyl & opaque black vinyl 'paw', applied first surface.
5	Logo: 1" red Jewelite trim cap.
Returns	
6	3" x .040 Pre-painted red aluminum returns.
7	1/4" weep holes (exterior applications only).
Backs	
8	White aluminum or ACM.

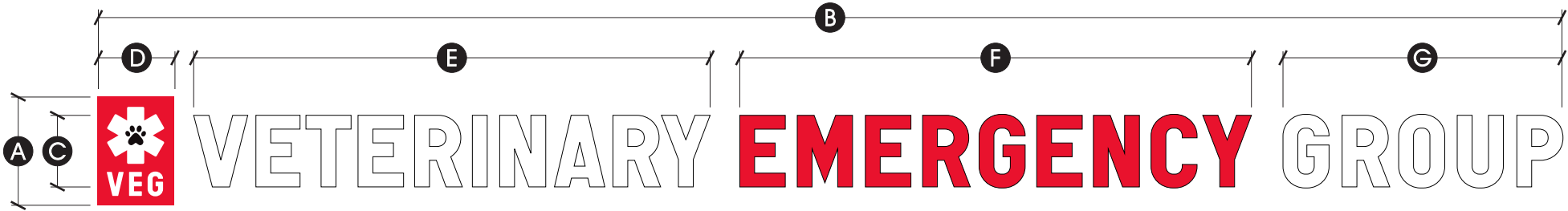
Mounting

 Wedge anchors For use in masonry applications.	 Lag screw Wood lags for solid wood backing. Concrete lags for solid masonry applications. Only when specified by NAS.
 Thru-Bolt w/ (Preferred) Hollow walls w/ rear access. Backing- U-Channel, angle iron or wood.	 Toggle bolt For use in hollow walls w/ suitable wall materials.
 Stud mounted	

Colors to match

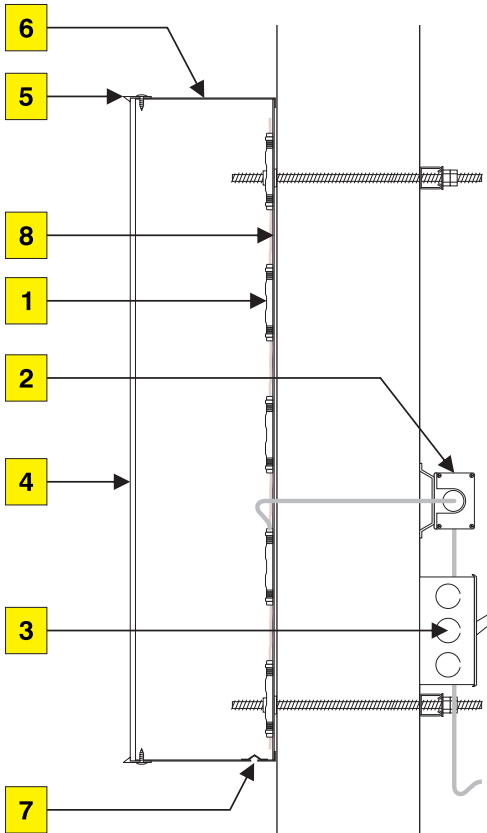
	White		3M 3036-143 Red		Opaque Black Vinyl
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C Measured from overall height of the letter “V”

A	B	C	D	E	F	G	A x B = SQ FT
26 5/8"	30'- 0"	17 5/8"	1- 6 7/8"	10'- 6 7/8"	10'- 5 11/16"	5'- 8 3/4"	66.56



Illumination

1	White LEDs. “EMERGENCY” red LEDs.
2	Remote power supplies.
3	Logo & letters to have UL Listed disconnect switches.

Faces

4	Logo & white letters are #7328 white acrylic. Logo to have reverse weeded 3M 3630-143 red vinyl & opaque black vinyl ‘paw’, applied first surface. Red letters are #2283 red acrylic.
5	White letters: 1" black Jewelite trim cap. Logo: 1" red Jewelite trim cap. Red letters: 1" black Jewelite trim cap.

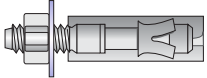
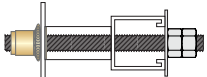
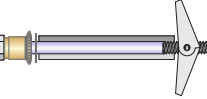
Returns

6	White & red letters: 3" x .040 Pre-painted black aluminum returns. Logo: 3" x .040 Pre-painted red aluminum returns.
7	1/4" weep holes (exterior applications only).

Backs

8	White aluminum or ACM.
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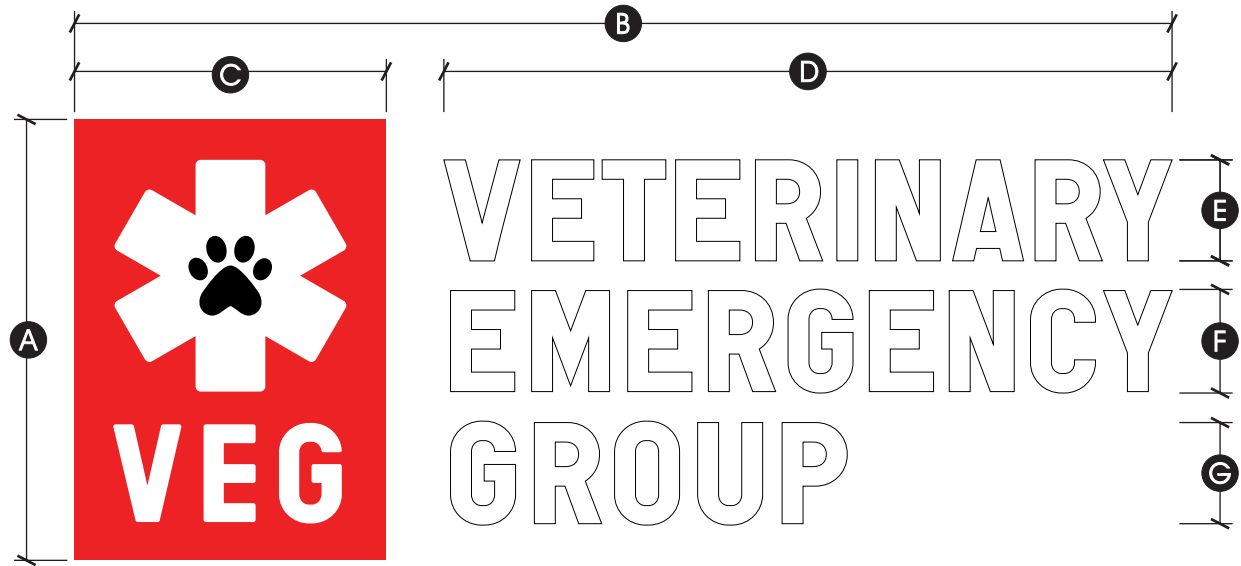
Mounting

 Wedge anchors For use in masonry applications.	 Lag screw Wood lags for solid wood backing. Concrete lags for solid masonry applications. Only when specified by NAS.
 Thru-Bolt w/ (Preferred) Hollow walls w/ rear access. Backing- U-Channel, angle iron or wood.	 Toggle bolt For use in hollow walls w/ suitable wall materials.
 Stud mounted	

Colors to match

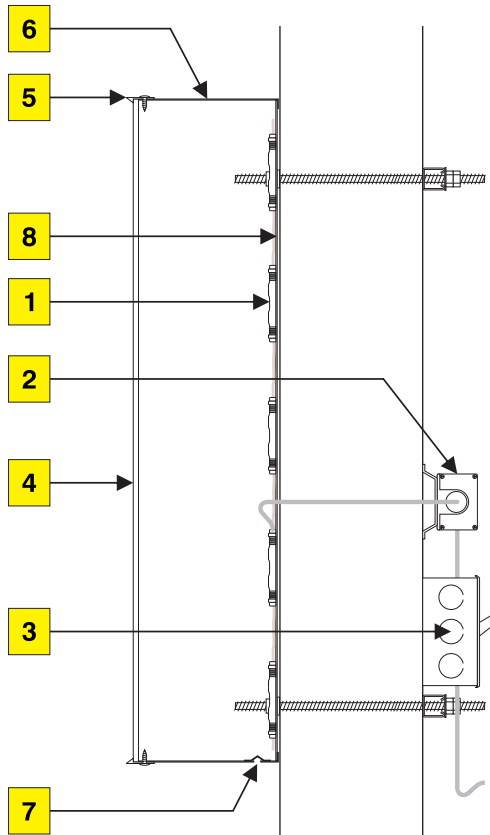
	White		#2283 Red Acrylic		3M 3036-143 Red		Opaque Black Vinyl
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- E** Measured from overall height of the letter “V”
G Measured from overall height of the letter “R”

A	B	C	D	E	F	G	A x B = SQ FT
72"	14'- 11 1/4"	4'- 2 7/8"	9'- 10 7/8"	16 1/2"	16 1/2"	16 1/2"	89.63



Illumination

- 1** White LEDs.
- 2** Remote power supplies.
- 3** Logo & letters to have UL Listed disconnect switches.

Faces

- 4** #7328 white acrylic. Logo to have reverse weeded 3M 3630-143 red vinyl & opaque black vinyl ‘paw’, applied first surface.
- 5** Letters: 1" black Jewelite trim cap.
Logo: 1" red Jewelite trim cap.

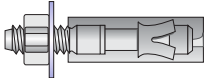
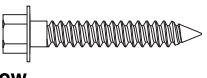
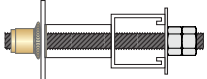
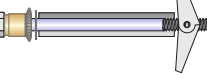
Returns

- 6** Letters: 3" x .040 Pre-painted black aluminum returns.
Logo: 3" x .040 Pre-painted red aluminum returns.
- 7** 1/4" weep holes (exterior applications only).

Backs

- 8** White aluminum or ACM.

Mounting

 Wedge anchors For use in masonry applications.	 Lag screw Wood lags for solid wood backing. Concrete lags for solid masonry applications. Only when specified by NAS.
 Thru-Bolt w/ (Preferred) Hollow walls w/ rear access. Backing- U-Channel, angle iron or wood.	 Toggle bolt For use in hollow walls w/ suitable wall materials.
 Stud mounted	

Colors to match

	White		3M 3036-143 Red		Opaque Black Vinyl
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ORDINANCE NO. 2022-092

**AN ORDINANCE APPROVING NORTHWEST COMMUNITY HEALTHCARE PLANNED UNIT OF
DEVELOPMENT ORDINANCE NO. 2019-042 AS AMENDED, FOR THE WITH AN APPROVAL OF A
VETERINARY HOSPITAL USE AND SIGN CODE VARIATIONS
FOR 41 S. MCHENRY ROAD**

**VILLAGE OF BUFFALO GROVE,
COOK AND LAKE COUNTIES, ILLINOIS**

**Wild Fork & Veterinary Emergency Group
41 S. McHenry Road**

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

WHEREAS, 41 S. McHenry Road, Buffalo Grove, IL ("Property") is a 1.32-acre site in the B-3 Business District which is currently vacant and unimproved and is hereinafter legally described in Exhibit A; and,

WHEREAS, Mitch Goltz, ("Petitioner") has filed a petition on behalf of GW Properties, LLC, to allow the construction of a 10,000 square foot, two-tenant commercial building to be occupied by Wild Fork and Veterinary Emergency Group on the Property, and is requesting the following approvals:

1. An Amendment to the Northwest Community Healthcare Planned Unit of Development Ordinance No. 2019-042 as amended; and,
2. Approval of a Veterinary Emergency Hospital Use; and,
3. The following Variations from the Village of Buffalo Grove Sign Code:
 - a. Section 14.16.070 of the Sign Code pertaining to the number of wall signs proposed for the Wild Fork tenant space; and,
 - b. Section 14.16.070 of the Sign Code related to the total length of the signs proposed on the Wild Fork tenant space.

WHEREAS, the Village Planning & Zoning Commission conducted a public hearing on August 17, 2022 concerning the petition for approval of the Amendment to the Northwest Community Healthcare Planned Unit of Development Ordinance No. 2019-042 as amended, the Veterinary Emergency Hospital Use and Sign Code Variations; and,

WHEREAS, the Planning & Zoning Commission made findings and determined that the testimony and exhibits presented by the Petitioner at the public hearing demonstrated supported for the requested development: Exhibit C;

WHEREAS, the Planning & Zoning Commission voted 8 to 0 to unanimously recommend approval

of the Amendment to the Northwest Community Healthcare Planned Unit of Development Ordinance No. 2019-042 as amended, the Veterinary Emergency Hospital Use and Sign Code Variations; and,

WHEREAS, the President and Village Board of Trustees after due and careful consideration have concluded that the proposed Amendment to the Northwest Community Healthcare Planned Unit of Development Ordinance No. 2019-042 as amended, the Veterinary Emergency Hospital Use and Sign Code Variations are reasonable and will serve the best interests of the Village.

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

- | | |
|-----------|---|
| EXHIBIT A | Legal Description of the Property |
| EXHIBIT B | Plan Set |
| EXHIBIT C | Draft Minutes from the August 17, 2022 Planning & Zoning Commission Meeting |

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

Section 1. This Ordinance is made pursuant to and in accordance with the Village's Zoning and Sign Code Ordinances 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 adopt a proper, valid, and binding ordinance approving the Amendment to the Northwest Community Healthcare Planned Unit of Development Ordinance No. 2019-042 as amended, the Veterinary Emergency Hospital Use and Sign Code Variations for the Property at 41 S. McHenry Road, Buffalo Grove, IL, subject to the following conditions:

- A. The proposed development shall be developed in substantial conformance with the plans attached as part of the petition.
- B. The Final Engineering plans shall be submitted in a manner acceptable to the Village.
- C. Any directional or incidental signage added to the sign package shall be reviewed administratively by staff.

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

This Ordinance shall not be codified.

3

AYES: 5 – Stein, Ottenheimer, Weidenfeld, Smith, Pike
NAYES: 0 – None
ABSENT: 1 – Johnson
PASSED: September 19, 2022
APPROVED: September 19, 2022

APPROVED:


Beverly Sussman, Village President

ATTEST:

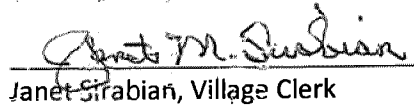

Janet Sirabian, Village Clerk

EXHIBIT A**Legal Description****Wild Fork & Veterinary Emergency Group
41 S. McHenry Road**

LOT 1 IN FINAL PLAT OF NCH BUFFALO GROVE OUT PATIENT CARE CENTER SUBDIVISION BEING A RESUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 33, TOWNSHIP 43 NORTH, RANGE 11, AND PART OF THE NORTH HALF OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LAKE AND COOK COUNTIES, ILLINOIS RECORDED SEPTEMBER 17, 2021 AS DOCUMENT 7826815 AND CERTIFICATE OF CORRECTION RECORDED MARCH 17, 2022 AS DOCUMENT 7886777 IN LAKE COUNTY, ILLINOIS AND RECORDED NOVEMBER 10, 2021 AS DOCUMENT 2131422033 AND CERTIFICATE OF CORRECTION RECORDED MARCH 17, 2022 AS DOCUMENT 2207622006 IN COOK COUNTY, ILLINOIS.

PINS: 15-33-309-004 (Lake County)
03-04-102-003 (Cook County)

5

EXHIBIT B

Plan Set

**Wild Fork & Veterinary Emergency Group
41 S. McHenry Road**



July 26, 2022

To Whom It May Concern:
RE: Wild Fork Foods Description

The following is a description of the size and scope of services we would like to provide at the location:

About Wild Fork Foods:

Wild Fork Foods is a retail grocery selling over 700 frozen products included but not limited to, meat, seafood, vegetables, and pre-prepared food. All food is pre-packaged and delivered to the store 3 times a week frozen. The store will not have any food preparation, packaging, cooking, or consumption on site. The business is strictly retail sales of frozen, prepackaged products.

Hours of Operation:

7 days per week, 8am – 9pm these are our Maximum hours currently in existing locations throughout the Chicagoland area

Staffing:

Total Number of Employees: 10

Maximum Number of Employees on Site at One Time: 5 (unless additional staffing is needed for weekend or holiday hours)

If you have more specific questions about Wild Fork Foods, or the services we provide, please feel free to reach out. I can best be reached via email at: michelle.armstrong@wildforkfoods.com

Thank you,

Wild Fork Foods

Michelle Armstrong
Real Estate Leader – Midwest

Wild Fork[™]

8200 NW 41 Street, Suite 450, Doral FL 33166
T: 833-300-WILD WildForkFoods.com



VETERINARY EMERGENCY GROUP

To Whom It May Concern:
RE: VETERINARY EMERGENCY GROUP Description

Veterinary Emergency Group ("VEG"), a rapidly growing group of emergency veterinary practices with the single mission of *helping people and their pets when they need it most*.

The following is a description of the size and scope of services we would like to provide at the location:

Hours of Operation:

24 Hours Per Day/365 Days Per year

Hospital Description:

The interior will include a waiting area with adjacent restroom interior treatment area with examination rooms, an x-ray room, surgery room, small quiet ward, and additional space for meetings, laundry, storage, staff break areas, etc. Final floor plan and design subject to change.

ABOUT "VEG"

The veterinary hospital would be operated by Veterinary Emergency Group ("VEG"), a rapidly growing group of emergency veterinary practices with the single mission of *helping people and their pets when they need it most*.

VEG was founded in 2014 by Dr. David Bessler. Dr Bessler is a long-time emergency veterinarian with a passion for being the hero who helps people and their pets in their time of need. After helping to build the nation's largest specialty veterinary business, he struck out on his own in 2014 and bought a single, small, veterinary practice called Veterinary Emergency Group or "VEG." At VEG, David reimagined the emergency veterinary experience from the customer's perspective, making it comfortable and convenient while maintaining a high standard of medicine and top-notch culture. In the last few years under David's leadership, VEG has grown to be the only nationwide emergency veterinary business with 30 locations throughout the United States and 50+ by the end of 2023.

Staffing

Veterinarians- 6
Nurses- 12
Assistant- 12
Other Support Staff- 3

A typical shift at a VEG location usually includes one doctor, two technicians, and assistant and sometimes one other individual, such as a receptionist.

PARKING & TRAFFIC

The proposed veterinary hospital use will not create any adverse impacts specifically related to parking or traffic conditions for the following reasons:

The parking demand for veterinary hospital is low, with 4-5 veterinary employees on site at any given time at VEG, plus approximately 7-25 VEG customers during the entire peak period of 6pm to midnight.

Although VEG operates 24 hours a day, the peak hours range from 6PM to midnight, with the highest concentration of customers coming to VEG between 6PM to 10PM. During the day, VEG sees approx. 8-10 cases between 8 AM and 6PM. There are only a handful of customers that come in from 12AM-8AM.

All Proposed Services

VEG will provide a unique service to community residents and their pets by offering 24-hour, 365-day emergency animal care.

A visit to VEG is vastly different from any other visit to a veterinarian's office:

- When customers call, **they speak directly to a veterinarian** who answers questions and advises on next steps. Upon arrival, customers are taken to the treatment area and are **seen by a veterinarian right away**.
- During treatment, VEG never separates people and their pets. Customers can choose to **stay with their pets throughout all procedures** they might need.
- Hospital staff sit on the floor when interacting with patients because that's **where pets are most comfortable**.
- We'll always find a way to **say yes**, no matter the request!

VEG provides the community with dedicated emergency services. They offer support for issues such as vomiting, diarrhea, foreign body ingestion, respiratory distress, injuries, etc. They do not perform routine care such as vaccines, spays, neuters, and other preventive care.

VEG currently operates out of a neighboring facility located at 238 E. Bearss Ave, Tampa FL 33613. Due to the case load at this location, VEG is planning on moving into a larger, brand new facility so it can continue to help people and their pets when they need it most.

There is no boarding component. If there is an animal on-premise, there is always a veterinarian treating it. Pets are only kept on-premises for inpatient medical care with direct supervision by a nurse and veterinarian

Proposed Larger Equipment

X-ray machine: VEG will install an x-ray machine to take radiographs.

Gas Equipment: VEG will install an oxygen generator which will produce oxygen. There will be various ports throughout the hospital that will allow patients access to oxygen as needed.

Noise, Odor & Waste Mitigation

Noise Mitigation. With respect to noise specifically, VEG will implement noise mitigation measures to ensure that the veterinary hospital use will not have any adverse noise impacts on the closest uses. VEG hospitals are all designed to address the need for extra noise insulation, and each location is individually evaluated with a soundproofing plan of action. However, based on VEG's experience in other markets, most sick and injured pets do not make significant, if any, noise when arriving or being treated at the veterinary hospital.

The maximum noise level within the main areas of the hospital is anticipated to be 90 decibels. However, this maximum (worst-case) noise level will rarely if ever occur, since it assumes that the veterinary hospital would be at maximum capacity entirely with barking dogs – which is extremely unlikely to occur. VEG treats animals other than just dogs and most animals need to be sedated to perform proper care. Despite this, the Applicant will install sound insulating panels that have a minimum Noise Reducing Coefficient ("NRC") rating of 0.95.2 Strategically placing sound insulating panels within the Vet Space will help to absorb up to 95% of the sound generated by the veterinary hospital use.

Odor Mitigation. The proposed veterinary hospital use will not have any adverse impacts with respect to odor. VEG will utilize an HVAC system that uses an exhaust system and outside air to provide positive/negative pressure and ventilation within the Vet Space. Positive pressure systems will be used to push air from one space to another (e.g. supplying more air in a space than is taken away, such as in surgery rooms where sterility must be maintained). Negative pressure systems will be used to pull air out and away from a space (e.g. using exhaust fans to pull air away from bathrooms). The systems together will result in particulates, including odors, to be exhausted to the exterior of the building.

All floor and wall finish materials will be washable and impervious, comprised of porcelain and ceramic tile with industrial- grade grout. The Applicant will adhere to standard veterinary cleaning practices, including mopping floors and cleaning, disinfecting, and sterilizing all used equipment and apparatuses on a frequent basis. Thus, the proposed use will not have any adverse impacts with respect to odor.

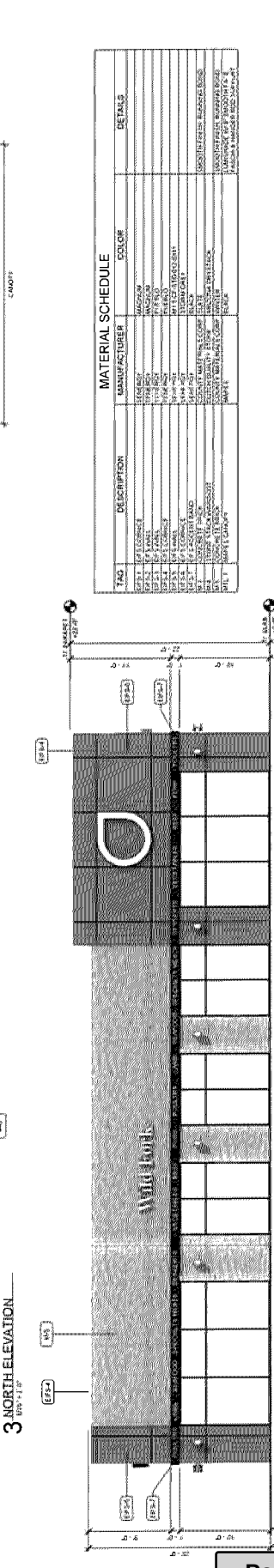
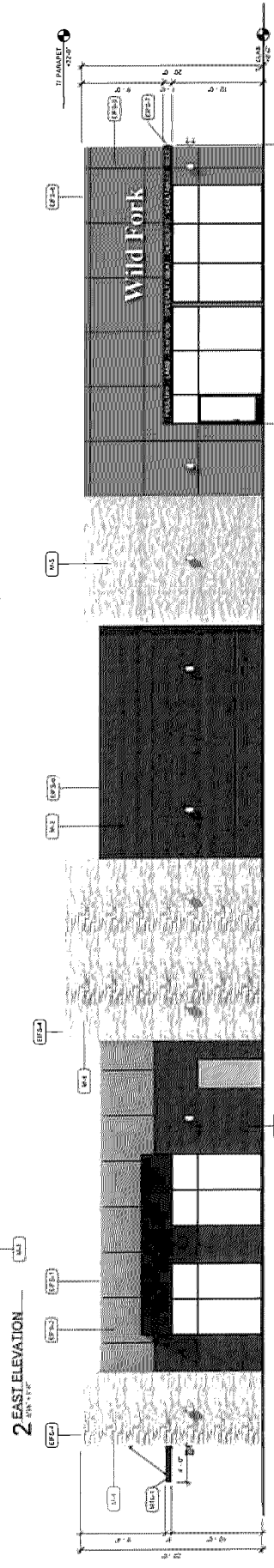
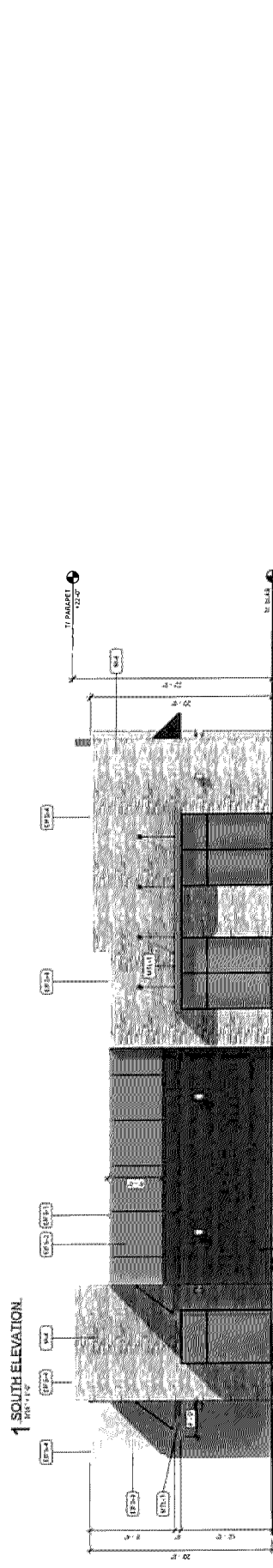
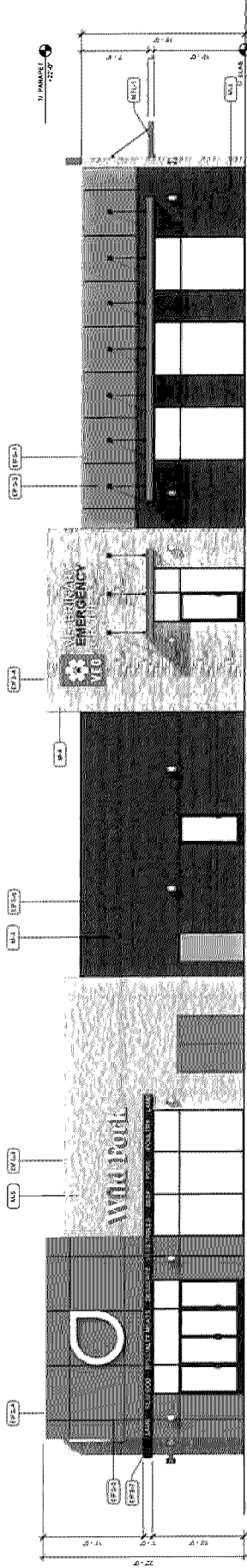
Waste Mitigation. The proposed veterinary hospital use will also not have any adverse impacts with respect to waste. Any animal waste that occurs within hospital will be collected by staff and deposited into closed waste disposal containers. VEG will dispose of medical waste according to industry standards with a third party contractor that provides regular pick-up services. Trash facilities within the building are located on-site and will be accessible directly from the proposed use.

If you have more specific questions about VEG, or the services we provide, please feel free to reach out. I can best be reached via email at: Jhanlon@veg.vet

Thank you,

Veterinary Emergency Group

Jennifer Hanlon
Director of Real Estate & Development

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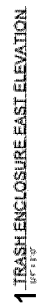
3D REAR CORNER VIEW

Packet Pg. 90

Attachment: Exhibit B. Plan Set (O-2024-7 : Ordinance Approving an Amendment to Ordinance 2022-092 with Sign Variation at 43 S. McHenry

8.E.c





MATERIAL SCHEDULE				
TAGS	DESCRIPTION	MANUFACTURER	COLOR	RETAILER
10-1	1/2" COARSE	HEINZ	SAFARI	
10-2	1/2" FINE	HEINZ	SAFARI	
10-3	1/2" FINE	HEINZ	SAFARI	
10-4	1/2" FINE	HEINZ	SAFARI	
10-5	1/2" COARSE	HEINZ	SAFARI	
10-6	1/2" COARSE	HEINZ	SAFARI	
10-7	1/2" COARSE	HEINZ	SAFARI	
10-8	1/2" COARSE	HEINZ	SAFARI	
10-9	1/2" COARSE	HEINZ	SAFARI	
10-10	1/2" COARSE	HEINZ	SAFARI	
10-11	1/2" COARSE	HEINZ	SAFARI	
10-12	1/2" COARSE	HEINZ	SAFARI	
10-13	1/2" COARSE	HEINZ	SAFARI	
10-14	1/2" COARSE	HEINZ	SAFARI	
10-15	1/2" COARSE	HEINZ	SAFARI	
10-16	1/2" COARSE	HEINZ	SAFARI	
10-17	1/2" COARSE	HEINZ	SAFARI	
10-18	1/2" COARSE	HEINZ	SAFARI	
10-19	1/2" COARSE	HEINZ	SAFARI	
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10-21	1/2" COARSE	HEINZ	SAFARI	
10-22	1/2" COARSE	HEINZ	SAFARI	
10-23	1/2" COARSE	HEINZ	SAFARI	
10-24	1/2" COARSE	HEINZ	SAFARI	
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10-27	1/2" COARSE	HEINZ	SAFARI	
10-28	1/2" COARSE	HEINZ	SAFARI	
10-29	1/2" COARSE	HEINZ	SAFARI	
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10-39	1/2" COARSE	HEINZ	SAFARI	
10-40	1/2" COARSE	HEINZ	SAFARI	
10-41	1/2" COARSE	HEINZ	SAFARI	
10-42	1/2" COARSE	HEINZ	SAFARI	
10-43	1/2" COARSE	HEINZ	SAFARI	
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10-99	1/2" COARSE	HEINZ	SAFARI	
10-100	1/2" COARSE	HEINZ	SAFARI	

GW PROPERTIES
SOUTHEAST CORNER OF McHENRY RD &
LAKE COOK RD
BUELL GROVE
DESIGNERS PLANNERS
2410

TRASH ENCLOSURE ELEVATIONS

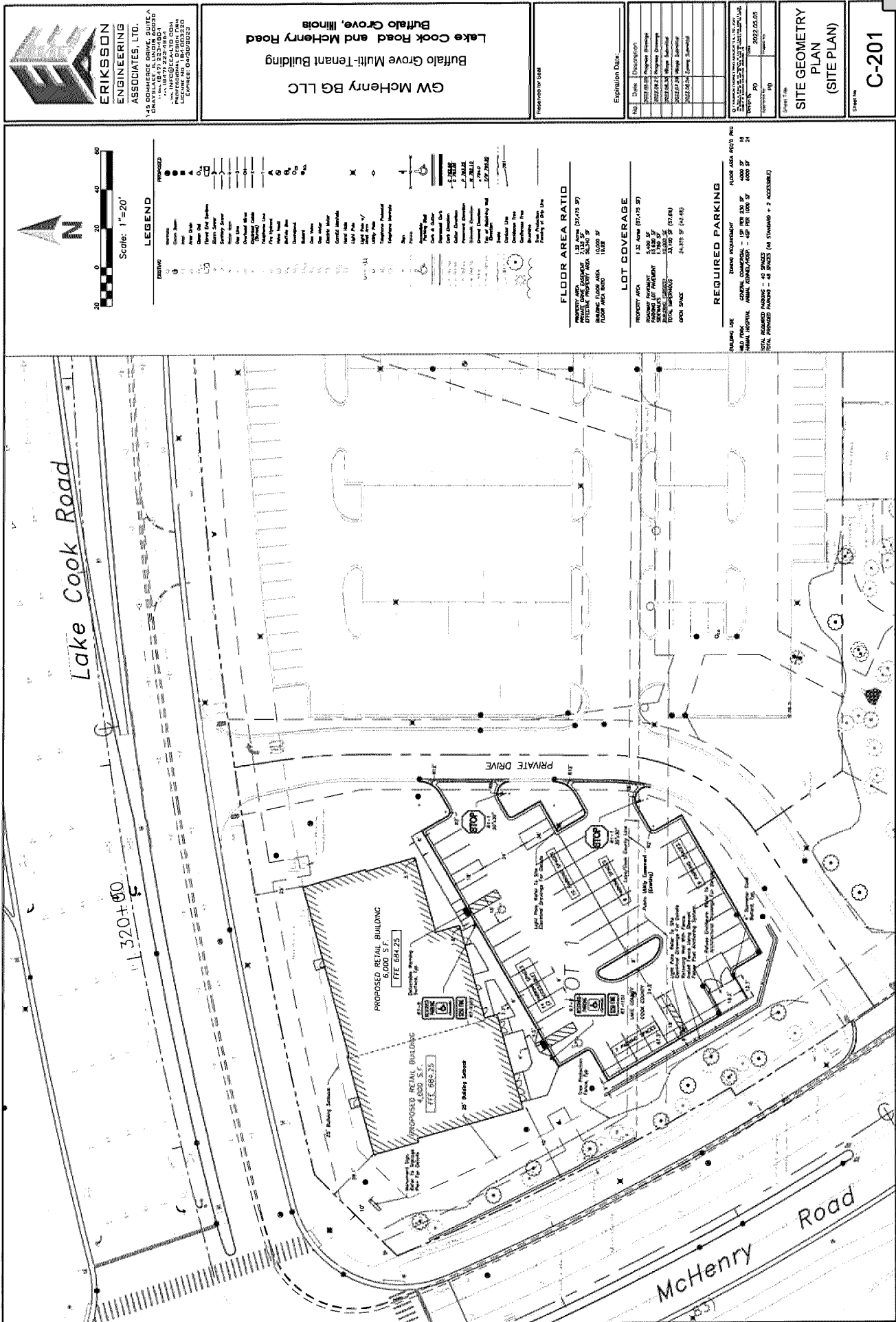
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TWO-STEP TO UNIFORMITY

THE NEW YORK TIMES, 1963, reported that the book had been sold to 11,000 copies in 11 days. The New York Times also reported that the book was the best-selling paperback in the country. The book was also a best-seller in the United Kingdom, where it was published by the publisher, the Bodley Head.

[illegible]

MARK T. DIGANCI
 销售经理 市场营销部 市场部



MWRDGC SESC NOTES

LEGEND

[illegible]

Soil Stockpiles Shalt, At A Minimum, Be Protected With
Particular Sediment Controls. Soil Stockpiles Shalt Not
Be Placed In Flood Protection Areas Or Their Buffers.

[illegible]

necessary. The Stamp Shall Be Modified To Reflect The Effective Period Of The eDA

[illegible]

INTENDED SEQUENCE OF MAJOR SEDIMENT AND EROSION CONTROL MEASURES

1. Install Stabilized Construction Erosion
2. Install All Downslope and Slopes Perimeter Controls
3. Install All Downslope and Slopes Perimeter Sediment Traps
4. No Disturb Any Area Until It Is Necessary For Construction To Proceed
5. Construct All Slopes and Areas at Same or Prior to Final Grading
6. Remove Possible Flow Construction Activities to Limit Impacts
7. Construct Downslope Grading to Stabilize Slopes
8. Construct Downslope Grading to Stabilize Slopes
9. Remove Grading Construction and Installation of 50%
10. Remove Perimeter Sediment Traps and Slopes
11. Remove All Construction Sediment from Slopes and Along Slopes

INTENDED SEQUENCE OF MAJOR SEDIMENT AND EROSION CONTROL MEASURES

MEASURES

1. Install Stabilized Construction Equipment
2. Install All Dewatering and Seepage Perimeter Controls Before Commencement of Any Ground Disturbing Activity
3. Do Not Grading Any Area Until It Is Necessary for Construction
4. Control and Stabilize Disturbed Areas As Soon As Feasible
5. Minimize Traffic Construction Activities To Limit Impacts
6. Check Weather Conditions Regularly to Avoid Severe Weather
7. Implement Grading, Seepage, and Stabilization of Disturbed Areas
8. Implement Grading, Seepage, and Stabilization of Disturbed Areas
9. Install Permanent Seeding and Plantings
10. Remove Accumulated Sediment From Berms and Along Slopes

3. Care is to be taken not to damage any of the existing traffic signal conduits, fiber cables and equipment if any of the traffic signal conduits, cables and/or equipment is damaged, the Contractor shall repair and/or replace the conduits, cables and/or equipment at no cost to the County.

2. The County is not part of ALE for location of traffic signal equipment, contact the Metropolitan District, Architectural and Landscaping Division at 312-403-1700.
3. For the location of underground county-maintained facilities, see County Speed Provider Traffic Signal Manual.
4. If this contract requires the services of an additional contractor, the contractor shall be responsible for obtaining all necessary permits and approvals from the County and the City of Chicago prior to performing any work. If RFI completed, the contractor shall be responsible for obtaining all necessary permits and approvals from the County and the City of Chicago prior to performing any work. If RFI completed, the contractor shall be responsible for obtaining all necessary permits and approvals from the County and the City of Chicago prior to performing any work.

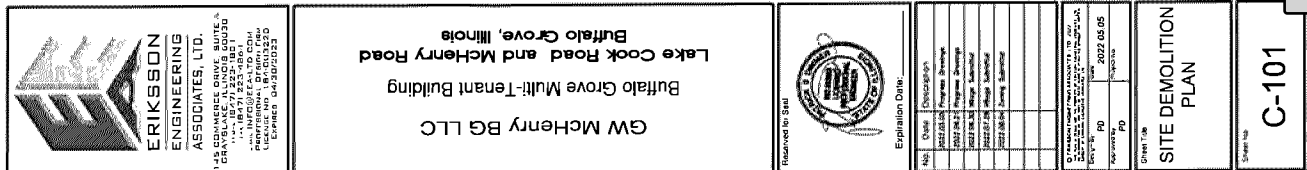
Soil Erosion
Sedimentation

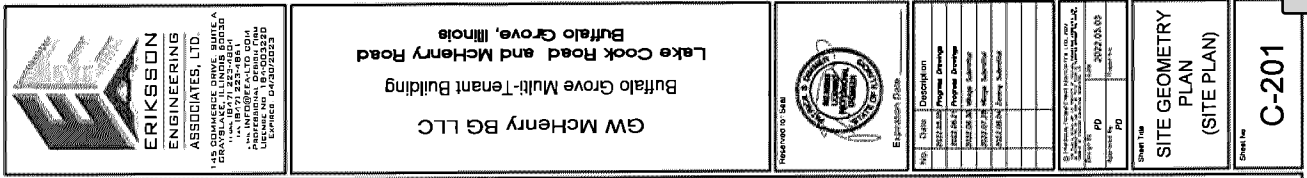
**SEDIMENTATION
LEGEND**

	Silt Fence
	Erosion Control North America Or Approved
	Irish Prescriptions

24

UNIKOL
 1244
 1244 0375
 1244 1244







ERIKSSON
ENGINEERING
ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSON, IL 62539
TEL: 618.791.3333
FAX: 618.791.3334
www.erikssoneng.com
C-301-000000

GW McHenry BG LLC
Buffalo Grove Multi-Tenant Building
Lake Cook Road and McHenry Road
Buffalo Grove, Illinois

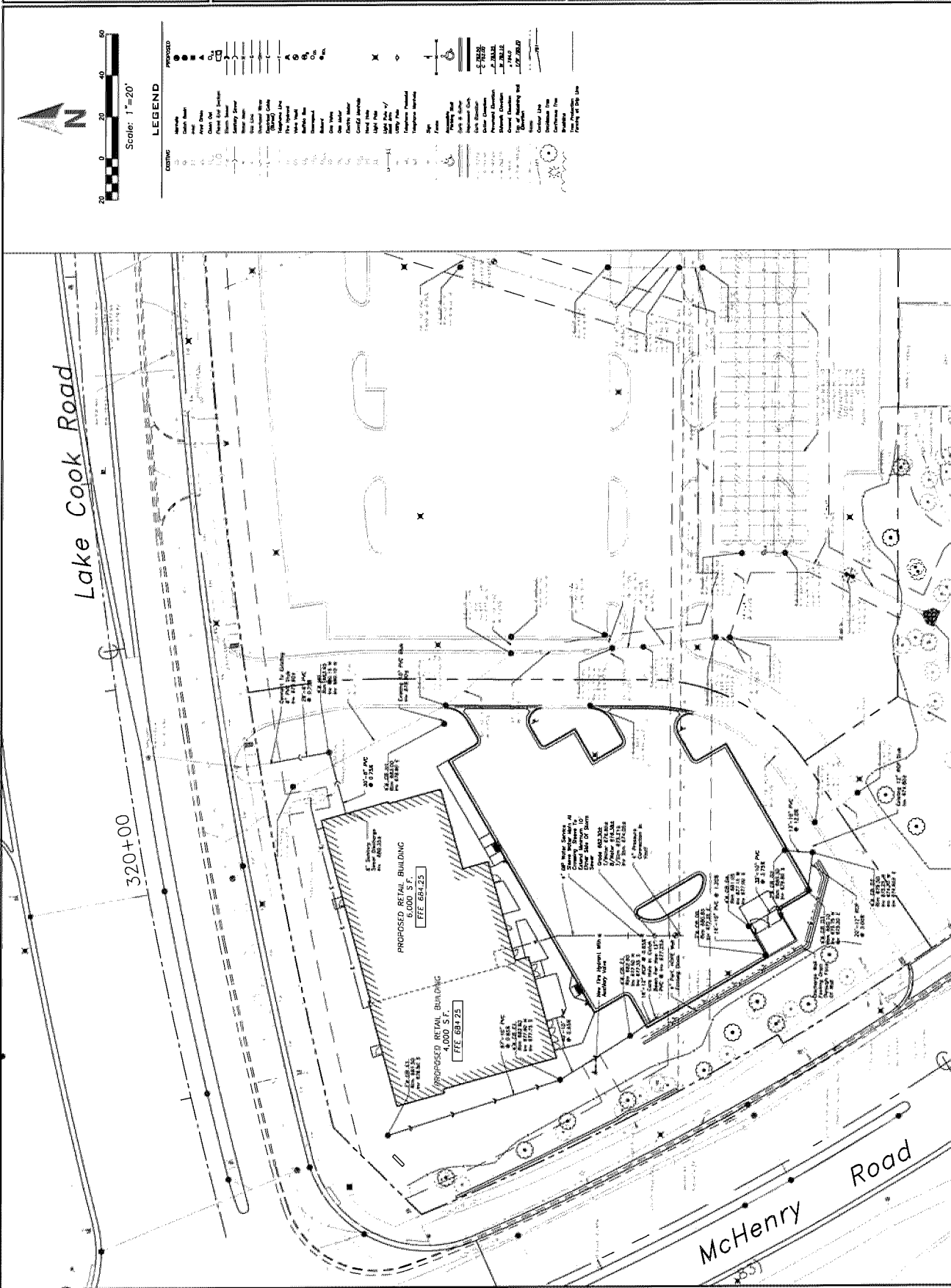


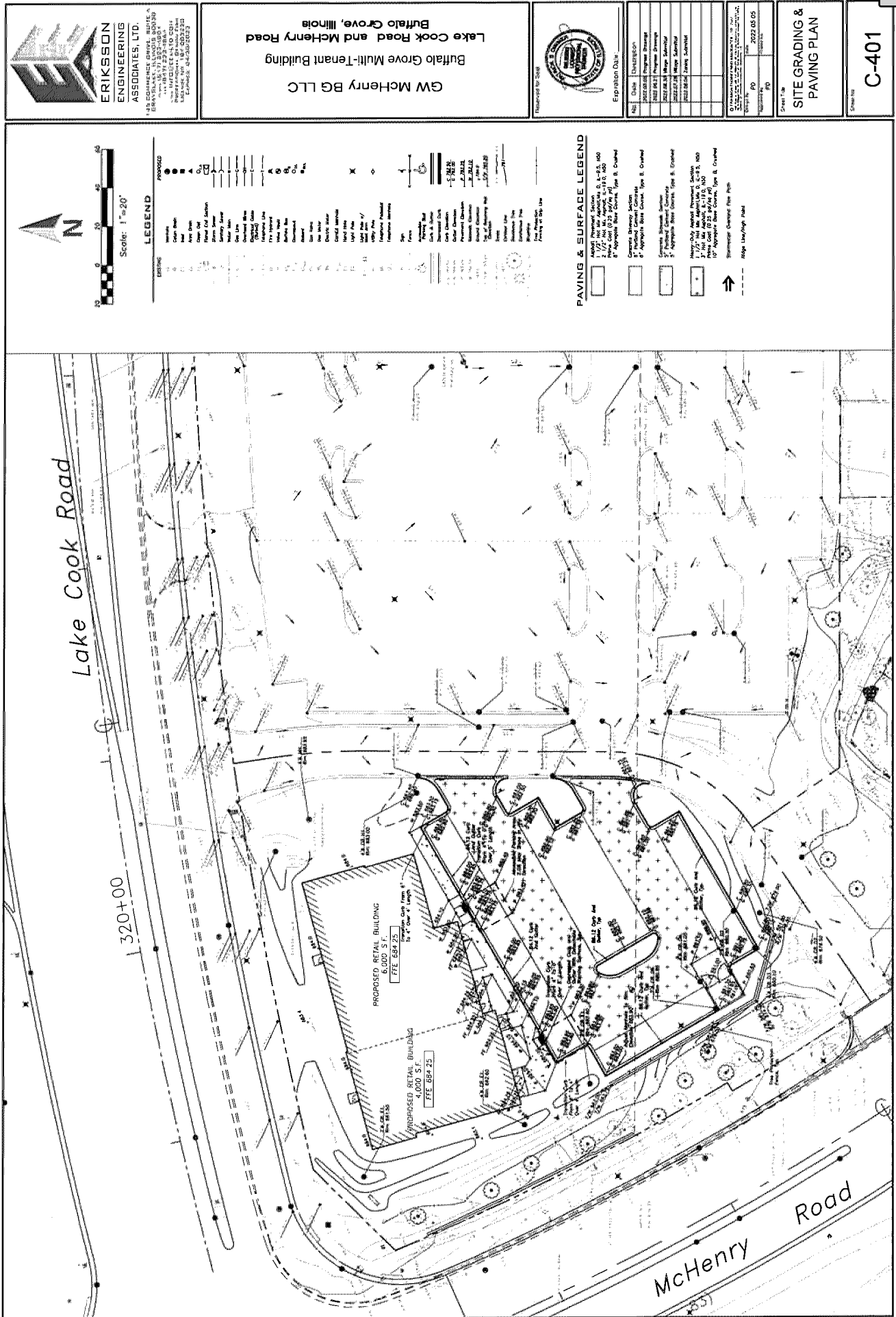
HOOPER OF S&M
Professional Engineer
No. 001234567
Exp. 12/31/2025

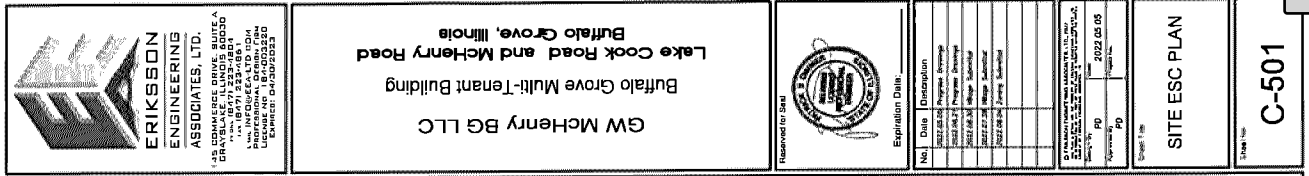
No.	Date	Description
1	01/15/22	Initial Design
2	02/15/22	Final Design
3	03/15/22	Final Design
4	04/15/22	Final Design
5	05/15/22	Final Design
6	06/15/22	Final Design
7	07/15/22	Final Design
8	08/15/22	Final Design
9	09/15/22	Final Design
10	10/15/22	Final Design
11	11/15/22	Final Design
12	12/15/22	Final Design

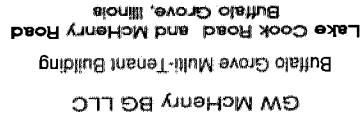
SITE UTILITY PLAN

C-301









Correlation Data:

Seq	Date	Description
2022-02-06		Program Savings
2022-04-17		Program Savings
2022-06-20		Wage Subsidies
2022-07-28		Wage Subsidies
2022-08-04		Wage Subsidies

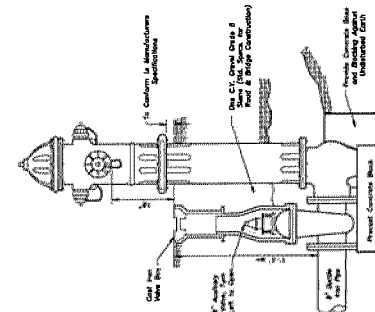
67 FARMINGTON HARBOR MARINE ASSOCIATION, LTD., 2022 1000 FARMINGTON HARBOR MARINE ASSOCIATION, LTD., 2022 1000 FARMINGTON HARBOR MARINE ASSOCIATION, LTD., 2022 1000 FARMINGTON HARBOR MARINE ASSOCIATION, LTD., 2022	PD 2022 05 05	PD 2022 05 05
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C-603

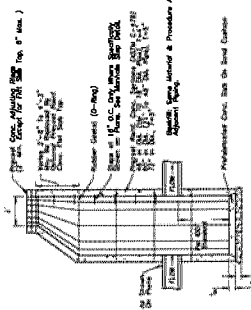
Key Words: *depression, mood, mood disorder, mood disorder with anxiety, mood disorder without anxiety, mood disorder with anxiety, mood disorder without anxiety, mood disorder with anxiety, mood disorder without anxiety*



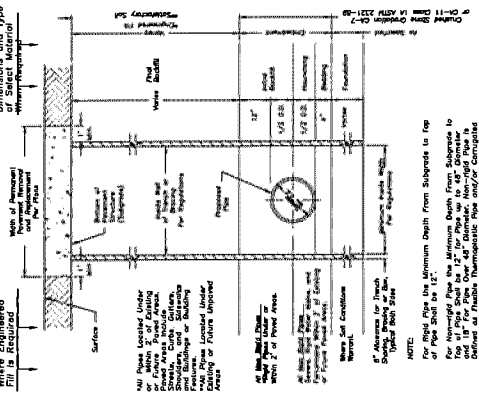
SANITARY MANHOLE CHIMNEY SEAL



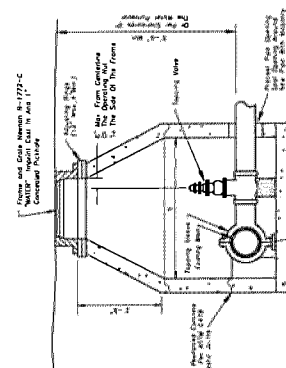
CATCH BASIN



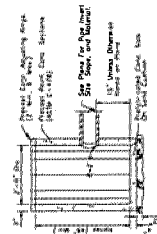
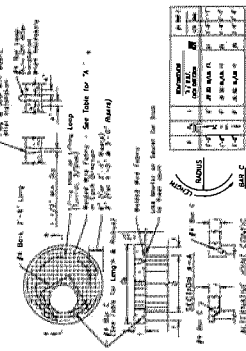
See **Fig. 13** and
Specification for
Surface Measurement



STANDARD SEWER AND WATER TRENCH SECTION

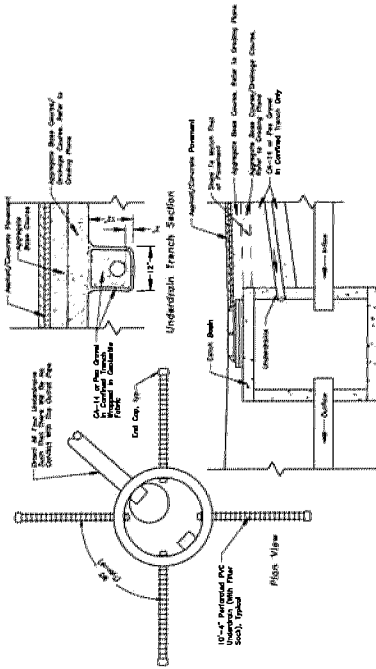


CATCH BASIN - 2' DIA.

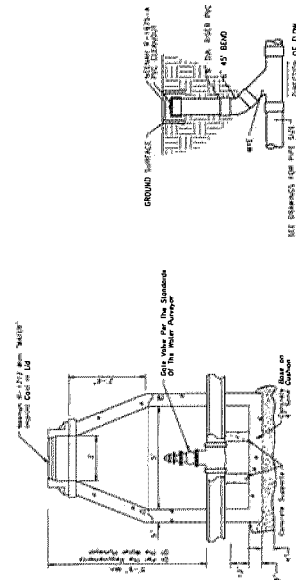


Profile of Typical Connection

CATCH BASIN WITH FINGER DRAINS



PVC CLEANOUT



[illegible]

SANITARY SEWER MANHOLE LID
DETAIL

**STORM SEWER MANHOLE LID
DETAIL**

Figure 1 shows a two-dimensional coordinate system. The horizontal axis is labeled 'x' and the vertical axis is labeled 'y'. A point is marked with a dot and labeled 'P(x, y)'. The origin is labeled 'O(0, 0)'. The axes are labeled 'x-axis' and 'y-axis'.

VALVE VAULT LID DETAIL

[The page contains faint, mostly illegible handwritten notes.]

1. *What is the main purpose of the study?*
 The study aims to investigate the effect of a new teaching method on student performance in mathematics.

2. *What are the research objectives?*
 The objectives are to compare the performance of students using the traditional method versus the new method, and to determine if the new method leads to higher scores.

3. *What is the research hypothesis?*
 The hypothesis is that students using the new teaching method will achieve significantly higher scores than those using the traditional method.

4. *What are the independent and dependent variables?*
 The independent variable is the teaching method (traditional vs. new), and the dependent variable is the student performance score.

5. *What is the study design?*
 The study is a quantitative, experimental design using a randomized controlled trial.

6. *What are the participants and sample size?*
 The participants are 60 students from a secondary school, divided into two groups of 30 each.

7. *What are the data collection methods?*
 Data is collected through standardized mathematics tests administered at the end of the semester.

8. *What statistical tests are used?*
 An independent samples t-test is used to compare the mean scores of the two groups.

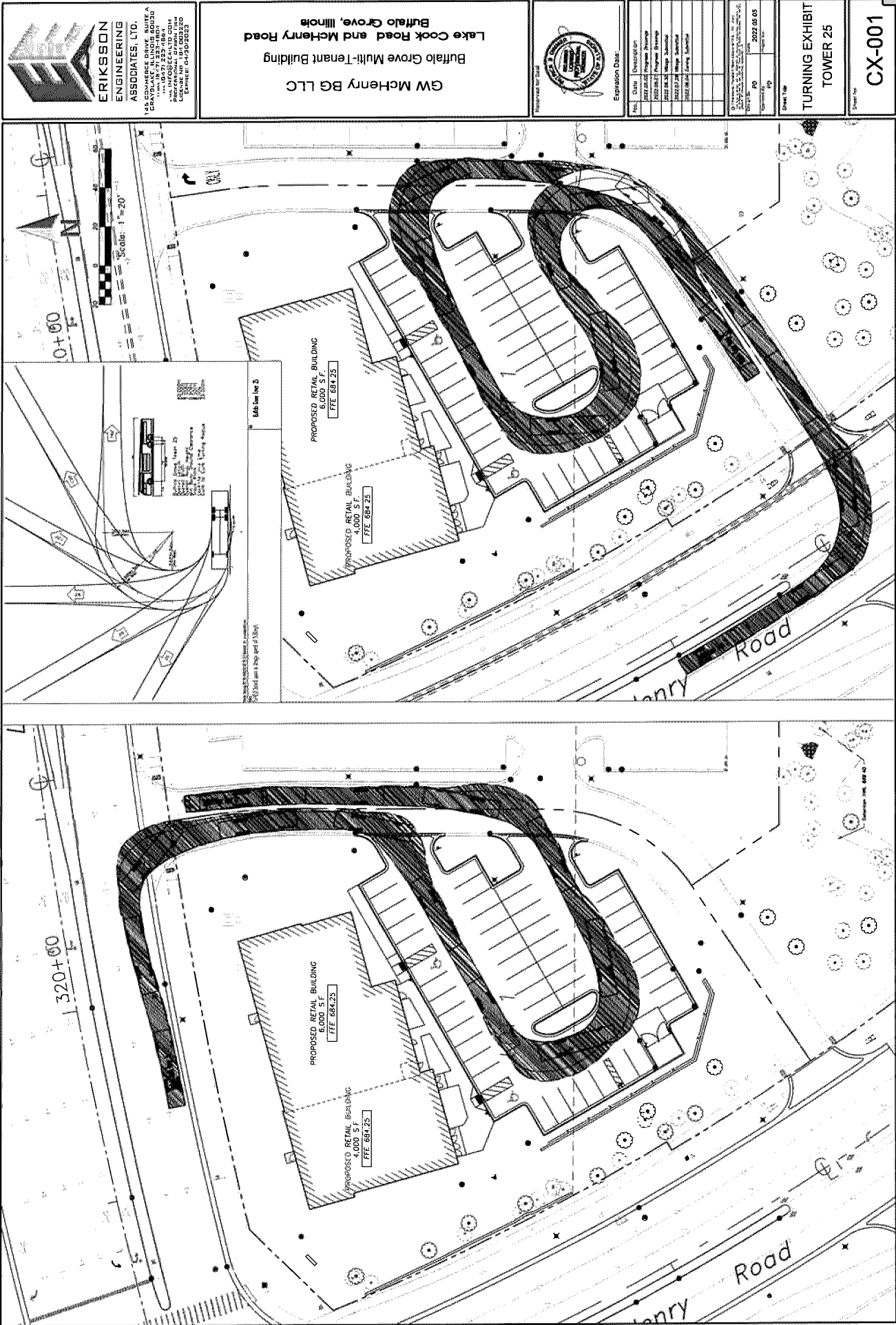
9. *What are the results?*
 The results show that the new teaching method group achieved a mean score of 78, while the traditional method group achieved a mean score of 72.

10. *What are the conclusions?*
 The study concludes that the new teaching method significantly improves student performance in mathematics.

11. *What are the limitations of the study?*
 The study is limited by its sample size and the specific context of the secondary school.

12. *What are the implications for future research?*
 Future research should explore the effectiveness of the new method in other subjects and across different educational levels.

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ERIKSSON ENGINEERING ASSOCIATES, LTO.
145 COMMERCE DRIVE, SUITE A
GRANDVIEW, ILLINOIS 60030
TEL: (847) 223-7861
FAX: (847) 223-7861
www.eriksson-engineering.com
Exhibit: 04302023

GW McHenry BG LLC
Buffalo Grove Multi-Tenant Building
Lake Cook Road and McHenry Road
Buffalo Grove, Illinois



Expiration Date:	
Item	Description
2022-08-23	Professional Engineer - Eriksson Engineering Associates, LTO
2022-08-23	Professional Engineer - Eriksson Engineering Associates, LTO
2022-08-23	Professional Engineer - Eriksson Engineering Associates, LTO
2022-08-23	Professional Engineer - Eriksson Engineering Associates, LTO

Project No.	2022-08-23
Revision No.	01
Revision Date	2022-08-23

TURNING EXHIBIT TOWER 25

CX-001



**ERIKSSON
ENGINEERING
ASSOCIATES, LTD.**
435 CHANDLER BLVD. SUITE 4
CHANDLER, IL 60015
TEL: 815.399.8800
WWW.ERIKSSON-ENGINEERING.COM

GW McHenry BG LLC
Buffalo Grove Multi-Tenant Building
Lake Cook Road and McHenry Road
Buffalo Grove, Illinois

LANDSCAPE PLAN

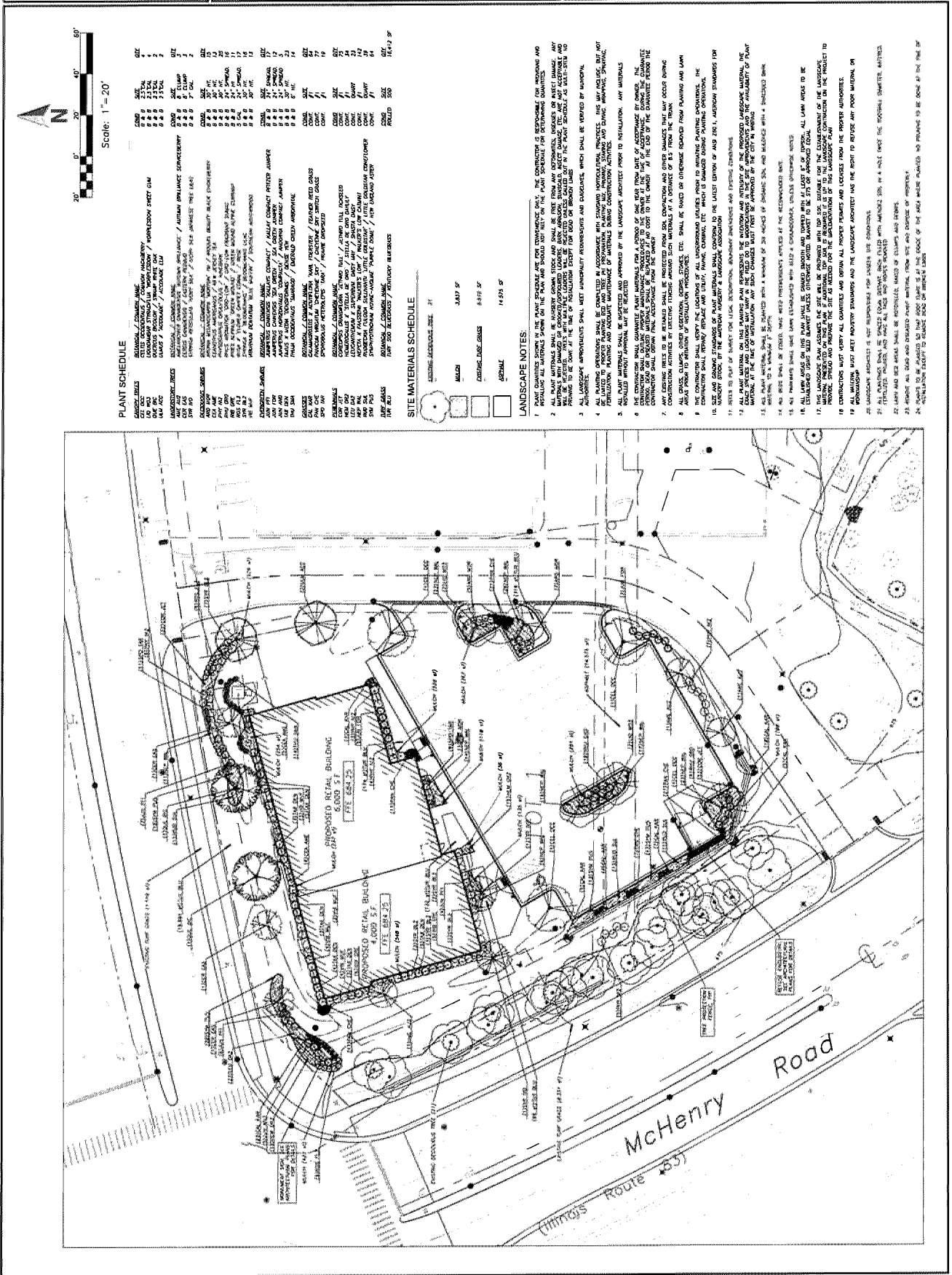
L-100

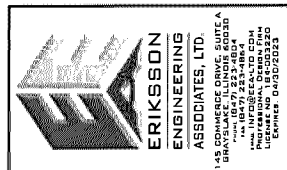
Drawn By: [Signature]

Project: 2022-092
Date: 2022-05-05
Scale: 1" = 20'

Client: GW McHenry BG LLC
Address: 43 S. McHenry Road
City: Buffalo Grove, IL 60015

Drawn By: [Signature]





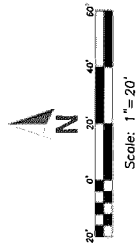
No.	Date	Description
2022 07 16	Owner Received	
2022 08 11	Progress Drawing	
2022 09 01	Design Submittal	
2022 07 16	Owner Submittal	
2022 08 11	Design Review	

55G	2022 05 05
55G	2022 05 05

Street 244

LANDSCAPE
DETAILS

L-200

[illegible]

SITE MATERIALS SCHEDULE	
	EXISTING ASPHALT DRIVE 21
	MAULCH 1,617 SF
	EXISTING DRIVE GRASS 8,925 SF
	ASPHALT 16,375 SF

LANDSCAPE NOTES:

- [illegible]



**ERIKSSON
ENGINEERING
ASSOCIATES, LTD.**

445 EIGHTH AVE. SUITE 4
GRATYLAKE ILLINOIS 60030
TEL. 1-847/271-8604
FAX 1-847/271-8604
TELETYPE 1-847/271-8604
INFO@EAS.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 01002220

GW McHenry BG LLC
Buffalo Grove Multi-Tenant Building
Lake Cook Road and McHenry Road
Buffalo Grove, Illinois

Downloaded from <http://ajph.org/>

Exp. Date:	Date	Description
	2022-03-15	Owner's Equity
	2022-03-22	Progress Drawing
	2022-05-09	Volume Submittal
	2022-07-05	Volume Submittal
	2022-08-16	Design Review

SSQ	2022 05 05
PD	

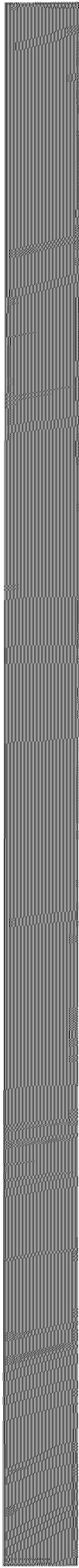
LANDSCAPE
PLAN

204 H. S.

L-100



BRAND BOOK



Wild Fork™

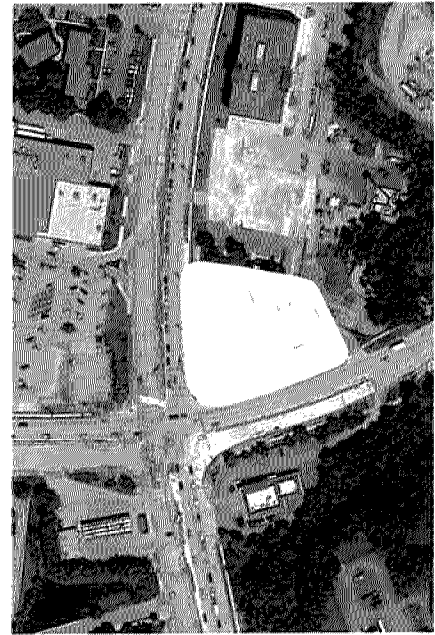
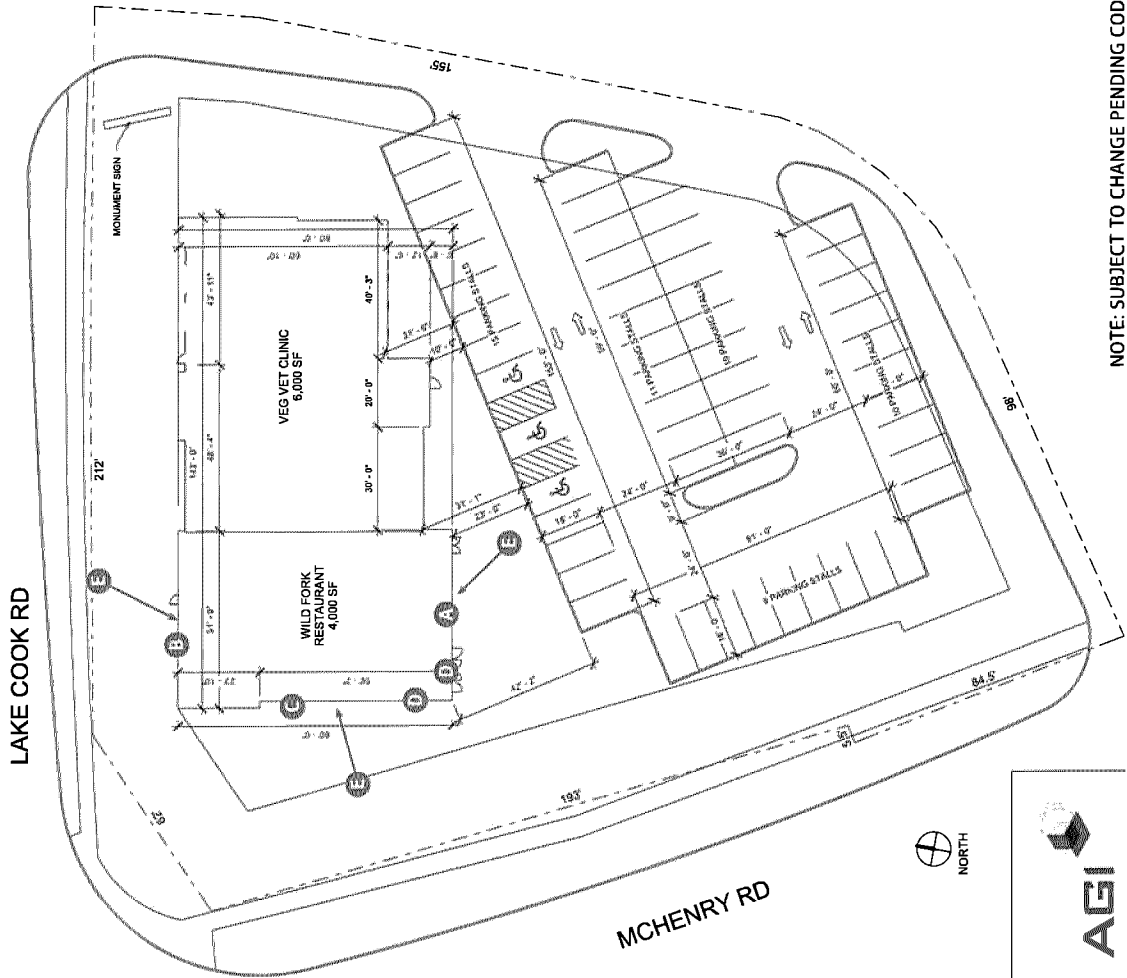
MEAT & SEAFOOD MARKET

Southeast Corner of McHenry Rd & Lake Cook Rd
Buffalo Grove, IL 60089
08/09/22

8.E.c

SITE PLAN

QTY	SIGN CODE	DESCRIPTION	SIGN TYPE	Proposed SQ FT
1	WFF-CL-LO-H-30-FCW	30" Letterset - Logo Only - Horizontal - Full Color White	Wall Sign	40.46
1	WFF-CL-LO-H-30-SW	30" Letterset - Logo Only - Horizontal - Solid White	Wall Signs	40.46
1	WFF-CL-LO-H-30-FCW	30" Letterset - Logo Only - Horizontal - Full Color White	Wall Sign	40.46
2	WFF-IFS-72-SW	6' ICONIC FLAME SIGNATURE - FACELIT - Solid White	Wall Sign	72.00
3	WFF-PL-CCC-6-W	Canopy Signs	Canopy Signs	53.88
Total				247.26



DESIGNER: J. W



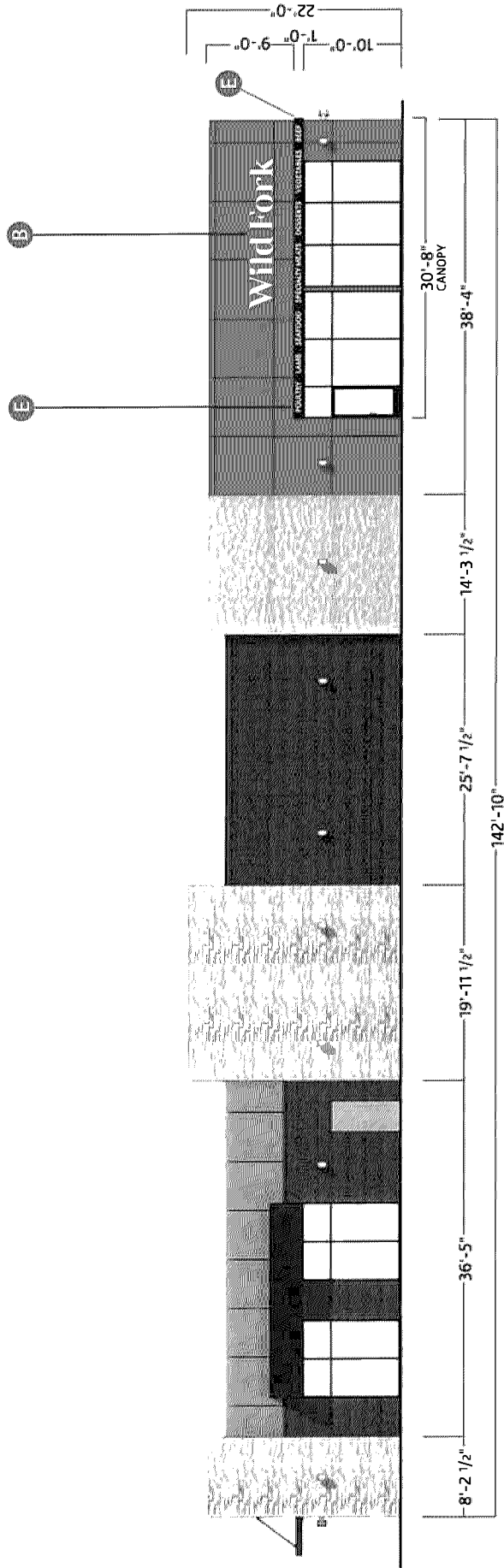
NOTE: SUBJECT TO CHANGE PENDING CODE REVIEW.

Attachment: Exhibit B. Plan Set (O-2024-7 : Ordinance Approving an Amendment to Ordinance 2022-092 with Sign Variation at 43 S. McHenry

SCALE: N.T.S.

ELEVATION

QTY	SIGN CODE	DESCRIPTION	SIGN TYPE	Proposed SQ FT
1	WFF-CL-LO-H-30-SW	30" Letterset - Logo Only - Horizontal - Solid White	Wall Signs	40.46
1	WFF-PL-CCC-6-W	Canopy Signs	Canopy Signs	11.89
Total				52.35



REAR (NORTH) ELEVATION

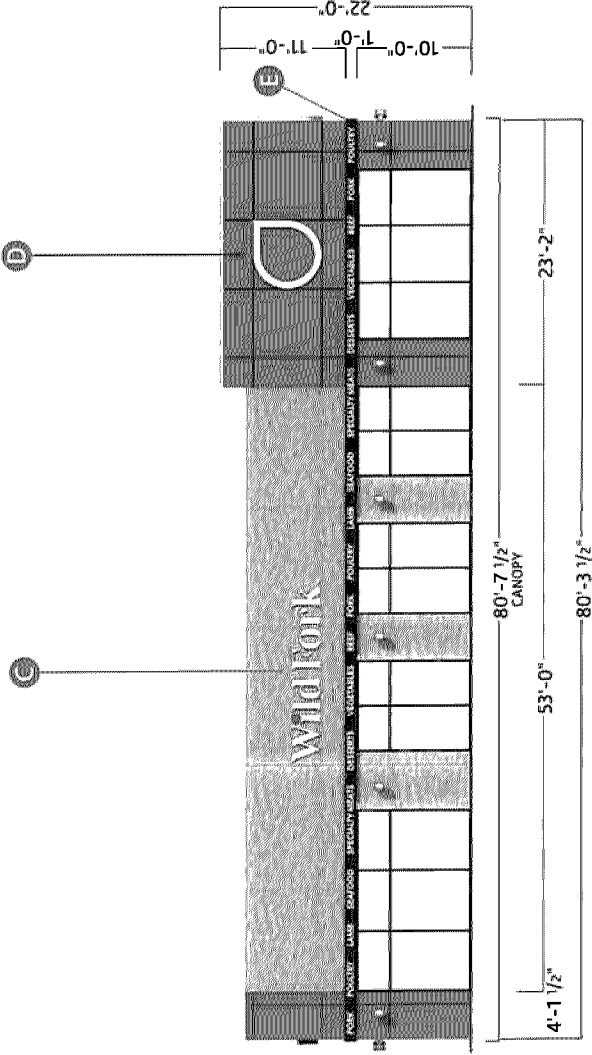
DESIGNER: J. W.



NOTE: RENDERING IS FOR VIEWING PURPOSES TO DETERMINE GENERAL POSITIONING.
PERSPECTIVE RENDERING CANNOT ACCURATELY BE PUT TO SCALE

ELEVATION

QTY	SIGN CODE	DESCRIPTION	SIGN TYPE	Proposed SQ FT
1	WFF-CL-LO-H-30-FCW	30" Letterset - Logo Only - Horizontal - Full Color White	Wall Sign	40.46
1	WFF-IFS-72-SW	6' ICONIC FLAME SIGNATURE - FACELIT - Solid White	Wall Sign	36.00
1	WFF-PL-CCC-6-W	Canopy Signs	Canopy Signs	28.20
Total				104.66



SIDE (WEST) ELEVATION

DESIGNER: J. W.

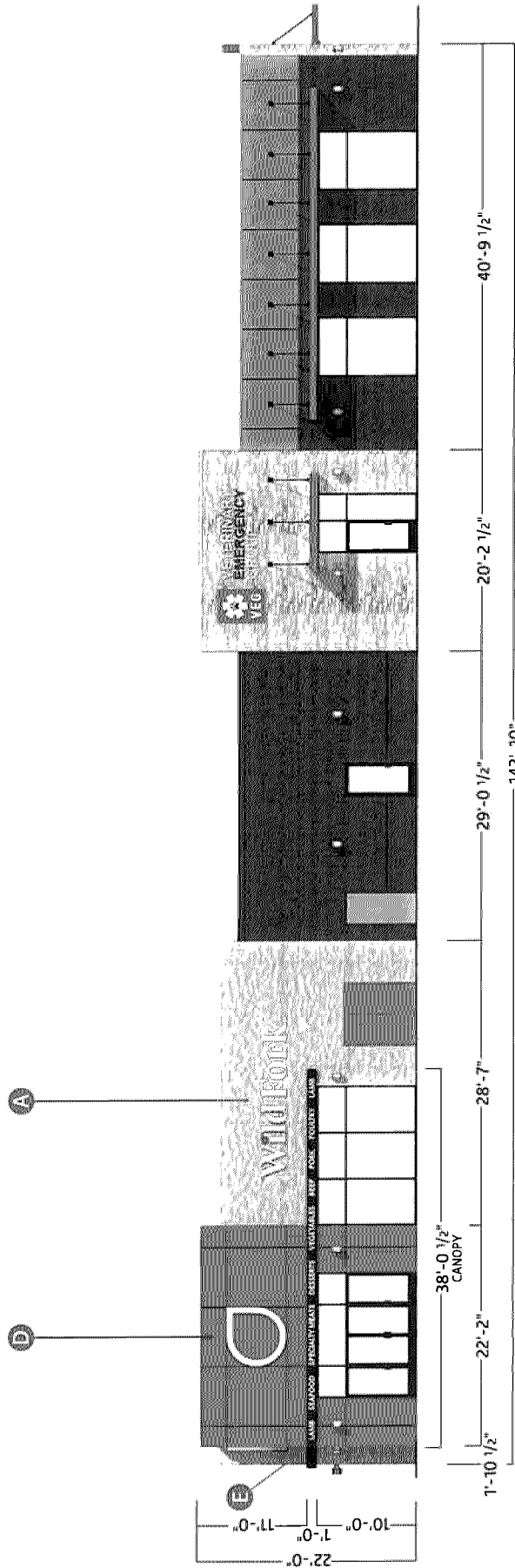


NOTE: RENDERING IS FOR VIEWING PURPOSED TO DETERMINE GENERAL POSITIONING.
PERSPECTIVE RENDERING CANNOT ACCURATELY BE PUT TO SCALE

SCALE: 1/16" = 1'

ELEVATION

QTY	SIGN CODE	DESCRIPTION	SIGN TYPE	Proposed SQ FT
1	WFF-CL-LO-H-30-FCW	30" Letterset - Logo Only - Horizontal - Full Color White	Wall Sign	40.46
1	WFF-IFS-72-SW	6' ICONIC FLAME SIGNATURE - FACELIT - Solid White	Wall Sign	36.00
1	WFF-PL-CCC-6-W	Canopy Signs	Canopy Signs	13.79
Total				90.25



FRONT (SOUTH) ELEVATION

DESIGNER: J. W.



NOTE: RENDERING IS FOR VIEWING PURPOSES TO DETERMINE GENERAL POSITIONING.
PERSPECTIVE RENDERING CANNOT ACCURATELY BE PUT TO SCALE.

CUTSHEET

WFF-CL-LO-H-30-FCW

30" Letterset - Logo Only - Horizontal - Full Color White

Flush wall mounted.

16'-2 3/16"

Wild ForkTM 3 3/8"

FRONT ELEVATION

SCALE: 1/2"=1'



40.46

Square Footage

SIDE VIEW

SCALE: NTS

	
PMS: 7597-C RGB: 209, 65, 36 HEX: #D14124 CMYK: 0, 85, 95, 2	PMS: BLACK 7-C RGB: 61, 57, 53 HEX: #3D3935 CMYK: 63, 60, 64, 65

DESIGNER: J.W.



CUTSHEET

WFF-CL-LO-H-30-SW

30" Letterset - Logo Only - Horizontal - Solid White

Flush wall mounted.

16'-2 3/16"

Wild ForkTM 3 3/8"

FRONT ELEVATION

SCALE: 1/2" = 1'



SIDE VIEW

SCALE: NTS

40.46
Square Footage

	
PMS: 7597-C RGB: 209, 65, 36 HEX: #D14124 CMYK 0, 85, 95, 2	PMS BLACK 7-C RGB 61, 57, 53 HEX: #3D3935 CMYK 63, 60, 64, 65

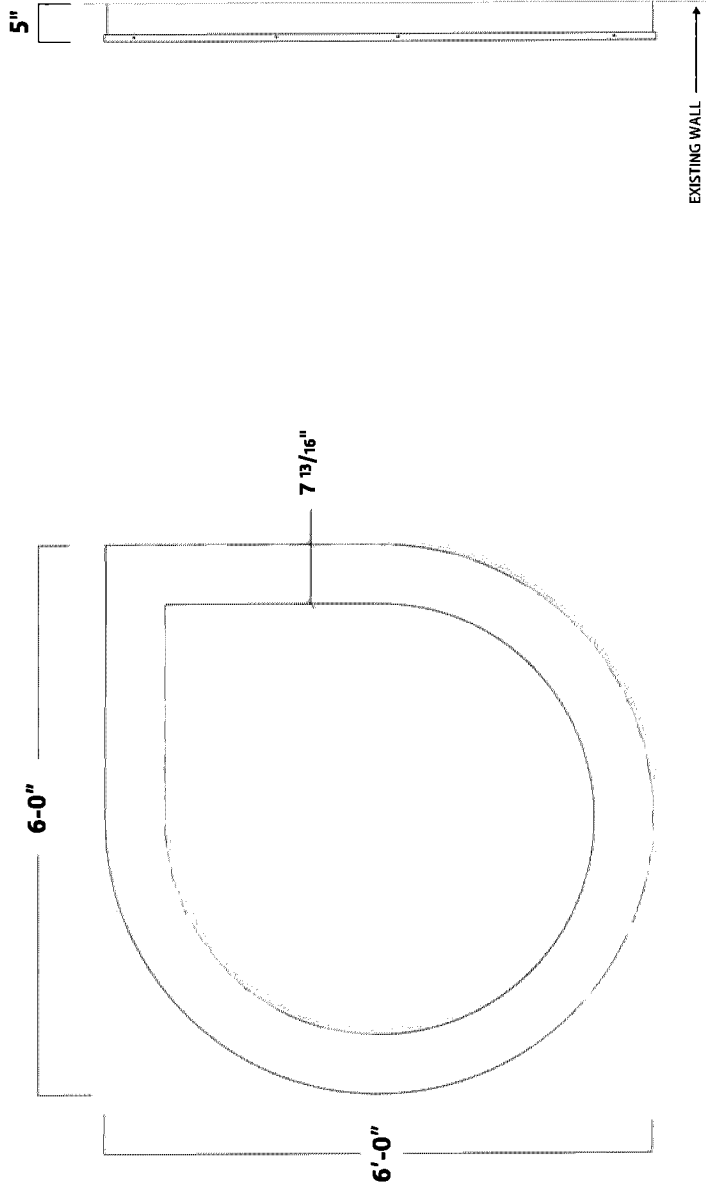
DESIGNER: J. W.

Wild Fork[®]



CUTSHEET
WFF-IFS-72-SW

6' ICONIC FLAME SIGNATURE - FACELIT - CHANNEL CONSTRUCTION - SOLID WHITE
FLUSH MOUNTS TO WALL SURFACE.



FRONT ELEVATION
SCALE: NTS

SIDE VIEW
SCALE: NTS

36.0

Square Footage

11

POULTRY LAMB SEAFOOD SPECIALTY MEATS DESSERTS VEGETABLES BEEF

30'-8"
CANOPY

REAR (NORTH) ELEVATION

 $1'-4\frac{1}{8}"$

	PORK	POULTRY	LAMB	SEAFOOD	SPECIALTY MEATS	DESSERTS	VEGETABLES	BEEF	POULTRY	LAMB	SEAFOOD	SPECIALTY MEATS	DESSERTS	VEGETABLES	BEEF	POULTRY
1																
2																
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52					</											

SIDE (WEST) ELEVATION

15

LAMB SEAFOOD SPECIALTY MEATS DESSERTS VEGETABLES BEEF PORK POULTRY LAMB

38'-0 1/2" CANOPY

FRONT (SOUTH) ELEVATION

SCALE: 1/8" = 1'

11-71716

1'-10 9/16"

3'-0 7/8"

1'-10 1/2"

_____ 3'-5 1/8"

9

0.82 sf

PORK

0.96 sf

POULTRY

1.54 sf

LAMB

0.94 sf

SEAFOOD

1.71 sf

SPECIALTY MEATS

3.02 sf

3'-4 3/8"

DESERTS

1.68 sf

4'-4 3/16"

VEGETABLES

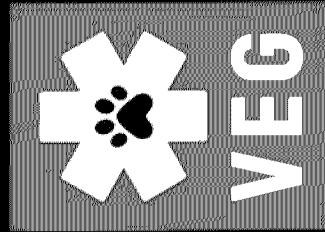
2.18 sf

SCALE: 1/2" = 1'



	6" OAL	6" SQ FT	QTY	Total SQFT
BEEF	1'7 11/16"	0.82	4	3.28
PORK	1'-10 9/16"	0.96	4	3.84
POULTRY	3'-0 7/8"	1.54	5	7.7
LAMB	1'-10 1/2"	0.94	5	4.7
SEAFOOD	3'-5 1/8"	1.71	4	6.84
SPECIALTY MEATS	6'-0 1/2"	3.02	4	12.08
DESSERTS	3'-4 3/8"	1.68	4	6.72
VEGETABLES	4'-4 3/16"	2.18	4	8.72
TOTAL			34	53.88

	WILD TORK BLACK	PM5 BLACK 7-C MCB 61,57,53 HEX #3D3935 MM 63,60,64,65
	WILD TORK RED	PM5 7597-C MCB 209,65,36 HEX #D14124 MM 0,85,95,2

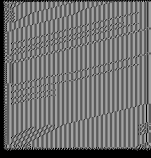


**VETERINARY
EMERGENCY
GROUP**

PERMANENT SIGNAGE

SE Corner of Lake Cook Rd. & McHenry Rd.
Buffalo Grove, IL 60089

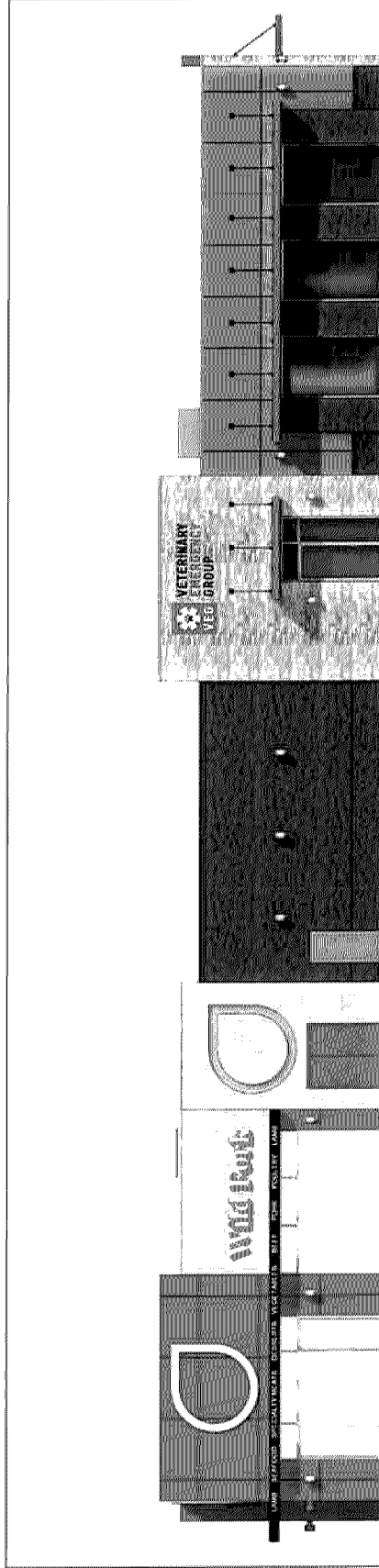
PROPOSED STOREFRONT



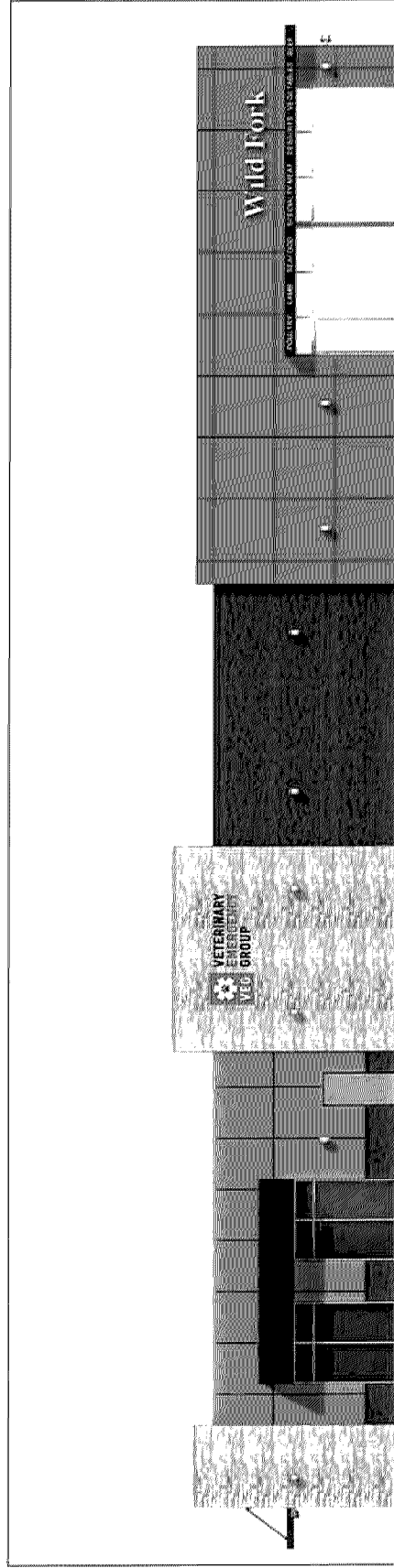


PROPOSED STOREFRONT RENDERING

FRONT (SOUTH ELEVATION)

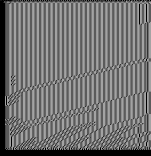


BACK (NORTH ELEVATION)



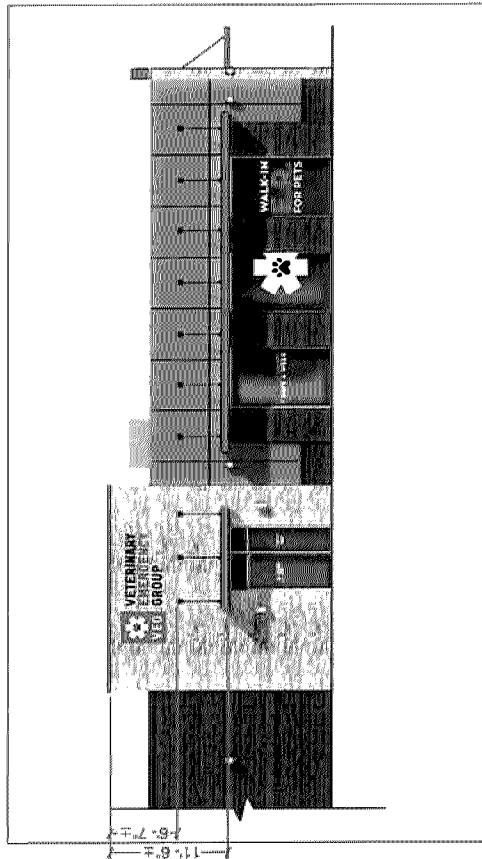
Scale: 3/32" = 1'-0"

STOREFRONT LOGO





STACKED LOGO - Storefront (South Elevation)



SIGNAGE & BUILDING CODE INFO

Signage Code Allowance: NTE 33% of storefront frontage

- Signage Code permits:

CATEGORY 1*

- Business has no roof sign on the same premises, 33% of the wall sign background may be used for copy of an enclosed sign.

CATEGORY 2*

- Business has its own ground sign, but no roof sign, 20% of the wall sign background may be used for copy of an enclosed sign.

* Corner units may be allowed a 2nd sign - 2nd sign cannot be larger than the wall sign located over their primary entrance.

- Building Frontage: 64' - 1 1/2" ±

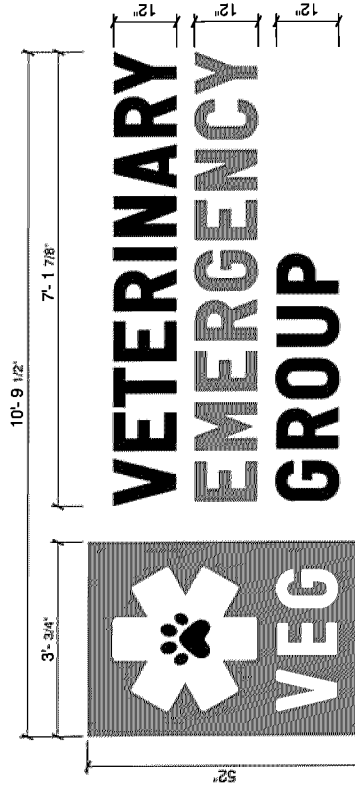
- Building Signage Area: 11' - 0" H x 20' - 0" W

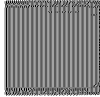
- Type of Signage: One (1) set of stacked RM face-lit channel letters

- Window Graphic Allowance: The total gross sign area of all window signs shall not exceed 40% of window surface area.

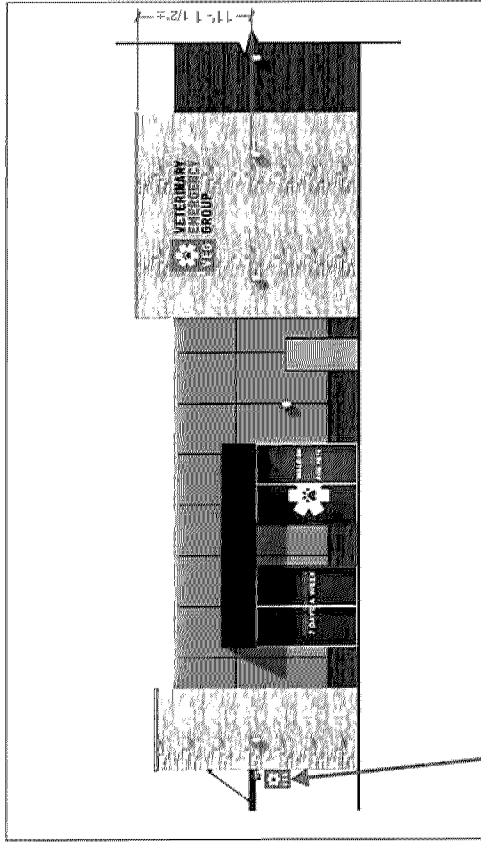
OVERALL DIMENSIONS: 52" H x 10' - 9 1/2" W

TOTAL SQ FT: 46.76 (21.25%)





STACKED LOGO - Back (North Elevation)



Note:
Blade sign size & color TBD.
Subject to Landlord & municipal review.
Not to Scale.

SIGNAGE & BUILDING CODE INFO

Signage Code Allowance: NTE 33% of storefront frontage

- Signage Code permits:

CATEGORY 1*

- Business has no roof sign on the same premises, 33% of the wall sign background may be used for copy of an enclosed sign.

CATEGORY 2*

- Business has its own ground sign, but no roof sign, 20% of the wall sign background may be used for copy of an enclosed sign.

* Corner units may be allowed a 2nd sign - 2nd sign cannot be larger than the wall sign located over their primary entrance.

- Building Frontage: 64' - 1 1/2" ±

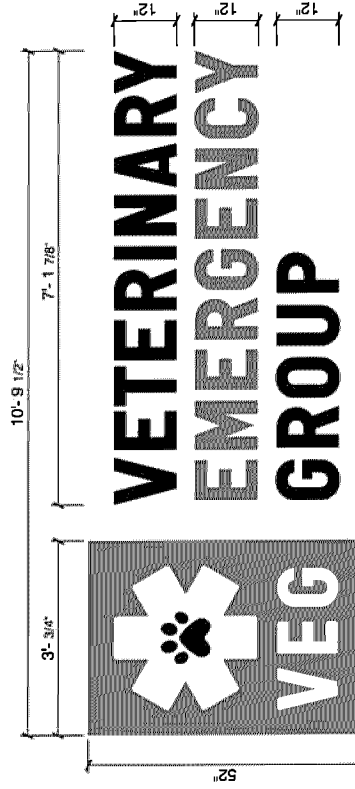
- Building Signage Area: 11' - 0" H x 20' - 0" W

- Type of Signage: One (1) set of stacked RM face-lit channel letters

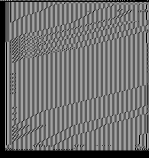
- Window Graphic Allowance: The total gross sign area of all window signs shall not exceed 40% of window surface area.

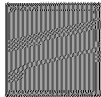
OVERALL DIMENSIONS: 52" H x 10' - 9 1/2" W

TOTAL SQ FT: 46.76 (21.25%)

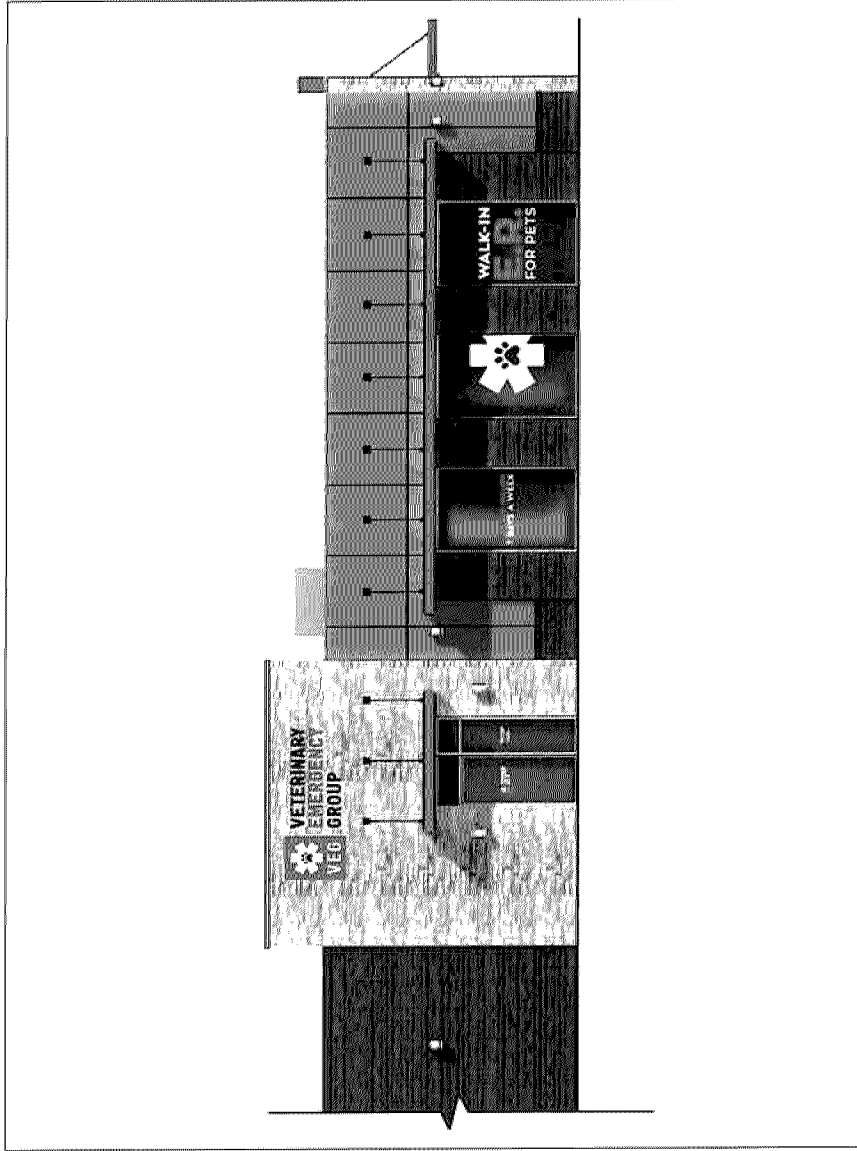


DOOR & WINDOW GRAPHICS





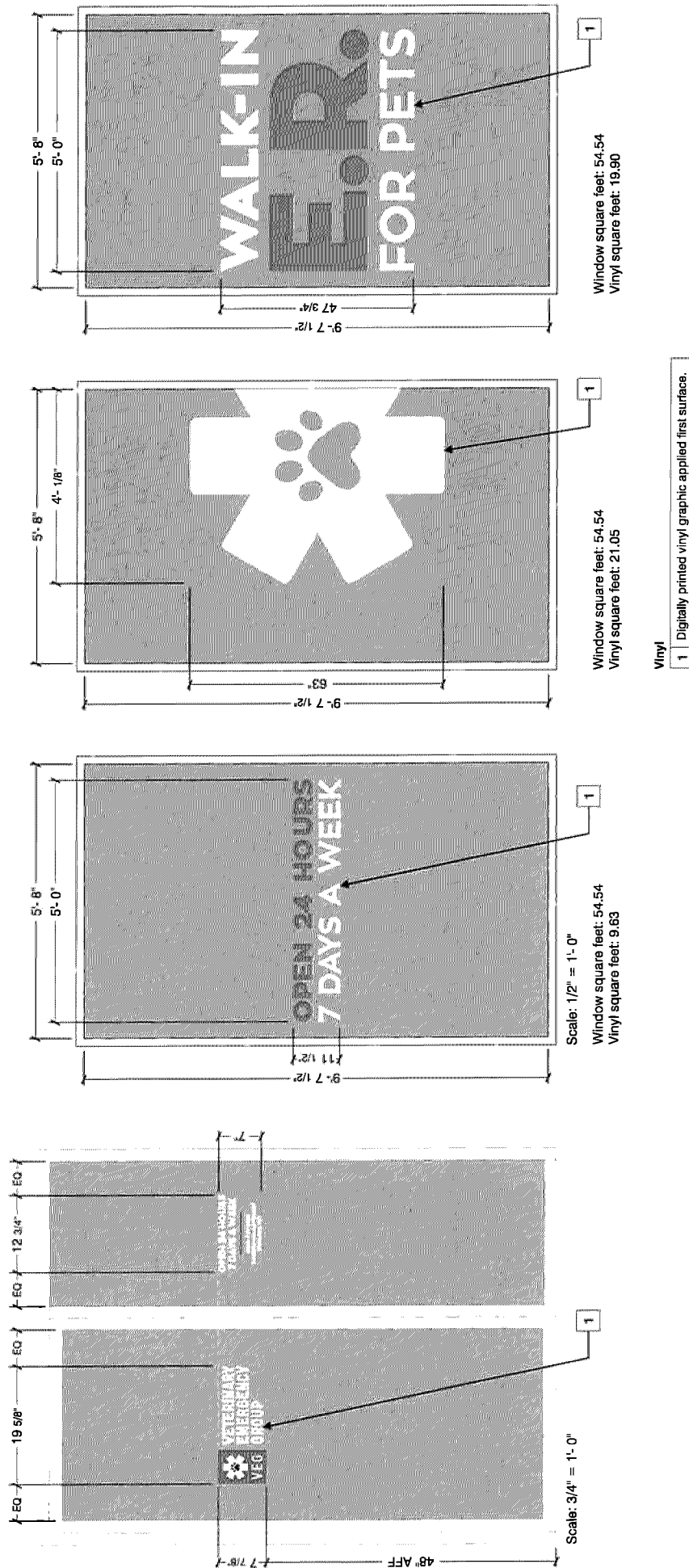
PERMANENT DOOR & WINDOW GRAPHICS | RENDERING



STOREFRONT (SOUTH ELEVATION) | PERMITTED NTE 40% OF WINDOW SURFACE AREA

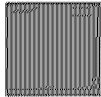


PERMANENT DOOR & WINDOW GRAPHICS | ART

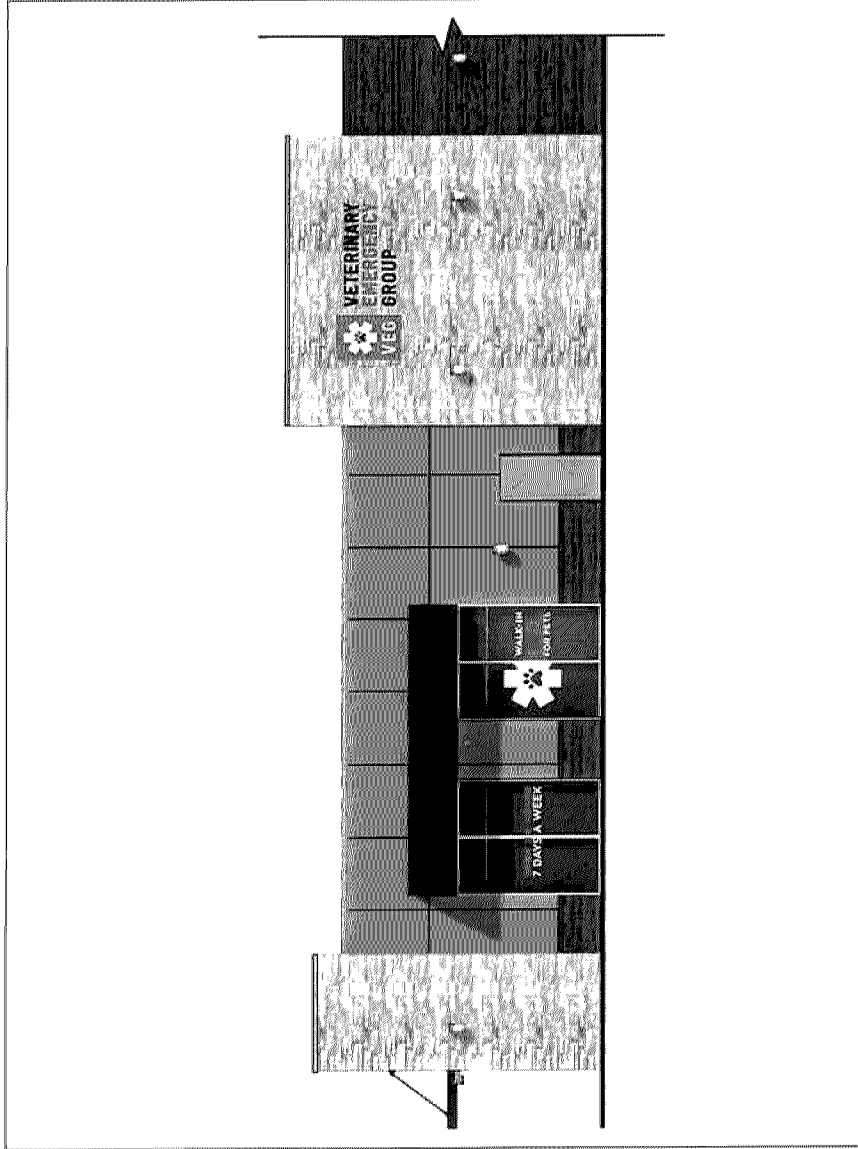


STOREFRONT (SOUTH ELEVATION) | PERMITTED NTE 40% OF WINDOW SURFACE AREA

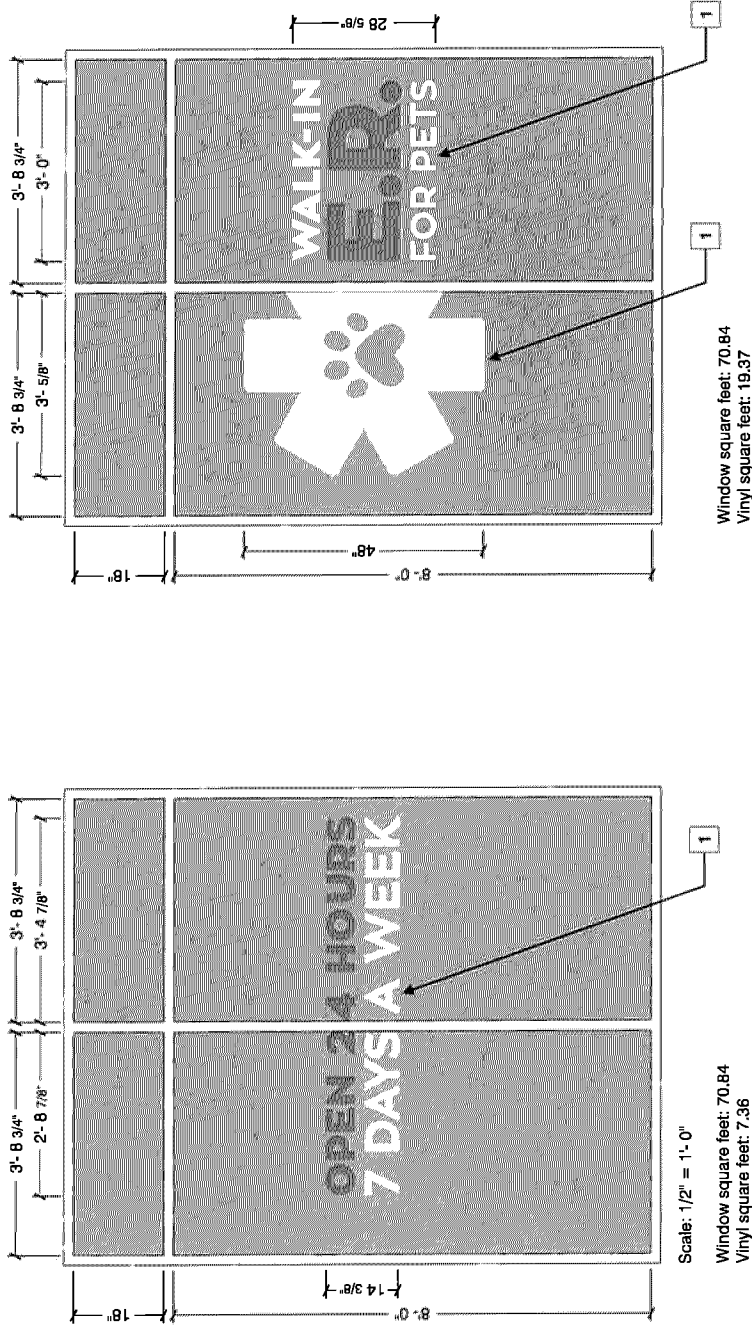
*All dimensions to be field verified before production.



PERMANENT WINDOW GRAPHICS | RENDERING



STOREFRONT (NORTH ELEVATION) | PERMITTED NTE 40% OF WINDOW SURFACE AREA



Vinyl

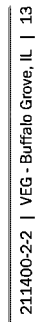
- 1 Digitally printed vinyl graphic applied first surface.

Colors to match



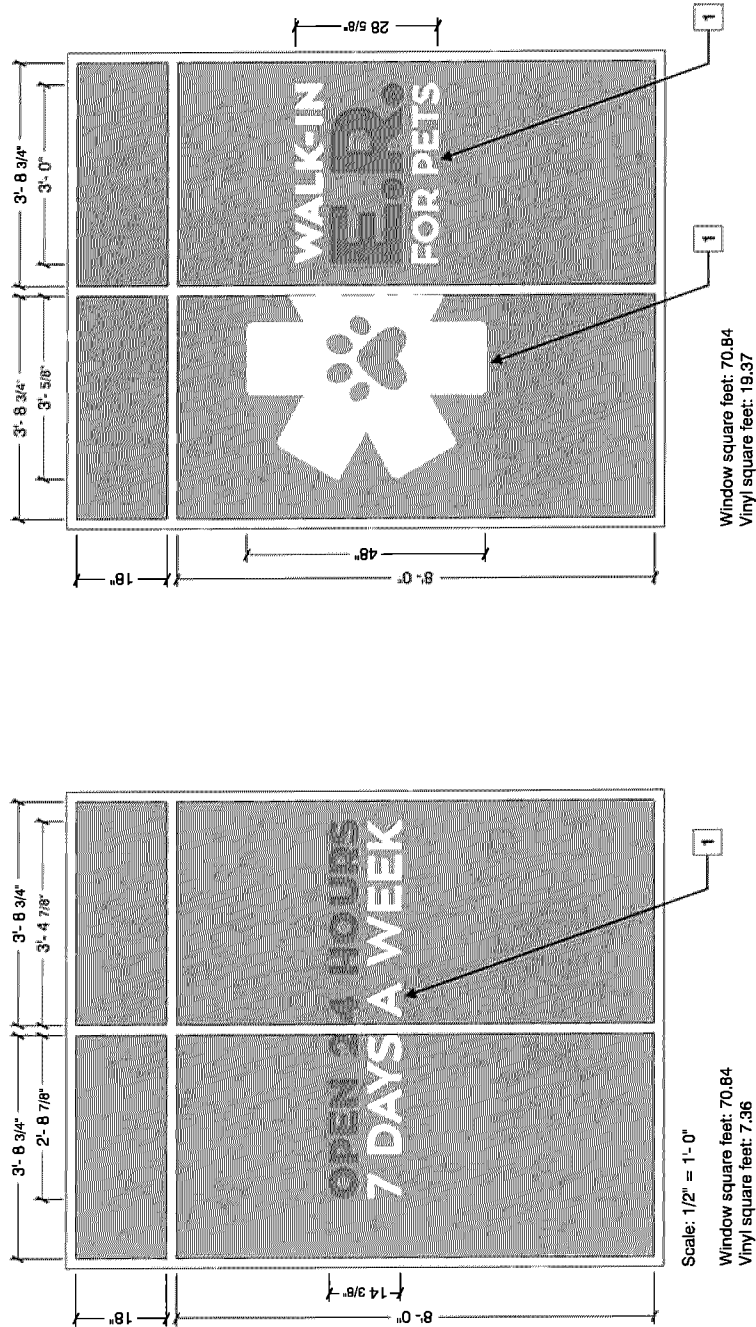
STOREFRONT (NORTH ELEVATION) | PERMITTED NTE 40% OF WINDOW SURFACE AREA

*All dimensions to be field verified before production.



Packet Pg. 128

Sign specifications: **One (1) set of permanent window graphics**



Vinyl

1 Digitally printed vinyl graphic applied first surface.

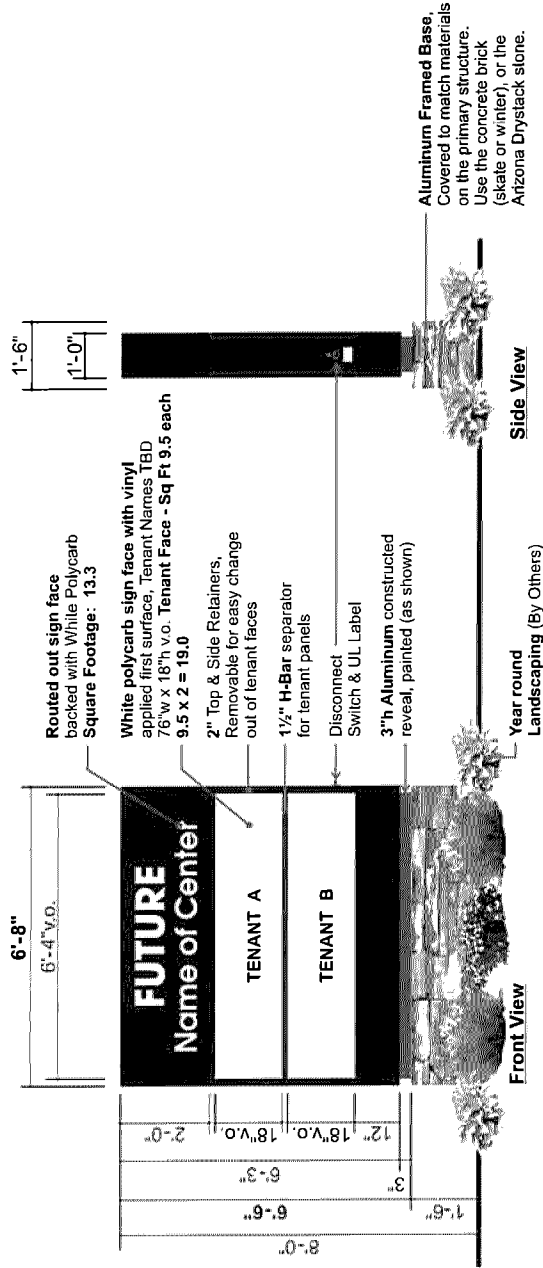
Colors to match



STOREFRONT (EAST ELEVATION) | PERMITTED NTE 40% OF WINDOW SURFACE AREA

*All dimensions to be field verified before production.





S/F Illuminated Multi-Tenant Monument #1 -

Scale 3/8" = 1'-0"

Qty: (1) Required

Square Footage: 32.3

Aluminum constructed sign frame with white polycarb sign faces. Removable retainers for easy change out of tenant faces. Sign to illuminated using White LED Modules. Sign to have aluminum base to match new development. Electrical service to be brought top sign sites (By Others). Drawing for concept purposes only.



CHICAGO, IL 60614

Country Road W17

Buffalo Grove, IL 60089

TEL: 630-424-6100 FAX: 630-424-6120

WWW.OLYMPIKSIGNS.COM

account representative

ROBBY WHITEHEAD

client

1330 N. Garfield

Lombard, IL 60148

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job#: 22-9067

03-25-22

rev# 08-01-22

drawn by

PAMELA F

Comments:

SIGN LAYOUT

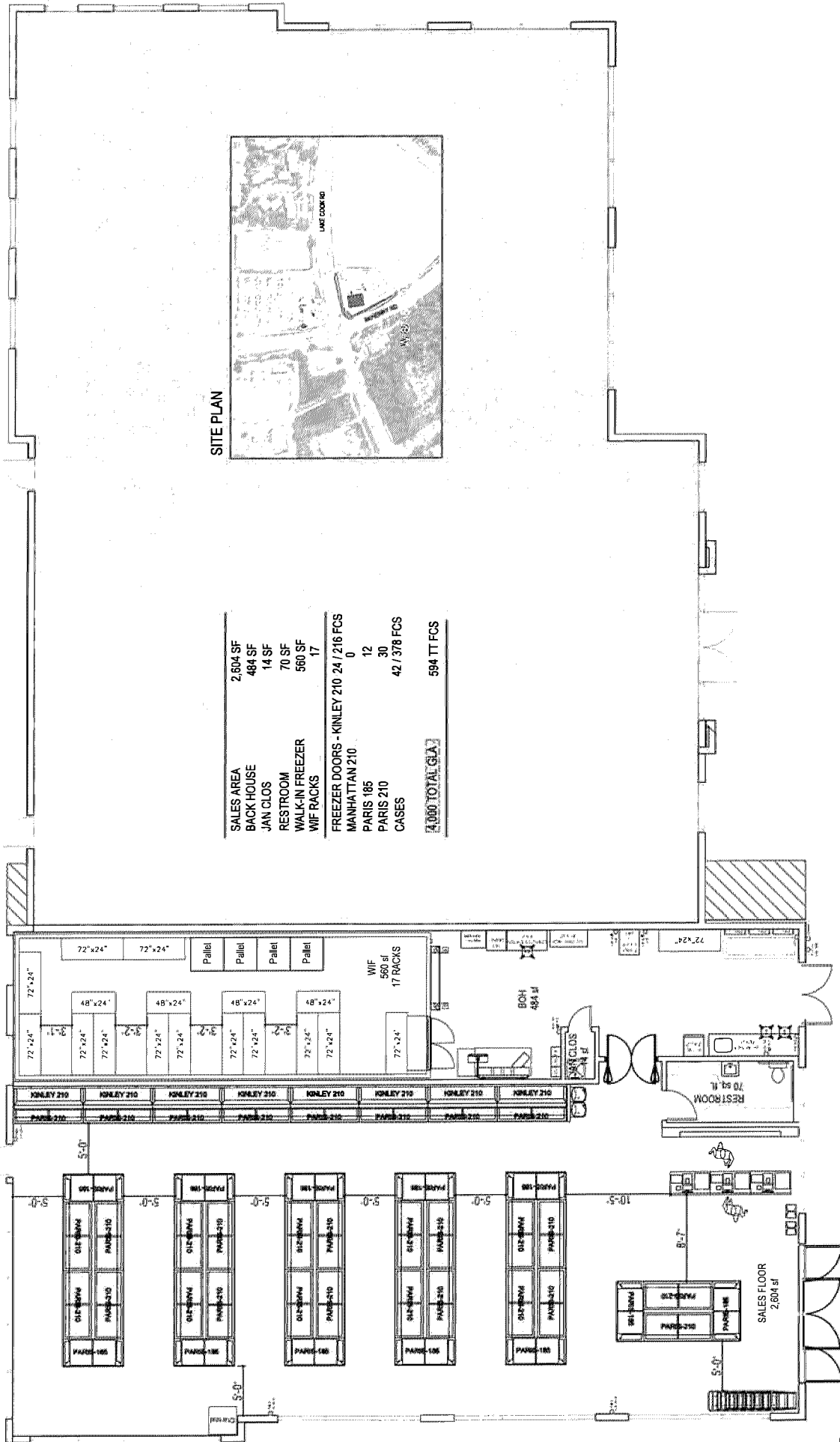
page 4 of 4

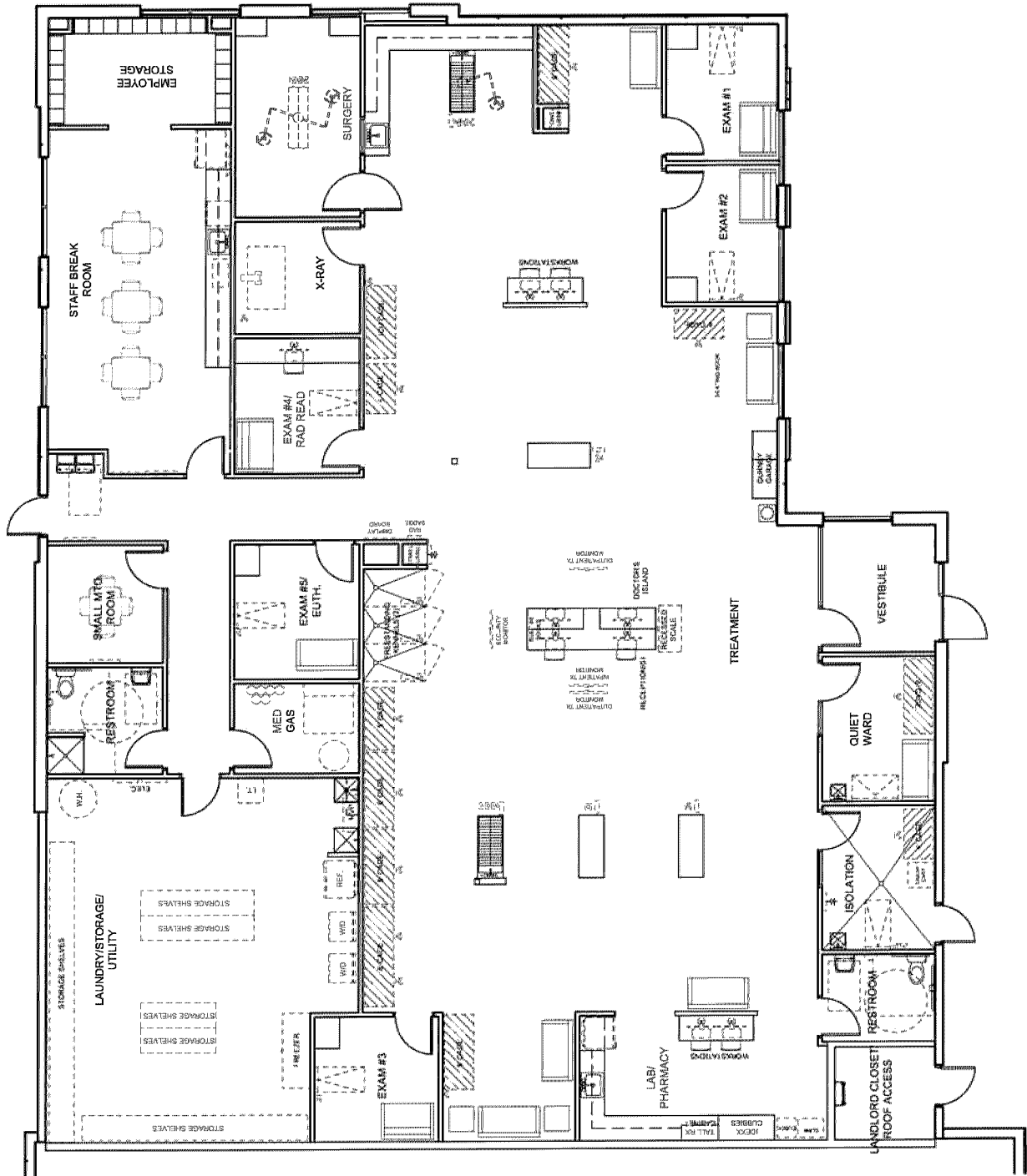
#02

SCALE N/A @A3
DATE: 04/08/2022

BUFFALO GROVE - IL
WILD FORK FOODS SE CORNER OF McHENRY RD & LAKE COOK RD, 60089

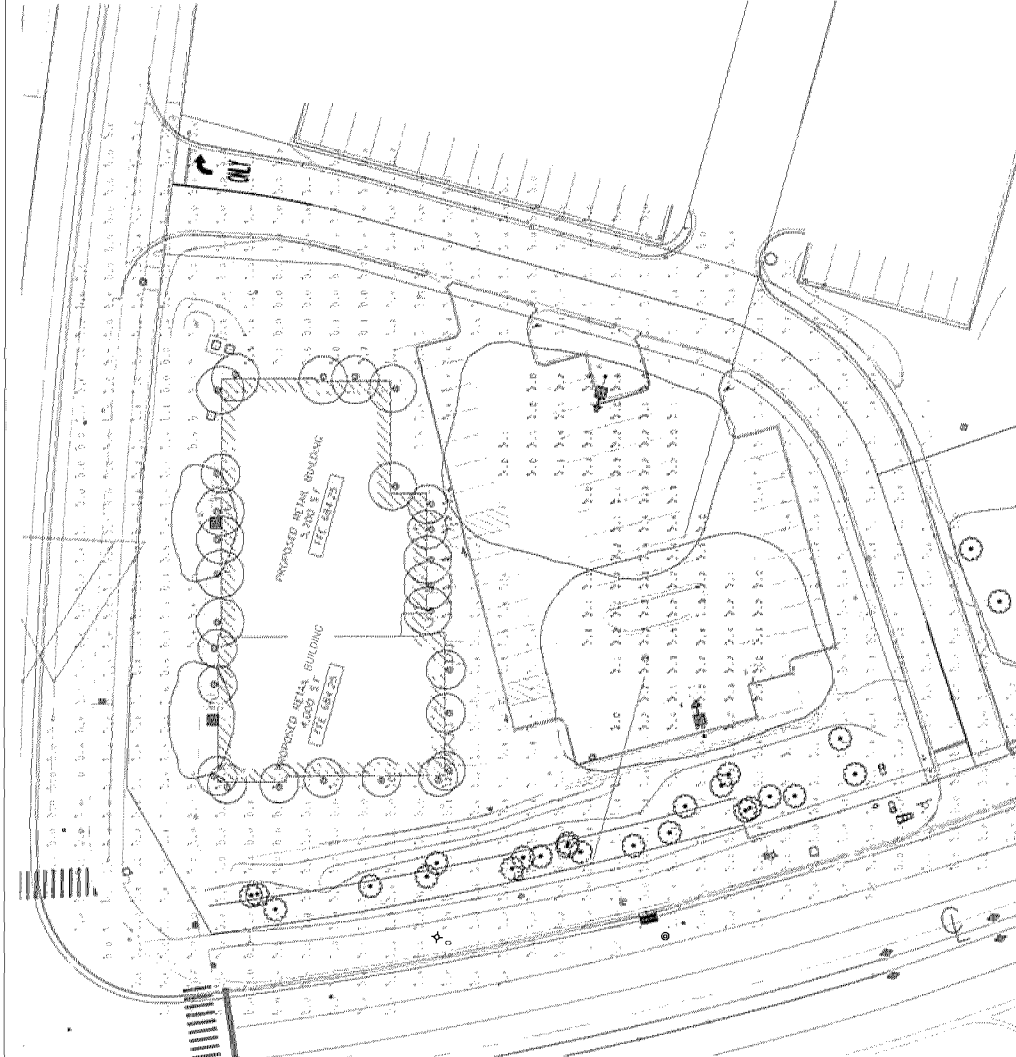
Wild Fork™





REVISIONS		
REV #	DATE	BY:
1	7/8/22	J.P.
2	7/27/22	J.P.

REVISIONS

[illegible]

Turbidimetric					
Symbol	Unit	Wavelength, nm	Path length, cm	Concentration, g/l	Scattering coefficient, 10 ³ m ² /g
1	g/l	410	1.0	0.10	17
2	g/l	440	1.0	0.10	18.34
3	g/l	460	1.0	0.10	22.8
4	g/l	480	1.0	0.10	22.8
5	g/l	500	1.0	0.10	22.8
6	g/l	520	1.0	0.10	22.8
7	g/l	540	1.0	0.10	22.8
8	g/l	560	1.0	0.10	22.8
9	g/l	580	1.0	0.10	22.8
10	g/l	600	1.0	0.10	22.8
11	g/l	620	1.0	0.10	22.8
12	g/l	640	1.0	0.10	22.8
13	g/l	660	1.0	0.10	22.8
14	g/l	680	1.0	0.10	22.8
15	g/l	700	1.0	0.10	22.8
16	g/l	720	1.0	0.10	22.8
17	g/l	740	1.0	0.10	22.8
18	g/l	760	1.0	0.10	22.8
19	g/l	780	1.0	0.10	22.8
20	g/l	800	1.0	0.10	22.8
21	g/l	820	1.0	0.10	22.8
22	g/l	840	1.0	0.10	22.8
23	g/l	860	1.0	0.10	22.8
24	g/l	880	1.0	0.10	22.8
25	g/l	900	1.0	0.10	22.8
26	g/l	920	1.0	0.10	22.8
27	g/l	940	1.0	0.10	22.8
28	g/l	960	1.0	0.10	22.8
29	g/l	980	1.0	0.10	22.8
30	g/l	1000	1.0	0.10	22.8

BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS WERE DETERMINED. THE LUMINAIRE LAYOUT WAS THEN USED TO DETERMINE THE EFFECT OF VARYING THE LAYOUT OF THE LUMINAIRE FIELD ON THE DETERMINING AFFORDABILITY OF THE LAYOUT TO EXISTING VISUAL FIELD CONDITIONS.

BUFFALO GROVE MULTI-TENANT
 BUFFALO GROVE, IL

6820 CORPORATION PKWY
FORT WORTH, TX 76126
WWW.WLSLIGHTING.COM

huedwoc sTM e _____ STM
9 N I L H 9 I 7 STM

PM:HOLLY	BY: J.P.	SHEET 1 OF 1
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LL.

SCALE: 1"=20'

DATE -6/30/22

64041-57M

Type:

A SERIES LED AREA

SPECIFICATIONS

CONSTRUCTION & MATERIALS

- Slim, low profile design minimizes wind load requirements
- Luminaire housing is rugged die cast aluminum with an integral, weathertight LED driver compartment and high-performance heat sink
- Convenient interlocking mounting method on direct arm. Mounting adaptor is rugged die cast aluminum and mounts to 3" (76mm) or larger square or round pole, secured by two 5/16-18 UNC bolts spaced on 2" (51mm) centers
- Mounting for the adjustable arm mount adaptor is rugged die cast aluminum and mounts to 2" (51mm) IP, 2.375" (60mm) O.D. tenon.
- Adjustable arm mount can be adjusted 180° in 2.5° increments.
- Transportation mount is constructed of 316 stainless steel and mounts to surface with (4) 3/8" fasteners by others
- Trunnion mount is constructed of A500 and A1011 steel and is adjustable from 0-180° in 15° degree increments. Trunnion mount secures to surface with (1) 3/4" bolt or (2) 1/2" or 3/8" bolts
- Luminaires ordered with NM mount include 18" (340mm) 18/5 or 16/5 cord exiting the luminaire; when combined with R option, 18" (340mm) 18/7 or 16/7 cord is provided.
- Designed for uplight and downlight applications
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, bronze, black, and white are available. Custom colors are available. Please contact your sales professional for details.

ELECTRICAL SYSTEM

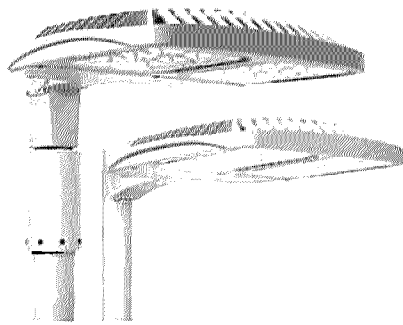
- Input Voltage: 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- Power Factor: > 0.9 at full load
- Total Harmonic Distortion: < 20% at full load
- Integral 10kV surge suppression protection standard; 20kV surge suppression protection optional
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- Maximum 10V Source Current: 1.0mA
- Operating Temperature Range: -40°C - +40°C (-40°F - +104°F)

REGULATORY & VOLUNTARY QUALIFICATIONS

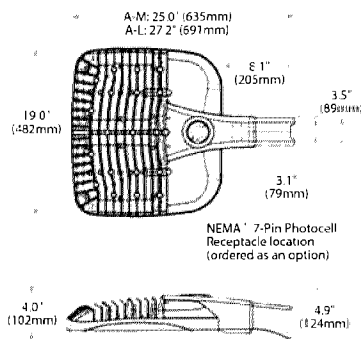
- cULus Listed (UL1598)
- Suitable for wet locations
- Meets NEMA C82.77 standards
- Drivers and LEDs are UL Recognized in accordance with UL8750
- Enclosure rated IP66 per IEC 60529 when ordered without R option
- Consult factory for CE Certified products
- Certified to ANSI C136.31-2018, 3G bridge and overpass vibration standards
- ANSI C136.2 10kV (standard) and 20kV (optional) surge protection, tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A limits for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- RoHS compliant. Consult factory for additional details
- Dark Sky Friendly, IDA Approved when ordered with 30K CCT and direct or transportation mounts only. Please refer to <https://www.darksky.org/our-work/lighting/lighting-for-industry/fsa/fsa-products/> for most current information
- **CA RESIDENTS WARNING:** Cancer and Reproductive Harm - www.p65warnings.ca.gov/current

WARRANTY

- The A series offers a limited 10 year warranty on the luminaire and the Colorfast DeltaGuard™ finish



DIMENSIONS



Luminaire	Weight
A-M	28.9 lbs. (13.1kg)
A-L	32.4 lbs. (14.7kg)



Made in the U.S.A. of the U.S. and imported parts.
Meets Buy American requirements for ARRA.

WLS LIGHTING
SYSTEMS

6820 Corporation Pkwy
Fort Worth, TX 76126
800.633.8711

www.wslighting.com

CREE 
AUTHORIZED DISTRIBUTOR

Project Name: _____

Date: _____

Location: _____

Notes: _____

29 REV. 04/22

Specifications subject to change without notice.

A SERIES LED AREA

ORDERING INFORMATION SELECT APPROPRIATE CHOICE FROM EACH COLUMN TO FORMULATE ORDER CODE.

Refer to example below.

PRODUCT ¹	SERIES	LUMEN PACKAGE	CCT/CRI	OPTIC	VOLTAGE	MOUNT	COLOR OPTIONS	OPTIONS	ACCESSORIES
A-M Medium A-L Large	B	Medium 4L 4,000 Lumens 6L 6,000 Lumens 9L 9,000 Lumens 11L 11,000 Lumens 16L 16,000 Lumens Large 22L 22,000 Lumens 30L 30,000 Lumens	30K7 3000K, 70 CRI 40K7 4000K, 70 CRI 50K9 5000K, 90 CRI 57K7 5700K, 70 CRI	Asymmetric 2M Type II Medium ¹ 3M Type III Medium ¹ 4M Type IV Medium ¹ Symmetric 5M Type V Medium 5N Type V Narrow 5Q Type V Square	UL Universal 120-277V UH Universal 347-480V - Not available with 4L or 6L lumen package	DA Direct Arm AA Adjustable Arm TSP Transportation Mount (stainless steel; do not specify color) TM Trunnion Mount	BK Black BZ Bronze SV Silver WH White CC Custom Color ²	F Fuse N Utility Label and NEMA* 7-Pin Photocell Receptacle R NEMA* 7-Pin Photocell Receptacle RL Rotate Optic Left RR Rotate Optic Right NO No Options	Backlight Shield (Front Facing Optics) BLSMF (Medium) BLSLF (Large) Backlight Shield (Rotated Optics) BLSMF (Medium) BLSLF (Large) Bird Spikes MED-BRDSPK LG-BRDSPK Hand-Held Remote XA-SENSREM - For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required Shorting Cap XA-XSLSHRT
AF-M Medium Flood AF-L Large Flood				N3 Narrow Flood 33 NEMA* 3x3 44 NEMA* 4x4 55 NEMA* 5x5 66 NEMA* 6x6 75 NEMA* 7x5					

ORDER:

WLS-A-	B								
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Example: WLS-A-M-B-11L-40K7-5M-UL-DA-BZ-NO

FOOTNOTES:

- 1 Available with Backlight Shield when ordered with field-installed accessory (see table above)
- 2 Contact your sales professional for details
- 3 Luminaire comes standard with 0-10V dimming

ELECTRICAL DATA									
Input Power Designator	Optic	System Watts 120-480V	Utility Label Wattage	Total Current (A)					
				120V	208V	240V	277V	347V	480V
4L**	All	29	30	0.25	0.14	0.12	0.11	N/A	N/A
6L**	Asymmetric	48	50	0.41	0.23	0.20	0.17	N/A	N/A
	Symmetric	39	40	0.33	0.19	0.17	0.14	N/A	N/A
9L	All	60	60	0.51	0.29	0.25	0.22	0.18	0.13
11L	All	72	70	0.62	0.36	0.31	0.27	0.21	0.16
16L	All	104	100	0.89	0.51	0.43	0.39	0.31	0.22
22L	All	132	130	1.12	0.63	0.55	0.47	0.39	0.28
30L	All	202	200	1.72	0.96	0.84	0.72	0.60	0.43

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-277V or 347-480V +/- 10%

** Available with UL voltage only

WLS LIGHTING
SYSTEMS

6820 Corporation Pkwy
Fort Worth, TX 76126
800.633.8711
www.wslighting.com

Project Name: _____

Date: _____

Location: _____

Notes: _____

29 REV. 04/22

Specifications subject to change without notice.

A SERIES LED AREA

Type II Mid Distribution								
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Rating** Per TM-15-11	Initial Delivered Lumens*	BUG Rating** Per TM-15-11	Initial Delivered Lumens*	BUG Rating** Per TM-15-11	Initial Delivered Lumens*	BUG Rating** Per TM-15-11
4L	4,290	B1 U0 G1	4,440	B1 U0 G1	3,810	B1 U0 G1	4,440	B1 U0 G1
6L	6,650	B1 U0 G1	6,900	B2 U0 G2	5,925	B1 U0 G1	6,900	B1 U0 G2
9L	8,875	B2 U0 G2	9,200	B2 U0 G2	7,900	B2 U0 G2	9,200	B2 U0 G2
11L	10,800	B2 U0 G2	11,175	B2 U0 G2	9,600	B2 U0 G2	11,175	B2 U0 G2
16L	15,500	B3 U0 G3	16,100	B3 U0 G3	13,800	B2 U0 G2	16,100	B3 U0 G3
22L	20,700	B3 U0 G3	22,100	B3 U0 G3	18,600	B3 U0 G3	22,100	B3 U0 G3
30L	27,800	B3 U0 G4	31,000	B3 U0 G4	22,300	B3 U0 G3	31,000	B3 U0 G4

* Initial delivered lumens at 25° C (77° F). Actual production yield may vary between - 10 and + 10% of initial delivered lumens

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://ies.org/wp-content/uploads/2017/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt

Type II Mid w/BLS Distribution								
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Rating** Per TM-15-11	Initial Delivered Lumens*	BUG Rating** Per TM-15-11	Initial Delivered Lumens*	BUG Rating** Per TM-15-11	Initial Delivered Lumens*	BUG Rating** Per TM-15-11
4L	3,300	B1 U0 G1	3,410	B1 U0 G1	2,930	B1 U0 G1	3,410	B1 U0 G1
6L	5,100	B1 U0 G1	5,300	B1 U0 G1	4,550	B1 U0 G1	5,300	B1 U0 G1
9L	6,825	B1 U0 G2	7,075	B1 U0 G2	6,075	B1 U0 G1	7,075	B1 U0 G2
11L	8,300	B1 U0 G2	8,575	B1 U0 G2	7,375	B1 U0 G2	8,575	B1 U0 G2
16L	11,925	B2 U0 G2	12,350	B2 U0 G2	10,600	B2 U0 G2	12,350	B2 U0 G2
22L	15,900	B2 U0 G2	17,000	B2 U0 G3	14,250	B2 U0 G2	17,000	B2 U0 G3
30L	21,400	B2 U0 G3	22,800	B3 U0 G3	17,100	B2 U0 G3	23,800	B3 U0 G3

* Initial delivered lumens at 25° C (77° F). Actual production yield may vary between - 10 and + 10% of initial delivered lumens

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Type III Mid Distribution								
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Rating** Per TM-15-11	Initial Delivered Lumens*	BUG Rating** Per TM-15-11	Initial Delivered Lumens*	BUG Rating** Per TM-15-11	Initial Delivered Lumens*	BUG Rating** Per TM-15-11
4L	4,290	B1 U0 G1	4,440	B1 U0 G1	3,810	B1 U0 G1	4,440	B1 U0 G1
6L	6,650	B1 U0 G2	6,900	B1 U0 G2	5,925	B1 U0 G2	6,900	B1 U0 G2
9L	8,875	B2 U0 G2	9,200	B2 U0 G2	7,900	B2 U0 G2	9,200	B2 U0 G2
11L	10,800	B2 U0 G2	11,175	B2 U0 G2	9,600	B2 U0 G2	11,175	B2 U0 G2
16L	15,500	B3 U0 G3	16,100	B3 U0 G3	13,800	B2 U0 G2	16,100	B3 U0 G3
22L	20,700	B3 U0 G3	22,100	B3 U0 G3	18,600	B3 U0 G3	22,100	B3 U0 G3
30L	27,800	B3 U0 G4	31,000	B3 U0 G4	22,300	B3 U0 G3	31,000	B3 U0 G4

* Initial delivered lumens at 25° C (77° F). Actual production yield may vary between - 10 and + 10% of initial delivered lumens

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://ies.org/wp-content/uploads/2017/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt

WLS LIGHTING SYSTEMS

6820 Corporation Pkwy
Fort Worth, TX 76126
800.633.8711
www.wslighting.com

Project Name: _____
Date: _____
Location: _____
Notes: _____

29 REV. 04/22

Specifications subject to change without notice.

A SERIES LED AREA

Type III Mid w/BLS Distribution								
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Rating** Per TM-15-11	Initial Delivered Lumens*	BUG Rating** Per TM-15-11	Initial Delivered Lumens*	BUG Rating** Per TM-15-11	Initial Delivered Lumens*	BUG Rating** Per TM-15-11
4L	3,390	B1 U0 G1	3,510	B1 U0 G1	3,010	B1 U0 G1	3,510	B1 U0 G1
6L	5,250	B1 U0 G2	5,450	B1 U0 G2	4,680	B1 U0 G1	5,450	B1 U0 G2
9L	7,000	B1 U0 G2	7,275	B1 U0 G2	6,225	B1 U0 G2	7,275	B1 U0 G2
11L	8,525	B1 U0 G2	8,825	B1 U0 G2	7,575	B1 U0 G2	8,825	B1 U0 G2
16L	12,250	B2 U0 G2	12,700	B2 U0 G2	10,900	B2 U0 G2	12,700	B2 U0 G2
22L	16,300	B2 U0 G3	17,500	B2 U0 G3	14,650	B2 U0 G3	17,500	B2 U0 G3
30L	21,900	B3 U0 G4	24,500	B3 U0 G4	17,600	B2 U0 G3	24,500	B3 U0 G4

* Initial delivered lumens at 25° C (77° F). Actual production yield may vary between - 10 and + 10% of initial delivered lumens

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Type IV Mid Distribution								
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Rating** Per TM-15-11	Initial Delivered Lumens*	BUG Rating** Per TM-15-11	Initial Delivered Lumens*	BUG Rating** Per TM-15-11	Initial Delivered Lumens*	BUG Rating** Per TM-15-11
4L	4,290	B1 U0 G1	4,440	B1 U0 G1	3,810	B1 U0 G1	4,440	B1 U0 G1
6L	6,650	B1 U0 G2	6,900	B1 U0 G2	5,925	B1 U0 G2	6,900	B1 U0 G2
9L	8,875	B2 U0 G2	9,200	B2 U0 G2	7,900	B1 U0 G2	9,200	B2 U0 G2
11L	10,800	B2 U0 G2	11,175	B2 U0 G2	9,600	B2 U0 G2	11,175	B2 U0 G3
16L	15,500	B2 U0 G3	16,100	B2 U0 G3	13,800	B2 U0 G2	16,100	B2 U0 G3
22L	20,700	B3 U0 G3	22,100	B3 U0 G4	18,600	B3 U0 G3	22,100	B3 U0 G4
30L	27,800	B3 U0 G4	31,000	B3 U0 G4	22,300	B3 U0 G4	31,000	B3 U0 G4

* Initial delivered lumens at 25° C (77° F). Actual production yield may vary between - 10 and + 10% of initial delivered lumens

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Type IV Mid w/BLS Distribution								
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Rating** Per TM-15-11	Initial Delivered Lumens*	BUG Rating** Per TM-15-11	Initial Delivered Lumens*	BUG Rating** Per TM-15-11	Initial Delivered Lumens*	BUG Rating** Per TM-15-11
4L	3,390	B1 U0 G1	3,410	B1 U0 G1	2,930	B1 U0 G1	3,410	B0 U0 G1
6L	5,100	B1 U0 G2	5,300	B1 U0 G2	4,550	B1 U0 G1	5,300	B1 U0 G2
9L	6,825	B1 U0 G2	7,075	B1 U0 G2	6,075	B1 U0 G2	7,075	B1 U0 G2
11L	8,300	B1 U0 G2	8,575	B1 U0 G2	7,375	B1 U0 G2	8,575	B1 U0 G2
16L	11,925	B1 U0 G2	12,350	B1 U0 G2	10,600	B1 U0 G2	12,350	B1 U0 G2
22L	15,900	B2 U0 G3	17,000	B2 U0 G3	14,250	B1 U0 G3	17,000	B2 U0 G3
30L	21,400	B2 U0 G4	23,800	B2 U0 G4	17,100	B2 U0 G3	23,800	B2 U0 G4

* Initial delivered lumens at 25° C (77° F). Actual production yield may vary between - 10 and + 10% of initial delivered lumens

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6820 Corporation Pkwy
Fort Worth, TX 76126
800.633.8711
www.wlsighting.com

Project Name: _____
Date: _____
Location: _____
Notes: _____

29 REV. 04/22

Specifications subject to change without notice.

A SERIES LED AREA

Type V Mid Distribution								
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Rating** Per TM-15-11	Initial Delivered Lumens*	BUG Rating** Per TM-15-11	Initial Delivered Lumens*	BUG Rating** Per TM-15-11	Initial Delivered Lumens*	BUG Rating** Per TM-15-11
4L	4,190	B3 U0 G2	4,370	B3 U0 G2	3,700	B2 U0 G2	4,370	B3 U0 G2
6L	5,900	B3 U0 G3	6,150	B3 U0 G3	5,200	B3 U0 G2	6,150	B3 U0 G3
9L	9,300	B3 U0 G3	9,700	B4 U0 G3	8,225	B3 U0 G3	9,700	B4 U0 G3
11L	10,850	B4 U0 G3	11,325	B4 U0 G3	9,575	B4 U0 G3	11,325	B4 U0 G3
16L	14,650	B4 U0 G4	15,300	B4 U0 G4	12,950	B4 U0 G4	15,300	B4 U0 G4
22L	20,200	B5 U0 G5	21,700	B5 U0 G5	19,800	B5 U0 G5	21,700	B5 U0 G5
30L	26,600	B5 U0 G5	27,800	B5 U0 G5	23,600	B5 U0 G5	27,800	B5 U0 G5

* Initial delivered lumens at 25° C (77° F). Actual production yield may vary between - 10 and + 10% of initial delivered lumens

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Type V Narrow Distribution								
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Rating** Per TM-15-11	Initial Delivered Lumens*	BUG Rating** Per TM-15-11	Initial Delivered Lumens*	BUG Rating** Per TM-15-11	Initial Delivered Lumens*	BUG Rating** Per TM-15-11
4L	4,430	B3 U0 G1	4,620	B3 U0 G1	3,910	B3 U0 G1	4,620	B3 U0 G1
6L	6,225	B3 U0 G1	6,500	B3 U0 G2	5,500	B3 U0 G1	6,500	B3 U0 G2
9L	9,825	B4 U0 G2	10,250	B4 U0 G2	8,675	B3 U0 G2	10,250	B4 U0 G2
11L	11,450	B4 U0 G2	11,950	B4 U0 G2	10,125	B4 U0 G2	11,950	B4 U0 G2
16L	15,475	B4 U0 G3	16,125	B4 U0 G3	13,675	B4 U0 G2	16,125	B4 U0 G3
22L	21,300	B5 U0 G3	22,900	B5 U0 G3	20,900	B5 U0 G3	22,900	B5 U0 G3
30L	28,400	B5 U0 G4	29,700	B5 U0 G4	25,200	B5 U0 G3	29,700	B5 U0 G4

* Initial delivered lumens at 25° C (77° F). Actual production yield may vary between - 10 and + 10% of initial delivered lumens

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://ies.org/wp-content/uploads/2017/7/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt

Type V Square Distribution								
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Rating** Per TM-15-11	Initial Delivered Lumens*	BUG Rating** Per TM-15-11	Initial Delivered Lumens*	BUG Rating** Per TM-15-11	Initial Delivered Lumens*	BUG Rating** Per TM-15-11
4L	4,430	B3 U0 G1	4,620	B3 U0 G1	3,910	B2 U0 G1	4,620	B3 U0 G1
6L	6,225	B3 U0 G1	6,500	B3 U0 G1	5,500	B3 U0 G1	6,500	B3 U0 G1
9L	9,825	B3 U0 G2	10,250	B3 U0 G2	8,675	B3 U0 G2	10,250	B3 U0 G2
11L	11,450	B4 U0 G2	11,950	B4 U0 G2	10,125	B3 U0 G2	11,950	B4 U0 G2
16L	15,475	B4 U0 G2	16,125	B4 U0 G2	13,675	B4 U0 G2	16,125	B4 U0 G2
22L	21,300	B4 U0 G2	22,900	B5 U0 G3	20,900	B4 U0 G2	22,900	B5 U0 G3
30L	28,400	B5 U0 G3	29,700	B5 U0 G3	25,200	B5 U0 G3	29,700	B5 U0 G3

* Initial delivered lumens at 25° C (77° F). Actual production yield may vary between - 10 and + 10% of initial delivered lumens

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://ies.org/wp-content/uploads/2017/7/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt



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A SERIES LED AREA

Narrow Flood Distribution				
Lumen Package	3000K (70 CRI)	4000K (70 CRI)	5000K (90 CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
4L	4,430	4,620	3,910	4,620
6L	6,225	6,500	5,500	6,500
9L	9,825	10,250	8,675	10,250
11L	11,450	11,950	10,125	11,950
16L	15,475	16,125	13,675	16,125
22L	21,300	22,900	20,900	22,900
30L	28,400	29,700	25,200	29,700

* Initial delivered lumens at 25° C (77° F). Actual production yield may vary between - 10 and + 10% of initial delivered lumens

NEMA 3x3 Distribution				
Lumen Package	3000K (70 CRI)	4000K (70 CRI)	5000K (90 CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
4L	4,430	4,620	3,910	4,620
6L	6,225	6,500	5,500	6,500
9L	9,825	10,250	8,675	10,250
11L	11,450	11,950	10,125	11,950
16L	15,475	16,125	13,675	16,125
22L	21,300	22,900	20,900	22,900
30L	28,400	29,700	25,200	29,700

* Initial delivered lumens at 25° C (77° F). Actual production yield may vary between - 10 and + 10% of initial delivered lumens

NEMA 4x4 Distribution				
Lumen Package	3000K (70 CRI)	4000K (70 CRI)	5000K (90 CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
4L	4,430	4,620	3,910	4,620
6L	6,225	6,500	5,500	6,500
9L	9,825	10,250	8,675	10,250
11L	11,450	11,950	10,125	11,950
16L	15,475	16,125	13,675	16,125
22L	21,300	22,900	20,900	22,900
30L	28,400	29,700	25,200	29,700

* Initial delivered lumens at 25° C (77° F). Actual production yield may vary between - 10 and + 10% of initial delivered lumens

NEMA 5x5 Distribution				
Lumen Package	3000K (70 CRI)	4000K (70 CRI)	5000K (90 CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
4L	4,430	4,620	3,910	4,620
6L	6,225	6,500	5,500	6,500
9L	9,825	10,250	8,675	10,250
11L	11,450	11,950	10,125	11,950
16L	15,475	16,125	13,675	16,125
22L	21,300	22,900	20,900	22,900
30L	28,400	29,700	25,200	29,700

* Initial delivered lumens at 25° C (77° F). Actual production yield may vary between - 10 and + 10% of initial delivered lumens

NEMA 6x6 Distribution				
Lumen Package	3000K (70 CRI)	4000K (70 CRI)	5000K (90 CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
4L	4,430	4,620	3,910	4,620
6L	6,225	6,500	5,500	6,500
9L	9,825	10,250	8,675	10,250
11L	11,450	11,950	10,125	11,950
16L	15,475	16,125	13,675	16,125
22L	21,300	22,900	20,900	22,900
30L	28,400	29,700	25,200	29,700

* Initial delivered lumens at 25° C (77° F). Actual production yield may vary between - 10 and + 10% of initial delivered lumens

NEMA 7x5 Distribution				
Lumen Package	3000K (70 CRI)	4000K (70 CRI)	5000K (90 CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
4L	4,430	4,620	3,910	4,620
6L	6,225	6,500	5,500	6,500
9L	9,825	10,250	8,675	10,250
11L	11,450	11,950	10,125	11,950
16L	15,475	16,125	13,675	16,125
22L	21,300	22,900	20,900	22,900
30L	28,400	29,700	25,200	29,700

* Initial delivered lumens at 25° C (77° F). Actual production yield may vary between - 10 and + 10% of initial delivered lumens

WLS LIGHTING SYSTEMS

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Attachment: Exhibit B. Plan Set (O-2024-7 : Ordinance Approving an Amendment to Ordinance 2022-092 with Sign Variation at 43 S. McHenry

A SERIES LED AREA

Attachment: Exhibit B. Plan Set (O-2024-7 : Ordinance Approving an Amendment to Ordinance 2022-092 with Sign Variation at 43 S. McHenry

Adjustable Arm Mount - WLS-A-ML-B-AA Weight: Medium - 28.4 lbs. (12.9kg); Large - 32.0 lbs. (14.5kg); Utility Arm Mount (UA/UB) † Weight: Medium - 29.5 lbs. (13.4kg); Large - 33.1 lbs. (15.0kg)								
Luminaire	Single	2 @ 180°	2 @ 90°	3 @ 90°	3 @ 120°	3 @ 180°	4 @ 180°	2 @ 90°
	Tenon Configuration (0° - 80° Tilt); if used with WLS Lighting tenons, please add tenon EPA with luminaire EPA							
								
	PB-1A*; PT-1; PW-1A3**	PB-2A*; PB-2R2.375; PD-2A4(180); PT-2(180); PW-2A3**	PB-2A*; PD-2A4(90); PT-2(90)	PB-3A*; PD-3A4(90); PT-3(90)	PB-3A*; PT-3(120)	PB-3A*; PB-3R2.375	PB-4A*(180)	PB-4A*(90); PB-4R2.375; PD-4A4(90); PT-4(90)
0° TILT								
WLS-A-M	0.74	1.48	1.19	1.93	1.63	3.33	4.66	2.38
WLS-A-L	0.80	1.61	1.26	2.06	1.68	3.33	4.66	2.52
10° TILT								
WLS-A-M	0.75	1.48	1.49	2.29	2.15	4.22	5.84	2.98
WLS-A-L	0.81	1.61	1.62	2.42	2.32	4.40	6.08	3.24
20° TILT								
WLS-A-M	1.12	1.48	1.86	2.60	2.85	5.31	7.32	3.72
WLS-A-L	1.24	1.61	2.04	2.84	3.13	5.68	7.80	4.08
30° TILT								
WLS-A-M	1.46	1.48	2.20	2.94	3.56	6.34	8.68	4.40
WLS-A-L	1.64	1.64	2.44	3.24	3.97	6.88	9.40	4.88
45° TILT								
WLS-A-M	1.96	1.96	2.69	3.43	4.54	7.83	10.68	5.38
WLS-A-L	2.2	2.20	3.00	3.80	5.07	8.055	11.64	6.00
60° TILT								
WLS-A-M	2.33	2.33	3.07	3.81	5.11	8.94	12.16	6.14
WLS-A-L	2.82	2.82	3.62	4.42	5.73	10.41	14.12	7.24
70° TILT								
WLS-A-M	2.49	2.49	3.23	3.97	5.11	9.43	12.80	6.46
WLS-A-L	2.82	2.82	3.62	4.42	5.73	10.41	14.12	7.24
80° TILT								
WLS-A-M	2.58	2.58	3.32	4.06	5.11	9.71	13.16	6.64
WLS-A-L	2.93	2.93	3.73	4.53	5.73	10.74	14.56	7.46
Tenon Configuration (90° Tilt); if used with WLS Lighting tenons, please add tenon EPA with Luminaire EPA								
	PBA-1A*; PT-1; PW-1A3**	PB-2A*; PB-2R2.375; PD-2A4(180); PT-2(180); PW-2A3**	PB-2A*	PB-3A*	PB-3A*; PT-3(120)	PB-3A*; PB-3R2.375	PB-4A*(180)	PB-4A*(90); PB-4R2.375
90° TILT								
WLS-A-M	2.61	2.61	4.44	6.05	5.11	9.79	13.28	10.39
WLS-A-L	2.95	2.95	4.84	6.52	5.73	10.81	14.61	11.19

† UA & UB mounts may only be tilted to 45°

* Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6") for single, double or triple luminaire orientation or 4 (4"), 5 (5"), or 6 (6") for quad luminaire orientation

** These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6")

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Tenon EPA	
Part Number	EPA
PB-1A*	None
PB-2A*	0.82
PB-3A*	1.52
PB-4A*(180)	2.22
PB-4A*(90)	1.11
PB-2R2.375	0.92
PB-3R2.375	1.62
PB-4R2.375	2.32
PD Series Tenons	0.09
PT Series Tenons	0.10
PW-1A3**	0.47
PW-2A3**	0.94
WM-2	0.08
WM-4	0.25
WM-DM	None

* Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6") for single, double or triple luminaire orientation or 4 (4"), 5 (5"), or 6 (6") for quad luminaire orientation

** These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6")

Tenons and Brackets (must specify color)	
Square Internal Mount Vertical Tenons (Steel) - Mounts to 3-6" (76-152mm) square aluminum or steel poles PB-1A* - Single PB-2A* - 180° Twin PB-3A* - 180° Twin PB-4A*(90) - 90° Quad PB-4A*(180) - 180° Quad	Round External Mount Vertical Tenons (Steel) - Mounts to 2.375" (60mm) O.D. round aluminum or steel poles or tenons PB-2R2.375 - Twin PB-3R2.385 - Triple PB-4R2.375 - Quad
Square Internal Mount Horizontal Tenons (Aluminum) - Mounts to 4" (102mm) square aluminum or steel poles PD-2A4(90) - 90° Twin PD-2A4(90) - 180° Twin PD-3A4(90) - 90° Triple PD-4A4(90) - 90° Quad	Round External Mount Horizontal Tenons (Aluminum) - Mounts to 2.375" (60mm) O.D. round aluminum or steel poles or tenons - Mounts to square pole with PB-1A* PT-1 - Single (Vertical) PT-2 - 90° Twin PT-2(180) 0 180° Twin PT-3 - 90° Triple PT-3(120) - 120° Triple PT-4(90) - 90° Quad
Wall Mount Brackets - Mounts to wall or roof WM-2 - Horizontal for WLS-A-ML-B-AA mount WM-4 - L-Shape for WLS-A-ML-B-AA mount WM-DM - Plate for WLS-A-ML-B-DA mount	Mid-Pole Bracket - Mounts to Square Pole PW-1A3** - Single PW-2A3** - Double
	Ground Mount Post - For ground-mounted flood luminaires PGM-1 - for WLS-A-ML-B-AA mount



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Type:

CL6 SERIES LED CYLINDER

SPECIFICATIONS

FEATURES

- Up to 5000 lm, Up to 100 LPW
- Numerous mounting capabilities
- Clear anti-glare tempered glass lens (IK09)
- Multiple color finishes with AAMA 2605 option (10 yr. paint warranty)
- 0-10V 1% Dimming (Standard)
- 1.5G Vibration Tested
- 95 CRI with 2 SDCM
- Great glare control UGR < 10

CONSTRUCTION & MATERIALS

- Mounting: Mounts directly to standard recessed junction box with wall mount or twist-lock canopy. Additional holes allow unit to be attached directly to mounting surface.
- Ingress Protection: Continuous silicone gasket to seal out contaminants, IP65 rated for dry, damp or wet locations
- Finish: Six stage chemical iron phosphate conversion pre-treatment. Polyester powder coat finish, 18 µm Min., 5000hr salt spray test (ASTM B117) compliant with Florida / AAMA 2604 specification. AAMA 2605 optional w/ 10 yr. paint warranty.
- Warranty: 5-Year limited warranty (refer to website for details)
- Housing: Heavy-walled, extruded aluminum housing with high pressure die-cast lens ring and cap with stainless steel hardware.
- Lens: IK09 impact compliant, clear anti-glare tempered glass
- Vibration Resistance: Compliant with 1.5G ANSI C136.31, Seismic rated AC-156
- Weight: 8-12 lbs (Depending on Length)
- Operating Temperature: -22°F to 122°F (-30°C to 50°C)

ELECTRICAL SYSTEM

- Voltage: Universal 120-277V AC standard, 347V optional
- Power Supply: Integral Class II, electronic high-power factor >90%, THD < 20%, FCC Title 47 Part 15 Class A. EldoLED & Lutron optional
- Power Consumption: Up to 53W (5000 lm)
- Dimming: Standard: 0-10V, 1% Dimming, Optional: ELV, TRIAC, dim to off, DMX, DALI
- Certification: CEC Title 24 - JA8 Compliant (93 CRI Only)
- Standards: cETLus Listed, CE, NOM, and RoHS Compliant. Wet location listed for wall or ceiling mount IP65 Ingress protection 1.5G (ANSI C136.31) Vibration resistance rated. IK09 (IEC6226) Impact resistance rated. IESNA LM79 Photometric testing by NVLAP accredited test lab. IESNA LM80 LED testing by NVLAP accredited test lab. IESNA TM21 Luminaire lumen depreciation projection to >70,000hrs.

PERFORMANCE

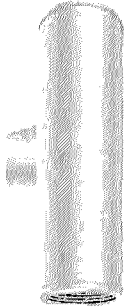
- Beam Spread: 15° | 25° | 40° | 50° | 72°
- CCT Options: 2700K | 3000K | 3500K | 4000K
- CRI: 93 CRI
- Consistency: 2 SDCM (Fixture to Fixture)
- Lumens: 5000 lm @ 53 W
- Lifetime: > 70,000 hours / L70 or better current

WARRANTY

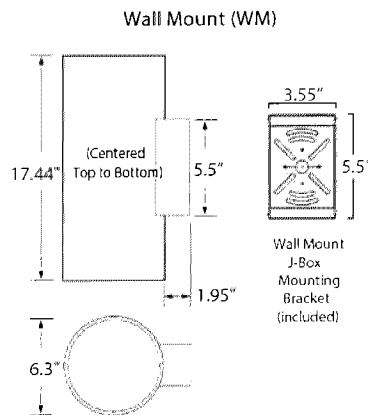
- The CL6 series offers a limited 5 year warranty

Lumen Package	Weight	Dim "A"	Dim "B"	Dim "C"	Dim "D"
1L*	2.2 lbs. (1.0kg)	3.7" (93mm)	5.4" (136mm)	8.7" (220mm)	3.6" (91mm)
3L*	3.0 lbs. (1.4kg)	4.0" (102mm)	5.4" (136mm)	8.7" (220mm)	3.9" (100mm)
7L*	4.6 lbs. (2.1 kg)	6.5" (165mm)	5.4" (136mm)	9.8" (250mm)	6.4" (163mm)

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DIMENSIONS



Made in the U.S.A. of the U.S. and imported parts.
Meets Buy American requirements for ARRA.

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CL6 SERIES

LED CYLINDER

ORDERING INFORMATION

SELECT APPROPRIATE CHOICE FROM EACH COLUMN TO FORMULATE ORDER CODE.

Refer to example below.

PRODUCT	VOLTAGE	COLOR	LUMENS (DOWN/UP) NOMINAL		FINISH	DOWNLIGHT OPTICS	UPLIGHT OPTICS	DIMMING	OPTIONS	REMOTE POWER	BATTERY
CL6	UNV Universal 120-277 Volt AC 347V 347 Volt AC	927 (93CRI) 2700K	DN0 No Light Option D05L 500 lm D10L 1000 lm D15L 1500 lm D20L 2000 lm D25L 2500 lm D30L 3000 lm D35L 3500 lm D40L 4000 lm D45L 4500 lm D50L 5000 lm	UN0 No Light Option U05L 500 lm U10L 1000 lm U15L 1500 lm U20L 2000 lm U25L 2500 lm U30L 3000 lm U35L 3500 lm U40L 4000 lm U45L 4500 lm U50L 5000 lm	BKE Black (AAMA 2604) BRE Bronze (AAMA 2604) SLE Silver (AAMA 2604) WHE White (AAMA 2604) CCE Custom Col- or (AAMA 2604) BKED Black (AAMA 2605) BRED Bronze (AAMA 2605) SLED Silver (AAMA 2605) WHED White (AAMA 2605) CCED Custom Color (AAMA 2605)	D15 Spot (15°) (15L Max) D25 Narrow Flood (25°) D40 Mid Flood (40°) D50 Flood (50°) D72 Wide Flood (72°) WITH SOFT FIELD LENS D155 Spot (15°) (15L Max) D255 Narrow Flood (25°) D405 Mid Flood (40°) D505 Flood (50°) D725 Wide Flood (72°)	U15 Spot (15°) (15L Max) U25 Narrow Flood (25°) U40 Mid Flood (40°) U50 Flood (50°) U72 Wide Flood (72°) WITH SOFT FIELD LENS D155 Spot (15°) (15L Max) U255 Narrow Flood (25°) U405 Mid Flood (40°) U505 Flood (50°) U725 Wide Flood (72°)	ET ELV or TRIAC (120V Phase Dimming w. UNV Driver) LD 0-10V Dimming	CV Cut-Off Visor (Down Only)	DR LED DRIVER REMOTE (INDOOR) IP20, IK08, NEMA 1, -20°C TO +50°C, 30' MAX Distance with 12AWG. Consult factory for outdoor remote	BBUR BATTERY BACK-UP & LED DRIVER REMOTE (INDOOR), IP20, IK08, NEMA 1, 0°C to +48°C, 3' MAX Distance with 12AWG BBUX BATTERY BACK-UP & LED DRIVER REMOTE (OUTDOOR), IP67, IK10, NEMA 4X, -20°C to +55°C, 3' MAX Distance with 12AWG
		930 (93CRI) 3000K 935 (93CRI) 3500K 940 (93CRI) 4000K									
ORDER:											
WLS-CL6									CV	DR	

Example: WLS-CL6-UNV-940-D20L-U10L-BRE-D72-U25-ET-CV-DR-BBUX

ELECTRICAL DATA						
System Watts 120-480V	Total Current (A)					
	120V	208V	240V	277V	347V	480V
Z	0.46	0.26	0.22	0.19	N/A	N/A
B	0.73	0.43	0.37	0.32	0.25	0.19
K	1.09	0.65	0.56	0.49	0.38	0.28
T	1.12	0.63	0.55	0.47	0.39	0.28
U	1.72	0.96	0.84	0.72	0.60	0.43

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Memorandum

TO: Mr. Bryan Rosenblum
GW McHenry BG, LLC

FROM: Stephen B. Corcoran, P.E., PTOE
Director of Traffic Engineering

DATE: July 27, 2022

RE: Traffic Assessment
Animal Hospital and Wild Fork Foods
Buffalo Grove, Illinois

Eriksson Engineering Associates, Ltd. (EEA) was retained by GW McHenry BG, LLC to conduct a traffic assessment for a proposed commercial building on the southeast corner of Lake Cook Road and Route 83 (McHenry Road) in Buffalo Grove, Illinois. The purpose of this memorandum is to assess the traffic needs of the site.

Development Plan

The proposed development plan calls for a new 10,000 square foot building with 49 parking spaces to be occupied by an animal hospital and a Wild Fork Foods supermarket. Parking is located south of the commercial building which abuts both McHenry and Lake Cook Roads. Access to the parking is provided by two drive aisle connections to the circulation road between this site and the Northwest Community Healthcare building.

Wild Fork Foods is a specialty meat and grocery supermarket with delivery and pick-up services. They combine elements of a traditional grocery store and a specialty retailer. They specialize in meat, poultry and seafood. The store hours of operation will be 8:00 AM to 9:00 PM, seven days a week. The store is 4,000 square feet in size.

Veterinary Emergency Group will operate an animal hospital for diagnosing, surgically, or medically treating animals. Overnight boarding of animals is not proposed. Hours of operation are 24 hours a day seven days a week. Peak activity occurs between 6:00 PM to Midnight. During the day, 8:00 AM to 6:00 PM, they expect around eight cases a day. The building is 5,700 square feet. A small number of cases arrive between Midnight and 8:00 AM. The building is 6,000 square feet.

An aerial view of the site is shown in **Figure 1**.

Trip Generation

Traffic estimates were made for the existing and proposed development plans using data provided by the Institute of Transportation Engineer's Trip Generation 10th Ed. manual which contains trip generation surveys of similar land-uses. The rate of vehicle trip generation was applied to each use and the results are shown in **Table 1**.

Table 1
Projected Commercial Traffic Volumes

Use	ITE Code	Size (sq. ft.)	Morning Peak			Evening Peak			Saturday Peak		
			In	Out	Total	In	Out	Total	In	Out	Total
Wild Fork Foods	850 ⁽¹⁾	4,000	6	5	11	18	18	36	20	20	40
Animal Hospital	640 ⁽²⁾	6,000	15	7	22	9	13	22	9	13	22
Totals		10,000	21	12	33	27	31	58	29	33	62

(1) ITE Land Use Code 850 – Supermarket

(2) ITE Land Use Code 640 – Animal Hospital/Veterinary

Recent Lake Cook Road Improvement Plans

Construction began in 2019 on a multi-year project on Lake Cook, McHenry, and Weiland Roads in the Villages of Buffalo Grove and Wheeling which have been completed. Improvements included additional travel and turn lanes, an extension of Weiland Road south to Buffalo Grove Road, and new bicycle, pedestrian and lighting improvements. The Weiland Road and Lake Cook Road improvements fall under the jurisdiction of the Cook County Department of Transportation and Highways. The Illinois Department of Transportation controls McHenry Road (Route 83).

Adjacent to the site, Lake Cook Road is an eight/nine lane road with new traffic signals at McHenry and Weiland Roads. There are three travel lanes in each direction, dual left-turn lanes, right-turn lanes, and a barrier median. With the barrier median, the site access on Lake Cook Road is restricted to right-turns in/out of the site.

Weiland Road added right- and left-turn lanes southbound and dual right-turn lanes northbound at Lake Cook Road. The site access will remain right-in/out to Weiland Road.

McHenry Road adjacent to the site remained a five-lane road and kept the full access drives serving the site and the bank property to the west. Further south at Weiland Road, a new signalized intersection was created with a northbound right-turn lane on McHenry Road. Weiland Road is improved with left-turn lanes and two travel lanes on each approach. An eastbound right-turn lane is also included.

Figure 2 illustrates the existing travel lanes around the site.

Traffic Assessment

Additional traffic generated by the commercial facility will add 33 to 62 additional peak-hour trips to and from the site. With three access drives, there would be 11 to 21 additional trips per driveway or one more vehicle every 3 to 6 minutes. Two of the driveways will only have right turning traffic which can easily accommodate these additional volumes.

The three traffic signals by the site, including the future Weiland/McHenry signal, will see similar increases per intersection, 11 to 20 additional trips, and will have a miniscule impact on their operations.

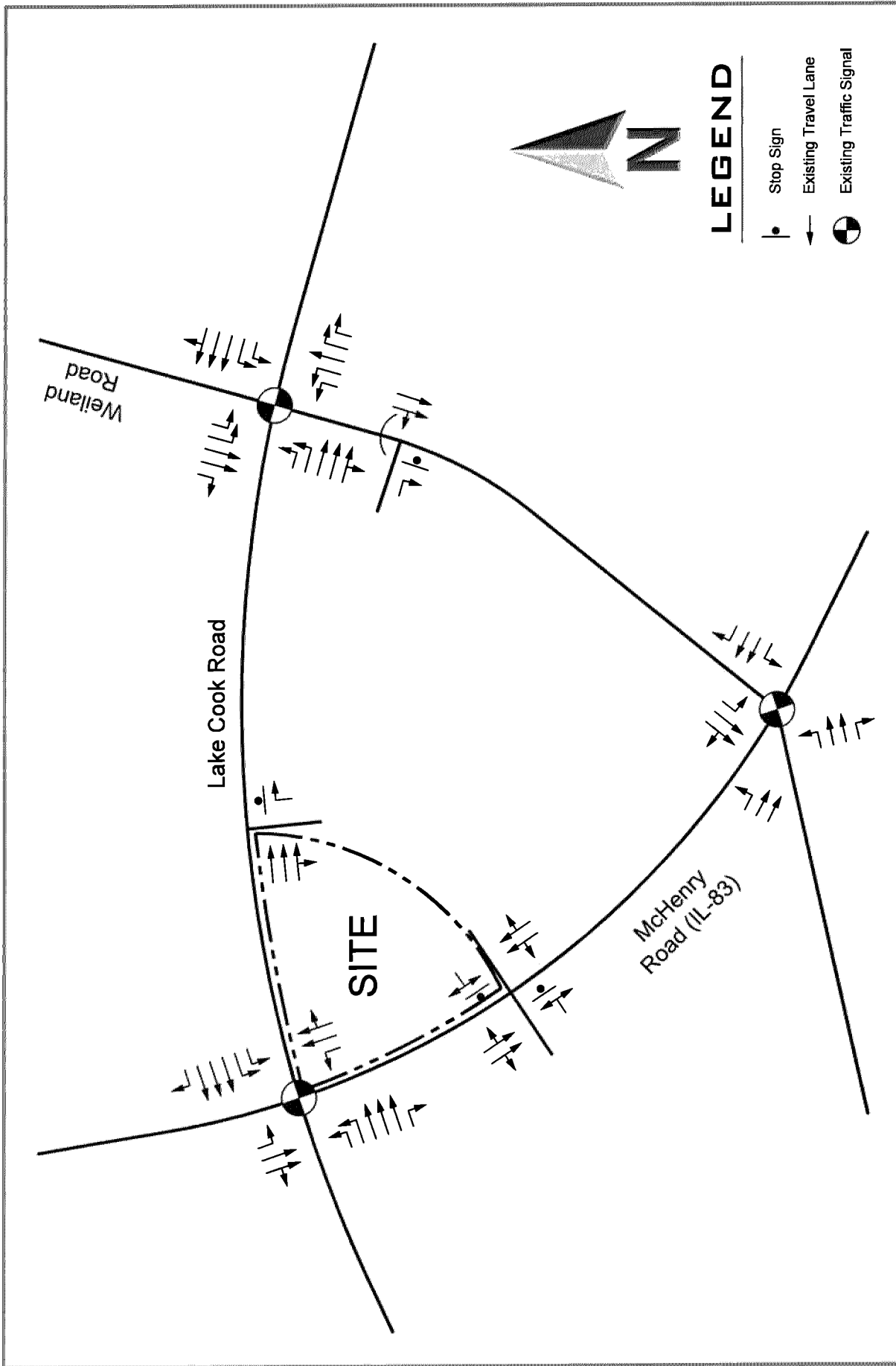


Site Location & Area Roadways

Figure 1

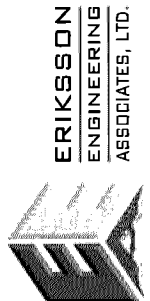


Attachment: Exhibit B. Plan Set (O-2024-7 : Ordinance Approving an Amendment to Ordinance 2022-092 with Sign Variation at 43 S. McHenry



Existing and Proposed Roadway Geometrics

Figure 2



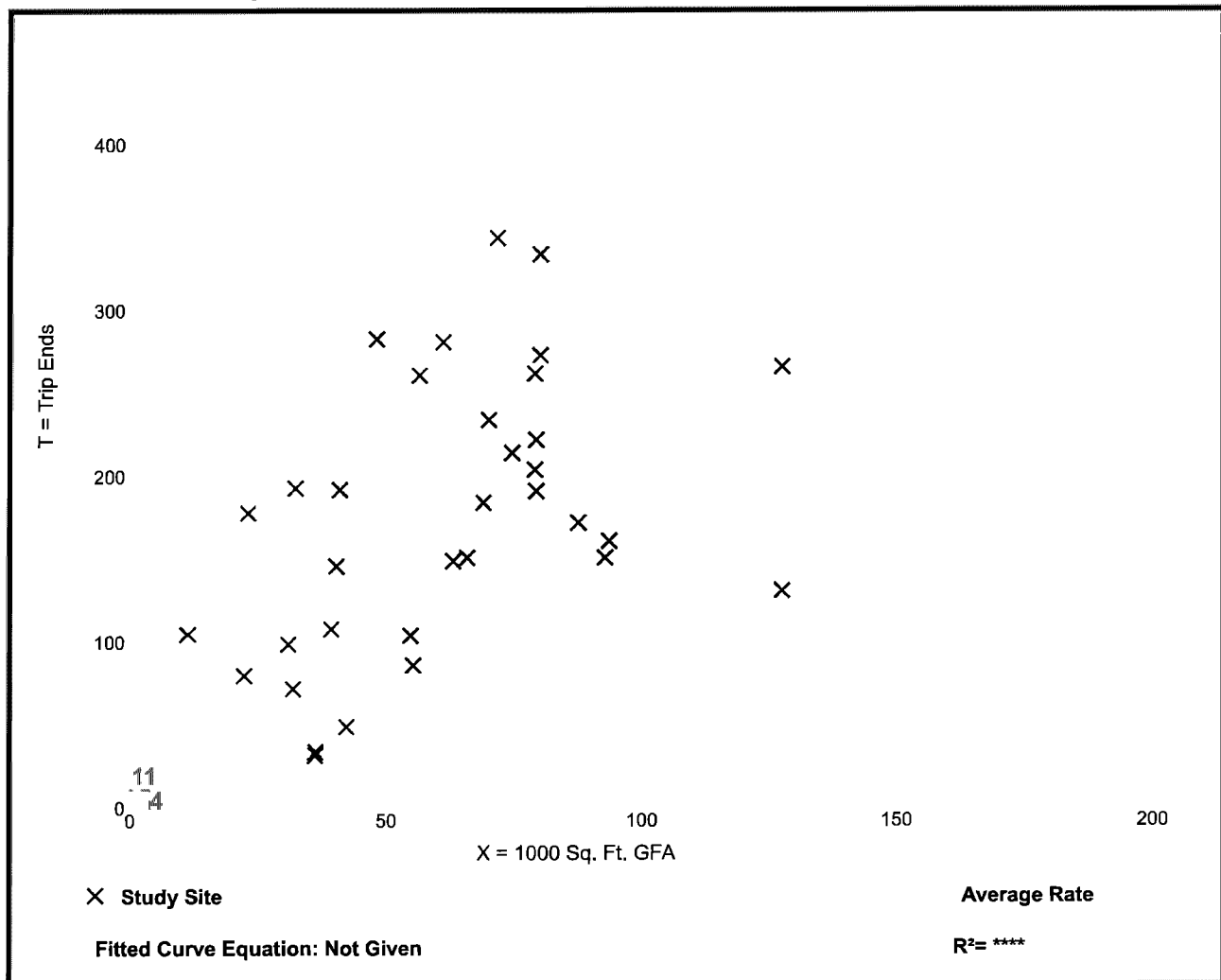
Supermarket (850)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 7 and 9 a.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 34
 Avg. 1000 Sq. Ft. GFA: 61
 Directional Distribution: 59% entering, 41% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.86	0.89 - 9.35	1.45

Data Plot and Equation



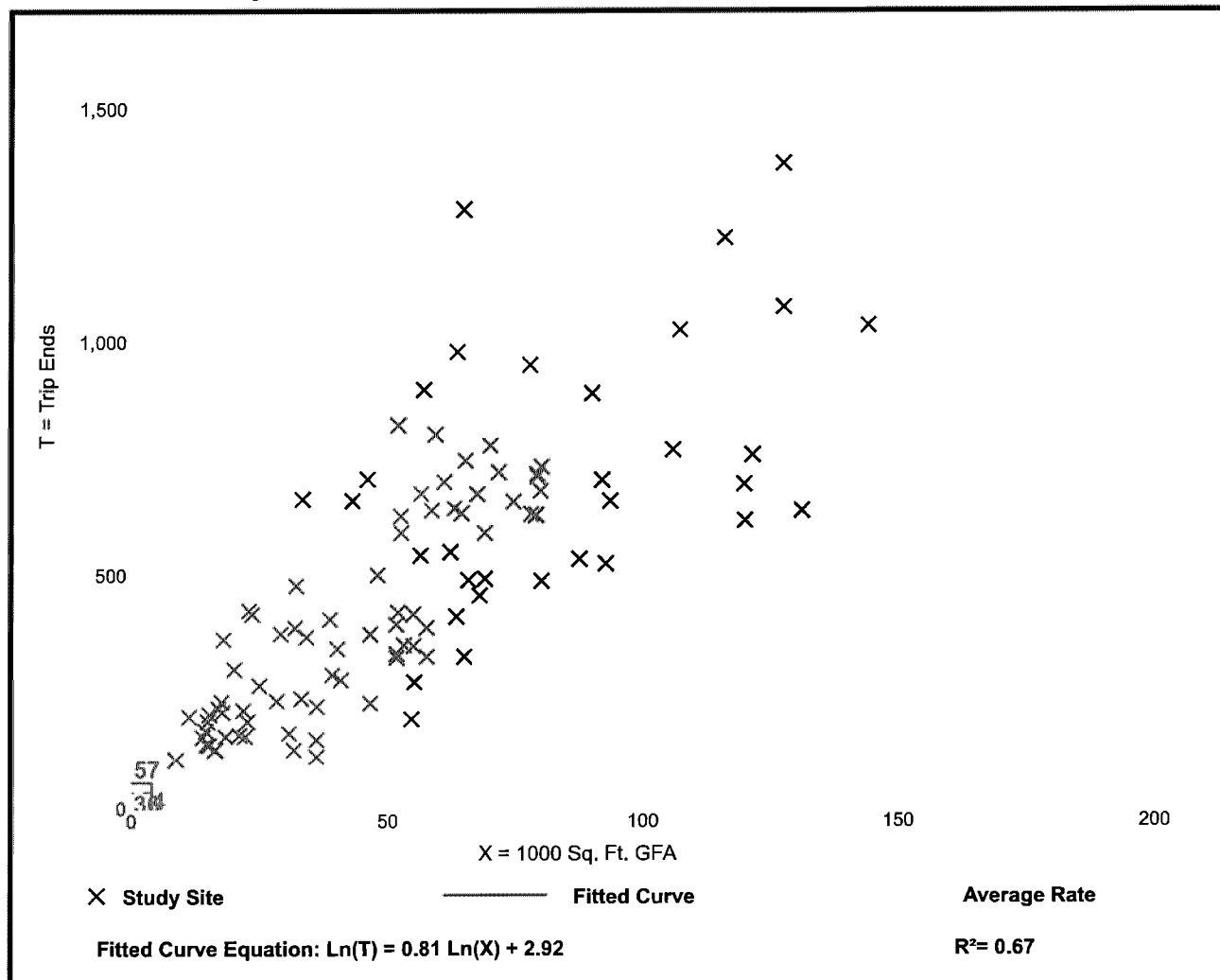
Supermarket (850)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 104
 Avg. 1000 Sq. Ft. GFA: 55
 Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
8.95	3.11 - 20.30	3.32

Data Plot and Equation



Supermarket (850)

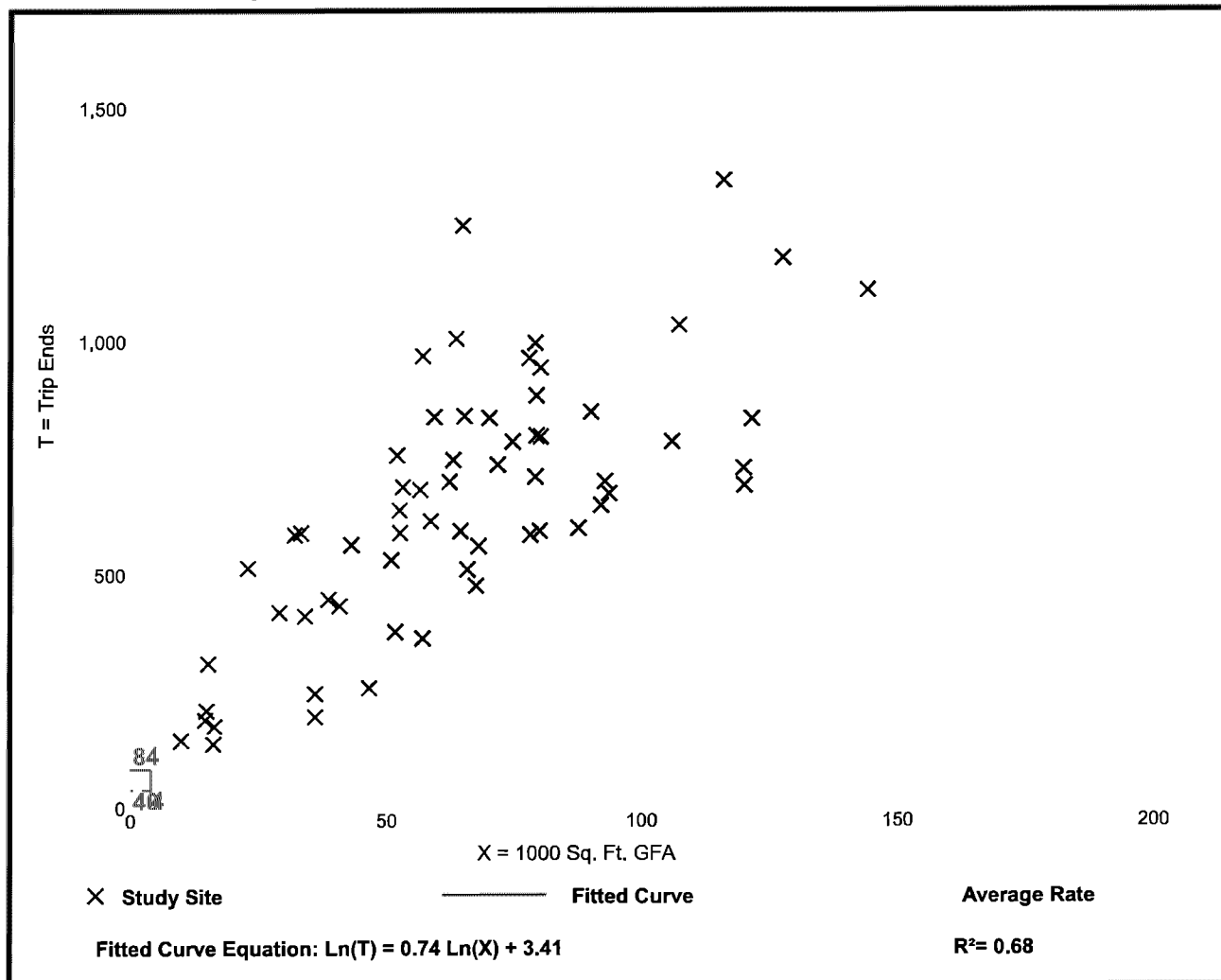
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Saturday, Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 62
Avg. 1000 Sq. Ft. GFA: 65
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
10.10	5.51 - 22.61	3.30

Data Plot and Equation



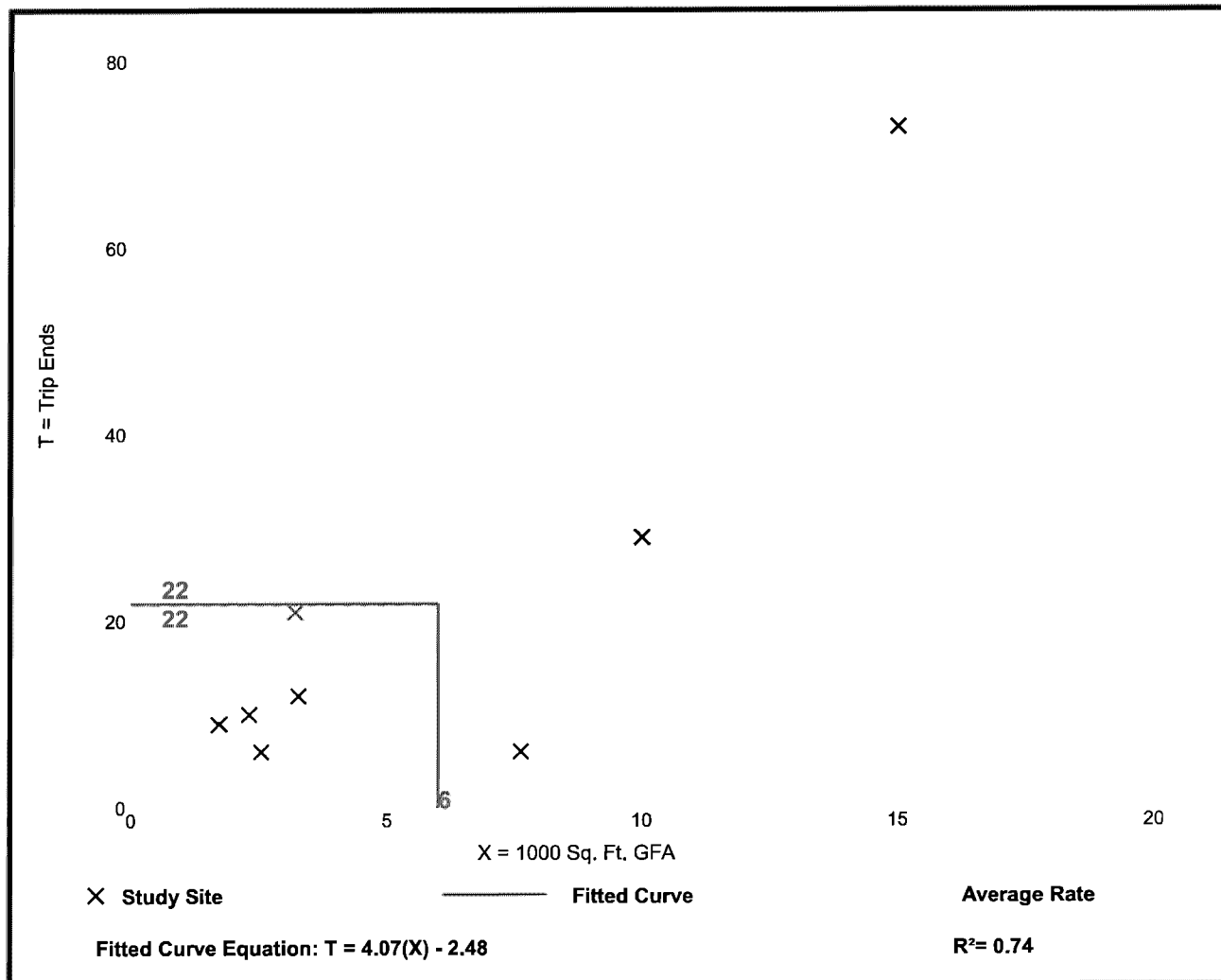
Animal Hospital/Veterinary Clinic (640)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 8
 Avg. 1000 Sq. Ft. GFA: 6
 Directional Distribution: 67% entering, 33% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.64	0.79 - 6.56	1.78

Data Plot and Equation



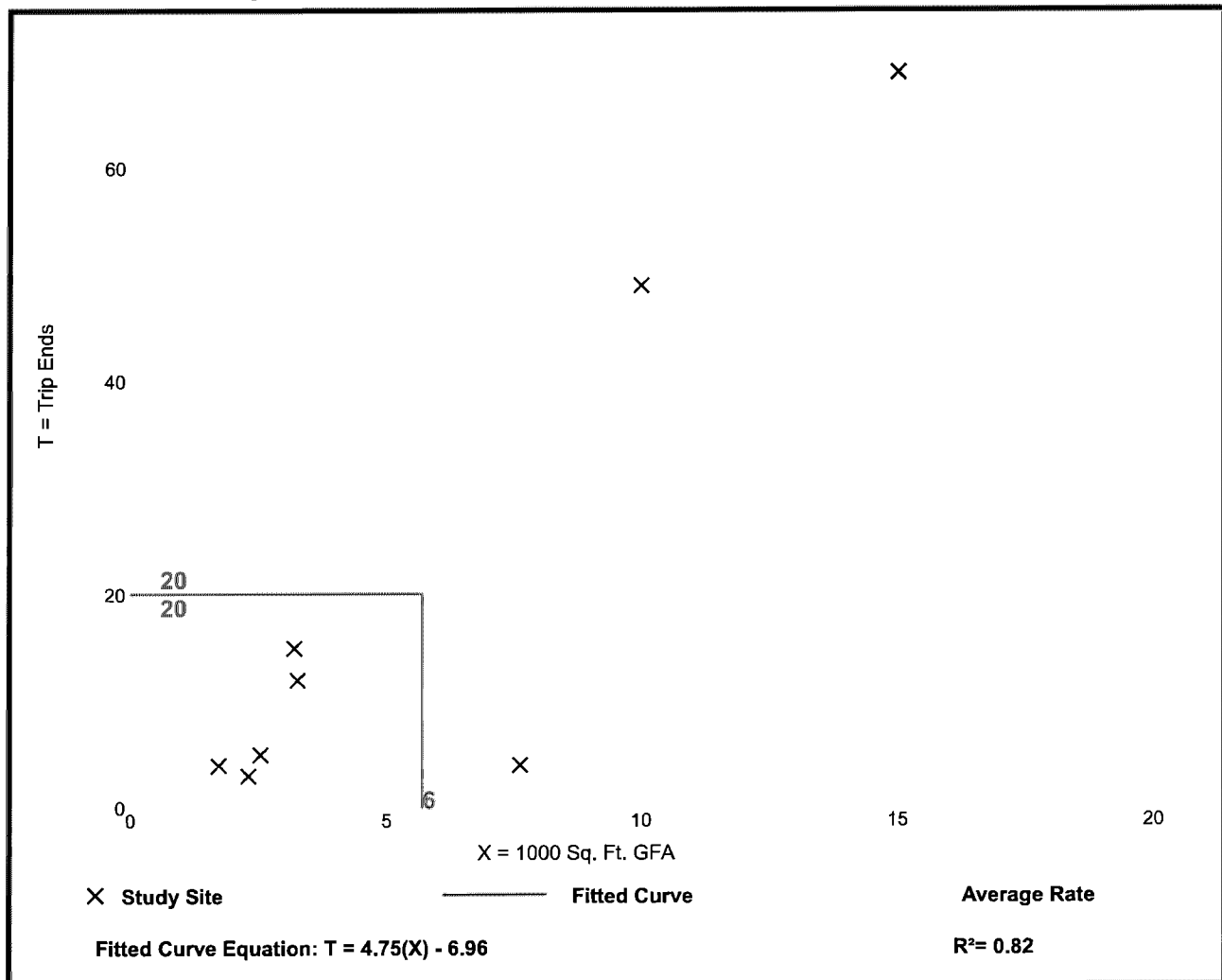
Animal Hospital/Veterinary Clinic (640)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 8
 Avg. 1000 Sq. Ft. GFA: 6
 Directional Distribution: 40% entering, 60% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.53	0.53 - 4.90	1.80

Data Plot and Equation





Memorandum

TO: Mr. Bryan Rosenblum
GW McHenry BG, LLC

FROM: Stephen B. Corcoran, P.E., PTOE
Director of Traffic Engineering

DATE: July 27, 2022

RE: Parking Study
Animal Hospital and Wild Fork Foods
Buffalo Grove, Illinois

Eriksson Engineering Associates, Ltd. (EEA) was retained by GW McHenry BG, LLC to conduct a parking study for a proposed commercial building on the southeast corner of Lake Cook Road and Route 83 (McHenry Road) in Buffalo Grove, Illinois. The purpose of this memorandum is to assess the parking needs of the site.

Development Plan

The proposed development plan calls for a new 10,000 square foot building with 49 parking spaces to be occupied by an animal hospital and a Wild Fork Foods supermarket. Parking is located south of the commercial building which abuts both McHenry and Lake Cook Roads. Access to the parking is provided by two drive aisle connections to the circulation road between this site and the Northwest Community Healthcare building.

Wild Fork Foods is a specialty meat and grocery supermarket with delivery and pick-up services. They combine elements of a traditional grocery store and a specialty retailer. They specialize in meat, poultry and seafood. The store hours of operation will be 8:00 AM to 9:00 PM, seven days a week. The store is 4,000 square feet in size.

Veterinary Emergency Group will operate an animal hospital for the diagnosing or surgically or medically treating animals. Overnight boarding of animals is not proposed. Hours of operation are 24 hours a day seven days a week. Peak activity occurs between 6:00 PM to Midnight. During the day, 8:00 AM to 6:00 PM, they expect around eight cases a day. A small number of cases arrive between Midnight and 8:00 AM. The building is 6,000 square feet.

Municipal Parking Requirement

The parking requirement was calculated based on the Village of Buffalo Zoning Code (see **Table 1**) for supermarkets and animal hospitals. The total parking required is 40 spaces which is exceeded by the 49 spaces provided. Two accessible parking spaces are required and provided by the front of the building.

Table 1
Zoning Code Requirements

Use	Size	Zoning Code Requirement	Required
Wild Fork Foods	4,000 sq. ft.	General commercial/retail (individual businesses): 1.0 space per two hundred fifty sq. ft. of floor area.	16
Animal Hospital	6,000 sq. ft.	Animal kennel and hospitals: 4.0 spaces per every one thousand square feet of floor area.	24
Total			40 spaces

National Parking Data

National data of supermarket and animal hospital parking was reviewed to estimate the parking demand for the site. The Institute of Transportation of Engineers' publication *Parking Generation*, 5th Edition provides parking survey data (attached). **Table 2** summarizes the anticipated parking demand based on the ITE data which shows a peak demand of 32 vehicles on a weekday and 38 vehicles on a weekend.

Table 2
ITE Parking Survey

Use	Size	ITE Parking Demand	
		Weekday	Weekend
Wild Fork Foods	4,000 sq. ft.	12	18
Animal Hospital	6,000 sq. ft.	20	20
Totals	10,000 sq. ft.	32	38

The proposed 49 parking spaces provided will exceed the zoning code requirement (40 spaces) and the anticipated parking demand (38 vehicles) for the development.

Animal Hospital/Veterinary Clinic (640)

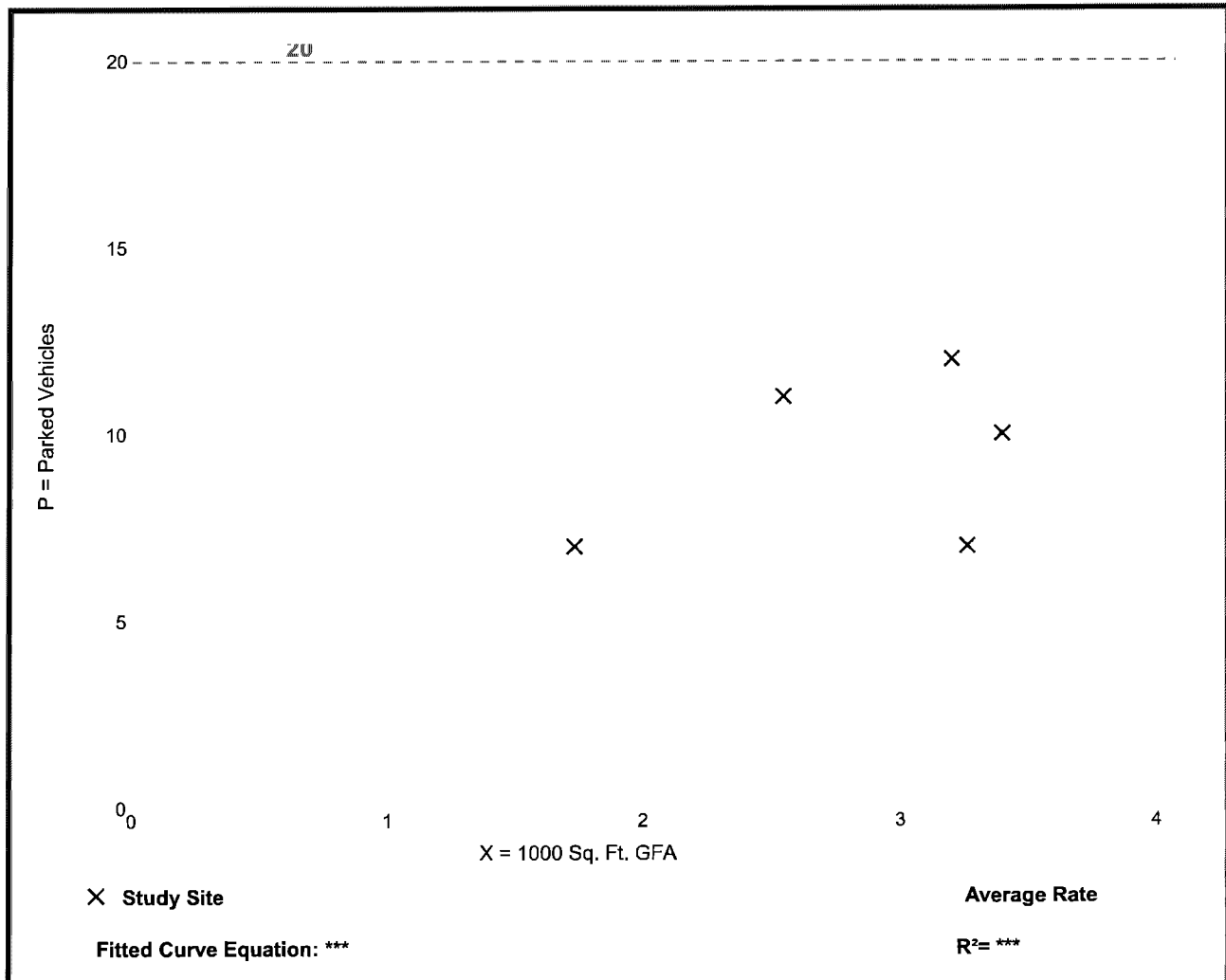
Peak Period Parking Demand vs: 1000 Sq. Ft. GFA
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 3:00 - 5:00 p.m.
Number of Studies: 5
Avg. 1000 Sq. Ft. GFA: 2.8

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
3.33	2.14 - 4.33	2.93 / 4.33	***	0.90 (27%)

Data Plot and Equation

Caution – Small Sample Size



Supermarket (850)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Friday

Setting/Location: General Urban/Suburban

Peak Period of Parking Demand: 1:00 - 5:00 p.m.

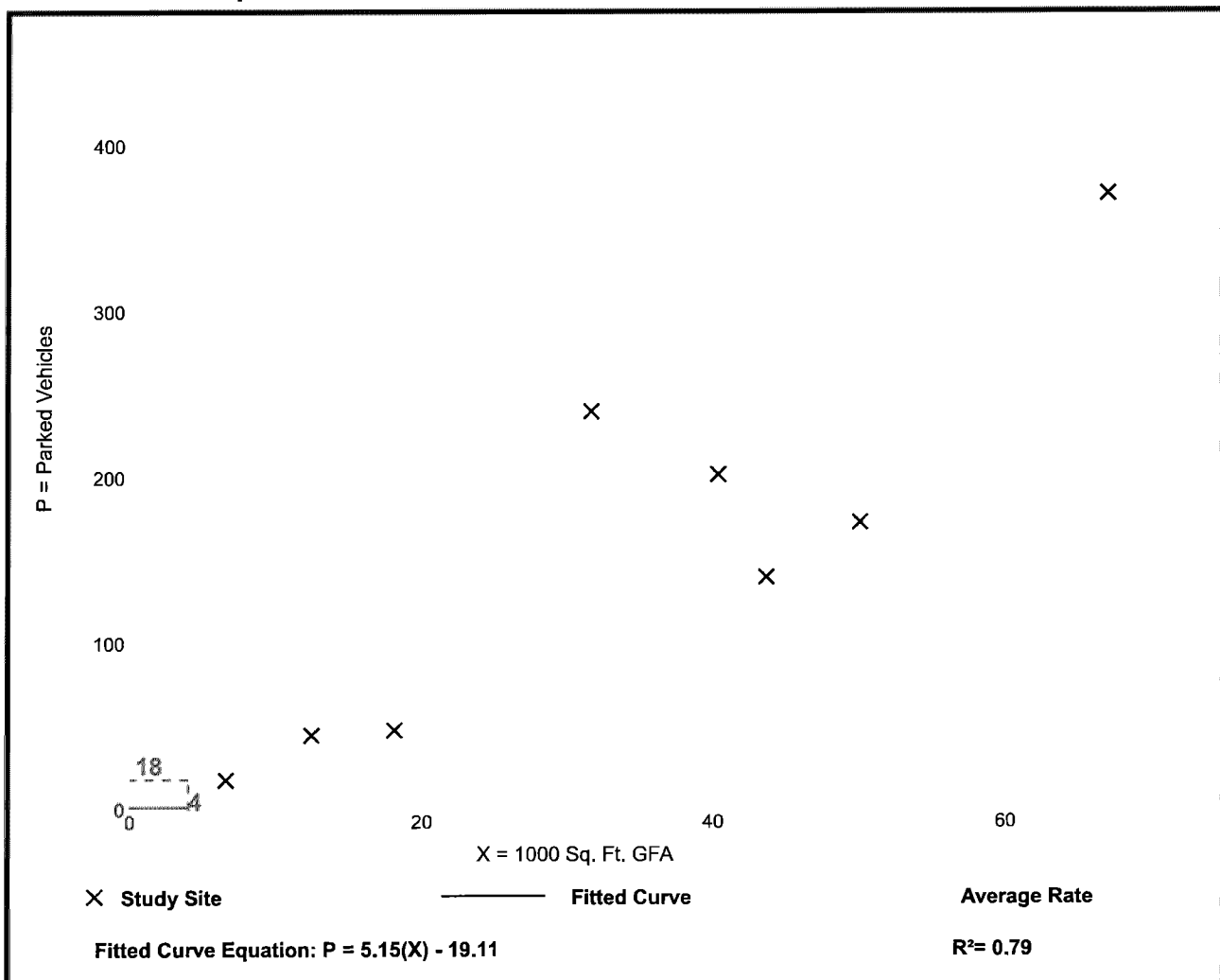
Number of Studies: 8

Avg. 1000 Sq. Ft. GFA: 34

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
4.59	2.64 - 7.59	3.20 / 6.87	***	1.60 (35%)

Data Plot and Equation



Parking Generation Manual, 5th Edition • Institute of Transportation Engineers

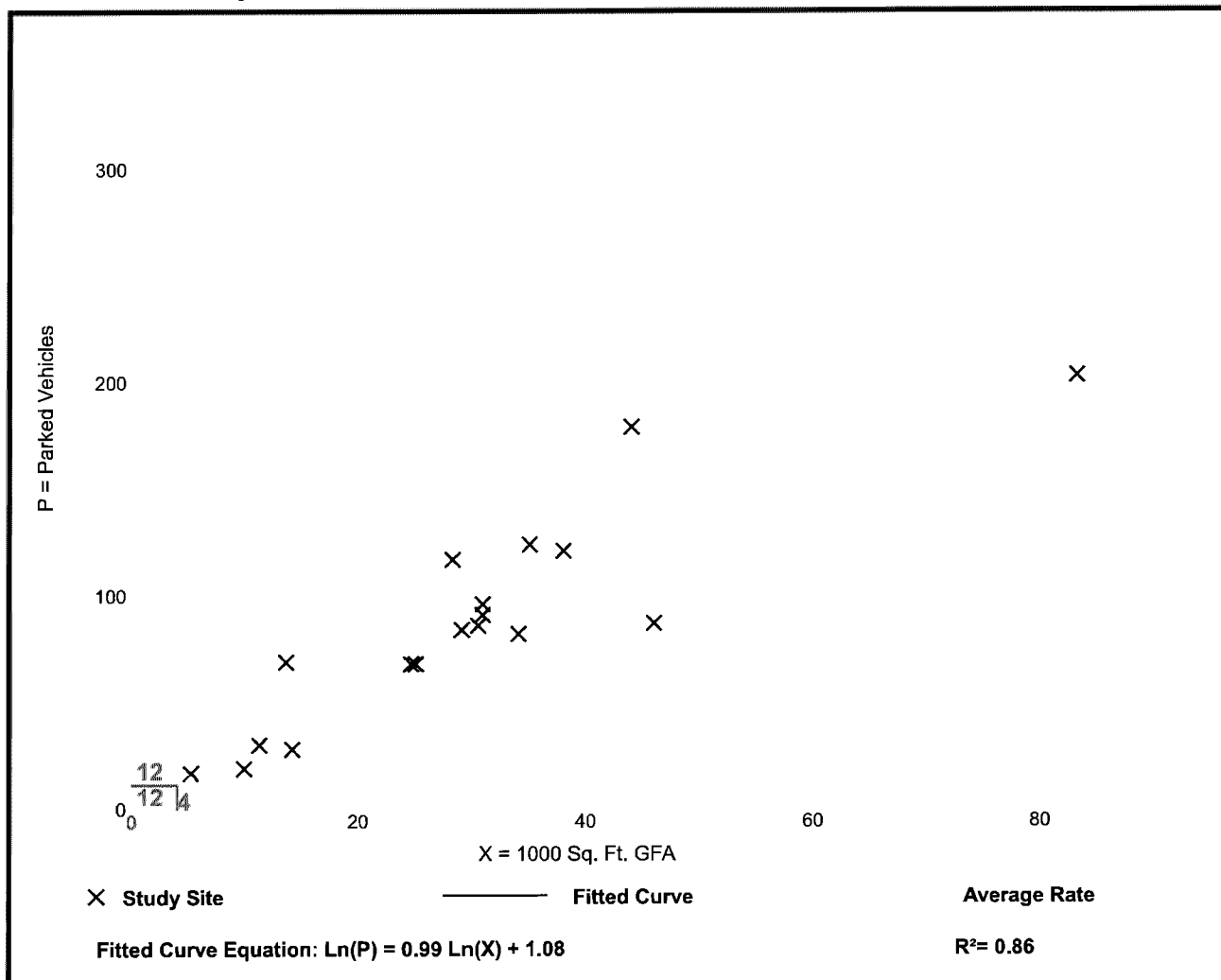
Supermarket (850)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA
 On a: Weekday (Monday - Thursday)
 Setting/Location: General Urban/Suburban
 Peak Period of Parking Demand: 12:00 - 6:00 p.m.
 Number of Studies: 19
 Avg. 1000 Sq. Ft. GFA: 29

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
2.93	1.89 - 5.08	2.70 / 4.07	***	0.73 (25%)

Data Plot and Equation



Parking Generation Manual, 5th Edition • Institute of Transportation Engineers

Supermarket (850)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Saturday

Setting/Location: General Urban/Suburban

Peak Period of Parking Demand: 11:00 a.m. - 5:00 p.m.

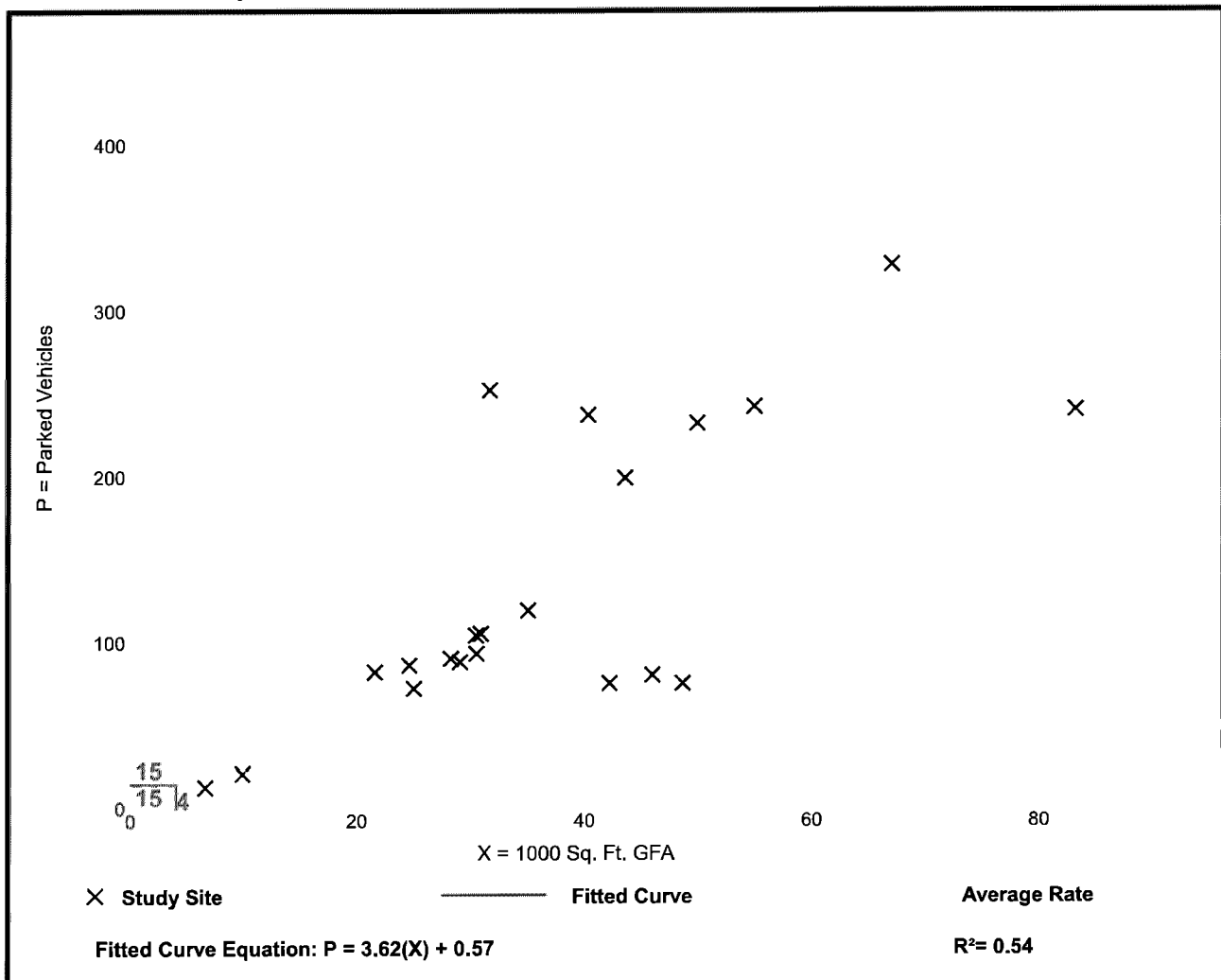
Number of Studies: 21

Avg. 1000 Sq. Ft. GFA: 37

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
3.64	1.54 - 7.97	2.92 / 4.82	2.99 - 4.29	1.51 (41%)

Data Plot and Equation





2211 North Elston Avenue, Suite 400
Chicago, Illinois 60614
Main: 773.382.0445
Fax: 773.796.3037

August 11, 2022

Village of Buffalo Grove
Planning & Zoning Commission
50 Raupp Blvd,
Buffalo Grove, IL 60089

*RE: Proposed Development to be located at 41 South McHenry Road, Buffalo Grove, Illinois –
Wild Fork Foods Variation Justification Letter*

Pursuant to Section 14.16.070 of the Sign Code, the Applicant respectfully submits the following statements:

In the event the Applicant is required to comply with the exact provisions of the Sign Code, the proposed sign plan would not be possible to construct and install. The location of the property being situated on a hard corner in conjunction with the required signage limitations would prohibit this property from being effectively redeveloped. In order to (i) meet the requirements of the existing Sign Code and (ii) allow for appropriate building signage, it is essential to the operation of the tenant that variances be granted in order to allow for the Wild Fork Foods building signage to exceed the permitted signage length on each elevation and to also allow for the total quantity of signage to exceed the permitted 3 wall signs to a new total of 8 wall signs.

The property has the unique physical condition of being situated on the southeast corner of a significantly busy intersection. This traffic flow is necessary to generate the required demand from a retail standpoint and provide the tenant with sufficient customer demand to viable. The limitations to the building signage would impede the ability for pedestrians to adequately observe the tenant's branding.

The Applicant is not requesting special privilege, but rather consideration with regard to the building signage requirements. These variations will in no manner be materially detrimental to the character of the area, the use of the property, as well as not be injurious to the use, enjoyment and values of other property owners located in the vicinity. Ultimately, the proposed development has been reviewed extensively by our tenant and Village staff in order to determine that the variances will not be contrary to the purpose of the Title pursuant to Section 14.04.020 and 14.16.070.

Thank you for your consideration.

Sincerely,

Mitch Goltz
Principal

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EXHIBIT C

Minutes from the August 17, 2022 Planning & Zoning Commission Meeting
Wild Fork & Veterinary Emergency Group
41 S. McHenry Road

Attachment: Exhibit B. Plan Set (O-2024-7 : Ordinance Approving an Amendment to Ordinance 2022-092 with Sign Variation at 43 S. McHenry

05/18/2022

**MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE
VILLAGE OF BUFFALO GROVE HELD IN THE COUNCIL CHAMBERS, 50 RAUPP BOULEVARD,
BUFFALO GROVE, ILLINOIS ON WEDNESDAY, MAY 18, 2022**

Call to Order

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

Public Hearings/Items For Consideration

1. Consider an Amendment to the Planned Unit of Development at 361 Raymond. (Trustee Johnson) (Staff Contact: Nicole Woods)

Ms. Woods provided a background on the PUD to allow an addition outside the building blocks. Additionally, Ms. Woods reviewed the history of the property and the proposed addition.

Mr. Entman, petitioner's attorney, clarified that it is a room addition. He reviewed the plans and described the petitioners' circumstances and the reason behind the addition. He reviewed the support by the neighbors and the homeowner's association approval.

Com. Richards asked if this creates a precedent within the neighborhood.

Mr. Entman believes that the answer is no, but it could spark ideas.

Ms. Woods commented on the amendment. She noted that if that were to occur, those petitioners would be evaluated on a case-by-case basis.

Com. Worlikar asked the petitioners to walk through the design of the addition and how it will blend in with the neighborhood.

Mr. Pavlovcik, petitioner's architect, reviewed the characteristics of the design.

Com. Worlikar asked if the colors match the existing structure.

Mr. Pavlovcki said he cannot attest to the colors/materials at this time.

Mr. Entman apologized by not have the colors/materials but believe will blend in with the home/existing structure.

Com. Worlikar asked if there were any concerns from their neighbors.

Mr. Youm said there are no complaints from his neighbors, the neighbors are excited.

Chairperson Cesario asked to confirm that the homeowner's association agreed.

Mr. Entman said yes.

The public hearing was closed at 7:52 PM

Com. Khan made a motion to grant a positive recommendation to the Village Board for an amendment to the residential Planned Unit of Development (Ordinance Nos. 2005 - 24, 2005-25, 2005-26) to allow for an addition to extend outside the Building Box 18 as shown on the proposed plan subject to the following conditions listed below:

1. *The addition shall be installed in accordance with the documents and plans submitted as part of the petition.*

Com. Richards seconded the motion.

05/18/2022

Com. Chairperson spoke in favor of the motion and thanked the homeowner for talking with his neighbors.

Com. Khan spoke in favor of the motion.

RESULT:	RECOMMENDATION TO APPROVE [UNANIMOUS]
	Next: 6/20/2022 7:30 PM
AYES:	Spunt, Cesario, Khan, Au, Richards, Worlikar
ABSENT:	Adam Moodhe, Mitchell Weinstein

2. Consider Approval - Amend to PD, SU, Plat of Sub, Prelim & Final Dev Plan, SU and Var. at Town Center (Trustee Johnson) (Staff Contact: Nicole Woods)

Ms. Woods provided a background on the PUD amendment for The Clove.

Mr. Schoditsch, Kensington, reviewed the PUD amendment to The Clove and walked through the process of combining phase 1 and 2, where previously they were going to do them separately. He went over the changes from the original PUD to the amendment, which is due to the development of Chick-Fil-A in the out lot that has changed the trajectory of the project.

Mr. Clark, Lakotakota Group, went through the landscape plan and the walkability plan.

Mr. Rea, Kensington, walked through building B explaining what will be replaced and enhanced.

Mr. Lurk, with Chick-Fil-A, walked through the Chick-Fil-A plan and how the appearance looks like the rest of the development. He reviewed the canopies that are covering the pick-up lanes for their employees. Additionally, he reviewed the signage, materials, and colors that will be used. Lastly he talked about the pickup door vs. pickup window that will be part of the development and the dual drive lane.

Mr. Wells, Urban Street, reviewed their request for 2 foot increase, which has been brought to their attention as they have moved from the plan design phase to the construction phase.

Com. Spunt asked traffic flow.

Mr. Schoditsch explained the traffic flow and access points.

Com. Spunt asked if there would be any car changers in the lot.

Mr. Schoditsch said no.

Com. Spunt asked about Bowlaro and what they will be doing with that building.

Mr. Schoditsch said they don't own Bowlaro but will be paving their lot.

Com. Au asked about the tenants who were going move originally to accommodate Phase 1 and asked what the plan is now for those tenants.

Mr. Schoditsch explained the plan for the tenants.

Com. Au asked about the drive through lane for Chick Fil A and asked if it was going to be enough room in the que for the number of customers they attract.

Mr. Lurk said the current design is to keep traffic off Route 83. He also explained the rest of the traffic flow for cars accessing Chick-Fil-A.

05/18/2022

Com. Au asked if the cars would back up on Old Checker Rd.

Mr. Lurk said the dual lane will help mitigate the traffic, which is unlike other locations.

Com. Au asked if they know how many cars will be at this location at this time.

Mr. Lurk said he does not.

Mr. Schoditsch noted that in their original traffic study, they included Chick-Fil-A.

Mr. Stilling commented that the proposed Chick-Fil-A would have a 25-stack ability, close to three times what the Village requires.

Com. Richards asked about the safety of those who will have to throw out trash given the proposed location of the dumpster.

Mr. Lurk reviewed the dumpster location and reviewed the safety precautions.

Com. Richards asked if traffic would impact people walking.

Mr. Lurk said it is no different from other locations.

Mr. Schoditsch said there are other safety precautions in place to make sure those who park can safely enter Chick-Fil-A.

Com. Richards asked about the landscape and softening up the area with more landscape.

Mr. Schoditsch said they have tried to increase but explained the limitations they have with Bowlaro.

Mr. Stilling explained that Bowlaro has a significant amount of control over the parking lot.

Com. Spunt asked about the dual lane for Chick-Fil-A.

Mr. Lurk explained that the dual lane provides a safe environment for their workers.

Chairperson Cesario asked if they are aware of the thirteen conditions that are part of the petitioner's packet created by staff.

All Petitioners said yes, they are aware.

Chairperson Cesario asked staff if the proposed variations that were part of the original PUD still exist.

Ms. Woods said the reason they are back is because the plan has refined.

Chairperson Cesario commented that the amendment is modest.

Com. Worlikar asked if there is a similar design in other places for Chick-Fil-A with a dual lane that they could see.

Mr. Lurk said the one in Algonquin is very similar to the proposed Buffalo Grove Chick-Fil-A.

Com. Khan asked if they have contacted IDOT.

Mr. Schoditsch said they have been working with IDOT continuously and have received informal approval from IDOT.

Com. Khan asked if the improvements are enough or if IDOT is asking for more improvements.

05/18/2022

Mr. Schoditsch said they are not making any new request.

Com. Spunt asked for additional clarification of the retailers who are staying and where they will be going during construction.

Mr. Schoditsch went over the communication plan with the tenants, noting that they will be down for a few months and are aware of the situation and will continue to know what is going on.

Com. Worlikar asked if they were going to be making improvements to Old Checker Rd.

Mr. Rea said yes, they will be making improvements to Old Checker Rd to Buffalo Grove Road.

Mr. Schoditsch thanked the Commission for their time.

The public hearing was closed at 8:46 PM.

Com. Khan made a motion to grant approval for an amendment to Planned Development Ordinance No. 86-61, as amended, requesting approval for a special use for mixed use Planned Unit Development and approval of a Final Plat of Subdivision and Preliminary and Final Development Plan approval with Special Uses and Variations for a proposed plan for a 20-acre mixed-use redevelopment center with grocery store, retail, restaurants, and multi-family residential at the Buffalo Grove Town Center.

Com. Richards second the motion.

Com. Au spoke in favor of the motion.

Chairperson Cesario spoke in favor of the motion.

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

Regular Meeting

Other Matters for Discussion

1. Workshop - Proposed Retail Building at 41 S McHenry (Trustee Pike) (Staff Contact: Nicole Woods)

Ms. Woods provided a brief background on proposed 10,000 square feet retail building at 41 S. McHenry Rd.

Mr. Goltz provided addition background on the development of the proposed development at 41 S. McHenry Rd.

Com. Spunt asked if it would be better positioned in The Clove.

Mr. Goltz said it is more complementary to the Clove with the hospital in mind.

Com. Spunt asked the petitioner to explain Wild Fork.

Mr. Goltz described the tenant as grab and go establishment.

Ms. Woods commented on the development and why the development works in accordance with the Lake Cook Road Corridor plan.

Com. Au explained more on Wildfork.

05/18/2022

Com. Au asked if the parking needs to be reconfigured for drivers who do delivery.

Mr. Goltz explained the grab n go concepts, which puts no additional pressure or stress on parking.

Com. Worlikar asked about access and traffic flow to the proposed retail development.

Mr. Goltz said the access will remain what it is today.

Com. Richards asked if the vet clinic was 24 hours.

Mr. Goltz said no.

Chairperson Cesario said the elevation is beautiful and really likes the concept design.

Mr. Goltz thanked the Chairperson Cesario.

Chairperson Cesario asked if they had any question they would like answered by the Commission.

Mr. Goltz said no.

Chairperson asked staff if they have anything they want the Commission to ask.

Staff said no.

Approval of Minutes

1. Planning and Zoning Commission - Regular Meeting - Apr 20, 2022 7:30 PM

RESULT:	ACCEPTED [5 TO 0]
AYES:	Spunt, Cesario, Au, Richards, Worlikar
ABSTAIN:	Zill Khan
ABSENT:	Adam Moodhe, Mitchell Weinstein

Chairman's Report

Chairperson Cesario congratulated the current members of the PZC on their reappointment to the Commission and went of the new addition to the Commission.

Committee and Liaison Reports

Chairperson Cesario provided a report of the Village Board meeting he attended.

Staff Report/Future Agenda Schedule

Ms. Woods provided an overview of what the future agenda schedule will be.

Public Comments and Questions

Adjournment

The meeting was adjourned at 9:12 PM

05/18/2022

Chris Stilling

APPROVED BY ME THIS 18th DAY OF May, 2022

08/17/2022

**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, AUGUST 17, 2022**

Call to Order

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

Public Hearings/Items For Consideration

1. Consider Variations from the Buffalo Grove Fence Code to Allow the Construction of a 6-Foot Semi-Open Style Fence Within 45 Feet of an Intersection Encroaching into the Required Side Yard Setback (Trustee Johnson) (Staff Contact: Kelly Purvis)

Mr. Binder provided background information on the subject property.

Mr. Varghese provided additional detail regarding his fence, replacing from a 5" to 6" solid privacy fence. Specified the increased traffic.

Chairperson Cesario reviewed the variations in front of the commission for approval, going over the specifications. Mr. Cesario asked how many complaints he has received from his current fence.

Mr. Varghese said many complaints of the bad fence.

Com. Moodhe asked staff for address clarification.

Village Attorney Brankin said it was posted with the proper address and the sign and notices were posted properly as well.

Com. Moodhe asked if staff had received any calls.

Mr. Binder said no.

The Village Staff report was entered exhibit one.

Mr. Varghese thanked the commission for their time.

The public hearing closed at 7:40 PM.

Com Weinstein made a motion to grant variations to Section 15.20 of the Buffalo Grove Fence Code to allow the installation of a 6-foot semi-open fence on the property at 401 Claret Drive that exceeds the maximum height of a corner yard fence, encroaches into the corner side yard setback along Vintage Lane, and is within 45 feet of the intersection of Checker Road and Vintage Lane, provided the fence shall be installed in accordance with the documents and plans submitted as part of this petition.

Com. Richards seconded the motion.

Com. Moodhe spoke in favor of the motion.

Com. Worlikar spoke in favor of the motion.

Com. Weinstein spoke in favor of the motion.

08/17/2022

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

2. Consider Variations from the Buffalo Grove Fence Code to Allow the Construction of a 6-Foot Privacy Fence Along the Interior Side Yard and Extending Beyond the Front Line of the Building at 1131 Twisted Oak Lane (Trustee Pike) (Staff Contact: Kelly Purvis)

Mr. Binder provided a background on the subject property.

Mr. Gillick provided additional background on the requested 6" solid fence. He explained that the ditch and the unsightly vegetation is what they would like to screen.

Com. Au referenced packet page 28 and asked how tall the fence in the neighboring yard.

Mr. Binder said he does not know.

Com Au asked if staff knows if there is a variation in the neighborhood like the one being proposed.

Mr. Binder said he would need to look it up to verify.

Com. Au asked why 6", if 5" is permitted.

The petitioner said the foliage is unsightly and would prefer 6".

Com. Moodhe referenced packet page 30. He asked if the petitioner installed the seawall.

Mr. Gillick said yes.

Com. Moodhe asked whose vegetation it is.

Mr. Gillick said it is his neighbors.

Com. Moodhe asked if he knew the last time staff was out to clear vegetation.

Mr. Gillick said he did not know.

Com. Moodhe referenced packet page 31.

Com. Moodhe asked if he has any pictures of the other side of the creek.

Mr. Gillick said no.

Chairperson Cesario asked if staff is okay with the angle of the fence.

Mr. Binder said he will not know until the permit is submitted.

Chairperson Cesario asked if there will need to be access to the creek that would be blocked with the fence.

Mr. Binder said no.

Ms. Purvis explained the post hole inspection will also make sure the fence is structural secure.

Chairperson Cesario asked if there were any calls.

Mr. Binder said no.

Com. Spunt asked if there will be any access.

08/17/2022

Mr. Gillick said he may put one.

Com. Worlikar asked how far forward the fence will go in the front.

Mr. Binder explained the picture of the front view.

Mr. Gillick said the fence will be exactly where the existing fence is.

Com Weinstein said the only real footprint change is the height of the fence.

The staff report was entered as exhibit one.

MR. Gillick thanked the Commission for their time.

The public hearing closed at 8:04 pm

Com. Weinstein made a motion to grant variations to Section 15.20 of the Buffalo Grove Fence Code to allow a 6-foot solid privacy fence along the interior side yard and extending beyond the front line of the building at 1131 Twisted Oak Lane, provided the fence shall be installed in accordance with the documents and plans submitted as part of this petition.

Com. Moodhe seconded the motion.

Com. Weinstein spoke in favor of the motion.

Com. Moodhe spoke in favor of the motion.

Com. Spunt spoke in favor of the motion.

Chairperson Cesario spoke in favor of the motion.

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

3. Consideration of an Amendment to Ordinance No. 2019-042 and an Amendment to the Preliminary Plan, Approval of a Veterinary Hospital Use, and Variations from the Sign Code Related to the Number and Size of Wall Signs Proposed, All to Allow the Construction of a 2-Tenant Commercial Building on 41 S. McHenry Road (Trustee Ottenheimer) (Staff Contact: Kelly Purvis)

Ms. Purvis provided a background of the NCH property and outlot.

Mr. Goltz briefly reviewed the variations for the tenants of the outlot building and the new additions.

Com. Spunt asked if there is proper entrance signage?

Mr. Goltz said the entrance signage is posted on the doors.

Com. Spunt asked if there are any drive-throughs.

Ms. Purvis said no drive-throughs are being proposed.

Com. Au asked staff what signage would be permitted.

Ms. Purvis explained what signage is permitted for the zoning. She explained three wall signs are permitted, but technically with the way the building is permitted, there would be 8 wall signs.

Com. Au asked if the flames themselves meet the criteria.

08/17/2022

Ms. Purvis said the flames would be permitted.

Com. Worlikar asked about the south elevations that were part of the staff report.

Ms. Purvis explained why the proposed pictures are different.

Com. Worlikar asked if there will be directional signs.

Mr. Goltz said the proposed is a monument sign, which will provide direction.

Chairperson Cesario noted the conditions regarding directional signs in the recommended approval.

Com. Moodhe asked staff about the suggested motion.

Ms. Purvis explained why there are modifications for veterinary hospital.

Com. Moodhe asked what the square footage is of the signage. He suggested that staff get ahead and look at sizes.

Ms. Purvis said 250 square feet for wild fork signage.

Com. Weinstein asked if the petitioner is familiar with signage on other wild fork buildings. He asked if the signage would be permitted if it were on a canopy.

Ms. Purvis said yes, it would be.

Mr. Goltz said that there are no canopies on any of their other buildings. He explained how the look of no canopy gives an elevated look.

Com. Au asked if they could put the signage on the canopy.

Ms. Purvis confirmed with wild fork that the signage is flush with the wall.

Com. Au asked what the Village defines as a canopy.

Ms. Purvis provided the definition of a canopy.

Chairperson Cesario asked if it was going to be 24 hours for the veterinary hospital.

Ms. Purvis said yes, it is 24 hours.

Ms. Purvis explained that Commissioners could remove the three signs for the recommended motion.

Com. Moodhe asked how far back the building is from the corner.

Mr. Goltz said 25 feet.

Com. Moodhe believes traffic would not be able to see that signage with how busy it is.

Com. Richards spoke in favor of the signage over the signage at their other locations.

Com. Davis spoke in favor of the signage as presented and commenting that it looks modern.

Com. Spunt said that the signage with the words is too cluttered.

Chairperson Cesario would like to make the motion as presented.

Com. Au said she feels very strongly against the string of wording on the building. However, she like the rest of the package. Her sole concern is the length of the signage and the repetitive words.

08/17/2022

Chairperson Cesario asked if they could split the motion.

Village Attorney, Mr. Brankin said it is one applicant.

Mr. Goltz explained the signage again and the purpose of the signage.

Mr. Brankin explained that the applicant will work with staff to reduce the signage.

Mr. Goltz said he would be happy to go back to the tenants.

Com. Davis said if it was a canopy they would not be here.

Ms. Purvis said correct.

The Village staff report was entered exhibit one.

The public hearing closed at 8:51 pm.

Com. Weinstein made a recommendation The PZC recommends approval of amendment to Ordinance No. 2019-042 and an amendment to the Preliminary Plan, approval of a Veterinary Hospital use, and Variations from the Sign Code for the number and size of wall signs proposed for the Wild Fork tenant space, all to accommodate the construction of a new 2-tenant commercial building at 41 S. McHenry Road, subject to the following conditions:

- 1. The proposed development shall be developed in substantial conformance with the plans attached as part of the petition.*
- 2. The Final Engineering plans shall be submitted in a manner acceptable to the Village.*
- 3. Any directional or incidental signage added to the sign package shall be reviewed administratively by staff.*

Com. Richards seconded the motion.

Chairperson Cesario said it was a great discussion. Overall, he spoke in favor of the motion as proposed. He would also be in favor if the words were reduced.

Com. Weinstein said he is not a fan of that particular signage but would like to see something different.

Com. Moodhe said he would like if they worked with staff to reduce the number of words because he real likes the rest of the package.

RESULT:	RECOMMENDATION TO APPROVE [UNANIMOUS]
	Next: 9/19/2022 7:30 PM
AYES:	Moodhe, Spunt, Cesario, Weinstein, Au, Richards, Worlikar, Davis
ABSENT:	Zill Khan

Regular Meeting

Other Matters for Discussion

Approval of Minutes - July 20, 2022 Meeting

1. Planning and Zoning Commission - Regular Meeting - Jul 20, 2022 7:30 PM

08/17/2022

RESULT:	ACCEPTED [7 TO 0]
AYES:	Moodhe, Spunt, Cesario, Weinstein, Au, Richards, Davis
ABSTAIN:	Neil Worlikar
ABSENT:	Zill Khan

Chairman's Report

Chairperson Cesario spoke about the board meeting he attended and the proposed improvements that are coming to the PZC in the future for Mike Rylko Park.

Committee and Liaison Reports**Staff Report/Future Agenda Schedule**

Ms. Purvis said there is nothing on the future agenda schedule at this time.

Public Comments and Questions**Adjournment**

The meeting was adjourned at 9:00 PM

Action Items

Chris Stilling

APPROVED BY ME THIS 17th DAY OF August, 2022

**DRAFT 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, JANUARY 3, 2024**

Call to Order

The meeting was called to order at 7:30 pm.

Present: Chairman Weinstein, Commissioners Moodhe, Au, Davis and Spunt

Absent: Vice Chairman Richards, Commissioners Saxena and Worlikar

A quorum was established.

Also in attendance: Associate Planner Andrew Binder, Deputy Community Development Director Kelly Purvis,
Village Attorney Nicholas Standiford

Public Hearings/Items For Consideration

1. Consider a Special Use for a Supermarket and Food Store in the B-5: Town Center Planned District at 21 Buffalo Grove Road (Trustee Weidenfeld) (Staff Contact: Andrew Binder)

Petitioners were sworn in.

Binder, Associate Planner, provided a background on the subject property and the request.

Barry Millman, Horizon Realty Services, thanked the village for their efforts in helping to move the project forward. He discussed new tenant does have experience operating a grocery store in other locations.

Com. Au asked if the proposed/old use is a grocery store that prepares fresh food.

Rakesh Pandita, the Petitioner, indicated that he has ten years experience in business with similar concepts. He clarified that the prepared foods will be prepared by a professional chef; variety of options to choose from; authentic cooking methods.

Com. Au asked if the previous business was solely a grocery store.

Binder confirmed.

Com. Au asked if the food will be premade or made to order.

Pandita confirmed the food will be premade.

Com. Moodhe asked if all other grocery stores in the village would be considered a grocery store classification if they provide premade foods.

Binder confirmed.

Com. Moodhe asked if they had enough space to do what they wanted to do; And if the meals will be for individual or for families.

Pandita confirmed there will be enough space and the meals will be individual.

Chairperson Weinstein asked if the previous business fail, or did the owner retire.

Millman confirmed that the previous business owner retired.

The public hearing closed at 7:46 PM.

Com. Moodhe made to make positive recommendation to the Village Board to allow a Special Use for a Supermarket and Food Store in the B-5: Town Center Planned District at 21 Buffalo Grove Road, subject to the following conditions:

1. The Supermarket and Food store shall be operated in substantial compliance with the business description and plans provided as part of this petition.
2. The Special Use is granted to MLA Associates, LLC. to operate a Supermarket and Food Store at 21 N Buffalo Grove Road, which shall not run with the land.
3. The Special Use granted to the MLA Associates, LLC. is assignable to subsequent petitioners seeking assignment of this special use as follows:
 - a. Upon application of a petitioner seeking assignment of this Special Use, the Corporate Authorities, in their sole discretion, may refer said application of assignment to the appropriate commission(s) for a public hearing or may hold a public hearing at the Village Board.
 - b. Such assignment shall be valid only upon the adoption of a proper, valid and binding ordinance by the Corporate Authorities granting said assignment, which may be granted or denied for any reason.

Com. Davis seconded the motion.

Com. Moodhe spoke in favor of the motion and indicated that Buffalo Grove is 4th largest population of Indian residence in the Chicagoland area. This is a good use for the property.

RESULT: APPROVED [UNANIMOUS]

AYES: Weinstein, Moodhe, Au, Davis, Spunt

2. Consider an Amendment to the Sign Plan Approved by Planned Unit Development Ordinance No. 2022-092 Along with Sign Variations to Allow the Installation of a Wall Sign on the East Elevation of the Building at 43 McHenry Road (Trustee Weidenfeld) (Staff Contact: Andrew Binder)

The petitioners were sworn in.

Binder, Associate Planner, provided an overview of the petitioner's request including an amendment to the PUD, approved sign plan, and sign variations.

David Mikel, spoke on behalf of the property owner on behalf of Veterinary Emergency Group (VEG) through Site Enhancement Services. He indicated with the amount of visibility that the building has, they felt that a sign on the east elevation would be helpful for wayfinding, especially at nighttime. He said the east elevation does have great visibility from Lake Cook Road and the proposed signage looks consistent with other signage on the building.

Com. Spunt stated that he drove past it the other day and all he could see is a brick wall. Believes that it will help with wayfinding. He asked if the clinic is open 24 hours.

Mikel confirmed.

Com. Au asked if there is a monument sign.

Binder confirmed and showed the location on the property.

Com Au asked why the request now and thought the purpose of the monument sign was to achieve visibility from Lake Cook Road.

Mikel stated the new sign will help navigate customers to the location if they are traveling west bound on Lake Cook Road.

Com. Au asked if the 3rd sign were permitted, does it meet the other requirements. And why does the sign need to be the sized proposed.

Mikel explained that the visibility of the east elevation vs the main entrance sign.

Binder reviewed the requested variations and indicated that the main entrance sign is very small. He confirmed that the total of all 3 signs does not exceed the amount permitted.

Com Davis asked why the sign proposed on the east side of the building larger than the north side.

Com Mikel stated that the wayfinding to make the building look better and the corporate standards of the building. He continued that the new signage is an effort to help people to be able to identify where the business is located within the building.

Com. Moodhe asked If the sign is granted approval, would this affect the Wild Fork's signage.

Binder stated no.

The public hearing was closed at 8:05 pm.

Com. Moodhe made a motion to make a positive recommendation to the Village Board to allow amendment to the sign plan approved by Planned Unit Development Ordinance No. 2022-092 and Sign Variations to allow the installation of a wall sign on the east elevation of the building at 43 McHenry Road, subject to the following conditions:

1. The proposed project shall be developed in substantial conformance with the plans attached as part of the petition.

Com. Davis seconded the motion.

Com. Spunt spoke in favor of the motion noting the sign is for an emergency veterinarian and will help people who are experiencing an emergency to find the location better.

Chairman Moodhe spoke in favor of the motion and indicated that NCH has 6-7 signs and the proposed sign will be helpful when people are stressed out regarding pet health.

Com. Davis stated that he drove through parking lot and thinks the sign makes a lot of sense.

Com. Au indicated that the sign looks a little big for the wall it is on, but stated that maybe it is because she is used to looking at smaller signs.

Chairperson Weinstein noted that the Wild Fork had a lot of proposed signage and the new sign makes sense for the location. He continued that he welcomes VEG into the Village, as the Village recently lost a veterinary clinic.

RESULT: APPROVED [UNANIMOUS]

AYES: Weinstein, Richards, Davis, Saxena, Spunt, Worlikar

Regular Meeting

Other Matters for Discussion

Approval of Minutes

1. Planning and Zoning Commission - Regular Meeting – December 6, 2023 7:30 PM

RESULT: APPROVED [UNANIMOUS]

AYES: Weinstein, Moodhe, Au, Davis, Spunt

Chairman's Report

Committee and Liaison Reports

Committee Liaison provided an update on the last Village Board Meeting.

Staff Report/Future Agenda Schedule

Staff provided information on the future agenda schedule.

Public Comments and Questions**Adjournment**

The meeting was adjourned at 8:13 PM

Respectfully submitted,
Andrew Binder
Associate Planner

Andrew Binder

APPROVED BY ME THIS _____ DAY OF _____, 2024

Mitchell Weinstein, Commissioner



Ordinance No. O-2024-8 : Ordinance Approving a Special Use for Supermarket and Food Store at 21 N Buffalo Grove Road

Recommendation of Action

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

SUMMARY: Minaz Cafe and Indian Grocery Store is seeking a Special Use for a Supermarket and Food Store in the B-5: District at 21 N Buffalo Grove Road. The previous tenant was Arrow Groceries, a similar use to the proposed use. Planning & Zoning Commission unanimously recommended approval.

ATTACHMENTS:

- BOT Memo (DOCX)
- Ordinance (DOCX)
- Exhibit B. Plan Set (PDF)
- Exhibit C. Draft Minutes PZC Jan 3, 2024 (PDF)

Trustee Liaison
Weidenfeld

Staff Contact
Nicole Woods, Community Development

Tuesday, January 16, 2024

VILLAGE OF BUFFALO GROVE



MEMORANDUM

DATE: January 16, 2024

TO: Dane Bragg, Village Manager

FROM: Nicole Woods, Community Development Director
Andrew Binder, Associate Planner

SUBJECT: 21 N Buffalo Grove Road – Special Use for Supermarket and Food Store

PROJECT BACKGROUND

Minaz Café and Indian Grocery Store is seeking a Special Use for a Supermarket and Food Store in the B-5: Town Center Planned District at 21 N Buffalo Grove Road. The previous tenant was Arrow Groceries, a similar use to the proposed use.

PLANNING & ZONING ANALYSIS

- Minaz Café and Indian Grocery Store will specialize in selling Indian foods. It will operate 6 days a week in the 1,300 sf space.
- The requested use is compatible with adjacent retail uses and meets parking requirements.

PUBLIC HEARING COMMENTS

There were no concerns from the public regarding this request.



Figure 1: Subject Property & Tenant Space

PLANNING & ZONING COMMISSION (PZC) RECOMMENDATION

The PZC **unanimously recommended approval** of the Special Use for a Supermarket and Food Store in the B-5: Town Center Planned District at 21 Buffalo Grove Road, subject to the following conditions:

1. The Supermarket and Food store shall be operated in substantial compliance with the business description and plans provided as part of this petition.
2. The Special Use is granted to MLA Associates, LLC. to operate a Supermarket and Food Store at 21 N Buffalo Grove Road, which shall not run with the land.
3. The Special Use granted to the MLA Associates, LLC. is assignable to subsequent petitioners seeking assignment of this special use as follows:
 - a. Upon application of a petitioner seeking assignment of this Special Use, the Corporate Authorities, in their sole discretion, may refer said application of assignment to the appropriate commission(s) for a public hearing or may hold a public hearing at the Village Board.
 - b. Such assignment shall be valid only upon the adoption of a proper, valid and binding ordinance by the Corporate Authorities granting said assignment, which may be granted or denied for any reason.

RECOMMENDATION

Staff recommends that the Village Board adopt an Ordinance granting approval of a Special Use for a Supermarket and Food Store in the B-5: Town Center Planned District at 21 Buffalo Grove Road, subject to the conditions in the attached Ordinance.

ORDINANCE NO. 2024 - ____

**AN ORDINANCE APPROVING A SPECIAL USE
FOR 21 N BUFFALO GROVE ROAD
VILLAGE OF BUFFALO GROVE,
COOK AND LAKE COUNTIES, ILLINOIS**

**MLA Associates, LLC
21 N Buffalo Grove Road**

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

WHEREAS, 21 N Buffalo Grove Road, Buffalo Grove, IL ("Property") is a 1,300 square foot unit located in a multi-tenant building at 21-61 N Buffalo Grove Road in the B-5: Town Center Planned District and is hereinafter legally described in Exhibit A; and,

WHEREAS, 21-61 Buffalo Grove Shops, LLC is the owner of the Property; and,

WHEREAS, MLA Associates, LLC, ("Petitioner") has filed a petition for a Special Use to allow a Supermarket and Food Store in the B-5: Town Center Planned District;

WHEREAS, the Village Planning & Zoning Commission conducted a public hearing on January 3, 2024, concerning the petition for approval of the Special Use; and,

WHEREAS, the Planning & Zoning Commission made findings and determined that the petition meets the criteria for a Special Use as set forth in the Buffalo Grove Zoning Ordinance, as described in the minutes attached as Exhibit C; and,

WHEREAS, the Planning & Zoning Commission voted 5 to 0 to unanimously recommend approval of the requested Special Use; and,

WHEREAS, the President and Village Board of Trustees after due and careful consideration have concluded that the proposed Special Use is reasonable and will serve the best interest of the Village.

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

EXHIBIT A Legal Description of the Property

EXHIBIT B Plan Set

EXHIBIT C Draft Minutes from the January 3, 2024, Planning & Zoning Commission Meeting

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

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 adopt a proper, valid, and binding ordinance approving the Special Use for the Property at 21 N Buffalo Grove Road, Buffalo Grove, IL, subject to the following conditions:

- 1. The Supermarket and Food store shall be operated in substantial compliance with the business description and plans provided as part of this petition.
- 2. The Special Use is granted to MLA Associates, LLC. to operate a Supermarket and Food Store at 21 N Buffalo Grove Road, which shall not run with the land.
- 3. The Special Use granted to the MLA Associates, LLC. is assignable to subsequent petitioners seeking assignment of this special use as follows:
 - a. Upon application of a petitioner seeking assignment of this Special Use, the Corporate Authorities, in their sole discretion, may refer said application of assignment to the appropriate commission(s) for a public hearing or may hold a public hearing at the Village Board.
 - b. Such assignment shall be valid only upon the adoption of a proper, valid and binding ordinance by the Corporate Authorities granting said assignment, which may be granted or denied for any reason.

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

This Ordinance shall not be codified.

AYES: _____

NAYS: _____

ABSENT: _____

PASSED: _____

APPROVED: _____

ATTEST:

Village Clerk

APPROVED:

Eric N. Smith, Village President

EXHIBIT A**Legal Description**

**MLA Associates, LLC
21 N Buffalo Grove Road**

Lot 2 of the Walgreens Buffalo Grove Resubdivision, being a subdivision of parts of the southwest quarter of Section 33, Township 43 North and part of the northwest quarter of Section 3, Township 42 North, Range 11 East of the Third Principal Meridian, in Lake County, Illinois.

Street Address: 21 N Buffalo Grove Road

PIN: 15-33-304-164

4

EXHIBIT B

Plan Set

**MLA Associates, LLC
21 N Buffalo Grove Road**

Attachment: Ordinance (O-2024-8 : Approve an Ordinance a Special Use for Supermarket and Food Store at 21 N Buffalo Grove)

EXHIBIT C

Draft Minutes from the January 3, 2024 Planning & Zoning Commission Meeting

**MLA Associates, LLC
21 N Buffalo Grove Road**

Request for Special Use Permit
Minaz Café and Indian Grocery
21 N. Buffalo Grove Road

One of the attractions of Buffalo Grove is its availability of a variety of Ethnic and Native Retailers throughout the Village. Arrow Indian Grocery was a mainstay of the Village for many years until the retirement of its Owners earlier in 2023. This left a void in this particular category of Specialty Food Retailers and Grocers in the area.

Minaz Café and Indian Grocery proposes to occupy the space previously leased by Arrow.

The Business will serve the special dietary requirements of not only the Indian population which is now 13.70% of the total Village population but the gourmet menus of the entire northwest region. Indian cuisine is becoming increasingly popular and is a healthy and flavorful addition to the collection of options in the Village.

The Space will occupy 1300 sf and operate at least 6 days per week during normal daytime business hours.

Typically, there will be two to three employees who will join owner Rakesh Pandita in the operation of the new Store.

Parking in the Center is adequate to meet the needs of the Retailer as the store size is small enough to manage and rapid visit thus encouraging parking turnover. The Property will not add to the traffic mix through the area and is easily accessible for ingress and egress.

Mr. Pandita has extensive experience in the operation of Indian retailers both in the Chicago Area and Milwaukee and will bring a new and fresh approach to the operation of this location.

Merchandise mix includes basic Indian Staples that are present in most Indian Households as well as fresh offerings that are normally unavailable in traditional Grocers. Mr. Pandita is acquainted with many Indian Recipes and can be a resource to Customers in creating exciting Indian Dishes at home.

Minaz will be a welcome addition to the myriad of different Food retailers in the Village and looks forward to being a productive member of the community.

VILLAGE OF BUFFALO GROVE



During your testimony at the Public Hearing, you need to testify and present your case for the Special Use being requested. In doing so, you need to address the six (6) Special Use Standards listed below:

SPECIAL USE STANDARDS

1. The special use will serve the public convenience at the location of the subject property; or the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
Response: The availability of Specialty Food Retailers is now part of the retail environment in most Communities and adds to the attractiveness of the community for its residents.
Buffalo Grove has an Indian population of 13.70 % and is the 4 th largest volume of Indian ancestry residents in the metropolitan area. This is an amenity that will benefit an important segment of the Village and surrounding area population.
2. The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with said special use, the size of the subject property in relation to such special use, and the location of the site with respect to streets giving access to it shall be such that it will be in harmony with the appropriate, orderly development of the district in which it is located;
Response: The site has been an Indian Grocer for nearly Twenty Years. It is not detrimental to the community and fits in with the Tenant Mix of the property.
3. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted in such zoning district, nor substantially diminish and impair other property valuations with the neighborhood;
Response: The Grocer will enhance the value of the property and continue a service that has existed for many years that is now not available.
4. The nature, location and size of the buildings or structures involved with the establishment of the special use will not impede, substantially hinder or discourage the development and use of adjacent land and buildings in accord with the zoning district within which they lie;
Response: The site is existing and will be improved with a new operator in this small well established property.
5. Adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided;
Response: The site will not require additional services or utilities.
6. Parking areas shall be of adequate size for the particular special use, which areas shall be properly located and suitably screened from adjoining residential uses, and the entrance and exit driveways to and from these parking areas shall be designed so as to prevent traffic hazards, eliminate nuisance and minimize traffic congestion in the public streets.
Response: Based on the Tenant mix now existing there will be no additional impediments to traffic , access or parking. The store is a low volume parking user and the customers do not remain for long periods of time. Access to the Center for ingress and egress is safe and there is additional parking behind the building as well. The nature of the business will not be nuisance to the existing center and surrounding properties.



MINAZ !

AGENDA

BUSINESS DESCRIPTION

3

EQUIPMENTS INVOLVED

4

STORE LAYOUT

5

PLAN FOR PRODUCT LAUNCH

6

SUMMARY

7

Business Description !

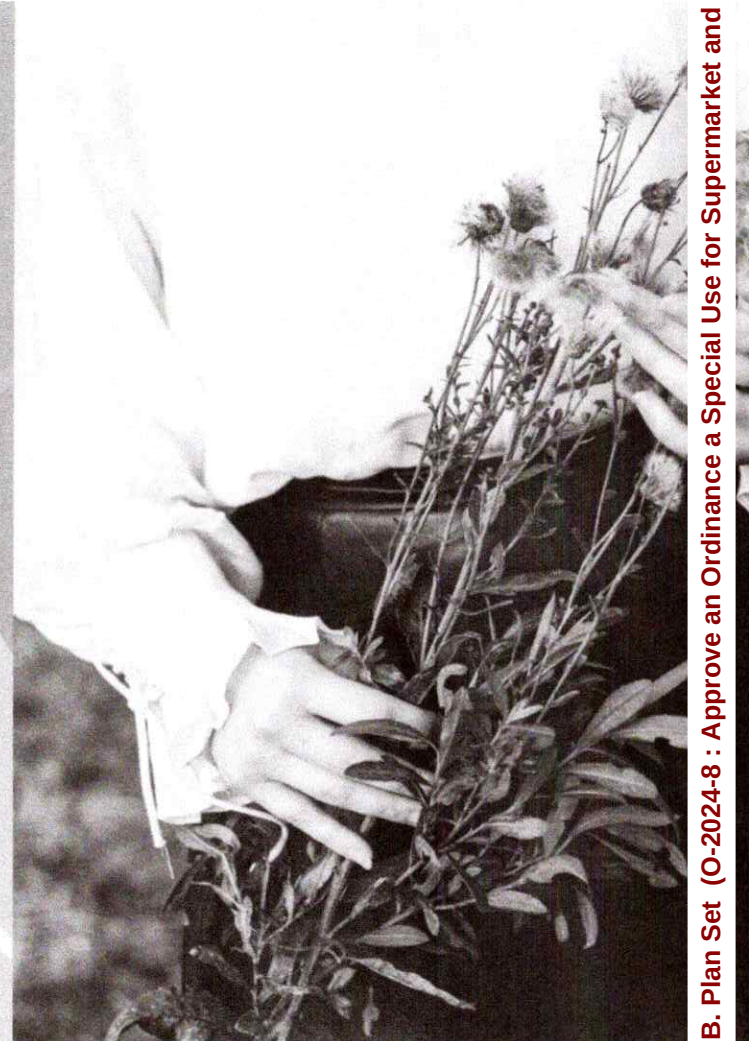
MINAZ is a business concept involving prepared food products being sold off-counter. The food products would include meat, poultry, seafood & vegetables. All products would be handled & prepared by certified professional chef with years of culinary field experience. The tongue twisting fusion of flavors would burst the bomb of spices & seasonings prepared in-house.

The vision of MINAZ is to offer ready to cook delicacies to its clients with a variety of options to choose from. Well-planned recipes would offer the finest taste, highest quality & simplest cooking method.

The products will also be available for the clientele in the fully cooked form.

The client will be served with suitable condiments with food options available for takeout.

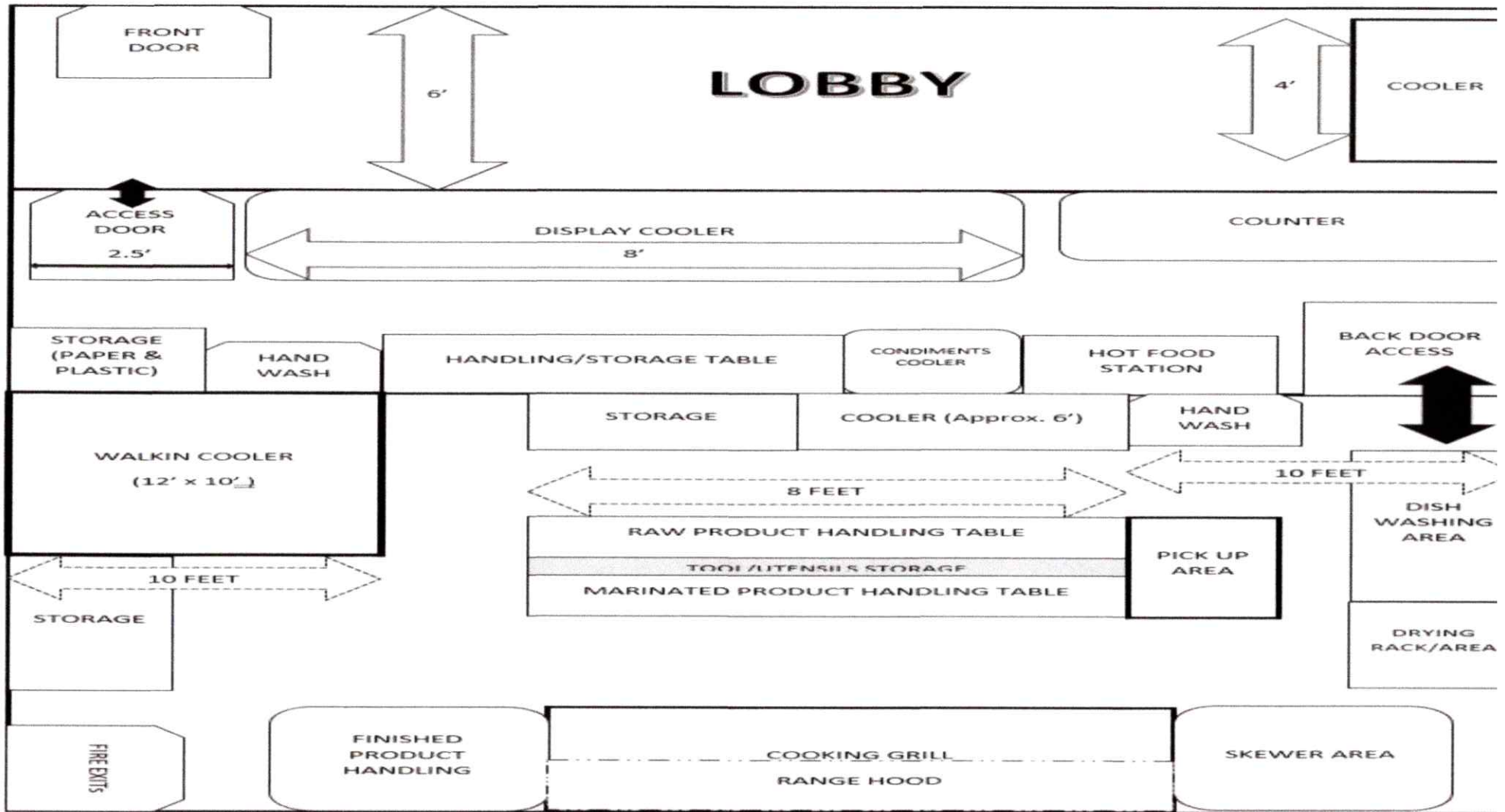
MINAZ



2023

EQUIPMENTS INVOLVED !

- Walk-in Cooler
- Walk-in Freezer
- Refrigerator
- Display Cooler
- Beverage Cooler
- Weighing Scale
- Stainless Steel Prep Table
- Menu Screens
- Dishwashing Equipment



2023

**STORE LAYOUT
DRAFT I**

Attachment: Exhibit B. Plan Set (O-2024-8 : Approve an Ordinance a Special Use for Supermarket and

Plan for Product Launch

PLANNING	Ingredients selection, recipe & tasting .
MARKETING	disseminate standardized metrics
DESIGN	coordinate e-business applications
STRATEGY	foster holistically superior methodologies
LAUNCH	deploy strategic networks with compelling e-business needs

Summary

At MINAZ, we believe in giving 100% quality by utilizing the freshest & purest forms of ingredients. We will thrive because of our market knowledge and great team behind our products. We believe that efficiencies will come from proactively transforming how we do business. Therefore, efficiently working as a team to launch the brand in the market would be the key focus.

2023

MINAZ



Attachment: Exhibit B. Plan Set (O-2024-8 : Approve an Ordinance a Special Use for Supermarket and



Thank You !

**DRAFT 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, JANUARY 3, 2024**

Call to Order

The meeting was called to order at 7:30 pm.

Present: Chairman Weinstein, Commissioners Moodhe, Au, Davis and Spunt

Absent: Vice Chairman Richards, Commissioners Saxena and Worlikar

A quorum was established.

Also in attendance: Associate Planner Andrew Binder, Deputy Community Development Director Kelly Purvis, Village Attorney Nicholas Standiford

Public Hearings/Items For Consideration

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Chairperson Weinstein asked if the previous business fail, or did the owner retire.

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The public hearing closed at 7:46 PM.

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Com. Davis seconded the motion.

Com. Moodhe spoke in favor of the motion and indicated that Buffalo Grove is 4th largest population of Indian residence in the Chicagoland area. This is a good use for the property.

RESULT: APPROVED [UNANIMOUS]

AYES: Weinstein, Moodhe, Au, Davis, Spunt

2. Consider an Amendment to the Sign Plan Approved by Planned Unit Development Ordinance No. 2022-092 Along with Sign Variations to Allow the Installation of a Wall Sign on the East Elevation of the Building at 43 McHenry Road (Trustee Weidenfeld) (Staff Contact: Andrew Binder)

The petitioners were sworn in.

Binder, Associate Planner, provided an overview of the petitioner's request including an amendment to the PUD, approved sign plan, and sign variations.

David Mikel, spoke on behalf of the property owner on behalf of Veterinary Emergency Group (VEG) through Site Enhancement Services. He indicated with the amount of visibility that the building has, they felt that a sign on the east elevation would be helpful for wayfinding, especially at nighttime. He said the east elevation does have great visibility from Lake Cook Road and the proposed signage looks consistent with other signage on the building.

Com. Spunt stated that he drove past it the other day and all he could see is a brick wall. Believes that it will help with wayfinding. He asked if the clinic is open 24 hours.

Mikel confirmed.

Com. Au asked if there is a monument sign.

Binder confirmed and showed the location on the property.

Com Au asked why the request now and thought the purpose of the monument sign was to achieve visibility from Lake Cook Road.

Mikel stated the new sign will help navigate customers to the location if they are traveling west bound on Lake Cook Road.

Com. Au asked if the 3rd sign were permitted, does it meet the other requirements. And why does the sign need to be the sized proposed.

Mikel explained that the visibility of the east elevation vs the main entrance sign.

Binder reviewed the requested variations and indicated that the main entrance sign is very small. He confirmed that the total of all 3 signs does not exceed the amount permitted.

Com Davis asked why the sign proposed on the east side of the building larger than the north side.

Com Mikel stated that the wayfinding to make the building look better and the corporate standards of the building. He continued that the new signage is an effort to help people to be able to identify where the business is located within the building.

Com. Moodhe asked If the sign is granted approval, would this affect the Wild Fork's signage.

Binder stated no.

The public hearing was closed at 8:05 pm.

Com. Moodhe made a motion to make a positive recommendation to the Village Board to allow amendment to the sign plan approved by Planned Unit Development Ordinance No. 2022-092 and Sign Variations to allow the installation of a wall sign on the east elevation of the building at 43 McHenry Road, subject to the following conditions:

- 1. The proposed project shall be developed in substantial conformance with the plans attached as part of the petition.*

Com. Davis seconded the motion.

Com. Spunt spoke in favor of the motion noting the sign is for an emergency veterinarian and will help people who are experiencing an emergency to find the location better.

Chairman Moodhe spoke in favor of the motion and indicated that NCH has 6-7 signs and the proposed sign will be helpful when people are stressed out regarding pet health.

Com. Davis stated that he drove through parking lot and thinks the sign makes a lot of sense.

Com. Au indicated that the sign looks a little big for the wall it is on, but stated that maybe it is because she is used to looking at smaller signs.

Chairperson Weinstein noted that the Wild Fork had a lot of proposed signage and the new sign makes sense for the location. He continued that he welcomes VEG into the Village, as the Village recently lost a veterinary clinic.

RESULT: APPROVED [UNANIMOUS]

AYES: Weinstein, Richards, Davis, Saxena, Spunt, Worlikar

Regular Meeting

Other Matters for Discussion

Approval of Minutes

- 1. Planning and Zoning Commission - Regular Meeting – December 6, 2023 7:30 PM*

RESULT: APPROVED [UNANIMOUS]

AYES: Weinstein, Moodhe, Au, Davis, Spunt

Chairman's Report

Committee and Liaison Reports

Committee Liaison provided an update on the last Village Board Meeting.

Staff Report/Future Agenda Schedule

Staff provided information on the future agenda schedule.

Public Comments and Questions**Adjournment**

The meeting was adjourned at 8:13 PM

Respectfully submitted,
Andrew Binder
Associate Planner

Andrew Binder

APPROVED BY ME THIS _____ DAY OF _____, 2024

Mitchell Weinstein, Commissioner



Ordinance No. O-2024-9 : Ordinance Authorizing a Development Improvement Agreement with SDG Dundee LLC

Recommendation of Action

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

SUMMARY: Staff recommends approval of the Development Improvement Agreement with the Shorewood Development Group for a Tesla Dealership at the Bison Crossing commercial building development located at 915-945 Dundee Road, subject to the receipt of the required fees and Village Attorney review.

ATTACHMENTS:

- DIA Memo_Tesla DIA_1-9-24 (DOCX)
- DIA Ordinance_Tesla_1-9-2024 (DOCX)
- DIA (DOCX)
- G850-Engineer's Estimate of Probable Cost_231013 (PDF)
- 23.0037-01-SUB-2023-10-19 (PDF)
- Civil Engineering Plans 112123_r (PDF)
- Landscape Plan 112123 (PDF)

Trustee Liaison
Stein

Staff Contact
Kyle Johnson, Engineering

Tuesday, January 16, 2024

VILLAGE OF BUFFALO GROVE



MEMORANDUM

DATE: January 12, 2024
TO: Dane Bragg, Village Manager
FROM: Kyle Johnson, Deputy Public Works Director/Village Engineer
SUBJECT: Telsa (Bison Crossing) Development Improvement Agreement
(915 Dundee Road)

SDG Dundee LLC, the developers of Bison Crossing located at 915-945 Dundee Road, are proposing a Tesla car dealership on Lot 1 which is the portion of the site located at 915 Dundee Road.

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

Engineering and legal staff at the Village are currently working with SDG Dundee LLC and their consultants to finalize all documentation necessary to approve the DIA. Staff recommends Village Board approval of the DIA subject to review and approval by the Village Attorney once all information has been received.

ORDINANCE 2024- _____

**AN ORDINANCE AUTHORIZING A
DEVELOPMENT IMPROVEMENT AGREEMENT WITH SDG DUNDEE LLC**

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

WHEREAS, the Village seeks to enter into a Development Improvement Agreement (DIA) with SDG Dundee LLC ("Developer") for site improvements associated with the Tesla Dealership at the Bison Crossing commercial development at 915 Dundee Road,

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

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

SECTION 2. The Development Improvement Agreement is approved subject to review and approval by the Village Attorney.

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

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

AYES: _____
 NAYES: _____
 ABSENT: _____
 PASSED: _____, 2024
 APPROVED: _____, 2024

APPROVED:

 Eric N. Smith, Village President

ATTEST:

 Janet Sirabian, Village Clerk

Attachment: DIA Ordinance_Tesla_1-9-2024 (O-2024-9 : Bison Crossing (Tesla) Development Improvement Agreement)

Bison Crossing (Tesla)
Development Name

DEVELOPMENT IMPROVEMENT AGREEMENT

THIS AGREEMENT ("Agreement"), made and entered into as of this 16th day of January, 2024 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 SDG Dundee LLC and/or its assigns, (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 Jacob & Hefner Associates, who are registered professional engineers, dated 11/21/23, and (ii) additional plans and specifications prepared by Dennis J Jarrard (Landscape Architect) dated 11/21/23 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 insure the completion of certain site improvements, as a condition precedent to the issuance of building permits for any buildings to be constructed on the Property.

NOW, THEREFORE, it is mutually agreed as follows:

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

2. Attached hereto as Exhibit "D" is a complete cost estimate for the construction of the 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 Three Million Six Hundred Forty Five Thousand Two Hundred Fifty and 00/100 Dollars (\$3,645,250.00), 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.

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 thirty-six (36) 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 Thirty Six Thousand Eight Hundred Twenty Dollars (\$36,820.00). 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 Thirty Six Thousand Eight Hundred Twenty Dollars (\$36,820.00). If the Developer has not made the additional deposit required to maintain the total cash deposit within five (5) business 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 thirty (30) 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.

18. Notwithstanding the foregoing or anything to the contrary contained in this Agreement or in any other agreement, document or instrument executed or delivered in connection with this Agreement, each Mortgagee Party (as defined in the Redevelopment Agreement) shall have the same rights, benefits and protections under and with respect to this Agreement as such Mortgagee Party has under the Redevelopment Agreement and such rights, benefits and protections are hereby deemed incorporated herein in their entirety. "Redevelopment Agreement" shall mean the Redevelopment Agreement dated on or about the date hereof between the Village and SDG Dundee Development LLC, as amended, restated or otherwise modified from time to time.

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:

SDG Dundee LLC
860 N Milwaukee Ave., Suite 100
Buffalo Grove, IL 60089

By: _____
Name: _____
Title: _____

Attachment: DIA (O-2024-9 : Bison Crossing (Tesla) Development Improvement Agreement)

Bison Crossing (Tesla)
(Development Name)

DEVELOPMENT IMPROVEMENT AGREEMENT

EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF LOT 1 AND LOT 2 IN THE RESUBDIVISION RECORDED JANUARY 31, 1980 AS DOCUMENT 25344703, BEING A RESUBDIVISION OF LOT 1 IN GRAND SPAULDING DODGE SUBDIVISION RECORDED DECEMBER 17, 1976 AS DOCUMENT 23752075, SAID RESUBDIVISION BEING IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 0 DEGREES 05 MINUTES 32 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 545.62 FEET TO A CORNER OF SAID LOT 2 COMMON TO THE NORTH CORNER OF LOT 3 IN SAID RESUBDIVISION; THENCE SOUTH 20 DEGREES 09 MINUTES 12 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LOT 3, A DISTANCE OF 183.33 FEET TO THE CORNER OF SAID LOT 2 COMMON TO THE SOUTH CORNER OF SAID LOT 3 IN SAID RESUBDIVISION; THENCE SOUTH 40 DEGREES 30 MINUTES 32 SECONDS WEST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 2, A DISTANCE OF 13.36 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 28 SECONDS WEST, 164.77 FEET; THENCE NORTH 0 DEGREES 05 MINUTES 32 SECONDS WEST, 276.47 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 28 SECONDS WEST, 171.59 FEET; THENCE NORTH 0 DEGREES 05 MINUTES 32 SECONDS WEST, 454.72 FEET TO THE NORTH LINE OF LOT 1 IN SAID RESUBDIVISION; THENCE SOUTH 89 DEGREES 36 MINUTES 43 SECONDS EAST ALONG SAID NORTH LINE AND ALONG THE NORTH LINE OF LOT 2 IN SAID RESUBDIVISION, 408.51 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO KNOWN AS LOT 1 IN BISON CROSSING, RECORDING STATUS UNKNOWN.

KNOWN AS: _____, **BUFFALO GROVE, ILLINOIS**

PERMANENT INDEX NUMBER: 00-00-000-0000

AREA = _____ SQ. FT. OR _____ ACRES

Attachment: DIA (O-2024-9 : Bison Crossing (Tesla) Development Improvement Agreement)

Bison Crossing (Tesla)

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, private street lighting, landscaping, survey monuments and benchmarks.

Attachment: DIA (O-2024-9 : Bison Crossing (Tesla) Development Improvement Agreement)

Bison Crossing (Tesla)

DEVELOPMENT IMPROVEMENT AGREEMENT

EXHIBIT C

Final Engineering Plans prepared by: Jacob & Hefner Associates

Entitled: Site Improvement Plans for Bison Crossing, 915 W. Dundee Road

Consisting of: 24 sheet(s), last revised 11/21/23

Final Landscaping Plans prepared by: Dennis J Jarrard, Landscape Architect

Entitled: 915 West Dundee Road

Consisting of: 4 sheet(s), last revised 11/21/23

(see following pages)

Bison Crossing (Tesla)

DEVELOPMENT IMPROVEMENT AGREEMENT

EXHIBIT D

Engineers Opinion of Probable Costs

(see following pages)

Attachment: DIA (O-2024-9 : Bison Crossing (Tesla) Development Improvement Agreement)



Engineer's Estimate Of Probable Cost

Property: 915 W Dundee Road
Buffalo Grove, Illinois

JHA Project #: G850

Date: 10/13/2023

<u>Item No.</u>	<u>Item</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Cost</u>
<u>Demolition</u>					
1	Remove Existing Fence	1,224	LF	\$10.00	\$12,240.00
2	Remove Existing Asphalt Pavement	23,695	SY	\$10.00	\$236,950.00
3	Remove Existing Concrete Pavement	1,060	SY	\$10.00	\$10,600.00
4	Remove Existing Brick Pavers	70	SY	\$10.00	\$700.00
5	Remove Existing Curb & Gutter	3,760	LF	\$10.00	\$37,600.00
6	Remove Existing Storm Sewer	1,964	LF	\$15.00	\$29,460.00
7	Remove Existing Storm Sewer Structure	10	EA	\$750.00	\$7,500.00
8	Remove Existing Sanitary Sewer	20	LF	\$15.00	\$300.00
9	Remove Existing Water Main	479	LF	\$15.00	\$7,185.00
10	Demolition of Existing Buildings (4 Total)	1	LS	\$75,000.00	\$75,000.00
11	Remove Existing Light Pole	21	EA	\$250.00	\$5,250.00
12	Remove Existing Electric Service	1	LS	\$7,500.00	\$7,500.00
13	Remove Existing Gas Service	1	LS	\$2,500.00	\$2,500.00
14	Remove Existing Telephone Service	1	LS	\$1,000.00	\$1,000.00
Demolition Subtotal =					\$433,785.00
<u>Earthwork & Erosion Control</u>					
1	Topsoil Strip	1,008	CY	\$3.00	\$3,024.00
2	Topsoil Respread	1,296	CY	\$2.00	\$2,592.00
3	Topsoil Import	288	CY	\$10.00	\$2,880.00
4	Clay Cut and Fill	12,736	CY	\$5.00	\$63,680.00
Earthwork Subtotal =					\$72,176.00
<u>Erosion Control</u>					
1	Inlet Protection	26	EA	\$250.00	\$6,500.00
2	Stabilized Construction Entrance	1	EA	\$2,500.00	\$2,500.00
3	Concrete Washout	1	LS	\$1,000.00	\$1,000.00
4	Permanent Seeding	1	LS	\$2,500.00	\$2,500.00
5	Erosion Control Blanket	5,525	SY	\$2.00	\$11,050.00
6	Street Sweeping	1	LS	\$1,500.00	\$1,500.00
7	Silt Fence	3,700	LF	\$3.00	\$11,100.00
Erosion Control Subtotal =					\$36,150.00



Engineer's Estimate Of Probable Cost

Property: 915 W Dundee Road
Buffalo Grove, Illinois

JHA Project #: G850

Date: 10/13/2023

<u>Item No.</u>	<u>Item</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Cost</u>
Pavement					
Asphalt Pavement					
1	2" HMA Surface Course	1,336	TON	\$80.00	\$106,880.00
2	2.25" HMA Binder Course	1,503	TON	\$65.00	\$97,695.00
3	8" CA-6 Aggregate	11,931	SY	\$8.00	\$95,448.00
Heavy Duty Asphalt Pavement					
4	2" HMA Surface Course	509	TON	\$80.00	\$40,720.00
5	3" HMA Binder Course	763	TON	\$65.00	\$49,595.00
6	10" CA-6 Aggregate	4,544	SY	\$8.00	\$36,352.00
Heavy Duty Concrete Pavement					
7	8" PCC	1,120	SY	\$70.00	\$78,400.00
8	4" CA-6 Aggregate	1,120	SY	\$6.00	\$6,720.00
Concrete Sidewalk					
9	5" PCC	1,372	SY	\$45.00	\$61,740.00
10	4" CA-6 Aggregate	1,372	SY	\$4.00	\$5,488.00
Other					
11	B6.12 Curb and Gutter	5,437	LF	\$20.00	\$108,740.00
12	Depressed Curb and Gutter	639	LF	\$20.00	\$12,780.00
13	M4.12 Curb and Gutter	113	LF	\$18.00	\$2,034.00
14	Pavement Marking	1	LS	\$4,000.00	\$4,000.00
15	Signage	13	EA	\$150.00	\$1,950.00
Pavement Subtotal =					\$708,542.00
Water Main					
1	6" WM DIP CL52	63	LF	\$50.00	\$3,150.00
2	8" WM DIP CL52	1,208	LF	\$55.00	\$66,440.00
3	Valve Vault	5	EA	\$3,000.00	\$15,000.00
4	Pressure Connection Valve Vault	3	EA	\$5,500.00	\$16,500.00
5	Fire Hydrant, Valve, and Tee	4	EA	\$3,500.00	\$14,000.00
6	Trench Backfill	1,270	LF	\$25.00	\$31,750.00
Water Main Subtotal =					\$146,840.00



Engineer's Estimate Of Probable Cost

Property: 915 W Dundee Road
Buffalo Grove, Illinois

JHA Project #: G850

Date: 10/13/2023

Item No.	Item	Quantity	Unit	Unit Price	Cost
Storm Sewer					
1	RCP 12"	724	LF	\$45.00	\$32,580.00
2	RCP 15"	771	LF	\$50.00	\$38,550.00
3	RCP 18"	425	LF	\$55.00	\$23,375.00
4	RCP 24"	176	LF	\$60.00	\$10,560.00
5	RCP 30"	102	LF	\$65.00	\$6,630.00
6	Elliptical Pipe 53"x34"	583	LF	\$150.00	\$87,450.00
7	4" Perforated Underdrain	339	LF	\$20.00	\$6,780.00
8	48" Catch Basin	12	EA	\$2,300.00	\$27,600.00
9	48" Manhole	2	EA	\$2,300.00	\$4,600.00
10	60" Catch Basin	2	EA	\$3,200.00	\$6,400.00
11	60" Manhole	1	EA	\$3,200.00	\$3,200.00
12	84" Catch Basin	1	EA	\$4,000.00	\$4,000.00
13	84" Manhole	2	EA	\$4,000.00	\$8,000.00
14	108" Manhole	1	EA	\$5,500.00	\$5,500.00
15	24" Riser Grate	8	EA	\$1,000.00	\$8,000.00
16	24" Inlet	3	EA	\$1,900.00	\$5,700.00
17	FES 12" W/ Grate	1	EA	\$1,200.00	\$1,200.00
18	FES 15" W/ Grate	2	EA	\$1,525.00	\$3,050.00
19	FES 24" W/ Grate	1	EA	\$2,000.00	\$2,000.00
20	48" Restrictor Catch Basin	1	EA	\$3,000.00	\$3,000.00
21	Trench Backfill	3,120	LF	\$25.00	\$78,000.00
22	Connect to Existing Structure	2	EA	\$1,250.00	\$2,500.00
Storm Sewer Subtotal =					\$368,675.00
Sanitary Sewer					
1	PVC SDR26 6"	89	LF	\$45.00	\$4,005.00
2	Sanitary Manhole	1	EA	\$4,000.00	\$4,000.00
3	Sanitary Cleanout	1	EA	\$500.00	\$500.00
4	Oil/Water Separator	1	EA	\$6,000.00	\$6,000.00
5	Trench Backfill	89	LF	\$25.00	\$2,225.00
6	Connect to Existing Structure	1	EA	\$2,500.00	\$2,500.00
Sanitary Sewer Subtotal =					\$19,230.00
Miscellaneous					
1	Landscaping	1	LS	\$20,000.00	\$20,000.00
2	Site Lighting	1	LS	\$15,000.00	\$15,000.00
3	Underground Detention Vault	1	LS	\$1,300,000.00	\$1,300,000.00
Miscellaneous Subtotal =					\$1,335,000.00
OVERALL TOTAL =					\$3,120,398.00

This statement was prepared using standard cost estimating practices. It is understood and agreed that this is an estimate only, and that the Engineer shall not be liable to the Owner or to a third party for any failure to accurately estimate the cost of the project, or any part thereof. This cost estimate is based on the Site Improvement Plans for 915 W Dundee Road prepared by Jacob & Hefner Associates and dated October 13th, 2023

A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF BUFFALO GROVE, COOK COUNTY, ILLINOIS



LEGEND

- SET 7/8" O.D.I.P.
UNLESS OTHERWISE NOTED
- SET CONCRETE MONUMENT
UNLESS OTHERWISE NOTED
- + SET CROSS IN CONCRETE
UNLESS OTHERWISE NOTED

ABBREVIATIONS

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
N = NORTH
S = SOUTH
E = EAST
W = WEST
R = RECORD BEARING OR DISTANCE
M = MEASURED BEARING OR DISTANCE
C = CALCULATED BEARING OR DISTANCE
D = DEED BEARING OR DISTANCE
B.S.L. = BUILDING SETBACK LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

LINE LEGEND

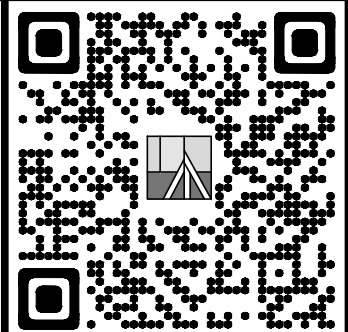
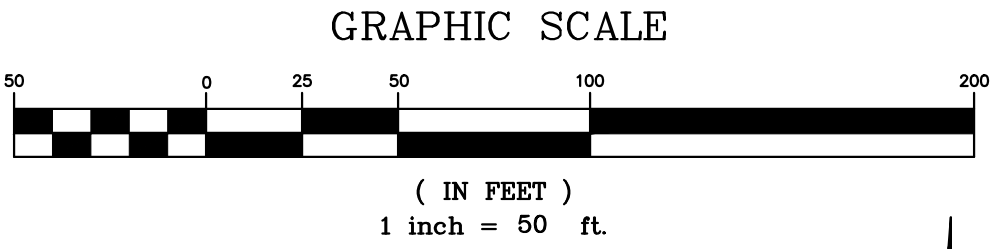
- SUBDIVISION BOUNDARY LINE
 ————— ADJACENT LAND PARCEL LINE
 ————— LOT LINE
 - - - - - EASEMENT LINE
 - - - - - CENTERLINE
 - - - - - BUILDING SETBACK LINE
 - - - - - SECTION LINE

J:\PSDATA\2023 PROJECTS\23.0037\23.0037-01 PLAT OF SUB\23.0037-01-SUB.DWG

SITE SURVEY, VACATIONS & ABROGATIONS

FINAL PLAT OF SUBDIVISION
BISON CROSSING

A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11 EAST OF
THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF BUFFALO GROVE, COOK COUNTY, ILLINOIS



NO.	DATE	BY
1.	09-05-23	RHM
2.	10-18-23	RHM

DATE	BOOK	PG	NO.
08-28-23	619	24	

DATE	REVISIONS	DRAWN BY	CHECKED BY
09-05-23	PER EMAIL DATED 09-05-2023	RHM	DW
10-18-23	REVISED PER LETTER DATED 09-20-2023	RHM	DW

PROJECT	CLIENT
BISON CROSSING 332 Old Arlington Heights Rd Buffalo Grove	Shorewood Development Group 790 Estate Drive, Suite 200 Deerfield IL 60015

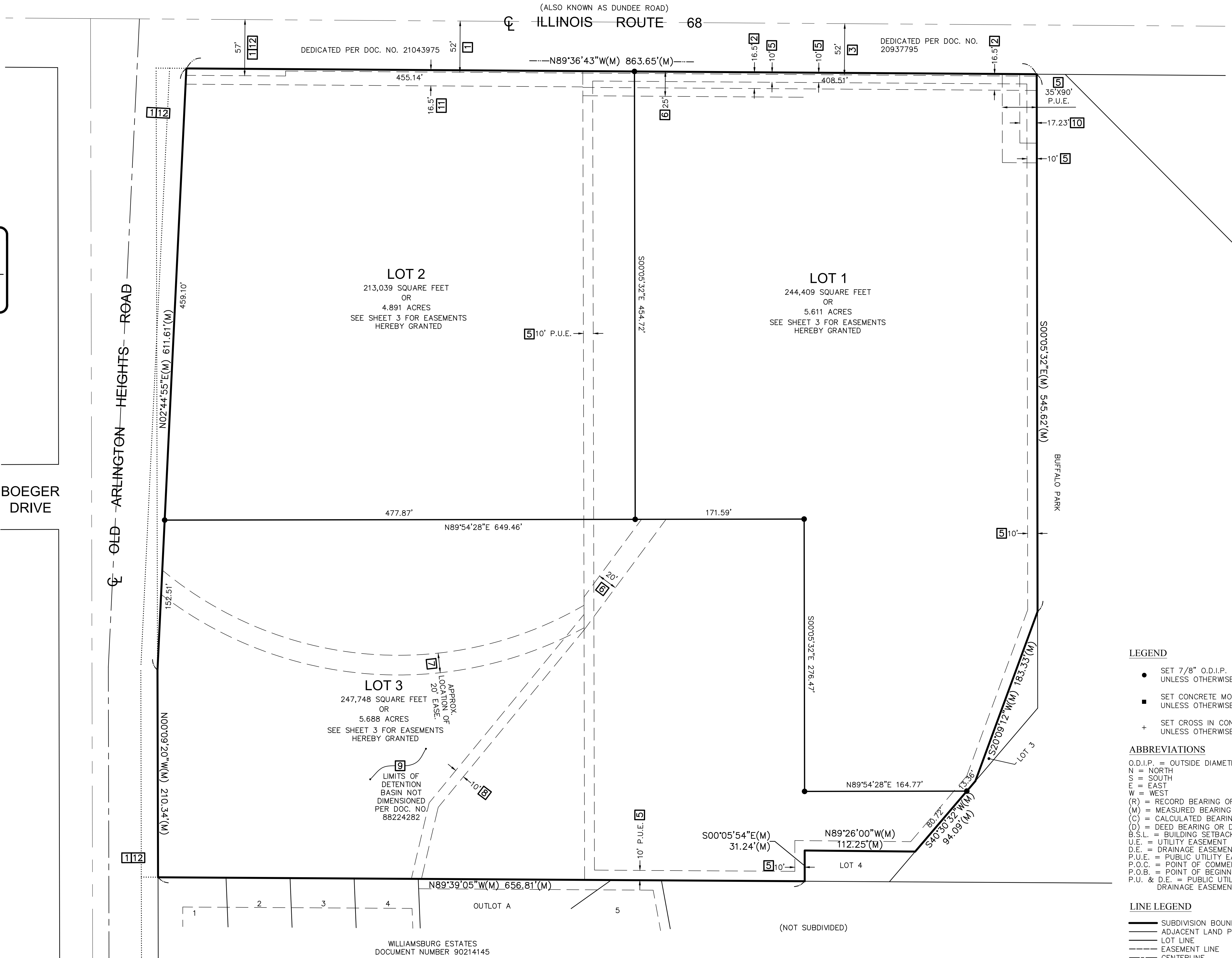
COMPASS
SURVEYING LTD.

ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING
AURORA, IL 60502
2631 GINGER WOODS PARKWAY, STE. 100
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

AREA SUMMARY

GROSS AREA: 705,196 SQUARE FEET OR 16.189 ACRES
R.O.W. DEDICATION: 0 SQUARE FEET OR 0 ACRES

NET AREA: 705,196 SQUARE FEET OR 16.189 ACRES
(TO HEAVY LINES)
(BASED ON MEASURED VALUES)



- LEGEND**
- SET 7/8" O.D.I.P. UNLESS OTHERWISE NOTED
 - SET CONCRETE MONUMENT UNLESS OTHERWISE NOTED
 - + SET CROSS IN CONCRETE UNLESS OTHERWISE NOTED

ABBREVIATIONS

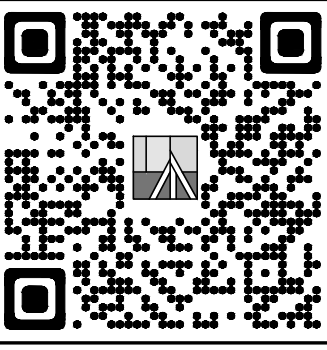
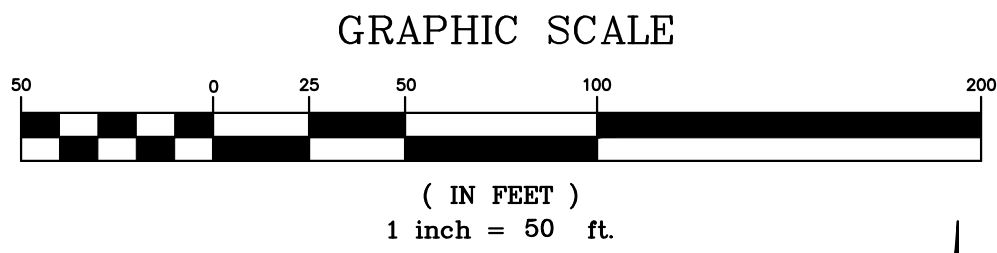
O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
N = NORTH
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- LINE LEGEND**
- SUBDIVISION BOUNDARY LINE
 - ADJACENT LAND PARCEL LINE
 - LOT LINE
 - EASEMENT LINE
 - CENTERLINE
 - BUILDING SETBACK LINE
 - SECTION LINE

LOT DETAIL
SEE SHEET 3 FOR EASEMENTS HEREBY GRANTED

FINAL PLAT OF SUBDIVISION
BISON CROSSING

A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11 EAST OF
THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF BUFFALO GROVE, COOK COUNTY, ILLINOIS



NO.	DATE	BY
1.	09-05-23	RHM
2.	10-18-23	RHM

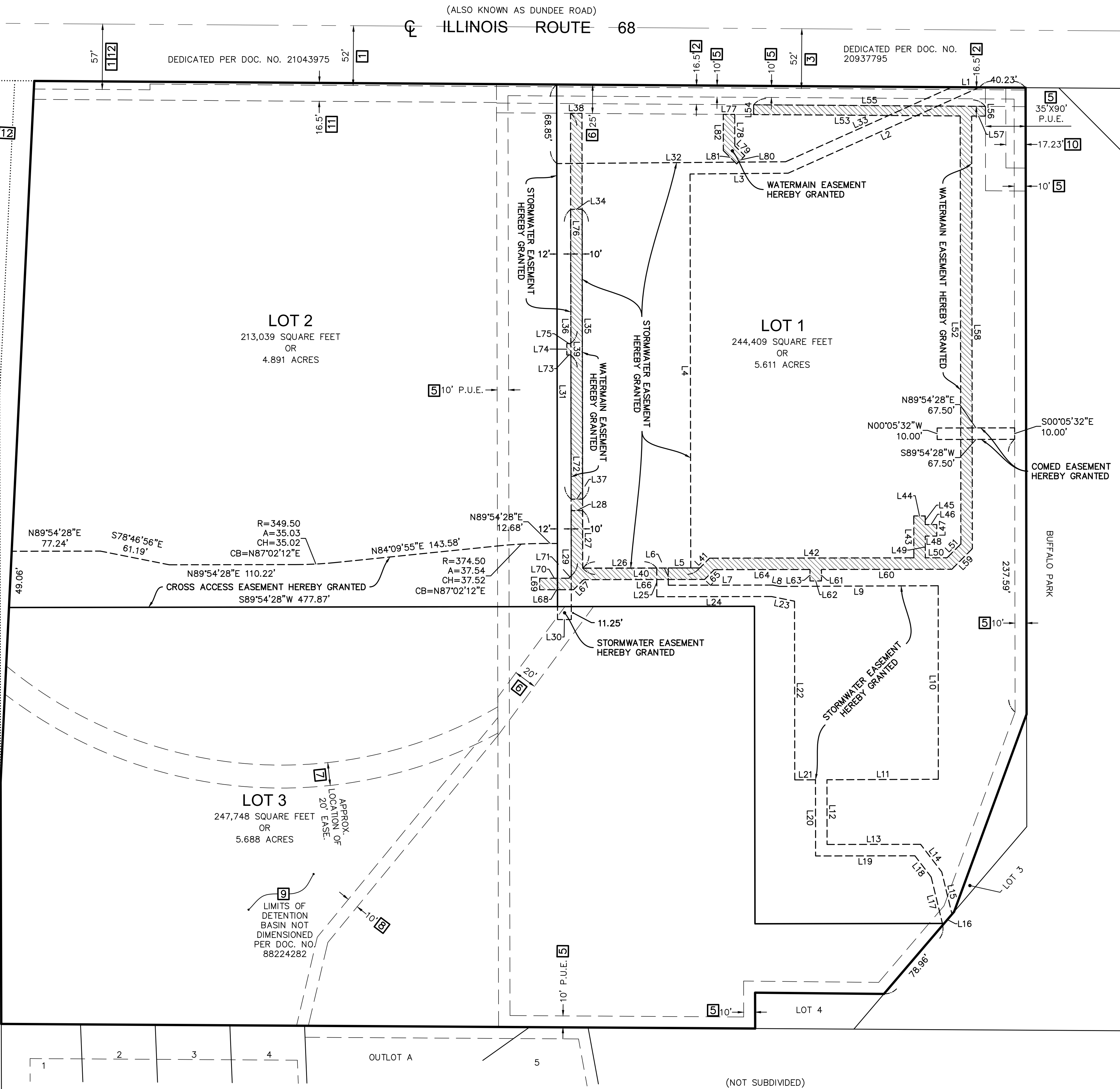
DATE	BOOK	PG	NO.	DATE	BY
08-28-23	20937795	2	1	09-05-23	RHM
08-28-23	20937795	2	2	10-18-23	RHM



STORMWATER EASEMENT		
LINE NUMBER	BEARING	DISTANCE
L1	N89°36'43"W	24.07'
L2	N65°50'30"E	182.64'
L3	N89°32'32"E	85.43'
L4	N00°06'13"W	343.12'
L5	N89°53'13"E	19.63'
L6	N00°05'32"W	14.99'
L7	S89°54'28"W	90.99'
L8	N78°33'27"W	5.99'
L9	S89°45'04"W	138.30'
L10	N00°02'20"W	168.56'
L11	N89°45'01"E	97.01'
L12	N00°05'17"W	56.35'
L13	S89°54'28"W	81.48'
L14	N37°24'52"W	30.34'
L15	N13°38'53"W	37.87'
L16	N40°30'32"E	12.34'
L17	S13°38'53"E	42.99'
L18	S37°24'52"E	23.28'
L19	N89°54'28"E	86.52'
L20	S00°05'19"E	66.33'
L21	N89°45'01"E	18.05'
L22	S00°04'33"E	155.64'
L23	S78°33'27"E	20.42'
L24	N89°54'28"E	99.97'
L25	S00°07'52"E	24.99'
L26	N89°53'13"E	64.50'
L27	S00°05'32"E	50.14'
L28	N89°56'21"E	10.00'
L29	N00°05'32"W	94.85'
L30	N89°54'28"E	12.00'
L31	S00°05'32"E	397.12'
L32	S89°32'32"W	199.35'
L33	S65°50'30"W	158.65'
L34	N89°54'28"E	10.00'
L35	S00°05'32"E	252.43'
L37	S89°56'21"W	10.00'
L36	N00°05'32"W	252.42'

BOEGER DRIVE

OLD ARLINGTON HEIGHTS ROAD



WATERMAIN EASEMENT		
LINE NUMBER	BEARING	DISTANCE
L77	N89°36'43"W	10.00'
L78	N00°07'49"W	27.34'
L79	N45°10'52"W	12.29'
L80	N44°49'08"E	10.00'
L81	S45°10'52"E	16.43'
L82	S00°07'49"E	31.58'
L38	S89°36'43"E	10.00'
L41	N44°54'28"E	12.02'
L42	N89°54'28"E	177.96'
L43	N00°05'32"W	36.50'
L44	N89°54'28"E	10.00'
L45	S00°05'32"E	7.57'
L46	N90°00'00"E	10.01'
L47	S00°00'00"E	10.00'
L48	N90°00'00"W	9.99'
L49	S00°05'32"E	18.93'
L50	N89°54'28"E	18.93'
L51	N44°54'28"E	17.07'
L52	N00°05'32"W	372.71'
L53	N89°36'43"W	180.00'
L54	N00°23'17"E	8.50'
L55	S89°36'43"E	201.92'
L56	S00°05'32"E	8.50'
L57	N89°36'43"W	12.00'
L58	S00°05'32"E	376.76'
L59	S44°54'28"W	25.36'
L60	S89°54'28"W	113.57'
L61	S00°05'32"E	10.00'
L62	S89°54'28"W	10.00'
L63	N00°05'32"W	10.00'
L64	S89°54'28"W	83.31'
L65	S44°54'28"W	12.02'
L66	S89°53'13"W	105.40'
L67	S44°54'28"W	12.32'
L68	S89°54'28"W	29.57'
L69	N00°04'00"W	10.00'
L70	N89°54'28"E	25.43'
L71	N44°54'28"E	2.93'
L73	N89°52'54"W	3.56'
L74	N00°07'06"E	10.00'
L75	S89°52'54"E	3.52'

EASEMENT DETAIL



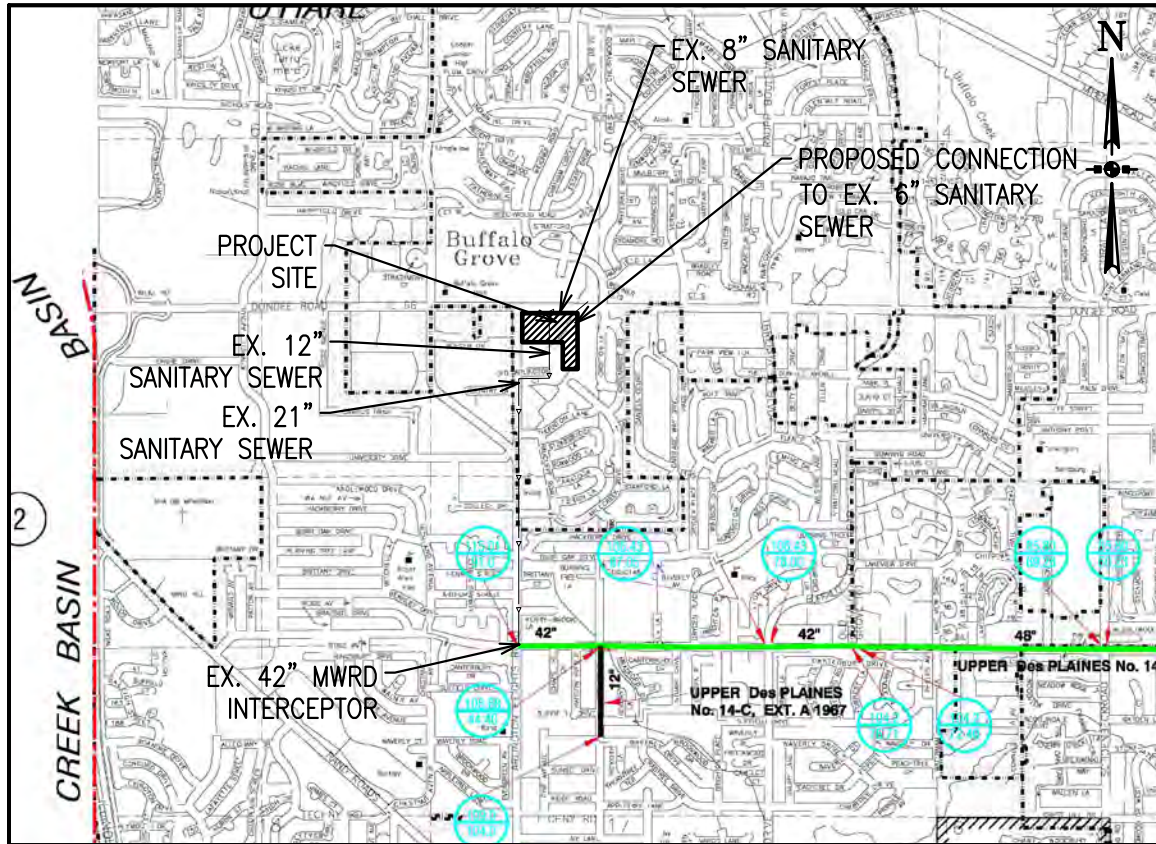
SITE IMPROVEMENT PLANS

FOR

BISON CROSSING

915 W. DUNDEE ROAD
BUFFALO GROVE, ILLINOIS

SHOREWOOD DEVELOPMENT GROUP



LOCATION AND MWRD SEWER ROUTING MAP
1" = 3000'

DRAWING INDEX

SHEET	TITLE
C1	COVER SHEET
C2	OVERALL SITE PLAN
C3.0-C3.1	EXISTING CONDITIONS AND DEMOLITION PLAN
C4.0-C4.1	DIMENSIONAL CONTROL AND PAVING PLAN
C5.0-C5.1	GRADING PLAN
C6.0-C6.1	UTILITY PLAN
C7.0-C7.1	EROSION CONTROL PLAN
C8.0-C8.1	STORMWATER POLLUTION PREVENTION PLAN
C9.0-C9.6	DETAILS
C10	GENERAL NOTES AND SPECIFICATIONS
C11	MWRD GENERAL NOTES AND SPECIFICATIONS
C12	MWRD DRAINAGE EXHIBIT

CONTACTS

CIVIL ENGINEER JACOB & HEFNER ASSOCIATES, INC 1333 BUTTERFIELD ROAD, SUITE 300 DOWNERS GROVE, IL 60515 CONTACT: RYAN J. BLOCKER, P.E. RBLOCKER@JACOBANDHEFNER.COM (630) 652-4630	DEVELOPER SHOREWOOD DEVELOPMENT GROUP 860 MILWAUKEE AVENUE, SUITE 100 BUFFALO GROVE, IL 60089 CONTACT: DAN ANGSPATT DAN@SHOREWOODDEVELOPMENTGROUP.COM (224) 532-2403	SURVEYOR COMPASS SURVEYING LTD 2631 GINGER WOODS PARKWAY, SUITE 100 AURORA, IL 60502 CONTACT: DANIEL WALTER DWALTER@CLSURVEYING.COM (630) 820-9100
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LEGEND

PROPOSED	DESCRIPTION	EXISTING
	STORM SEWER	
	WATER MAIN (WITH SIZE)	
	SANITARY SEWER	
	FORCE MAIN	
	UNDERGROUND ELECTRIC	
	OVERHEAD ELECTRIC	
	UNDERGROUND TELEPHONE	
	UNDERGROUND GAS	
	CONTOUR	
	HIGH/NORMAL WATER LEVEL	
	SILT FENCE	
	RIGHT-OF-WAY	
	CURB	
	DEPRESSED CURB FOR RAMP/DRIVEWAY	
	REVERSE PITCH CURB	
	FENCE LINE	
	GUARD RAIL	
	SANITARY MANHOLE	
	STORM MANHOLE	
	STORM INLET	
	STORM CATCH BASIN	
	CLEAN OUT	
	FIRE HYDRANT	
	GATE VALVE AND VAULT	
	STREET LIGHT	
	STREET LIGHT WITH MAST	
	TRANSFORMER	
	UTILITY POLE	
	SIGN	
	DRAINAGE DIRECTION	
	OVERFLOW ROUTE	
	SPOT GRADE	
	FINISHED FLOOR	
	TOP OF FOUNDATION	
	GROUND	
	EDGE OF PAVEMENT	
	BACK/TOP OF CURB	
	TOP OF SIDEWALK	
	TOP OF RETAINING WALL	
	BOTTOM OF RETAINING WALL	
	RIM FOR STRUCTURES	
	RISER FOR SANITARY SERVICE	
	INVERT FOR SEWERS	

SURVEY REFERENCE NOTE:

EXISTING CONDITIONS AND TOPOGRAPHY ARE SHOWN PER "TOPOGRAPHIC SURVEY," DATED MARCH 20, 2023 AS PREPARED BY COMPASS SURVEYING LTD.

CONTRACTOR SHALL FIELD VERIFY EXISTING SITE CONDITIONS AND ELEVATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES OR OMISSIONS.

BASIS OF BEARINGS:
NAD 83 ILLINOIS STATE PLANE COORDINATES, ZONE 1201 (ILLINOIS EAST)

BASIS OF ELEVATION:
ELEVATIONS ARE REFERENCED TO NAVD-88

BENCHMARKS AND LOCATIONS:

REFERENCE BENCHMARK:
VILLAGE OF BUFFALO GROVE CONTROL BENCHMARK, STATION NAME VBG BM 74. BRASS MONUMENT SET IN CONCRETE, 28' WEST OF THE CENTERLINE OF RADCLIFFE ROAD AND 27' NORTH OF THE CENTERLINE OF LEHIGH LANE, 2.5' WEST OF THE WEST EDGE OF THE SIDEWALK ON THE WEST SIDE OF RADCLIFFE ROAD.
ELEVATION=694.71 (NAVD88)

SITE BENCHMARKS:

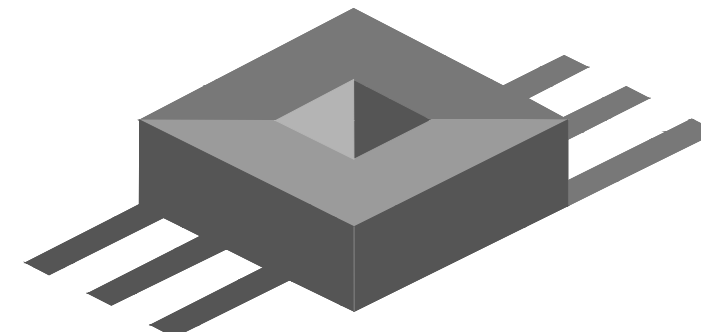
SITE BENCHMARK #1: SOUTHEAST BONNET BOLT ON 1ST FIRE HYDRANT NORTH OF SOUTH WEST ENTRANCE ONTO PROPERTY ALONG THE EAST SIDE OF ARLINGTON HEIGHTS ROAD.
ELEVATION=701.15

SITE BENCHMARK #2: NORTHEAST BONNET BOLT ON 1ST FIRE HYDRANT NORTH OF MIDDLE ENTRANCE ONTO PROPERTY ALONG THE EAST SIDE OF ARLINGTON HEIGHTS ROAD.
ELEVATION=706.19

SITE BENCHMARK #3: NORTHEAST BONNET BOLT ON FIRE HYDRANT NEAR 2ND ENTRANCE EAST OF THE INTERSECTION OF ARLINGTON HEIGHTS ROAD AND DUNDEE ROAD ALONG THE SOUTH SIDE OF DUNDEE ROAD NEAR MIDDLE OF NORTHERLY PROPERTY LINE.
ELEVATION=700.06

SITE BENCHMARK #4: NORTHWEST BONNET BOLT ON FIRE HYDRANT NEAR THE NORTHEAST MOST ENTRANCE ONTO PROPERTY ALONG THE SOUTH SIDE OF DUNDEE ROAD.
ELEVATION=700.43

NO.	DESCRIPTION	DATE
3	PER VILLAGE	11/21/23
2	PER VILLAGE	10/13/23
1	PZC SUBMITTAL	9/5/23
REVISIONS		



JACOB & HEFNER

ASSOCIATES

1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515

PHONE: (630) 652-4600, FAX: (630) 652-4601

www.jacobandhefner.com

ENGINEER
RYAN J. BLOCKER
RBLOCKER@JACOBANDHEFNER.COM
ILLINOIS REGISTRATION NO. 062-060791
EXPIRES 11/30/2025
ENGINEER ONLY CERTIFIES SHEETS: C1-C12
THESE PLANS OR ANY PART THEREOF SHALL BE CONSIDERED VOID WITHOUT THE ORIGINAL SIGNATURE, IMPRESSED SEAL, EXPIRATION DATE OF SEAL OF THE ENGINEER AND MARKED "FOR CONSTRUCTION"

11/21/23
DATE
OF ILLINOIS



WARNING



CALL BEFORE
YOU DIG

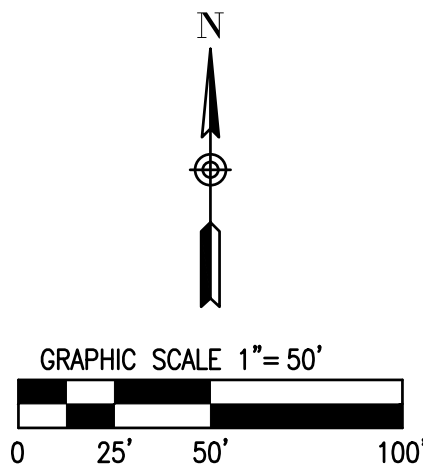
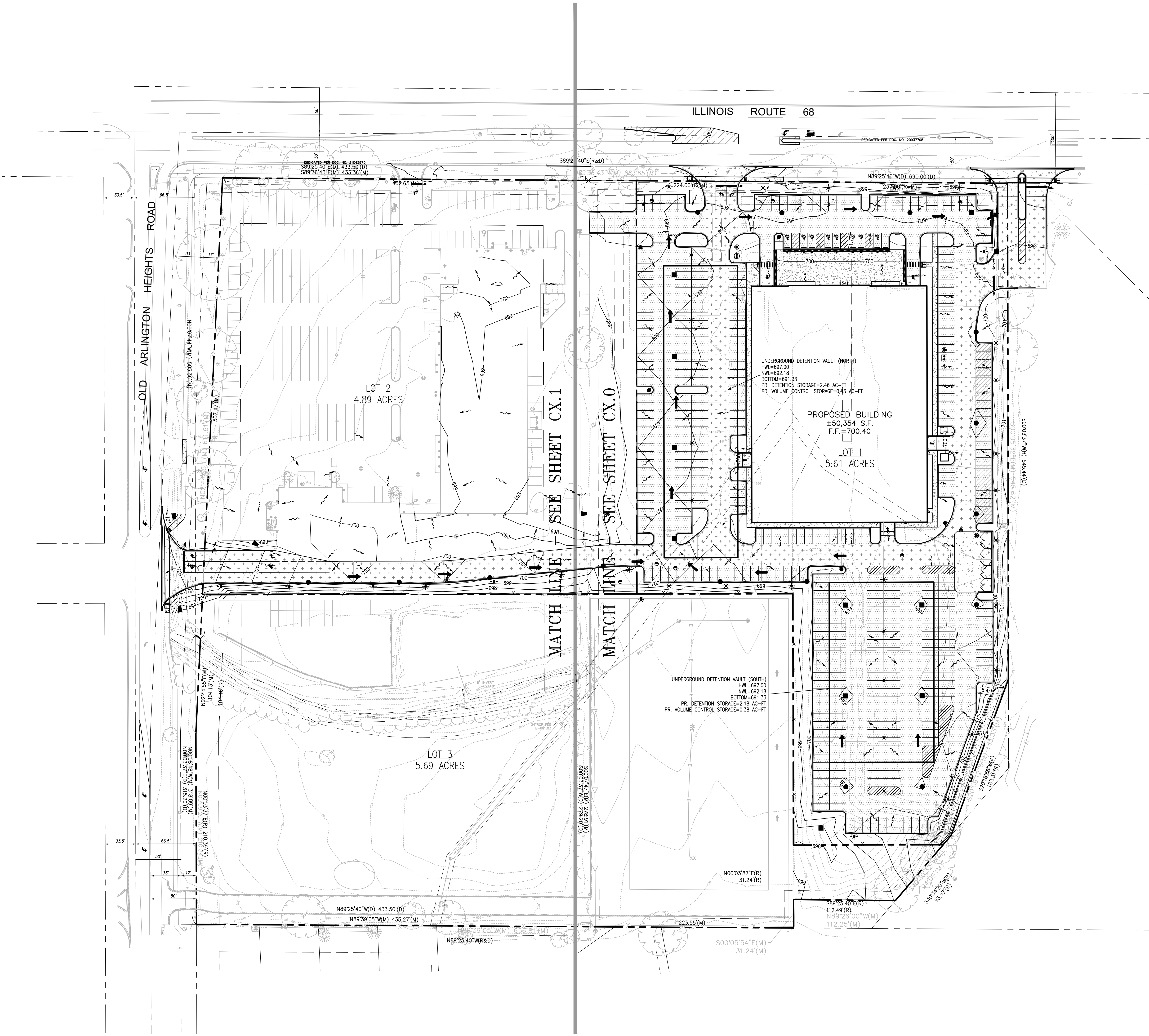
(48 HOURS NOTICE REQUIRED PRIOR TO DIGGING)

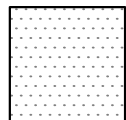
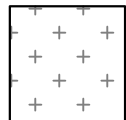
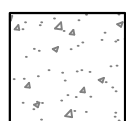
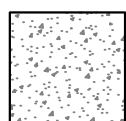
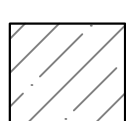


Know what's below.
Call before you dig.

Municipality: BUFFALO GROVE
County: COOK
Section: 8
Township: 42N
Range: 11E

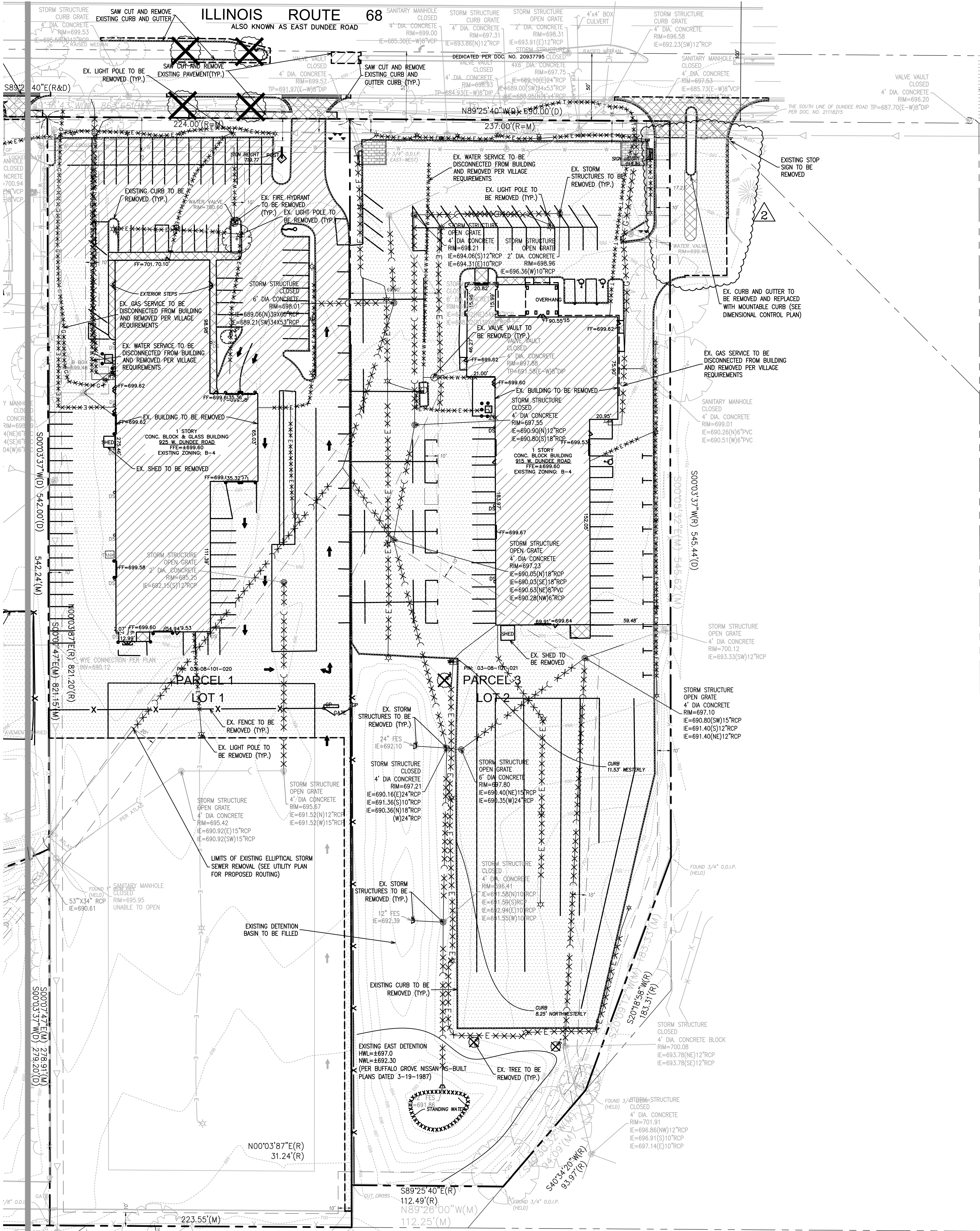
FOR REVIEW PURPOSES ONLY



PAVEMENT HATCH LEGEND:	
	ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	CONCRETE SIDEWALK
	ROADWAY PAVEMENT
SITE DATA TABLE:	
OVERALL PROPERTY AREA	16.19 ACRES
LOT 1	5.61 ACRES
IMPERVIOUS AREA: (85.0%)	4.77 ACRES
PERVIOUS AREA: (15.0%)	0.84 ACRES
PROPOSED BUILDING AREA:	50,354 SQ. FT.
FLOOR AREA RATIO:	0.20
TOTAL CAR PARKING PROVIDED:	418 STALLS
STANDARD PARKING:	352 STALLS
HANDICAP ACCESSIBLE PARKING:	8 STALLS
DEALERSHIP STORAGE PARKING:	58 STALLS
PER SECTION:	
TOTAL SECTION A PARKING:	35 STALLS
TOTAL SECTION B PARKING:	62 STALLS
TOTAL SECTION C PARKING:	191 STALLS
TOTAL SECTION D PARKING:	130 STALLS
LOT 2	4.89 ACRES
LOT 3	5.69 ACRES

1" = 50'		G850				JACOB & HEFNER ASSOCIATES 1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515 PHONE: (630) 652-4600, FAX: (630) 652-4601 www.jacobandhefner.com		OVERALL SITE PLAN			
C2								BISON CROSSING			
								SHOREWOOD DEVELOPMENT GROUP		3 PER VILLAGE	11/21/23
										2 PER VILLAGE	10/13/22
										1 PZC SUBMITTAL	9/5/23
								BUFFALO GROVE, ILLINOIS		No.	Date
										Description	

MATCH LINE - SEE SHEET C3.1



DEMOLITION LEGEND

- EXISTING TREE TO BE REMOVED
- EXISTING ASPHALT PAVEMENT TO BE REMOVED
- EXISTING CONCRETE PAVEMENT TO BE REMOVED
- EXISTING BUILDING TO BE REMOVED

- EXISTING WATERMAIN TO BE REMOVED
- EXISTING SANITARY SEWER TO BE REMOVED
- EXISTING STORM SEWER TO BE REMOVED
- EXISTING UNDERGROUND ELECTRIC LINES TO BE REMOVED
- EXISTING GAS LINES TO BE REMOVED
- EXISTING TELEPHONE LINES TO BE REMOVED

- DEMOLITION NOTES:**
- CONTRACTOR SHALL CONTACT J.U.I.E (1-800-832-0123 OR 811) AND/OR PRIVATE LOCATING SERVICE TO LOCATE ALL UNDERGROUND UTILITY LINES PRIOR TO STARTING ANY DEMOLITION AND/OR EXCAVATION. EXACT LOCATIONS OF ANY EXISTING ELECTRIC, GAS, TELEPHONE, ETC. LINES ARE UNKNOWN.
 - CONTRACTOR SHALL PERFORM ALL DEMOLITION WORK IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS.
 - CONTRACTOR SHALL OBTAIN ALL NECESSARY DEMOLITION PERMITS AND COORDINATE ALL DEMOLITION WORK WITH THE MUNICIPALITY AND OWNERS REPRESENTATIVE.
 - ALL EROSION AND SEDIMENTATION CONTROL MEASURES AND DEVICES SHALL BE INSTALLED AND FUNCTIONAL BEFORE THE SITE IS OTHERWISE DISTURBED. THEY SHALL BE KEPT OPERATIONAL AND CONTINUOUSLY MAINTAINED THROUGHOUT ALL CONSTRUCTION UNTIL PERMANENT SITE STABILIZATION HAS BEEN ACHIEVED (SEE EROSION CONTROL AND STORMWATER POLLUTION PREVENTION PLANS FOR ADDITIONAL INFORMATION AND DETAILS).
 - THE PURPOSE OF THIS DRAWING IS TO CONVEY THE OVERALL SCOPE OF DEMOLITION WORK AND IT IS NOT INTENDED TO COVER ALL DETAILS OR SPECIFICATIONS REQUIRED TO COMPLY WITH GENERALLY ACCEPTED DEMOLITION PRACTICES. CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH THE SITE, SCOPE OF WORK, AND ALL EXISTING CONDITIONS AT THE JOB SITE PRIOR TO BIDDING AND COMMENCING THE WORK. THE DEMOLITION CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, OR PROCEDURES USED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND IS LIABLE FOR THE SAFETY OF THE PUBLIC AND CONTRACTOR'S EMPLOYEES DURING THE COURSE OF THE PROJECT.
 - THE DEMOLITION PLAN IS INTENDED TO SHOW REMOVAL OF KNOWN SITE FEATURES AND UTILITIES AS SHOWN ON THE SURVEY PROVIDED TO THE ENGINEER FOR DESIGN. THERE MAY BE OTHER SITE FEATURES, UTILITIES, STRUCTURES, AND MISCELLANEOUS ITEMS BOTH BURIED AND ABOVE GROUND THAT ARE WITHIN THE LIMITS OF WORK THAT MAY REQUIRE REMOVAL FOR THE PROPOSED SITE IMPROVEMENTS BUT THAT ARE NOT SHOWN HEREON. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF SUCH ITEMS.
 - CONTRACTOR SHALL CONTACT THE RESPECTIVE UTILITY COMPANIES PRIOR TO COMMENCING ANY SITE DEMOLITION OPERATIONS TO COORDINATE ANY DISCONNECTION OR REMOVAL OF EXISTING UTILITIES WITHIN THE PROPOSED AREA OF WORK.
 - CONTRACTOR SHALL COORDINATE ANY SHUT DOWNS OF EXISTING ROADWAYS AND UTILITIES WITH THE NECESSARY GOVERNING AUTHORITIES.
 - ALL EXISTING BUILDINGS, FOUNDATIONS, CONCRETE OR ASPHALT PAVEMENT OR WALKS, CURB AND GUTTER AND MISCELLANEOUS STRUCTURES (INCLUDING, BUT NOT LIMITED TO FENCES, POLES, YARD LIGHTS, ELECTRICAL PANELS, WHEEL STOPS AND MISCELLANEOUS DEBRIS) NOTED TO BE REMOVED SHALL BE DEMOLISHED, REMOVED FROM THE SITE AND LEGALLY DISPOSED OF BY THE CONTRACTOR.
 - VOIDS LEFT BY ANY ITEM REMOVED UNDER ANY PROPOSED BUILDINGS, PAVEMENTS, OR WALKS OR WITHIN 24" THEREOF SHALL BE BACKFILLED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND GEOTECHNICAL REPORT.
 - AS SOON AS DEMOLITION WORK HAS BEEN COMPLETED, FINAL GRADE OF BACKFILL IN DEMOLITION AREAS SHALL BE COMPACTED PER THE GEOTECHNICAL REPORT TO PRESENT A NEAT, WELL DRAINED APPEARANCE, AND TO PREVENT WATER FROM DRAINING UNNECESSARILY ONTO ADJACENT PROPERTIES. CONTRACTOR SHALL PROVIDE TEMPORARY DIVERSION SWALES OR OTHER MEANS OF MAINTAINING ADEQUATE SITE DRAINAGE.
 - ALL EXISTING TREES SHOWN ARE TO REMAIN UNLESS OTHERWISE NOTED. CONTRACTOR SHALL COORDINATE ALL TREE REMOVALS WITH LANDSCAPE AND/OR TREE PRESERVATION PLANS.
 - CONTRACTOR SHALL UTILIZE CARE WHEN WORKING NEAR EXISTING UTILITIES TO REMAIN. ANY DAMAGE TO EXISTING UTILITIES NOT NOTED TO BE REMOVED SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
 - CONTRACTOR SHALL REPAIR AT HIS EXPENSE ANY DAMAGE TO EXISTING ASPHALT, CONCRETE, CURBS, SIDEWALKS, ETC. RESULTING FROM CONSTRUCTION TRAFFIC AND/OR OPERATIONS. REPAIRS SHALL BE MADE TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
 - ALL FIRE ACCESS LANES WITHIN THE PROJECT AREA SHALL REMAIN IN SERVICE, CLEAN OF DEBRIS, AND ACCESSIBLE FOR USE BY EMERGENCY VEHICLES.
 - SEE GENERAL NOTES AND SPECIFICATIONS SHEETS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

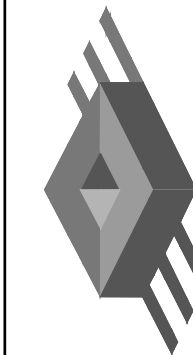
EXISTING CONDITIONS AND DEMOLITION PLAN

BISON CROSSING

SHOREWOOD DEVELOPMENT GROUP

BUFFALO GROVE, ILLINOIS

JACOB & HEFNER ASSOCIATES

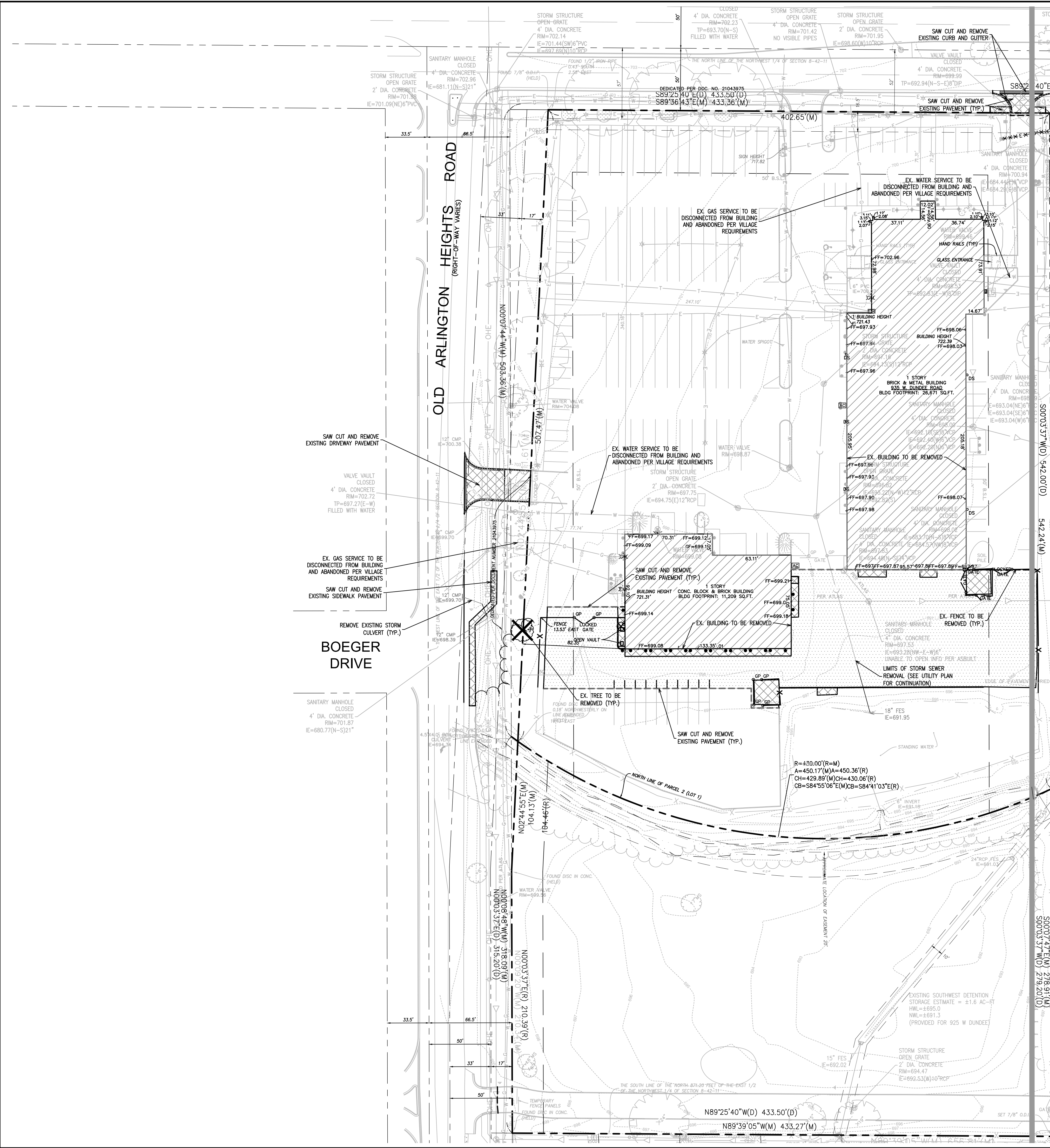


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G850

1" = 40'

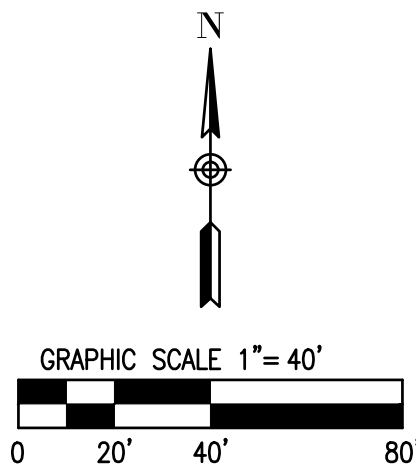
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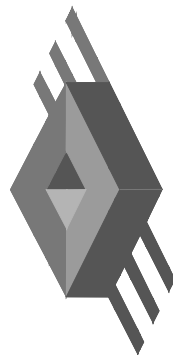
MATCH LINE - SEE SHEET C3.0

- DEMOLITION LEGEND**
- EXISTING TREE TO BE REMOVED
 - EXISTING ASPHALT PAVEMENT TO BE REMOVED
 - EXISTING CONCRETE PAVEMENT TO BE REMOVED
 - EXISTING BUILDING TO BE REMOVED
 - EXISTING WATERMAIN TO BE REMOVED
 - EXISTING SANITARY SEWER TO BE REMOVED
 - EXISTING STORM SEWER TO BE REMOVED
 - EXISTING UNDERGROUND ELECTRIC LINES TO BE REMOVED
 - EXISTING GAS LINES TO BE REMOVED
 - EXISTING TELEPHONE LINES TO BE REMOVED

DEMOLITION NOTES:
SEE SHEET C3.0 FOR ALL DEMOLITION NOTES

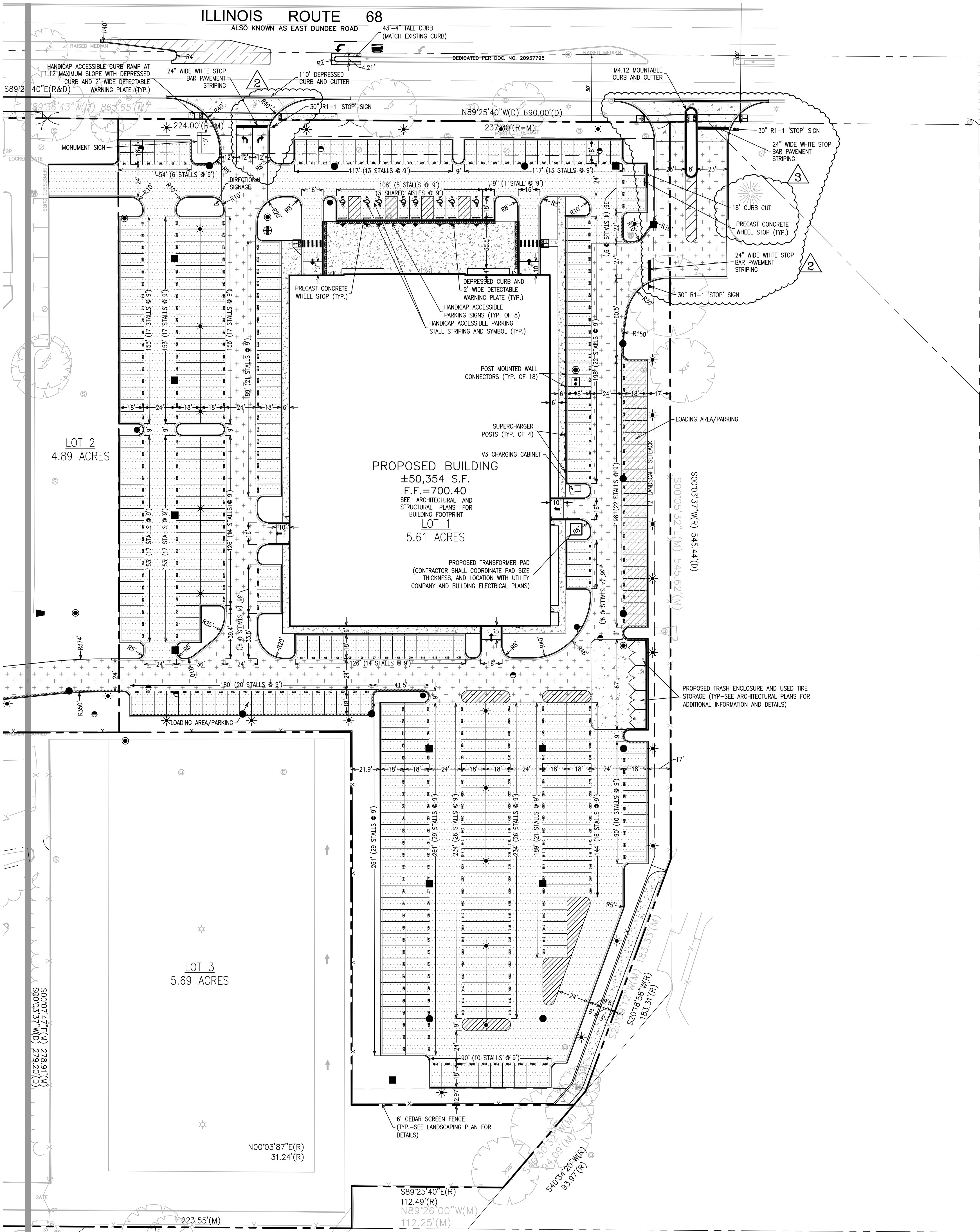


EXISTING CONDITIONS AND DEMOLITION PLAN		BISON CROSSING		11/21/23	8.G.f
		SHOREWOOD DEVELOPMENT GROUP		10/13/23	
		BUFFALO GROVE, ILLINOIS		9/5/23	
		No.	Description	Date	
		3	PER VILLAGE	11/21/23	
		2	PER VILLAGE	10/13/23	
		1	PZC SUBMITTAL	9/5/23	



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MATCH LINE - SEE SHEET C4.1



- PAVEMENT HATCH LEGEND:**
- ASPHALT PAVEMENT
2" HMA SURFACE COURSE, MIX D, N50
2-1/4" HMA BINDER COURSE, IL 19.0, N50
8" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR
 - HEAVY DUTY ASPHALT PAVEMENT
2" HMA SURFACE COURSE, MIX D, N50
3" HMA BINDER COURSE, IL 19.0, N50
10" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR
 - HEAVY DUTY CONCRETE PAVEMENT
8" PORTLAND CEMENT CONCRETE
4,000 PSI, A/E
4" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR
 - CONCRETE SIDEWALK
5" PORTLAND CEMENT CONCRETE
4,000 PSI, A/E
4" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR
 - ROADWAY PAVEMENT
MATCH EXISTING PAVEMENT SECTION

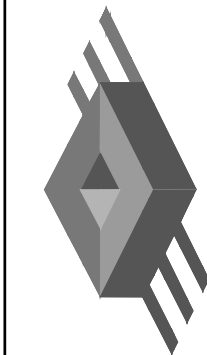
- CURB LEGEND:**
- B6.12 CURB AND GUTTER
 - REVERSE PITCH B6.12 CURB AND GUTTER
 - DEPRESSED CURB AND GUTTER

- GEOMETRIC NOTES:**
- ALL DIMENSIONS ARE MEASURED FROM FACE OF CURB OR CENTER OF PAVEMENT MARKING UNLESS OTHERWISE NOTED.
 - ALL CURB RADII ARE 4.5' UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL COORDINATE ALL SITE IMPROVEMENTS WITH ARCHITECTURAL PLANS.
 - ALL PROPOSED PAVEMENT MARKINGS SHALL BE 4" UNLESS OTHERWISE NOTED. PAVEMENT MARKINGS SHALL CONFORM TO ARTICLE 1095.02 OF THE I.D.O.T. STANDARD SPECIFICATIONS.
 - BUILDING DIMENSIONS AND DOORWAY LOCATIONS ARE SHOWN FOR REFERENCE ONLY. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
 - CONTRACTOR SHALL REPAIR AT HIS EXPENSE ANY DAMAGE TO EXISTING ASPHALT, CONCRETE, CURBS, SIDEWALKS, ETC. RESULTING FROM CONSTRUCTION TRAFFIC AND/OR OPERATIONS. REPAIRS SHALL BE MADE TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
 - SEE LANDSCAPE PLANS FOR PROPOSED TREE AND PLANTING REQUIREMENTS.
 - SEE GENERAL NOTES AND SPECIFICATIONS SHEET FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

DIMENSIONAL CONTROL AND PAVING PLAN

BISON CROSSING
SHOREWOOD DEVELOPMENT GROUP
BUFFALO GROVE, ILLINOIS

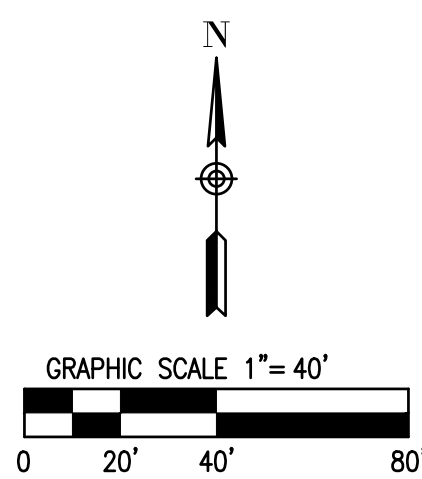
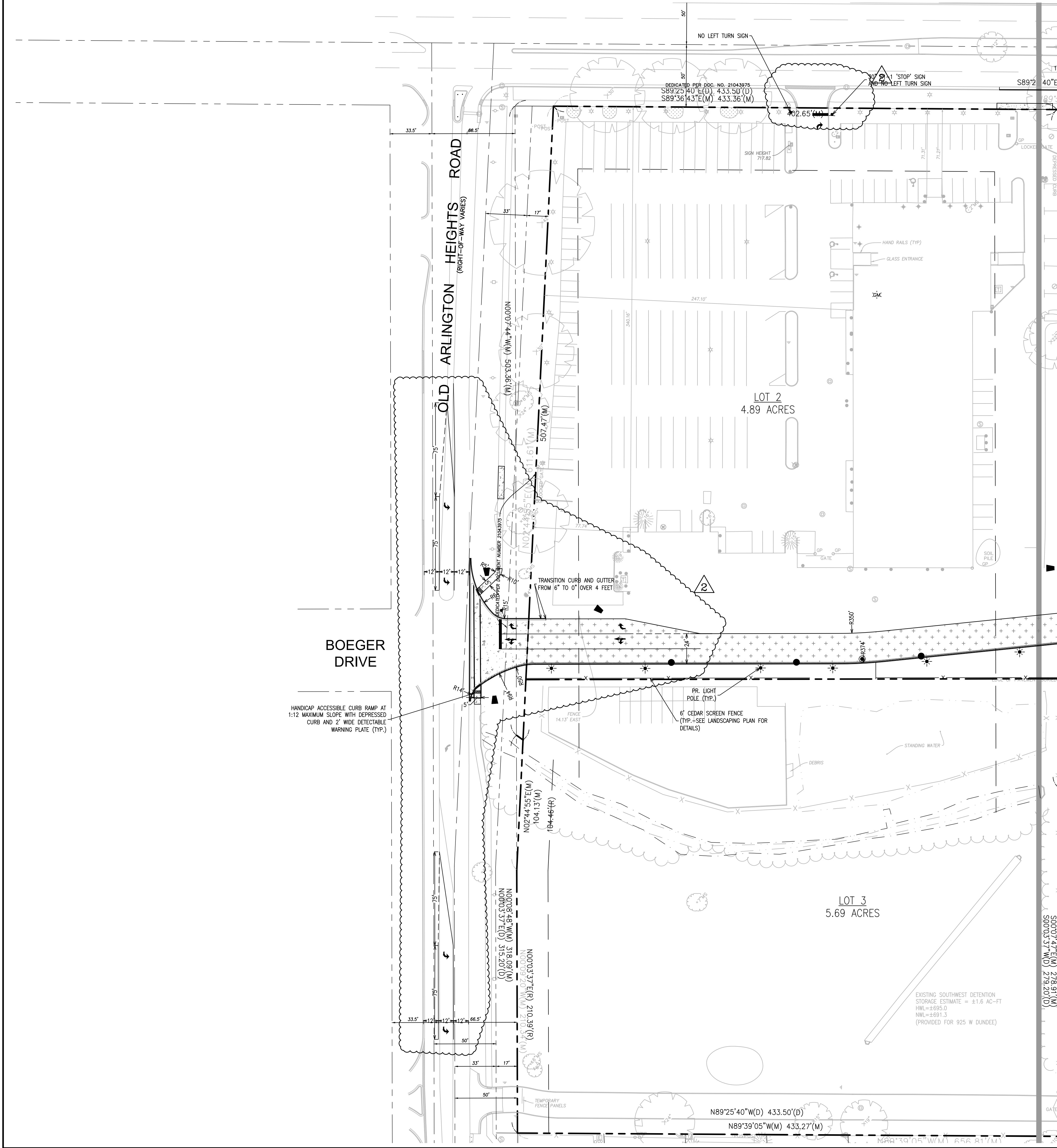
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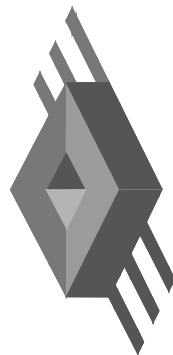
1" = 40'

C4.0



- PAVEMENT HATCH LEGEND:**
- ASPHALT PAVEMENT
2" HMA SURFACE COURSE, MIX D, N50
2-1/4" HMA BINDER COURSE, IL 19.0, N50
8" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR
 - HEAVY DUTY ASPHALT PAVEMENT
2" HMA SURFACE COURSE, MIX D, N50
3" HMA BINDER COURSE, IL 19.0, N50
10" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR
 - HEAVY DUTY CONCRETE PAVEMENT
8" PORTLAND CEMENT CONCRETE
4,000 PSI, A/E
4" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR
 - CONCRETE SIDEWALK
5" PORTLAND CEMENT CONCRETE
4,000 PSI, A/E
4" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR
 - ROADWAY PAVEMENT
MATCH EXISTING PAVEMENT SECTION
- CURB LEGEND:**
- B6.12 CURB AND GUTTER
 - REVERSE PITCH B6.12 CURB AND GUTTER
 - DEPRESSED CURB AND GUTTER
- GEOMETRIC NOTES:**
SEE SHEET C4.0 FOR ALL GEOMETRIC NOTES.

DIMENSIONAL CONTROL AND PAVING PLAN					
BISON CROSSING		3	PER VILLAGE	11/21/23	
SHOREWOOD DEVELOPMENT GROUP		2	PER VILLAGE	10/13/23	
BUFFALO GROVE, ILLINOIS		1	PZC SUBMITTAL	9/5/23	
		No.	Description	Date	
G850					
1" = 40'					
C4.1					

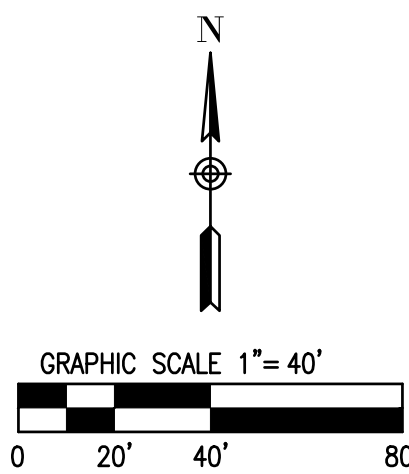
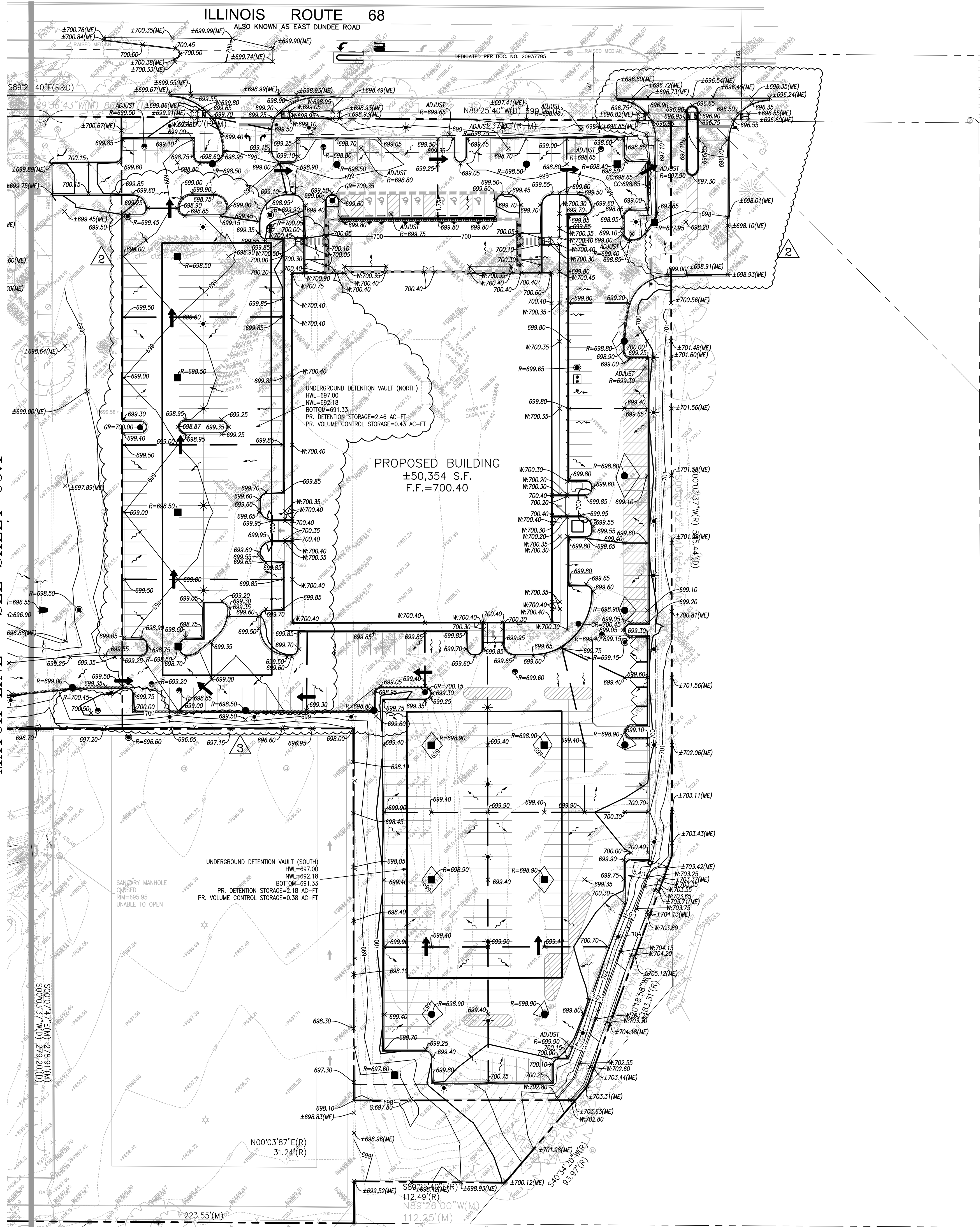


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MATCH LINE - SEE SHEET C5.1



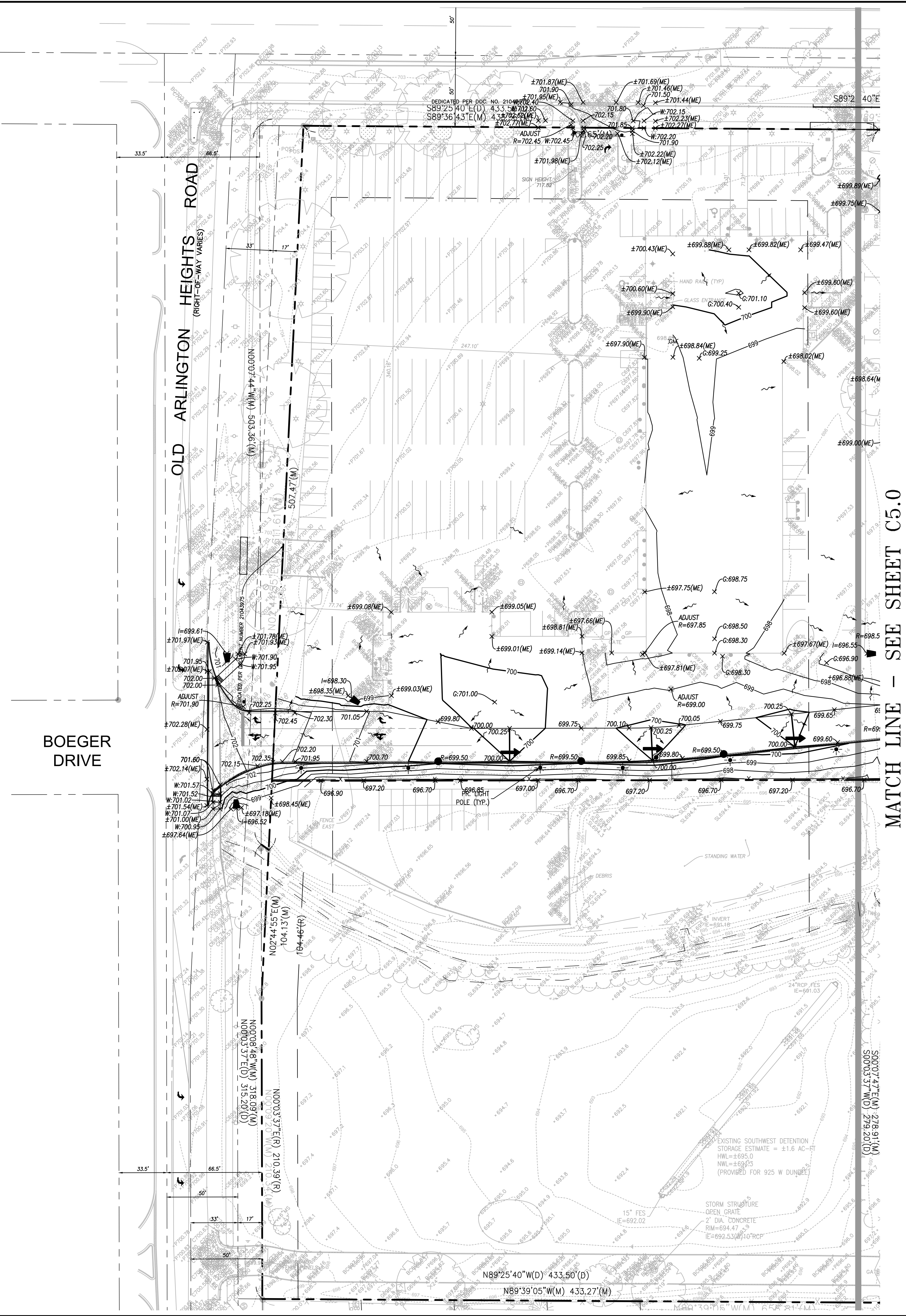
GRADING LEGEND:

EXISTING CONTOUR	---
EXISTING SPOT ELEVATION	x xxx.xx
PROPOSED CONTOUR	---
PROPOSED SPOT ELEVATION	x xxx.xx
PROPOSED GROUND/FINISHED GRADE ELEVATION	x xxx.xx
PROPOSED TOP OF SIDEWALK ELEVATION	x xxx.xx
PROPOSED CURB CUT ELEVATION	cc=xxx.xx
PROPOSED RIM ELEVATION	x xxx.xx
MATCH EXISTING ELEVATION	x xxx.xx(ME)
PROPOSED TOP OF WALL ELEVATION	T/wall:xxx.xx
PROPOSED FINISHED GRADE AT TOP OF WALL	T/wall:xxx.xx(FG)
PROPOSED BOTTOM OF WALL ELEVATION	B/wall:xxx.xx
PROPOSED DRAINAGE DIVIDE	---
DRAINAGE DIRECTION	---
OVERFLOW ROUTE	---

GRADING NOTES:

- ALL PROPOSED SPOT ELEVATIONS ARE TOP OF PAVEMENT OR FINISHED GRADE ELEVATIONS UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO COMMENCEMENT OF SITE GRADING OPERATIONS.
- ALL PROPOSED GRADING, PAVEMENT, APRONS, CURBS, SIDEWALKS, ETC. SHALL MATCH EXISTING GRADES FLUSH.
- MAXIMUM CROSS SLOPES AND LONGITUDINAL SLOPES FOR ALL CONCRETE SIDEWALKS AND HANDICAP ACCESSIBLE ROUTES SHALL NOT EXCEED 2% AND 5%, RESPECTIVELY.
- MAXIMUM SLOPES WITHIN THE HANDICAP ACCESSIBLE PARKING AREAS AND ACCESSIBLE ROUTE TO THE BUILDING SHALL NOT EXCEED 2% IN ANY DIRECTION. HANDICAP ACCESSIBLE ROUTE DENOTED BY: ---
- MAXIMUM GRADE DIFFERENCE BETWEEN PAVEMENT SURFACES AND ADJACENT CONCRETE SIDEWALKS FOR THE HANDICAP ACCESSIBLE ROUTE TO THE BUILDING SHALL NOT EXCEED 1/4" VERTICAL OR 1/2" WHEN BEVELED.
- CONTRACTOR SHALL COORDINATE EXTERIOR DOORWAY AND FINISHED GRADE ELEVATIONS WITH ARCHITECTURAL AND STRUCTURAL PLANS. ALL HANDICAP ACCESSIBLE DOORWAY LOCATIONS REQUIRE AN EXTERIOR LANDING THAT IS A MINIMUM OF FIVE (5) FEET IN LENGTH WITH A SLOPE NOT EXCEEDING 2% IN ANY DIRECTION.
- CONTRACTOR SHALL UTILIZE CARE WHEN WORKING NEAR EXISTING UTILITIES TO REMAIN. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
- CONTRACTOR SHALL CONTINUOUSLY MAINTAIN ALL EXISTING STORM SEWERS WITHIN THE PROJECT AREA DURING CONSTRUCTION OPERATIONS AS NECESSARY TO PREVENT SILT OR DEBRIS ACCUMULATION.
- SEE GENERAL NOTES AND SPECIFICATIONS SHEET FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

GRADING PLAN		11/21/23	8.G.1
BISON CROSSING		10/13/23	
SHOREWOOD DEVELOPMENT GROUP		9/5/23	
BUFFALO GROVE, ILLINOIS		Date	
JACOB & HEFNER ASSOCIATES		No.	
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Attachment: Civil Engineering Plans 112123_r (O-2024-9 : Bison Crossing (Tesla) Development Improvement Agreement)			
G850			
1" = 40'			
C5.0			



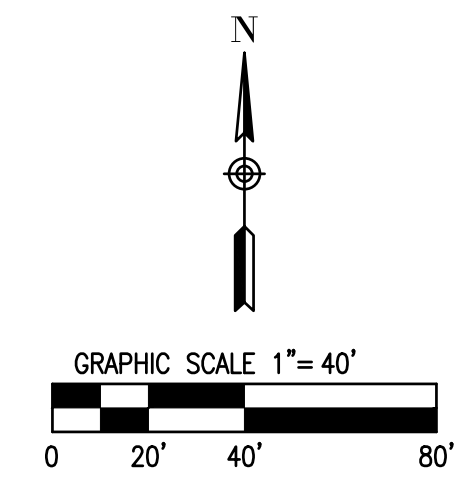
MATCH LINE - SEE SHEET C5.0

GRADING LEGEND:

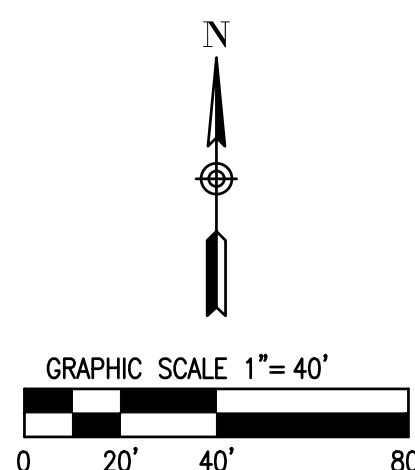
EXISTING CONTOUR		—700—
EXISTING SPOT ELEVATION		× XXX.XX
PROPOSED CONTOUR		—700—
PROPOSED SPOT ELEVATION		× XXX.XX
PROPOSED GROUND/FINISHED GRADE ELEVATION		× G-XXXX.XX
PROPOSED TOP OF SIDEWALK ELEVATION		× WXXXX.XX
PROPOSED CURB CUT ELEVATION		× CC=XXX.XX
PROPOSED RIM ELEVATION		× R=XXX.XX
MATCH EXISTING ELEVATION		× XXX.XX(ME)
PROPOSED TOP OF WALL ELEVATION		T/WALLXXX.XX
PROPOSED FINISHED GRADE AT TOP OF WALL		T/WALLXXX.XX(FG)
PROPOSED BOTTOM OF WALL ELEVATION		B/WALLXXX.XX
PROPOSED DRAINAGE DIVIDE		
DRAINAGE DIRECTION		
OVERFLOW ROUTE		

GRADING NOTES:

SEE SHEET C5.0 FOR ALL GRADING NOTES.



 JACOB & HEFNER ASSOCIATES 1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515 PHONE: (630) 652-4600, FAX: (630) 652-4601 www.jacobandhefner.com	GRADING PLAN			
	BISON CROSSING			
	SHOREWOOD DEVELOPMENT GROUP		3 PER VILLAGE	11/21/23
			2 PER VILLAGE	10/13/23
			1 PZC SUBMITTAL	9/5/23
	BUFFALO GROVE, ILLINOIS		No.	Date



1. ALL UTILITY LENGTHS SHOWN ARE MEASURED FROM CENTER OF STRUCTURES IN LINEAR FEET.
2. ALL EXISTING UTILITY RIMS, GRADE RINGS, PEDESTALS, ETC. SHALL BE RAISED OR LOWERED AS REQUIRED TO MEET PROPOSED FINISHED GRADE.
3. ALL PROPOSED CONNECTIONS TO EXISTING UTILITY STRUCTURES OR PIPING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE GOVERNING AUTHORITY REQUIREMENTS AND SPECIFICATIONS.
4. GRANULAR TRENCH BACKFILL MATERIAL, IDOT GRADATION CA-7, SHALL BE PLACED AND COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR DENSITY, PER ASTM D1557, OVER ALL UTILITIES WHICH ARE CONSTRUCTED UNDER, OR WITHIN TWO (2) FEET OF, ANY PROPOSED OR EXISTING PAVEMENT, PARKING LOTS, SIDEWALKS, ETC. GRANULAR TRENCH BACKFILL NOTED ON THE PLANS BY:
5. CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST FORTY-EIGHT (48) HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED SITE IMPROVEMENTS SHOWN ON THE PLANS.
6. CONTRACTOR SHALL UTILIZE CARE WHEN WORKING NEAR EXISTING UTILITIES TO MINIMIZE ANY DAMAGE TO EXISTING UTILITIES NOT NOTED TO BE REMOVED SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
7. CONTRACTOR SHALL EXCAVATE AND FIELD VERIFY ALL EXISTING UTILITY LOCATIONS, SIZES, CONDITIONS AND ELEVATIONS AT PROPOSED POINTS OF CONNECTION PRIOR TO COMMENCING ANY UNDERGROUND CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO PROCEEDING WITH CONSTRUCTION.
8. CONTRACTOR SHALL CONTINUOUSLY MAINTAIN ALL EXISTING SEWER SYSTEMS DURING CONSTRUCTION OPERATIONS AS NECESSARY TO PREVENT SILT OR DEBRIS ACCUMULATION.
9. SEE GENERAL NOTES AND SPECIFICATIONS SHEET FOR ADDITIONAL INFORMATION AND REQUIREMENTS INCLUDING ALL PIPE MATERIAL AND JOINT SPECIFICATIONS.

CB = CATCH BASIN
MH = MANHOLE
FES = FLARED END SECTION
RD = ROOF DRAIN
RC = RISER FRAME AND GRATE (WITH PERMANENT INLET PROTECTION)

STORM SEWER FRAME AND GRATE/LID SYMBOL LEGEND:
 1C: IDOT TYPE 1 (CLOSED), NEENAH R-1713, EJIW 1022Z3
 1P: IDOT TYPE 1 (OPEN), NEENAH R-2504-D, EJIW 1050Z1 (M3 GRATE)
 11P: IDOT TYPE 11, NEENAH R3281-A, EJIW 7210

EXAMPLE:
MH3
A4Ø,1P
MANHOLE #3, TYPE A, 4' DIAMETER, IDOT TYPE 1 FRAME AND GRATE (OPEN

1. ALL 12" AND 15" STORM SEWER SHALL BE RCP CLASS V. ALL OTHER STORM SEWER SHALL BE RCP CLASS IV, UNLESS OTHERWISE NOTED ON THE PLANS.
2. ALL STORM SEWER UNDERDRAIN PIPE SHALL BE PERFORMED ADS N-12 OR APPROVED EQUAL UNLESS OTHERWISE NOTED
3. ALL STORM SEWER CASTINGS SHALL BE EMBOSSED WITH A FISH IMAGE AND "DUMP NO WASTE - DRAINS TO WATERWAYS"
4. ALL STORM SEWER INVERTS NOTED WITH (*) SHALL BE INSTALLED WITH A REMOVABLE SNOUT HOOD OVER THE OUTLET PIPE INSIDE THE STRUCTURE TO PREVENT OIL AND SEDIMENT CONVEYANCE TO THE VOLUME CONTROL FACILITY

5 - SANITARY MAINTENANCE

ALL SANITARY MANHOLES SHALL HAVE THE FOLLOWING FRAME AND LID
1C: IDOT TYPE 1 (CLOSED), NEENAH R-1713, EJIW 1050Z1

1. ALL SANITARY SEWER SHALL BE PVC SDR 26 UNLESS OTHERWISE NOTED ON THE PLANS.

Vb = VALVE BOX
PC = PRESSURE CONNECTION
FH = FIRE HYDRANT ASSEMBLY WITH BOLLARDS (SEE DETAIL)
GR = FIRE HYDRANT GRADE RING

1. ALL WATER MAIN SHALL BE DIP CLASS 52, UNLESS OTHERWISE NOTED ON THE PLANS.
2. ALL FIRE HYDRANT LEADS SHALL BE 6-INCH, CLASS 52 DIP UNLESS OTHERWISE NOTED ON THE PLANS.
3. BRASS WEDGES FOR LOCATING WATER MAINS SHALL BE INSTALLED PER SECTION 41-2.05C OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS, AS AMENDED.
4. MAINTAIN A MINIMUM OF 5.5-FT OF COVER AS MEASURED FROM THE PROPOSED GRADE OVER THE WATER MAIN. MAINTAIN HORIZONTAL SEPARATION WITH OTHER UTILITIES PER IEPA REQUIREMENTS.

ELECTRIC SERVICE _____ E _____

GAS SERVICE _____ G _____

TELEPHONE SERVICE _____ T _____

CABLE TELEVISION SERVICE _____ TV _____

1. CONTRACTOR SHALL COORDINATE AND PROVIDE FINAL CONDUIT SIZES AND ROUTINGS WITH UTILITY COMPANIES AND BUILDING TENANTS PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL COORDINATE CONDUIT REQUIREMENTS FOR ALL SECONDARY ELECTRIC SERVICE LINES INCLUDING SIZE, QUANTITY AND PULL STRINGS.
3. CONTRACTOR SHALL INSTALL 4" CONDUIT FOR EACH GAS SERVICE LINE FROM POINT OF CONNECTION TO BUILDING GAS METERS AND SHALL COORDINATE ALL GAS MAIN AND SERVICE INSTALLATION REQUIREMENTS WITH NORTH SHORE GAS PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL INSTALL 4" CONDUIT WITH PULL STRING FOR EACH TELEPHONE AND CABLE TELEVISION SERVICE LINE UNLESS OTHERWISE NOTED.

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UTILITY PLAN

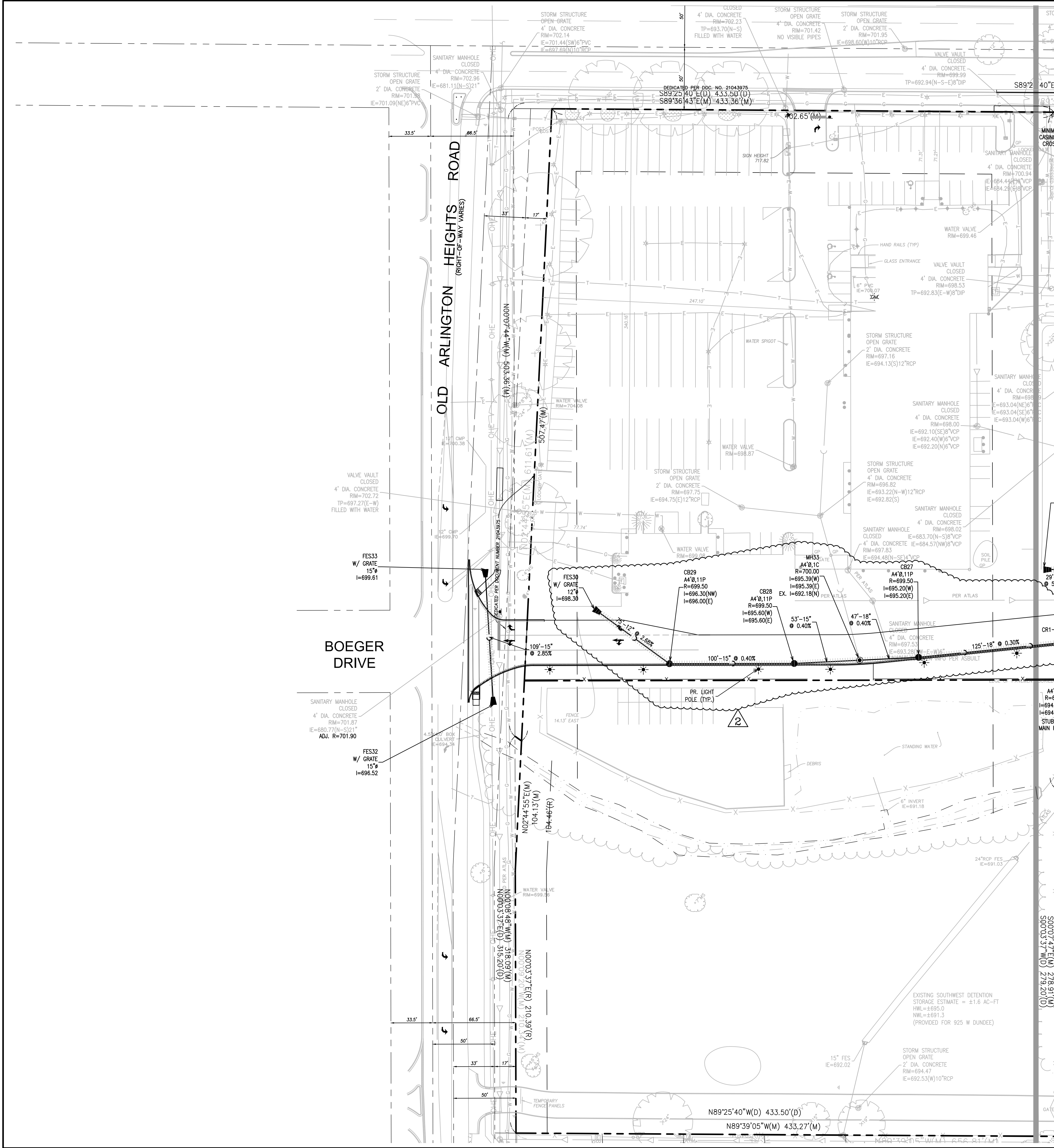
BISON CROSSING

BUFFALO GROVE, ILLINOIS

JACOB & HEFFNER
ASSOCIATES

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PHONE: (630) 652-4600, FAX: (630) 652-4601

Attachment: Civil Engineering Plans 112123 r (O-2024-9 : Bison Crossing (Tesla) Development Improvement Agreement)



MATCH LINE - SEE SHEET C6.0

UTILITY CROSSINGS:

CR16: BOTTOM OF 15" STORM = 694.2' ±
TOP OF EX. 18" STORM = 694.0' ±
VERTICAL SEPARATION = 0.2'

UTILITY NOTES:

SEE SHEET C6.0 FOR ALL UTILITY NOTES.

STORM SEWER NOTES:

STORM SEWER STRUCTURE SYMBOL LEGEND:

- I = INLET
- CB = CATCH BASIN
- MH = MANHOLE
- FES = FLARED END SECTION
- RD = ROOF DRAIN
- RG = RISER FRAME AND GRATE (WITH PERMANENT INLET PROTECTION)

STORM SEWER FRAME AND GRATE/LID SYMBOL LEGEND:

- 1C: IDOT TYPE 1 (CLOSED), NEENAH R-1713, EJIW 102223
- 1P: IDOT TYPE 1 (OPEN), NEENAH R-2504-O, EJIW 105021 (M3 GRATE)
- 11P: IDOT TYPE 11, NEENAH R3281-A, EJIW 7210

EXAMPLE:

MH3
A4@,1P
MANHOLE #3, TYPE A, 4' DIAMETER, IDOT TYPE 1 FRAME AND GRATE (OPEN)

- ALL 12" AND 15" STORM SEWER SHALL BE RCP CLASS V. ALL OTHER STORM SEWER SHALL BE RCP CLASS IV, UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL STORM SEWER UNDERDRAIN PIPE SHALL BE PERFORATED ADS N-12 OR APPROVED EQUAL UNLESS OTHERWISE NOTED
- ALL STORM SEWER CASTINGS SHALL BE EMBOSSED WITH A FISH IMAGE AND "DUMP NO WASTE - DRAINS TO WATERWAYS"
- ALL STORM SEWER INVERTS NOTED WITH (*) SHALL BE INSTALLED WITH A REMOVABLE SNOOT HOOD OVER THE OUTLET PIPE INSIDE THE STRUCTURE TO PREVENT OIL AND SEDIMENT CONVEYANCE TO THE VOLUME CONTROL FACILITY.

SANITARY SEWER NOTES

SANITARY STRUCTURE SYMBOL LEGEND:

S = SANITARY MANHOLE

ALL SANITARY MANHOLES SHALL HAVE THE FOLLOWING FRAME AND LID:
1C: IDOT TYPE 1 (CLOSED), NEENAH R-1713, EJIW 105021

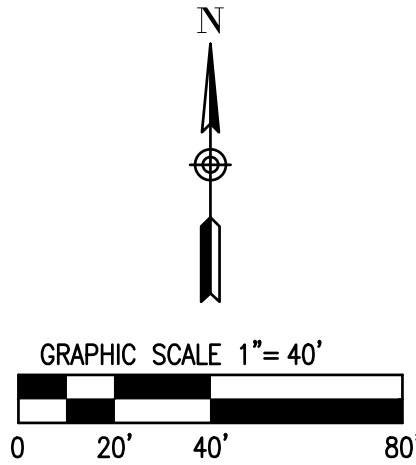
- ALL SANITARY SEWER SHALL BE PVC SDR 26 UNLESS OTHERWISE NOTED ON THE PLANS.

WATER MAIN NOTES:

WATER MAIN STRUCTURE SYMBOL LEGEND:

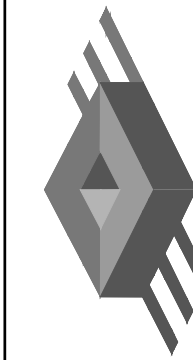
- Vv = VALVE VAULT
- Vb = VALVE BOX
- PC = PRESSURE CONNECTION
- FH = FIRE HYDRANT ASSEMBLY WITH BOLLARDS (SEE DETAIL)
- GR = FIRE HYDRANT GRADE RING

- ALL WATER MAIN SHALL BE DIP CLASS 52, UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL FIRE HYDRANT LEADS SHALL BE 6-INCH, CLASS 52 DIP UNLESS OTHERWISE NOTED ON THE PLANS.
- BRASS WEDGES FOR LOCATING WATER MAINS SHALL BE INSTALLED PER SECTION 41-2.05C OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS, AS AMENDED.
- MAINTAIN A MINIMUM OF 5.5'-FT OF COVER AS MEASURED FROM THE PROPOSED GRADE OVER THE WATER MAIN. MAINTAIN HORIZONTAL SEPARATION WITH OTHER UTILITIES PER IEPA REQUIREMENTS.



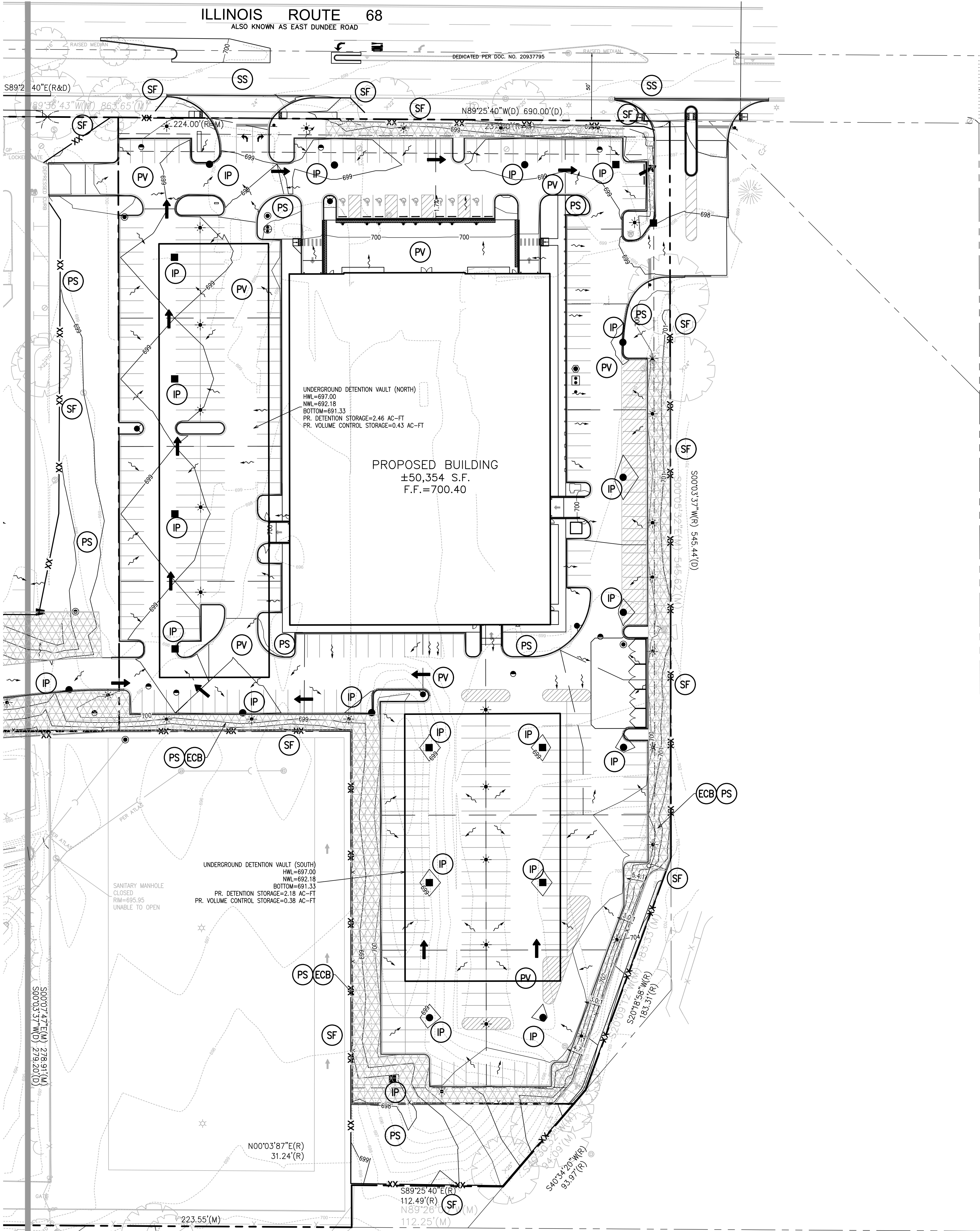
UTILITY PLAN		BISON CROSSING		SHOREWOOD DEVELOPMENT GROUP		BUFFALO GROVE, ILLINOIS	
3 PER VILLAGE		2 PER VILLAGE		1 PZC SUBMITTAL		Date	
11/21/23		10/13/23		9/5/23		No.	
G850		1" = 40'		C6.1		Description	

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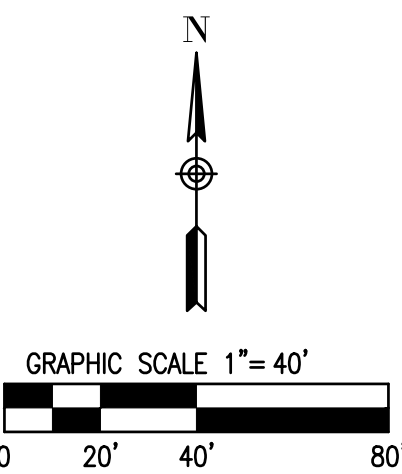
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PHONE: (630) 652-4600, FAX: (630) 652-4601
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MATCH LINE - SEE SHEET C7.1



EROSION CONTROL LEGEND:

- IP INLET PROTECTION
- SF SILT FENCE
- CW CONCRETE WASHOUT
- ECB EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S75)
- PS PERMANENT SEEDING
- SS STREET SWEEPING
- PV PAVEMENT
- LA LINED APRON



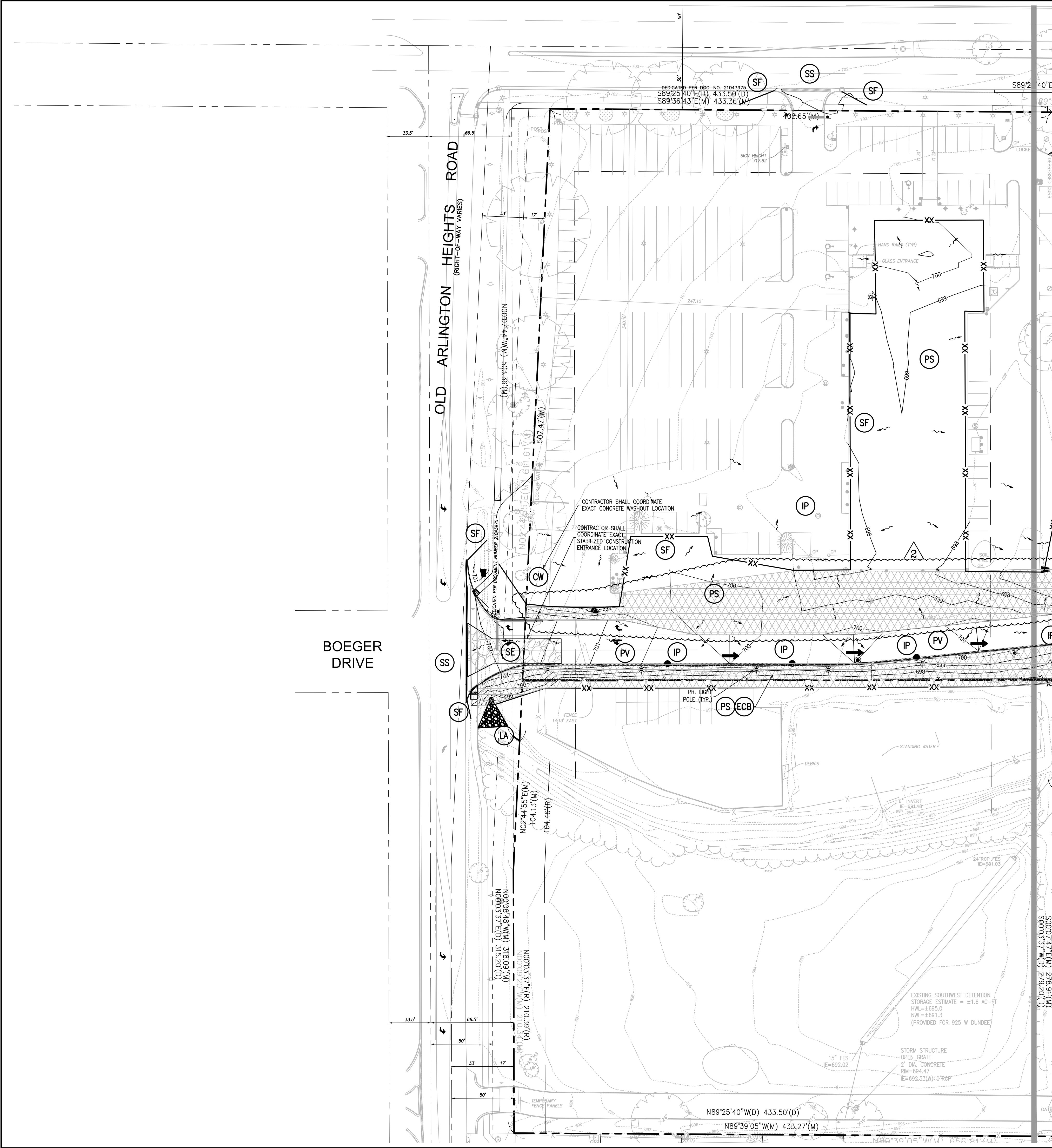
SWPPP CONSTRUCTION SCHEDULE:

- OBTAIN ALL APPLICABLE SITE PERMITS AND THOROUGHLY REVIEW PROJECT'S STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND EROSION CONTROL PLANS PRIOR TO COMMENCEMENT OF CONSTRUCTION OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND UPDATING THE SWPPP THROUGHOUT THE DURATION OF CONSTRUCTION AS NECESSARY UNTIL FINAL SITE STABILIZATION IS ACHIEVED.
- INSTALL PERIMETER SEDIMENT CONTROL MEASURES (I.E. SILT FENCE AND STABILIZED CONSTRUCTION ENTRANCE).
- INSTALL INLET PROTECTION DEVICES FOR EXISTING STORM SEWER INLETS AND DRAINAGE STRUCTURES.
- PERFORM STORMWATER POLLUTION PREVENTION SITE INSPECTIONS ON A WEEKLY BASIS AND WITHIN TWENTY-FOUR (24) HOURS OF THE END OF A RAINFALL EVENT THAT IS 0.5 INCH OR GREATER (OR EQUIVALENT SNOWFALL). AT A MINIMUM, THE INSPECTIONS SHALL INCLUDE THE DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED, ALL STRUCTURAL CONTROL MEASURES, LOCATIONS WHERE VEHICLES ENTER OR EXIST THE SITE, AND ANY ADDITIONAL BEST MANAGEMENT PRACTICES IDENTIFIED IN THE SWPPP.
 - ALL SITE EROSION AND SEDIMENT CONTROL MEASURES AND BEST MANAGEMENT PRACTICES SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SHALL BE CONTINUOUSLY MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION. CONTRACTOR SHALL MAKE AND COMPLETE THE REQUIRED REPAIRS WITHIN FORTY-EIGHT (48) HOURS OF THE INSPECTION.
 - CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL STRUCTURAL CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE SITE INSPECTIONS.
 - COPIES OF THE WEEKLY INSPECTION REPORT SHALL BE SUBMITTED TO THE PUBLIC WORKS SUPERINTENDENT AND THE VILLAGE ENGINEER.
- BEGIN SITE CLEARING AND GRADING OPERATIONS.
- PROVIDE TEMPORARY SEEDING AND/OR MULCHING FOR ALL DISTURBED SITE AREAS THAT WILL NOT BE WORKED ON FOR MORE THAN SEVEN (7) DAYS.
- INSTALL NEW STORM SEWERS AND OTHER SITE UTILITIES AS INDICATED ON THE PLANS.
- INSTALL TEMPORARY CONCRETE WASHOUT PRIOR TO COMMENCEMENT OF ANY CONCRETE WORK ON SITE.
- BEGIN SITE PAVING OPERATIONS (I.E. DRIVES, PARKING LOTS, ETC.)
- PERFORM STREET CLEANING OPERATIONS AND OTHER BEST MANAGEMENT PRACTICES AS NEEDED FOR AREAS ADJACENT TO THE PROJECT SITE.
- INSTALL BUILDING FOUNDATIONS AND COMPLETE BUILDING CONSTRUCTION AND REMAINING SITE IMPROVEMENTS INDICATED ON THE PLANS.
- PERFORM FINAL GRADING OPERATIONS AND ESTABLISH PERMANENT VEGETATIVE COVER IN ALL LANDSCAPED AREAS.
- REMOVE ALL TEMPORARY SITE EROSION AND SEDIMENT CONTROL MEASURES WITHIN THIRTY (30) DAYS OF FINAL SITE STABILIZATION.

EROSION CONTROL NOTES:

- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF SITE GRADING OR DEMOLITION OPERATIONS.
- CONTRACTOR SHALL IMPLEMENT APPROPRIATE DUST CONTROL MEASURES AS NECESSARY.
- EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS ANTICIPATED BY THE ENGINEER. ADDITIONAL MEASURES MAY BE REQUIRED DURING CONSTRUCTION AS WARRANTED BY SITE CONDITIONS OR AS DIRECTED BY THE ENGINEER AND/OR PROJECT GOVERNING AUTHORITIES.
- SEE GENERAL NOTES AND SPECIFICATIONS AND STORMWATER POLLUTION PREVENTION PLANS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

EROSION CONTROL PLAN		3 PER VILLAGE	11/21/23	No.	Description	Date
BISON CROSSING		2 PER VILLAGE	10/13/23			
SHOREWOOD DEVELOPMENT GROUP		1 PZC SUBMITTAL	9/5/23			
BUFFALO GROVE, ILLINOIS						
JACOB & HEFNER ASSOCIATES		1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515 PHONE: (630) 652-4600, FAX: (630) 652-4601 www.jacobandhefner.com				
G850						
1" = 40'						
C7.0						



EROSION CONTROL LEGEND:

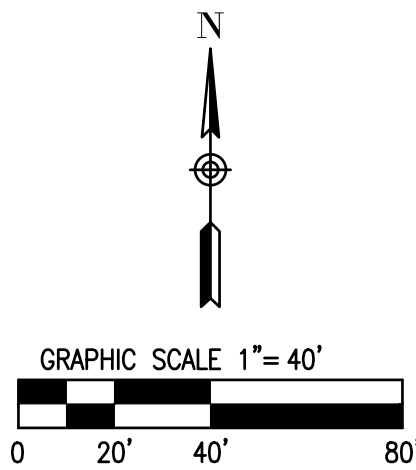
- IP INLET PROTECTION
- SF SILT FENCE
- CW CONCRETE WASHOUT
- ECB EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S75)
- PS PERMANENT SEEDING
- SS STREET SWEEPING
- PV PAVEMENT
- PV LINED APRON

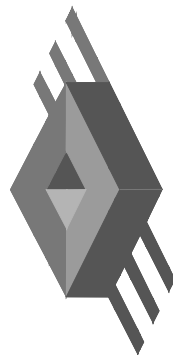
SWPPP CONSTRUCTION SCHEDULE:

SEE SHEET C7.0 FOR SWPPP CONSTRUCTION SCHEDULE.

EROSION CONTROL NOTES:

SEE SHEET C7.0 FOR ALL EROSION CONTROL NOTES.



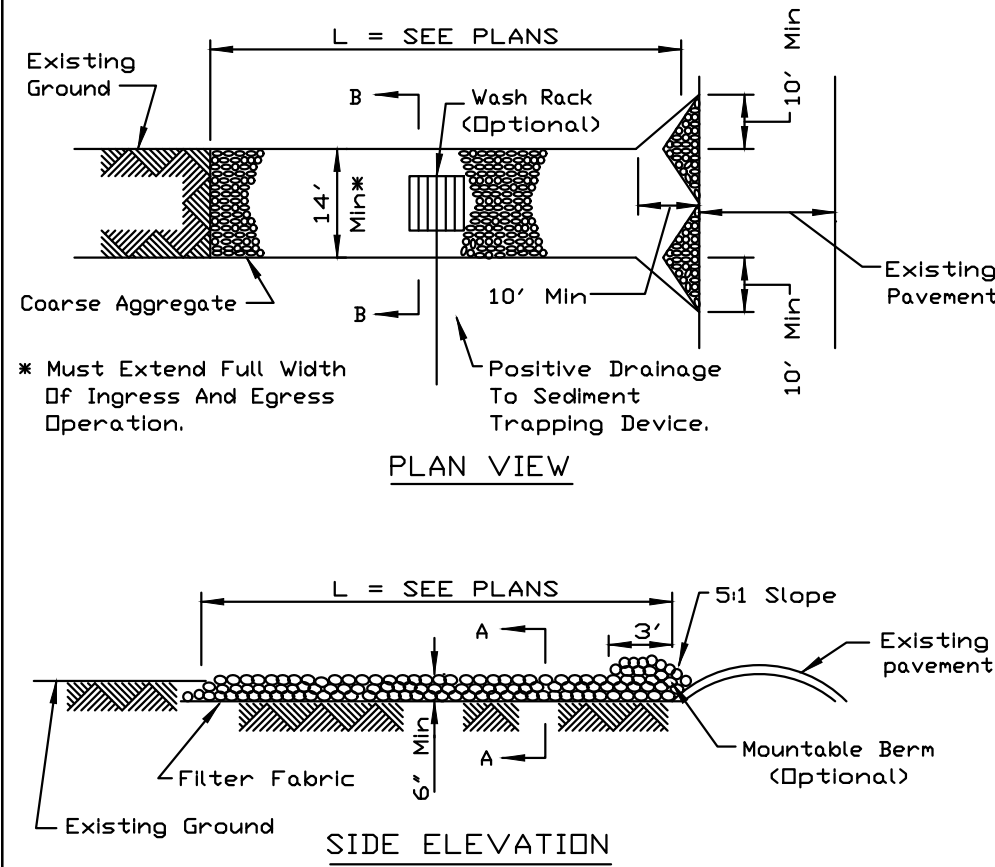
	EROSION CONTROL PLAN				
	BISON CROSSING				
	SHOREWOOD DEVELOPMENT GROUP		3 PER VILLAGE	11/21/23	
	BUFFALO GROVE, ILLINOIS		2 PER VILLAGE	10/13/23	
			1 PZC SUBMITTAL	9/5/23	
			No.	Description	Date
G850					
1" = 40'					
C7.1					

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RIP-RAP DIMENSION TABLE							
PIPE DIAMETER (N)	LENGTH OF APRON La (FT)	WIDTH OF APRON W1 (FT)	WIDTH OF APRON W2 (FT)	DEPTH OF RIP-RAP d (N)	IDOT GRADATION RR--	VOLUME OF RIP-RAP (CY)	
12	10	3	13	15	3	3.7	
15	10	3.75	13.75	15	3	4.1	
18	15	4.5	19.5	20	4	11.1	
24	18	6	24	20	4	16.7	
30	20	7.5	27.5	20	4	21.6	
36	24	9	33	28	5	43.6	
42	27	10.5	37.5	30	5	60.0	
48	27	12	39	32	6	68.0	
54	27	13.5	40.5	32	6	72.0	
60	36	15	51	32	6	118.0	
72	44	18	62	32	6	174.0	

SE STABILIZED CONSTRUCTION ENTRANCE PLAN



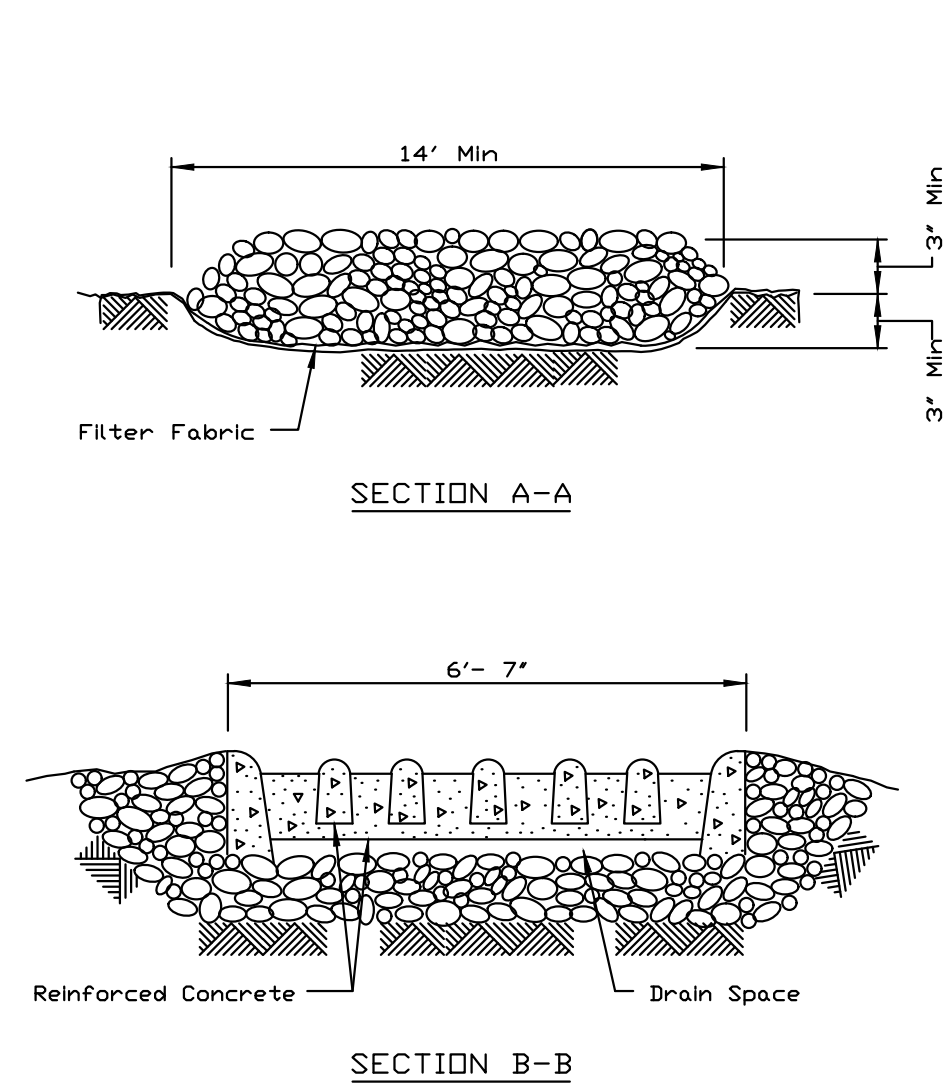
- NOTES:
- Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table 1 or 2, Class I, II or IV and shall be placed over the cleared area prior to the placing of rock.
 - Rock or reclaimed concrete shall meet one of the following IDOT coarse aggregate gradation, CA-1, CA-2,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

REFERENCE	Project	Date
Designed	_____	_____
Checked	_____	_____
Approved	_____	_____



STANDARD DWG. NO.	IL-630
Project	_____
Designed	_____
Checked	_____
Approved	_____

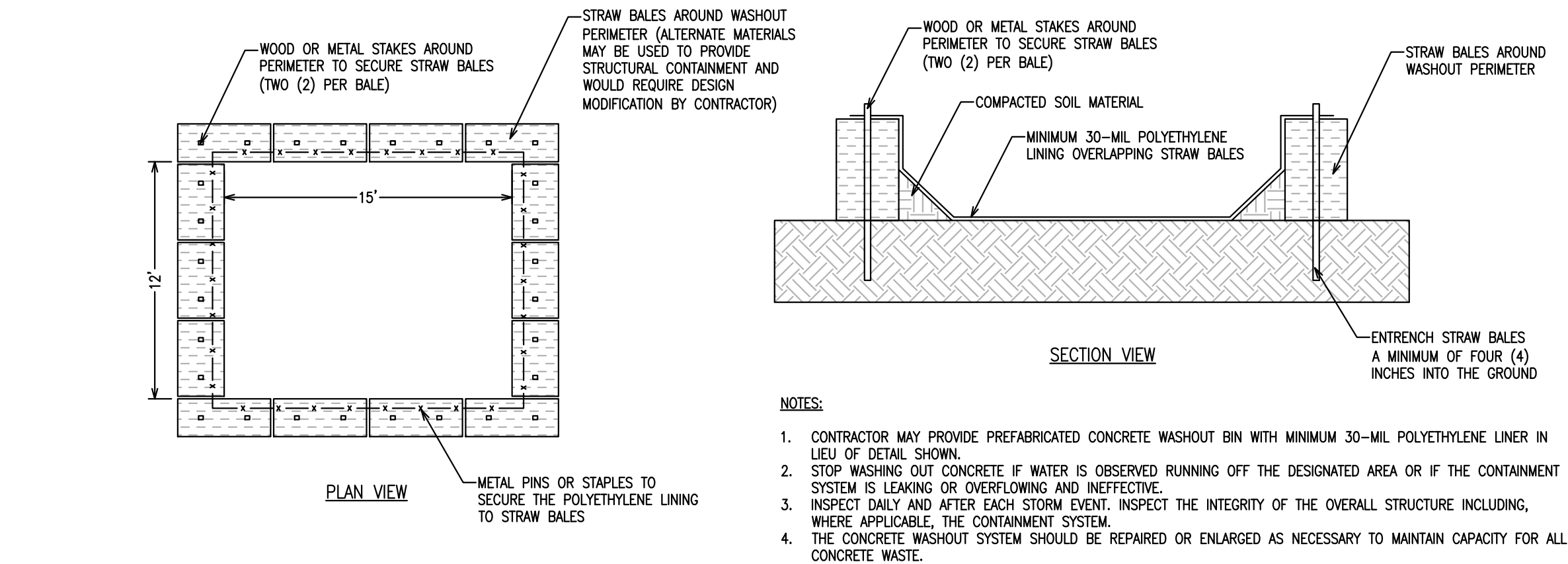
SE STABILIZED CONSTRUCTION ENTRANCE PLAN



REFERENCE	Project	Date
Designed	_____	_____
Checked	_____	_____
Approved	_____	_____

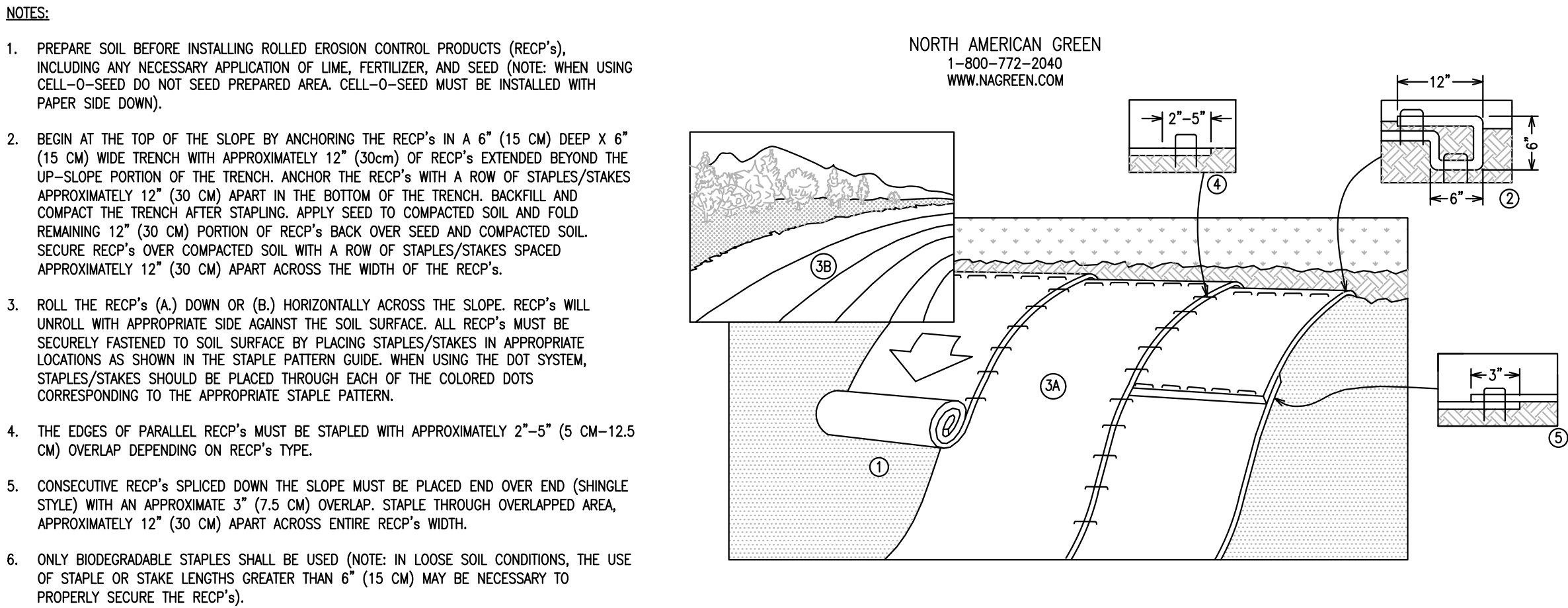


STANDARD DWG. NO.	IL-630
Project	_____
Designed	_____
Checked	_____
Approved	_____



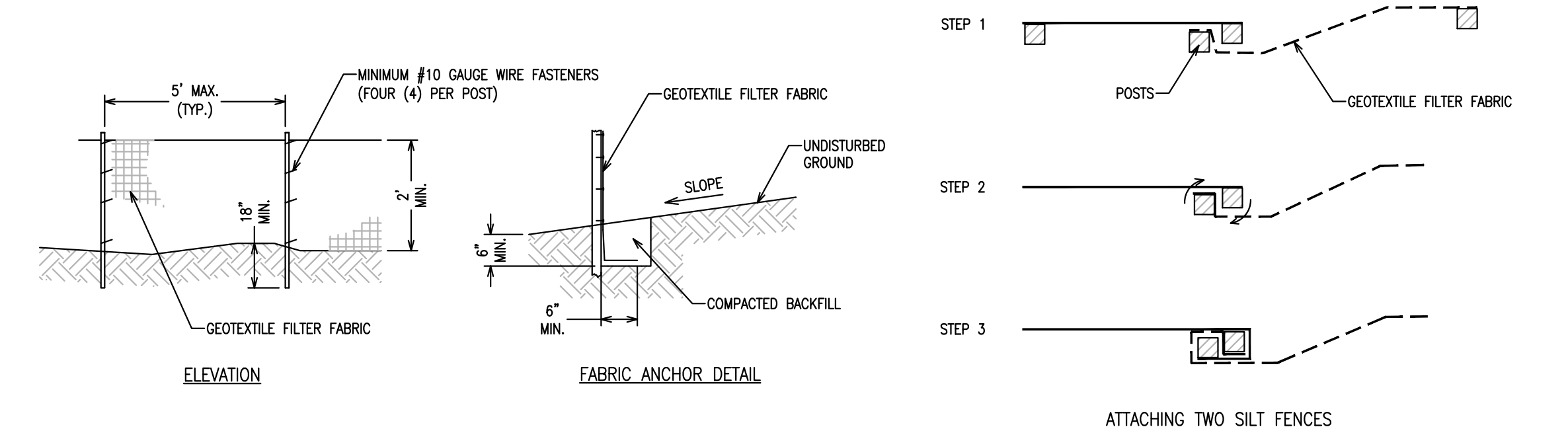
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CONCRETE WASHOUT DETAIL



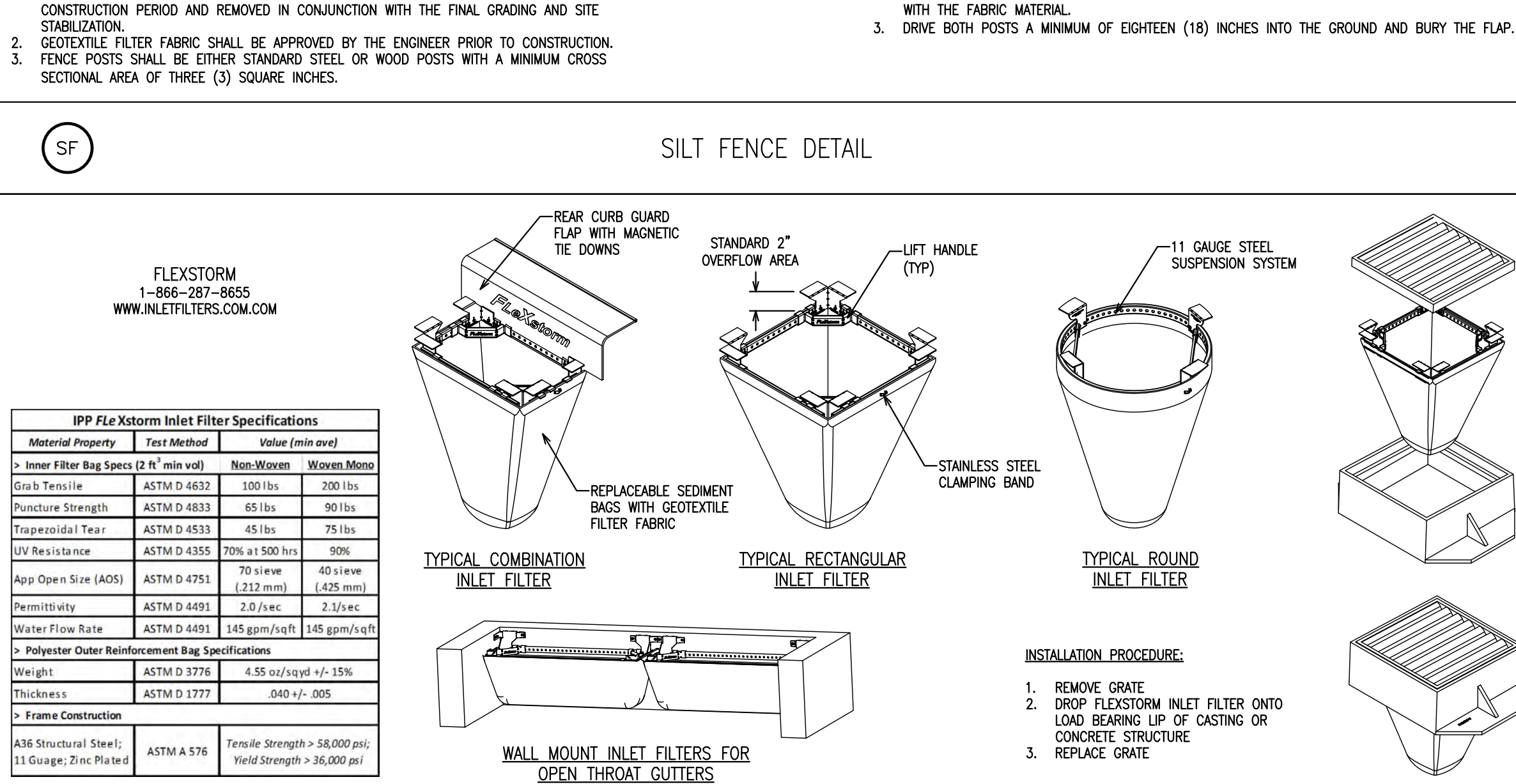
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EROSION CONTROL BLANKET DETAIL



SF

SILT FENCE DETAIL



IP

INLET PROTECTION DETAIL

STORMWATER POLLUTION PREVENTION PLAN

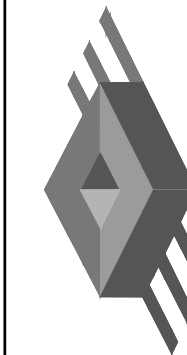
BISON CROSSING

SHOREWOOD DEVELOPMENT GROUP

BUFFALO GROVE, ILLINOIS

JACOB & HEFNER ASSOCIATES

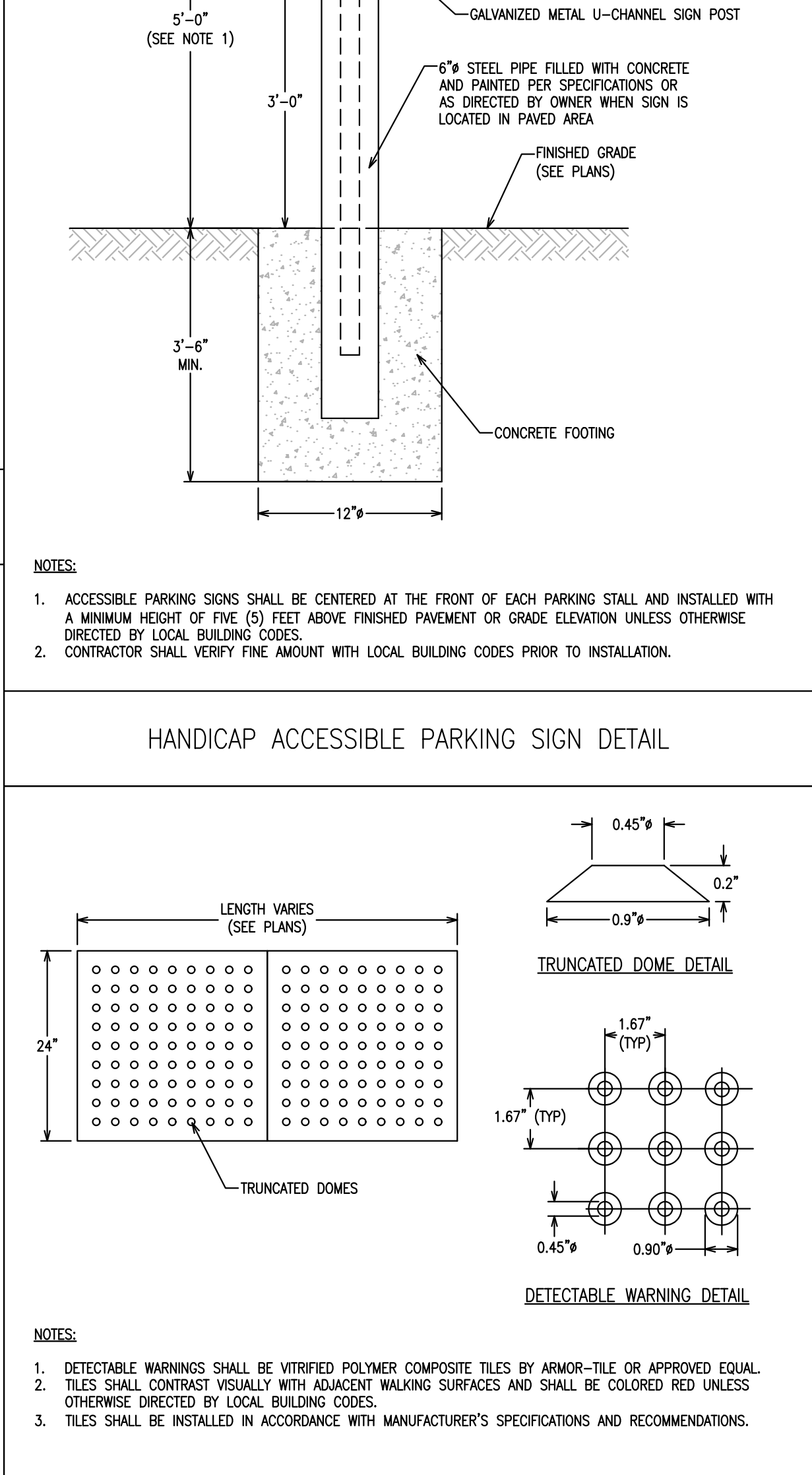
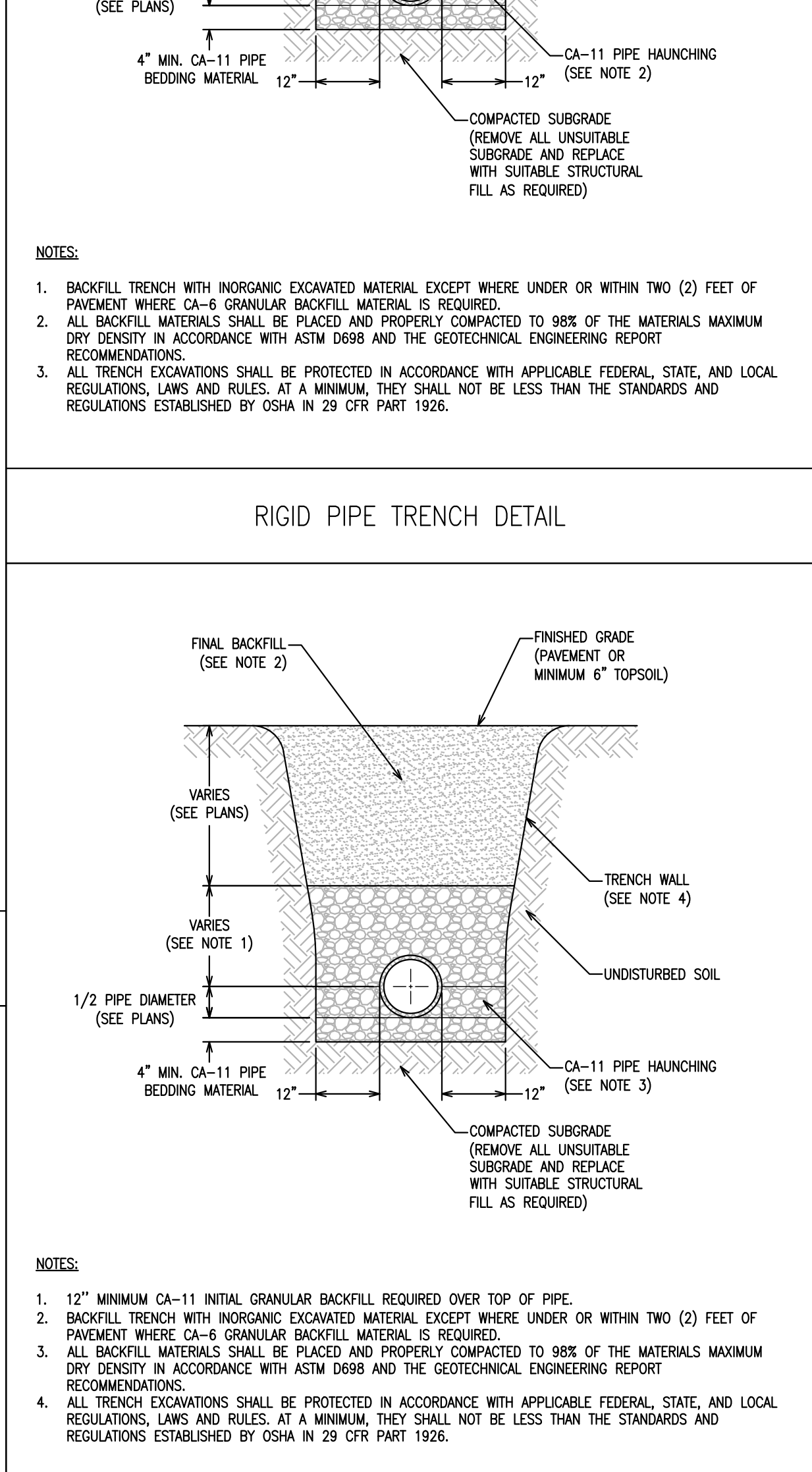
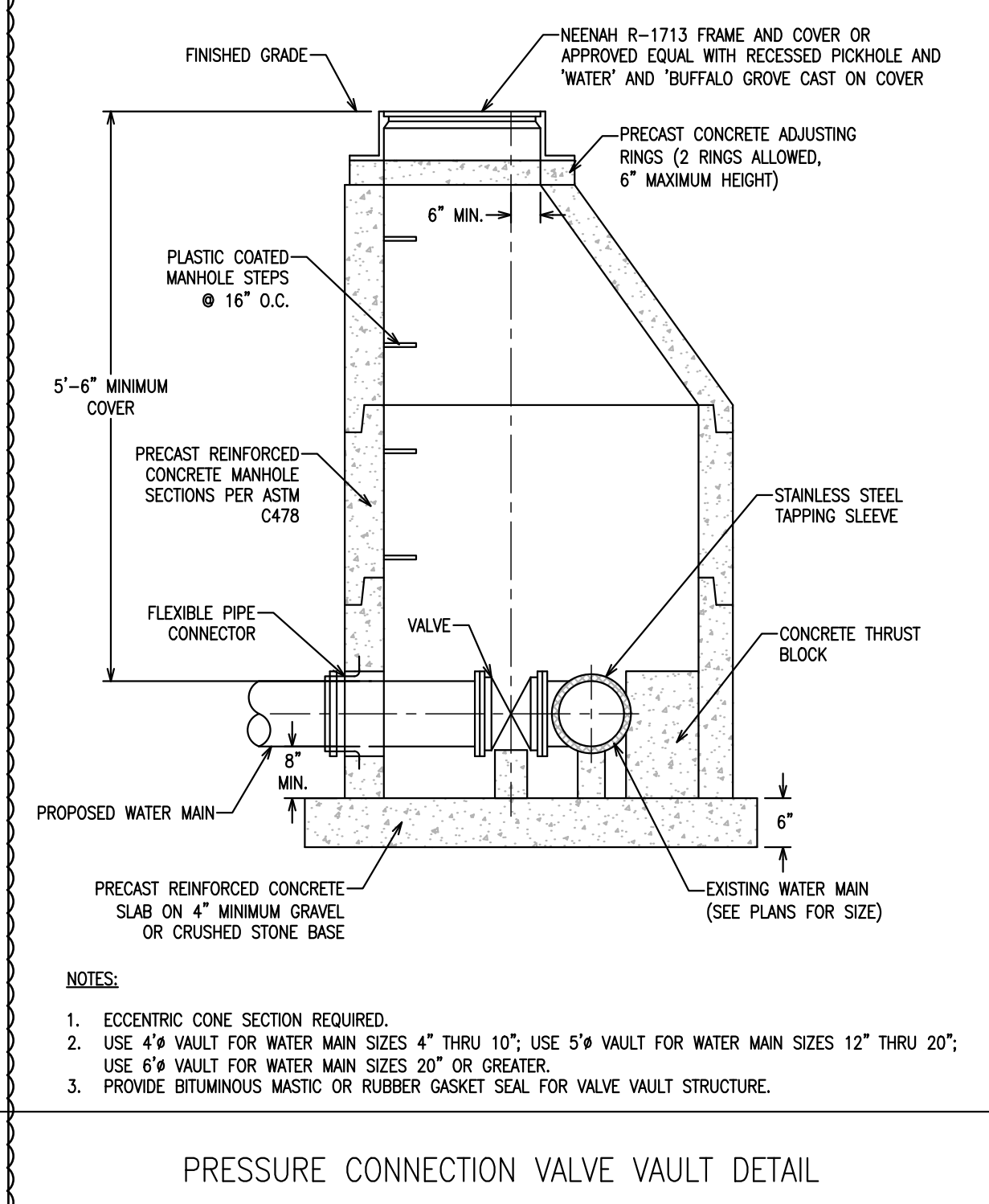
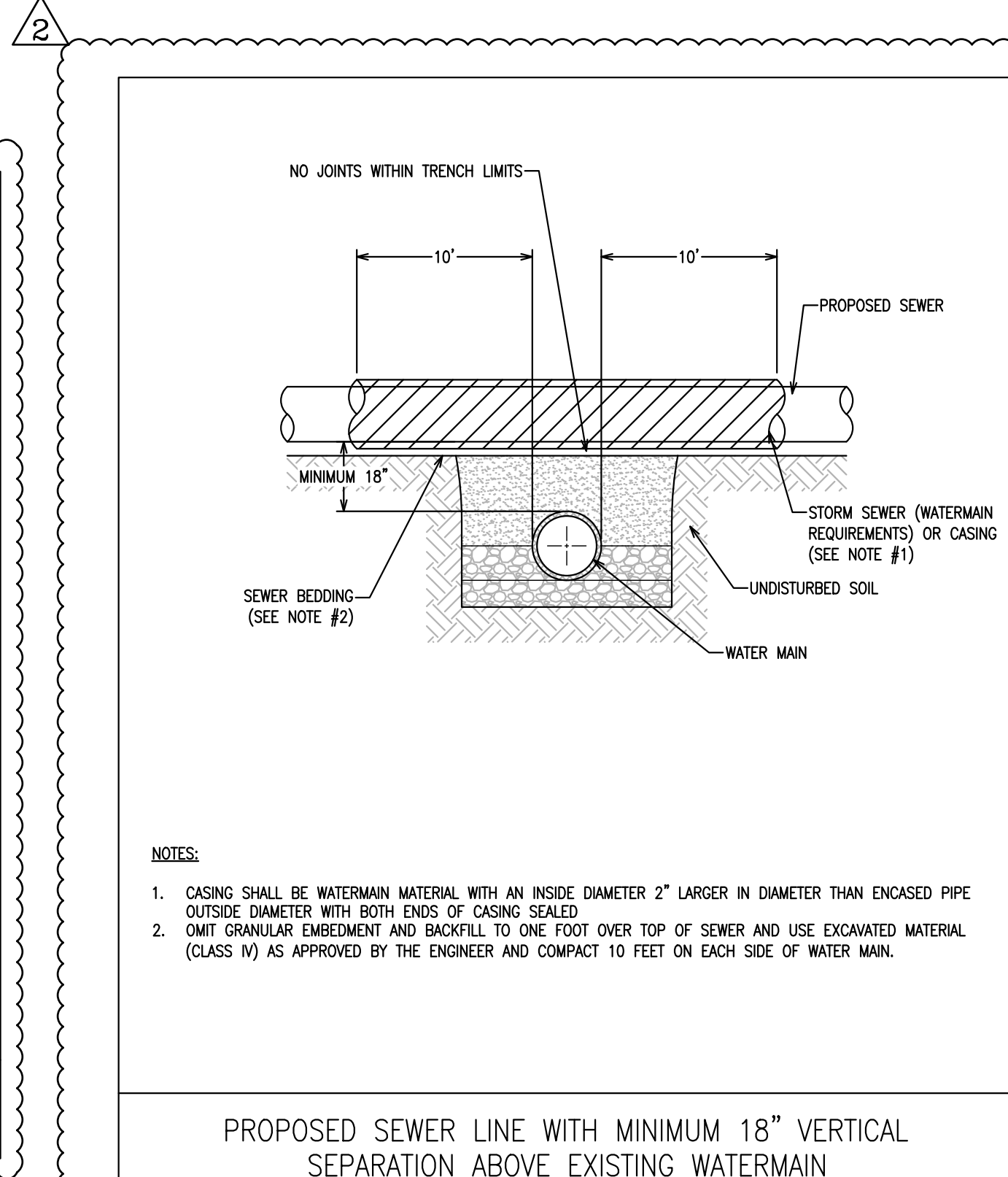
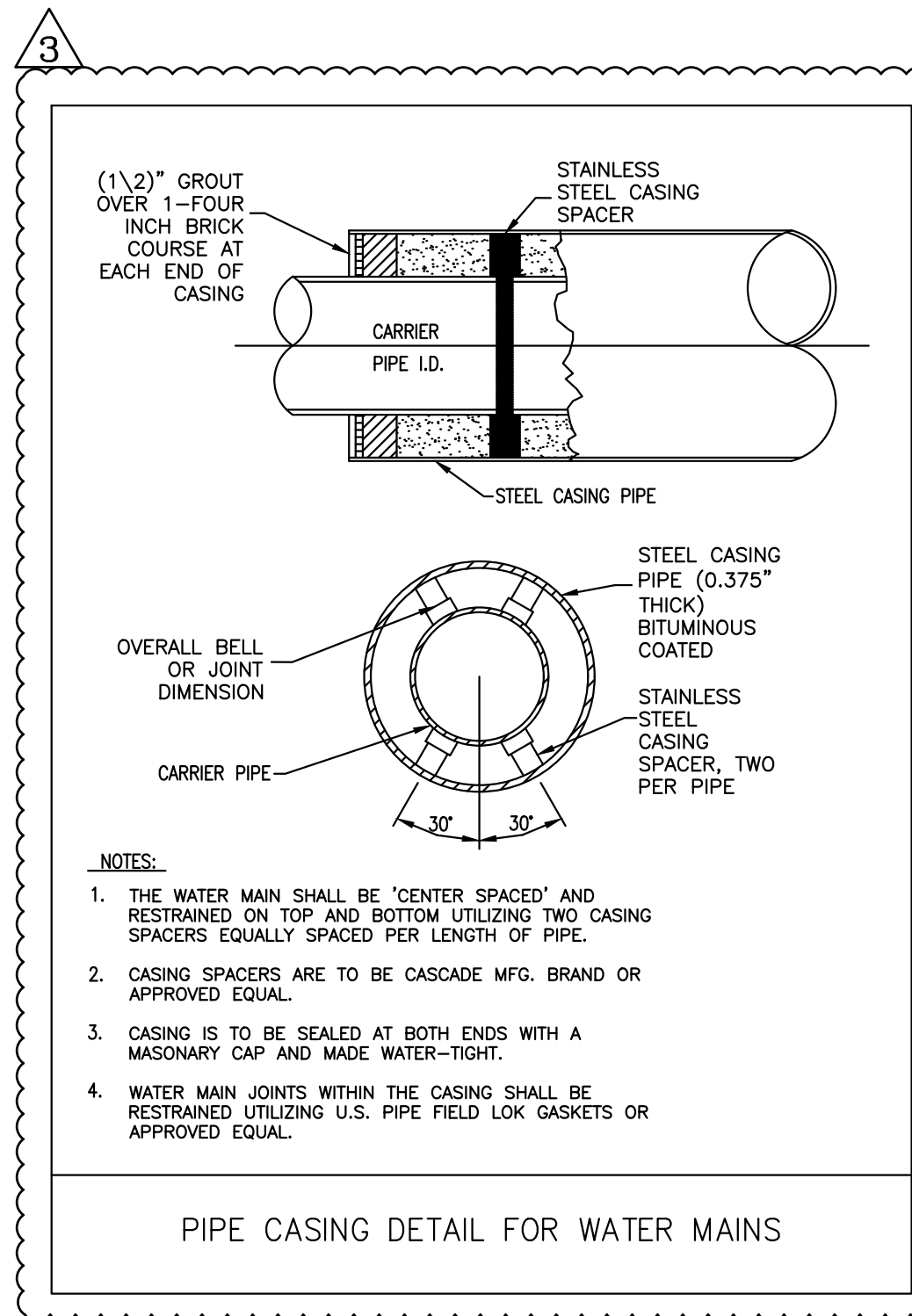
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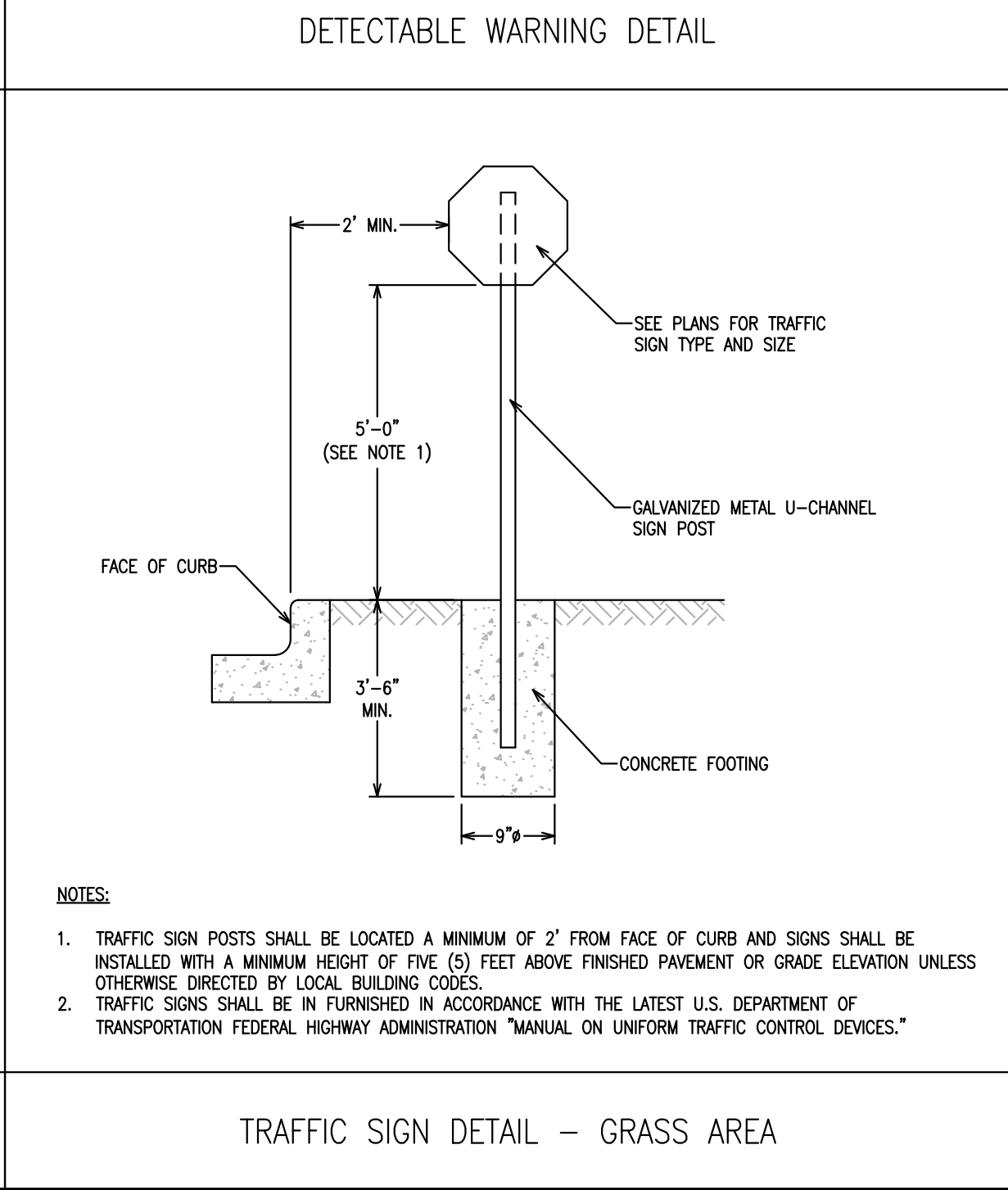
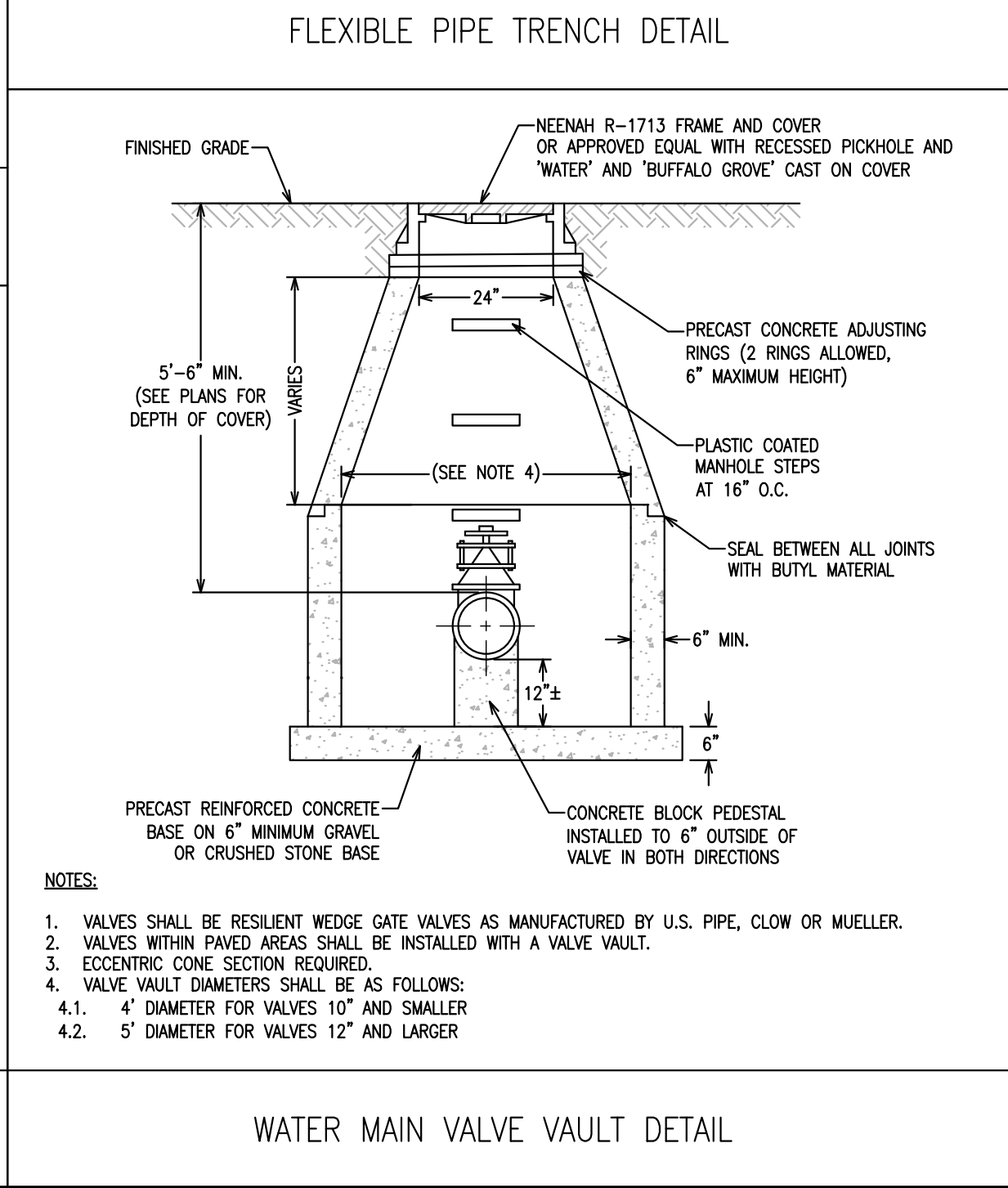
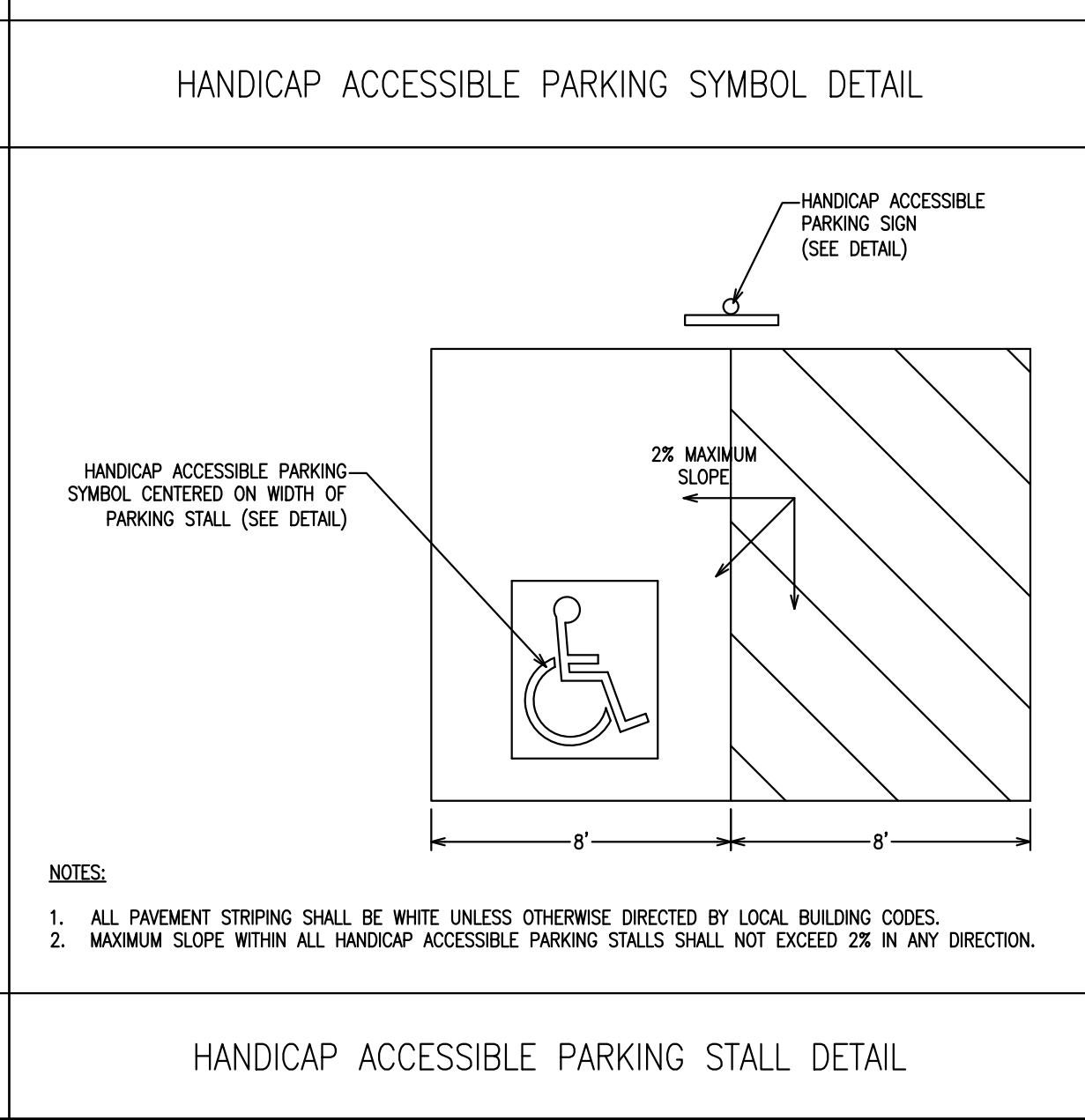
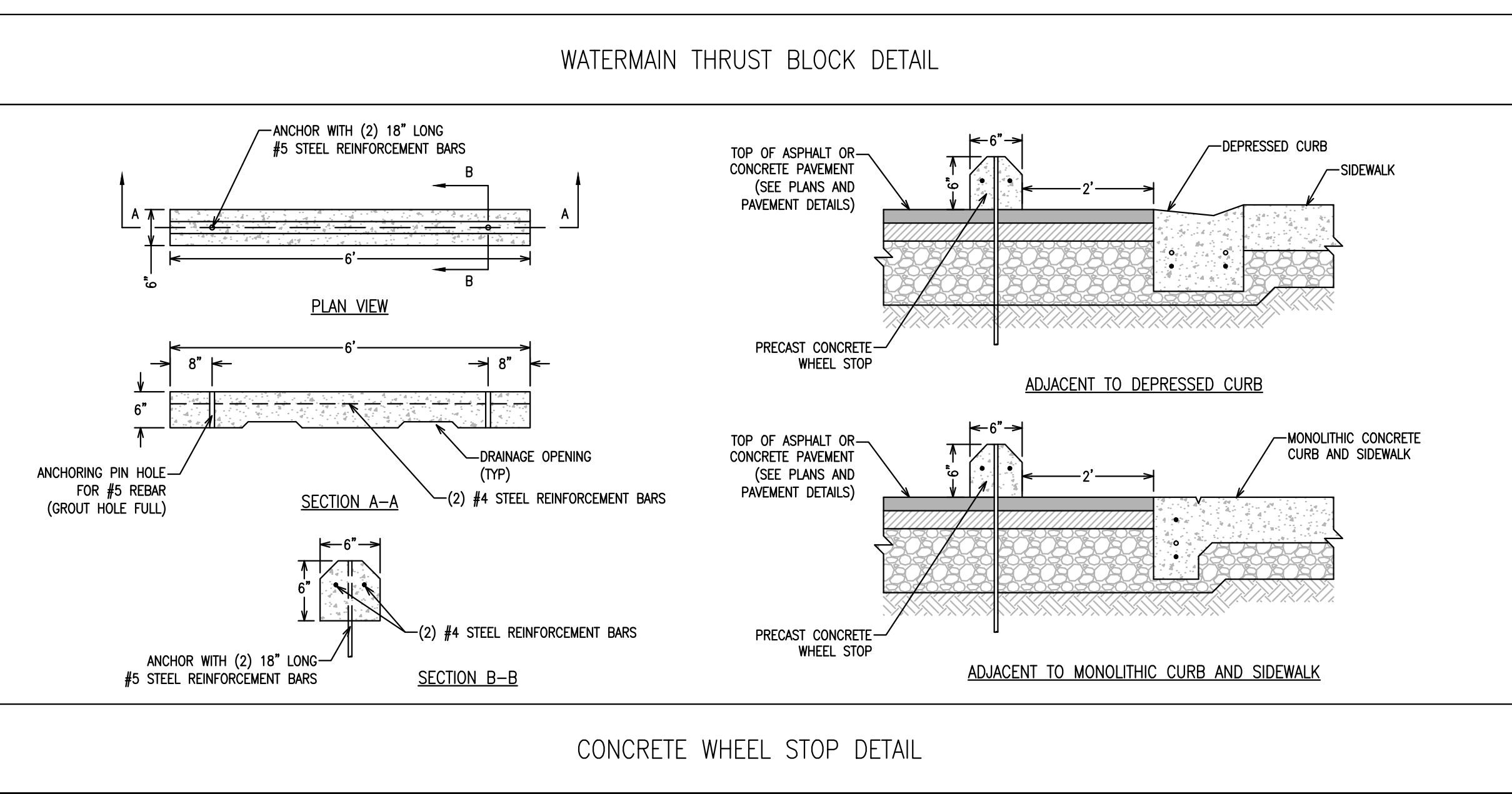
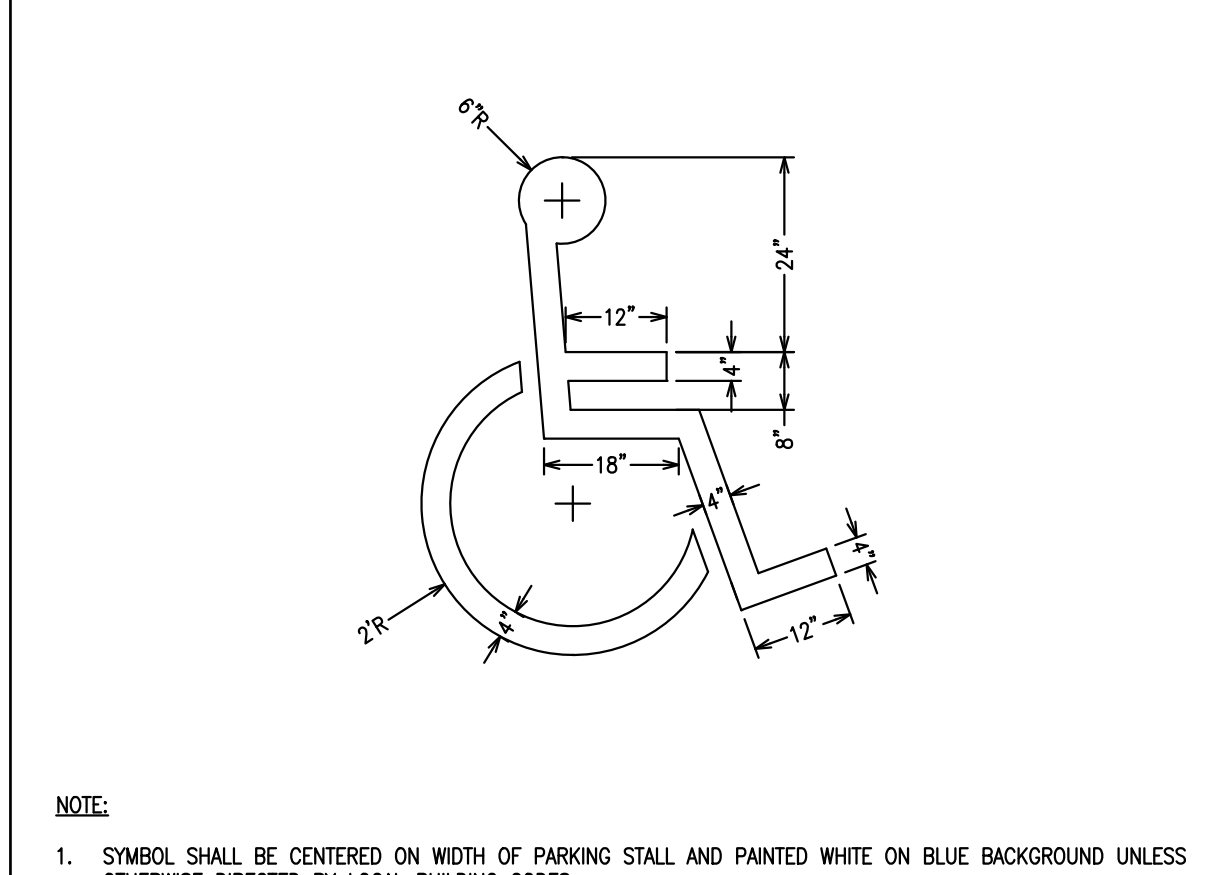
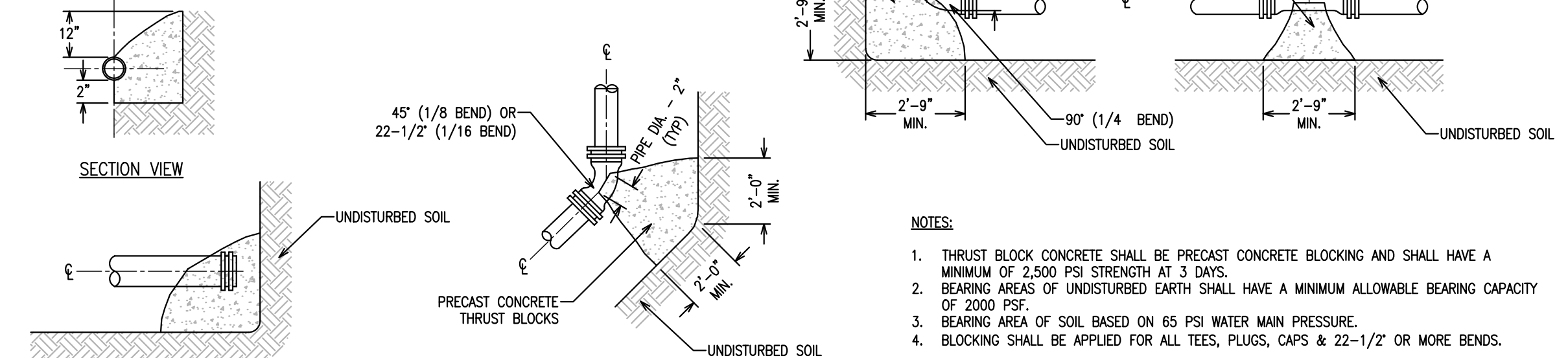
G850

N.T.S.

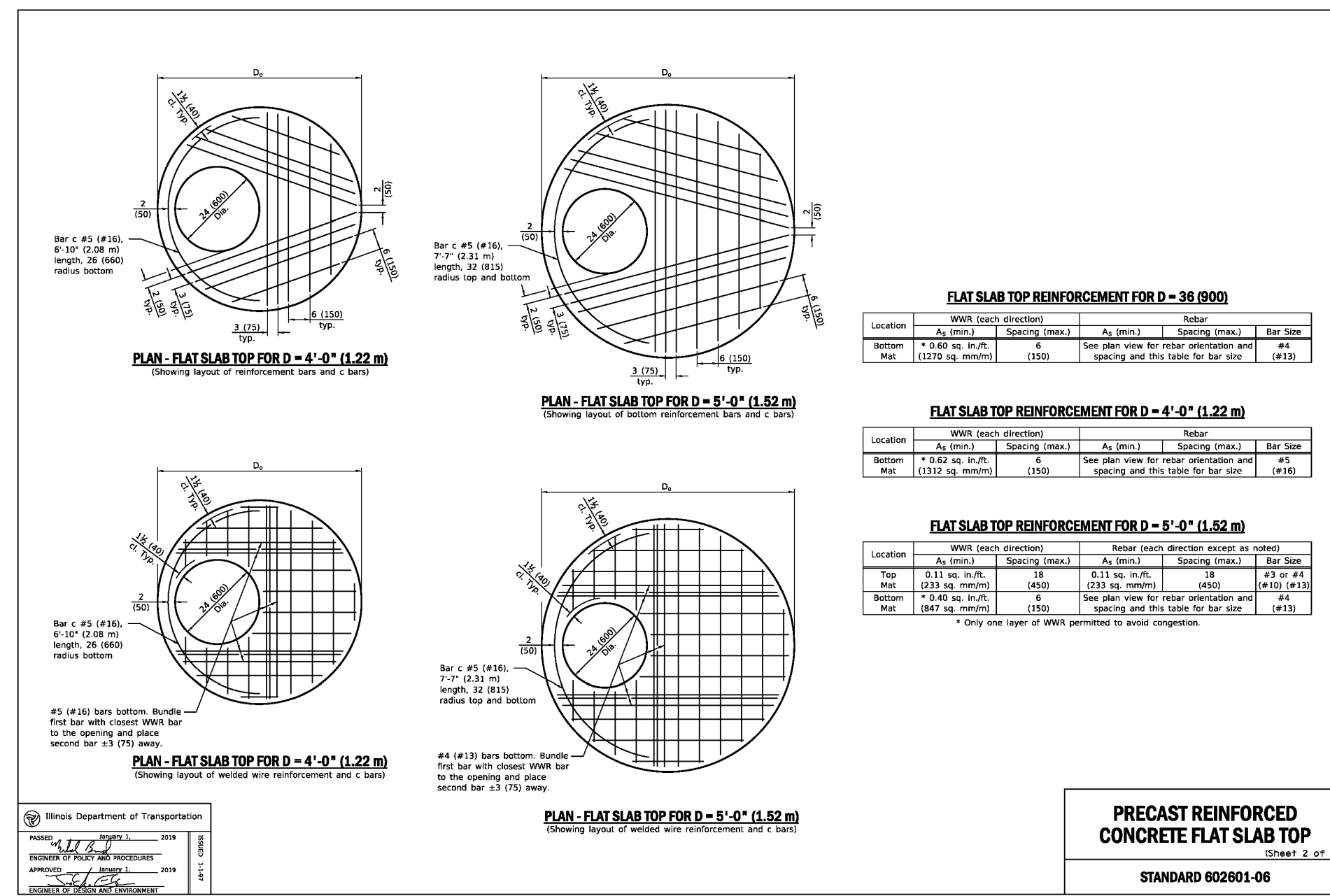
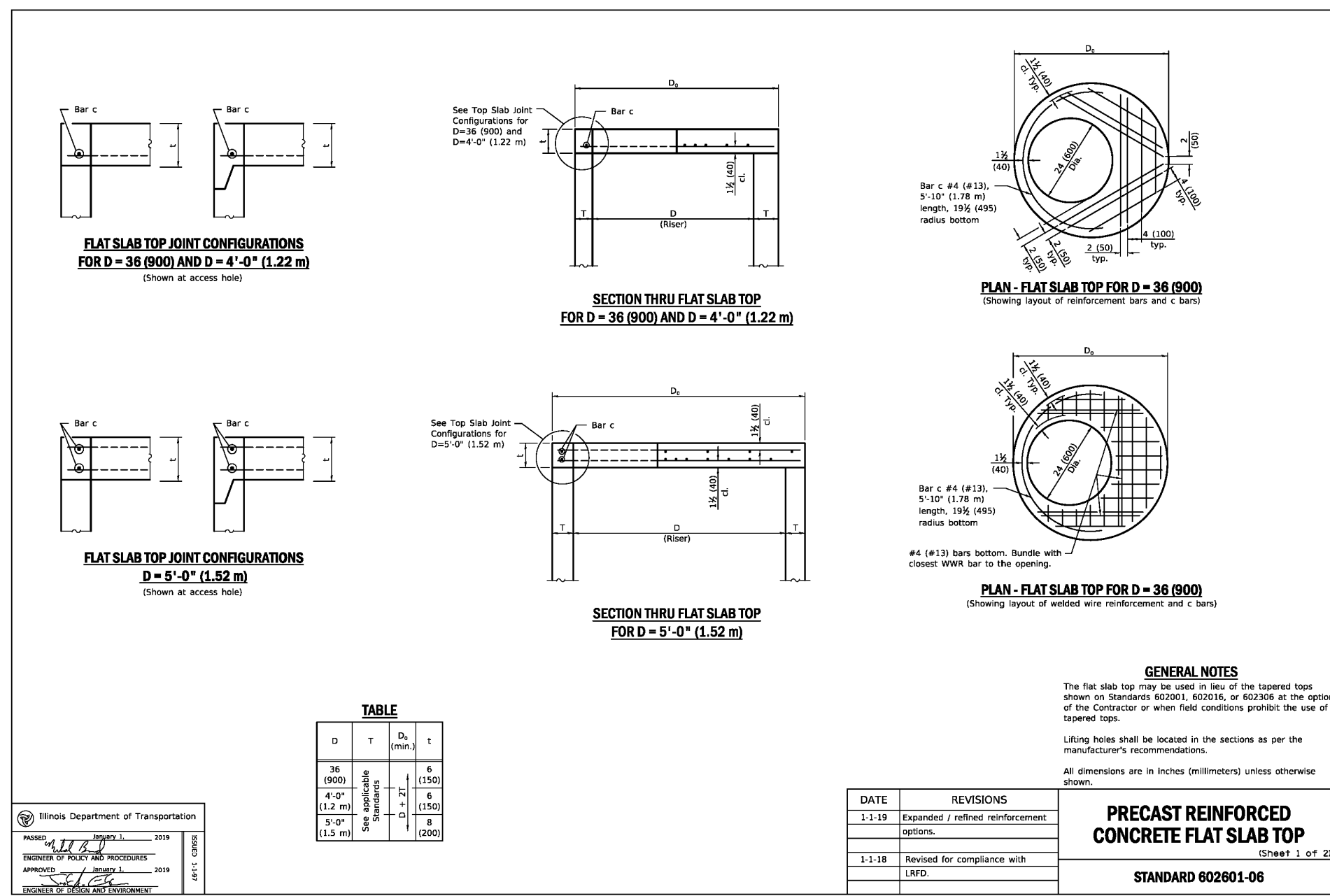
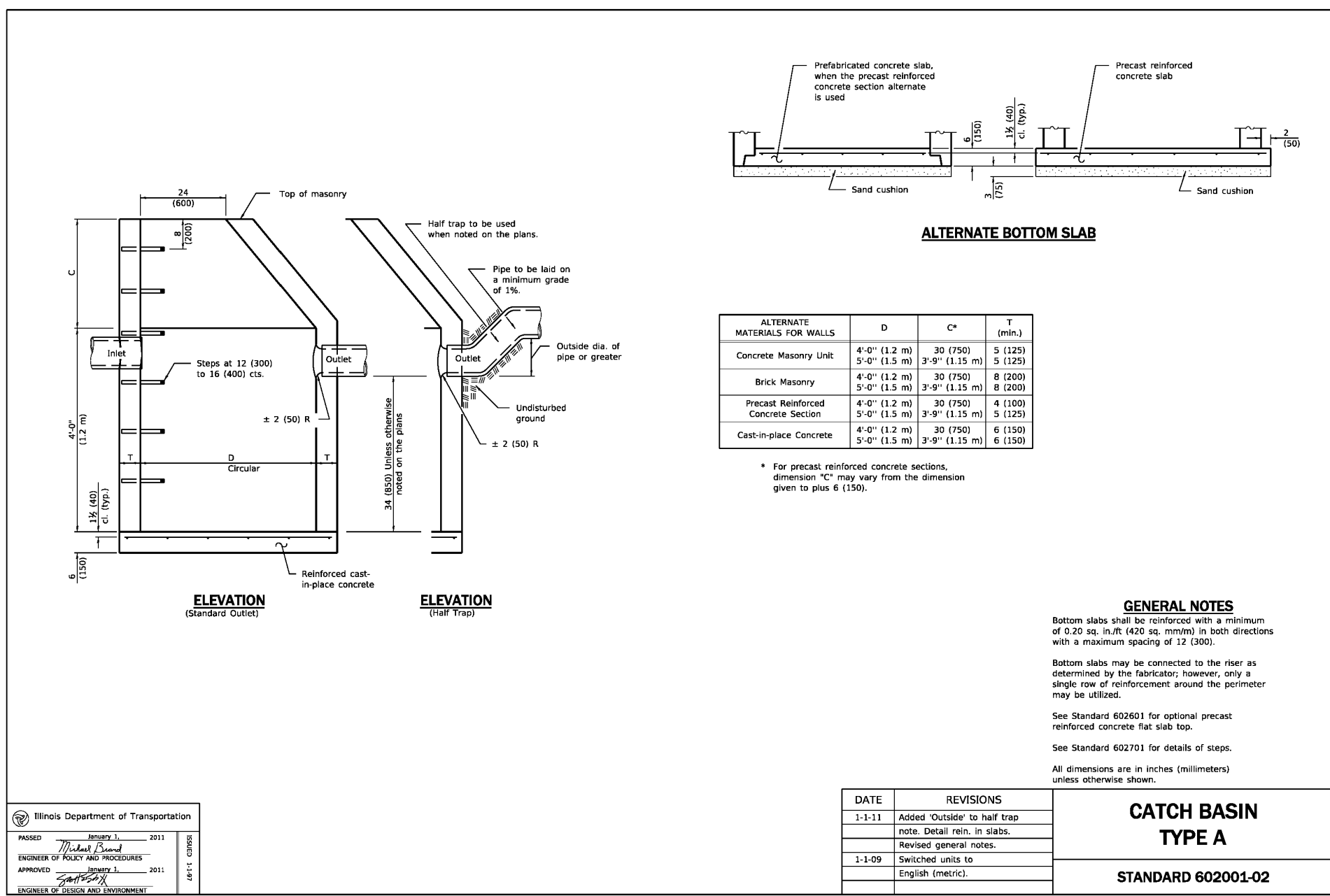
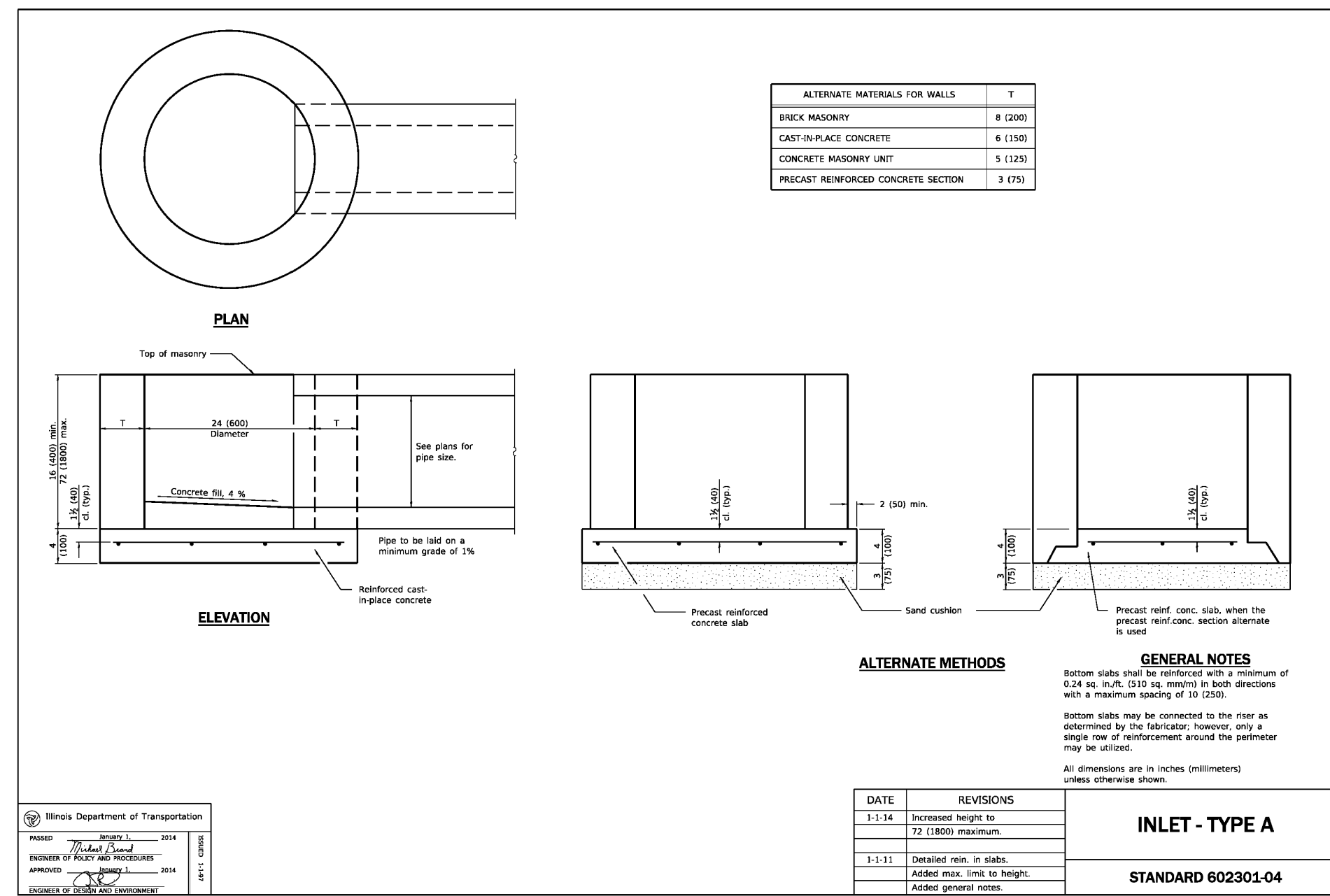
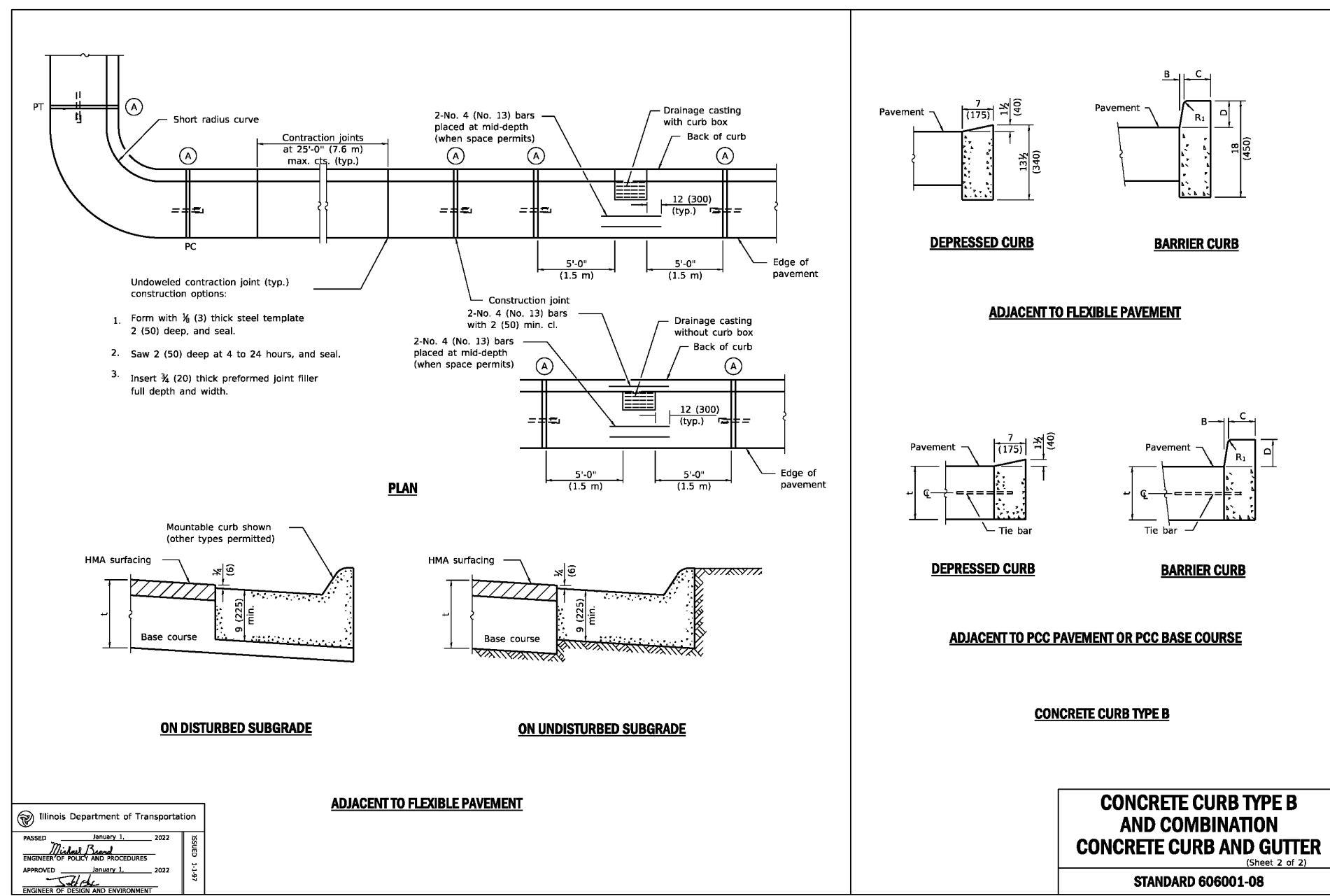
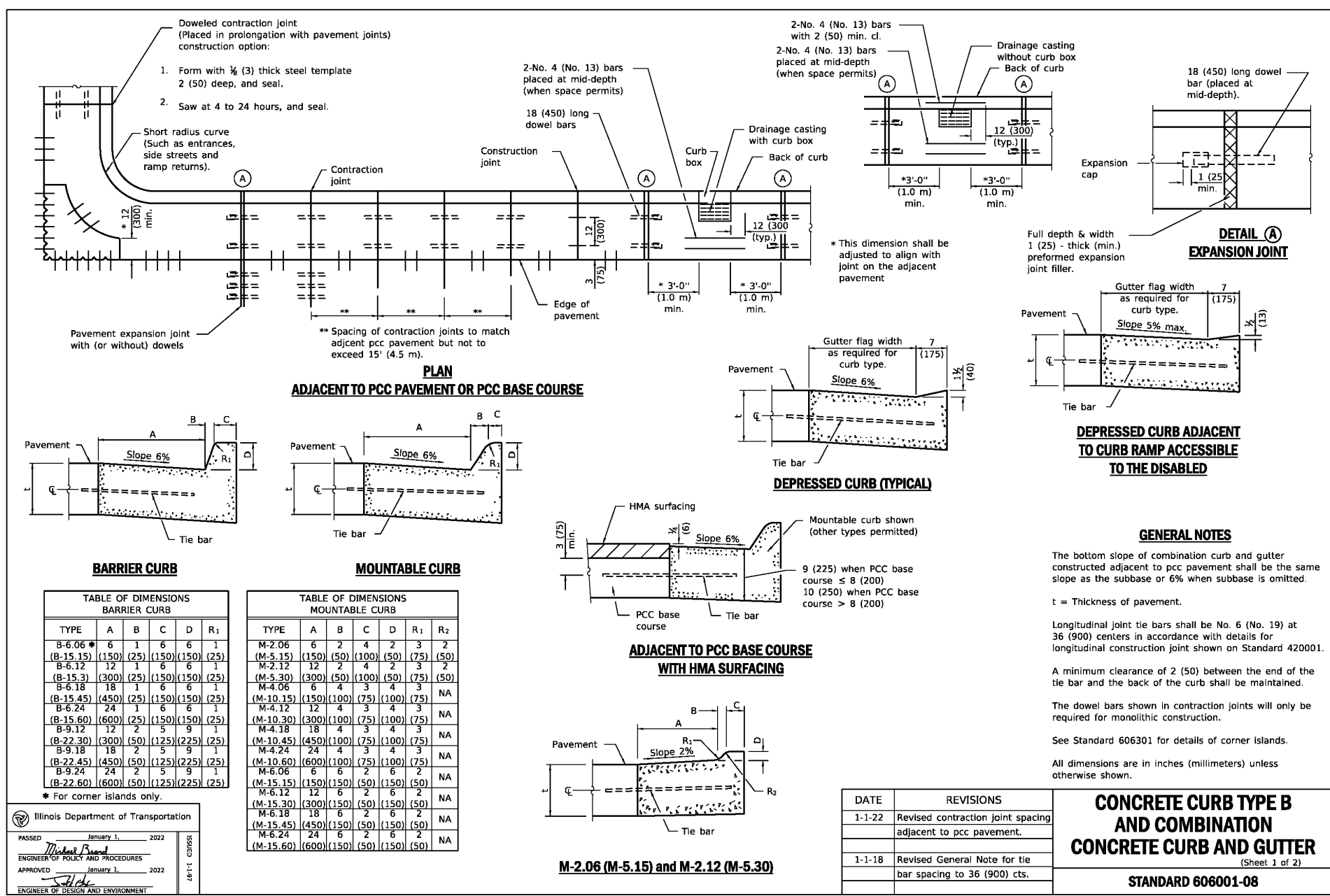
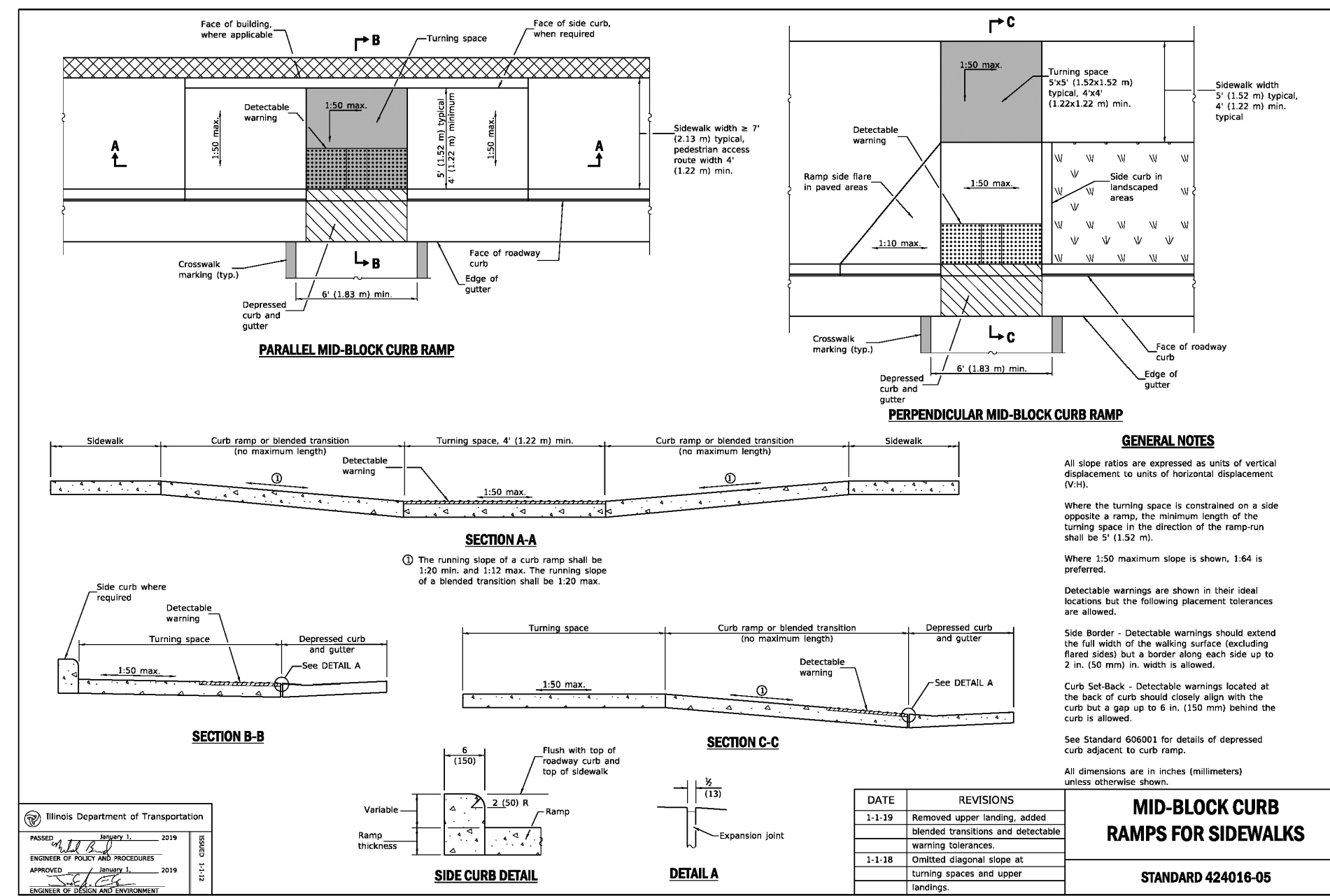
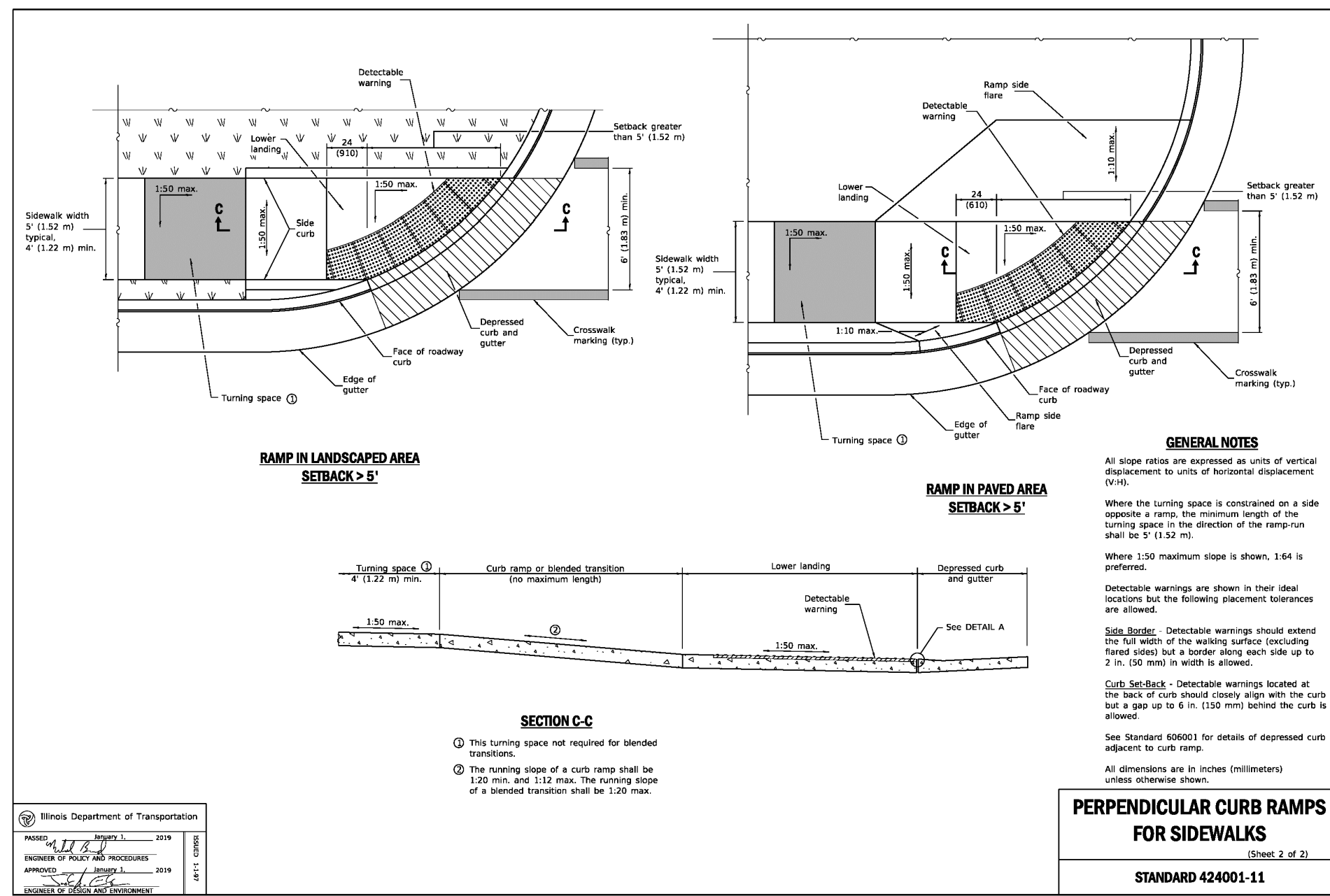
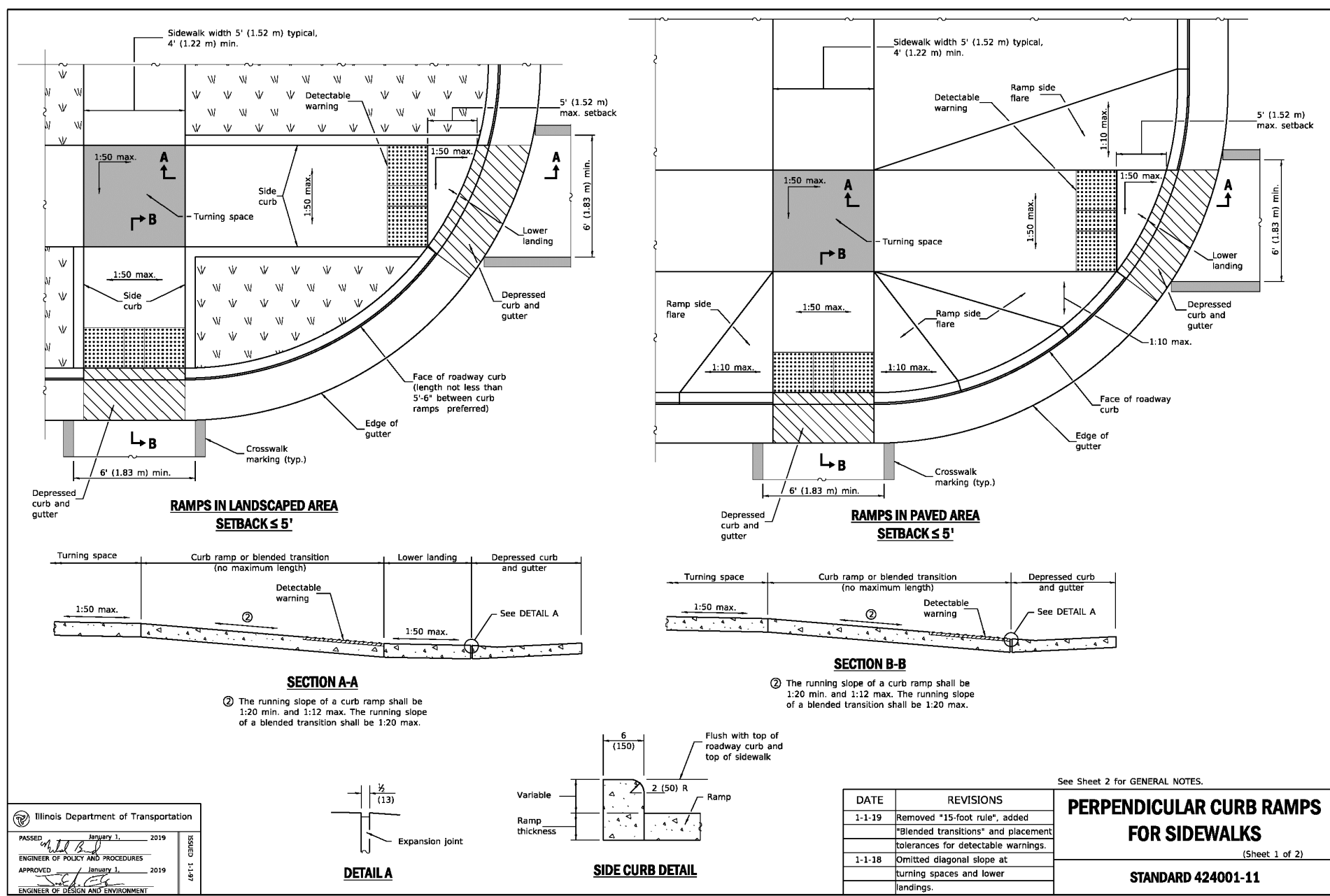
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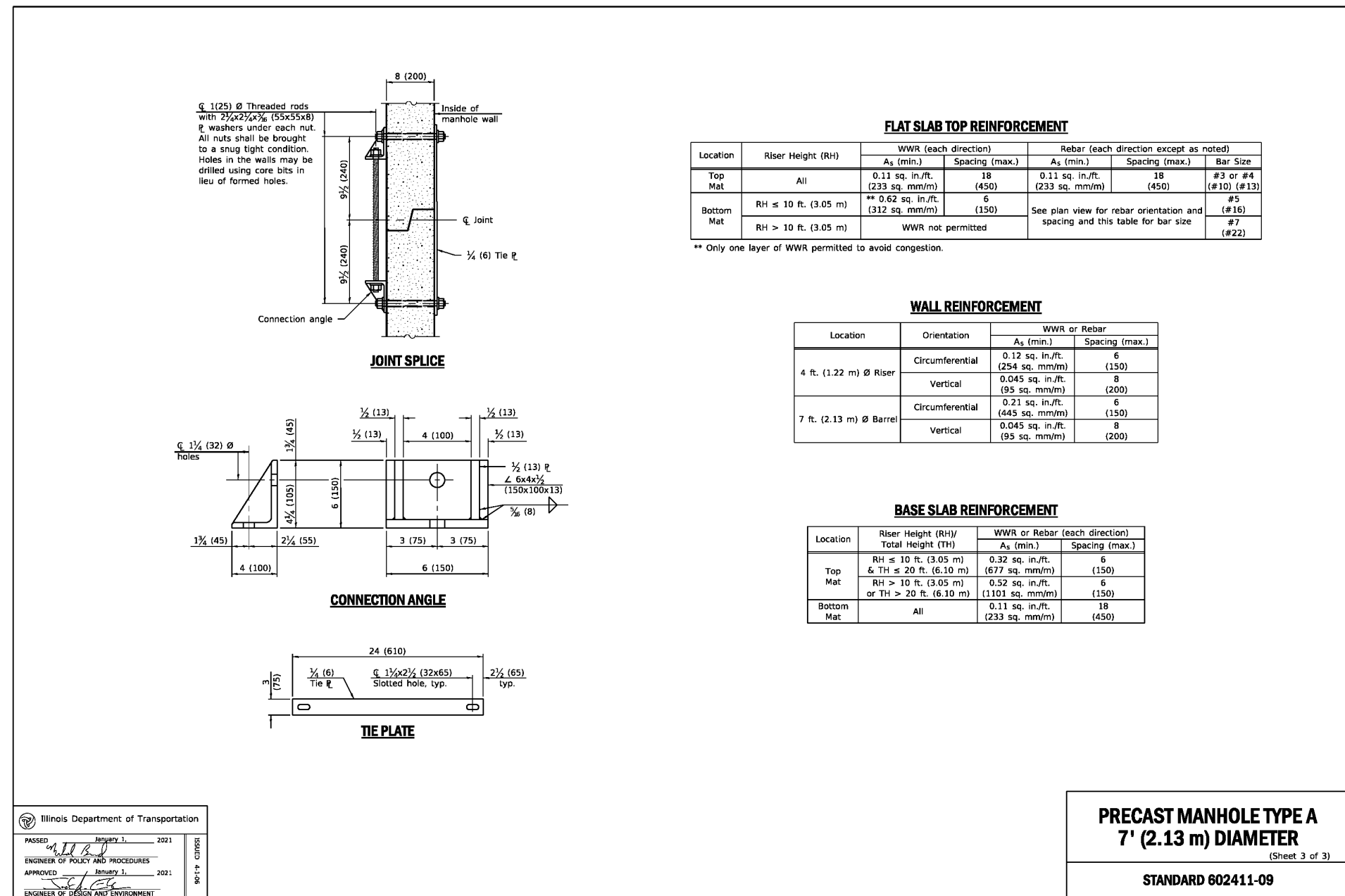
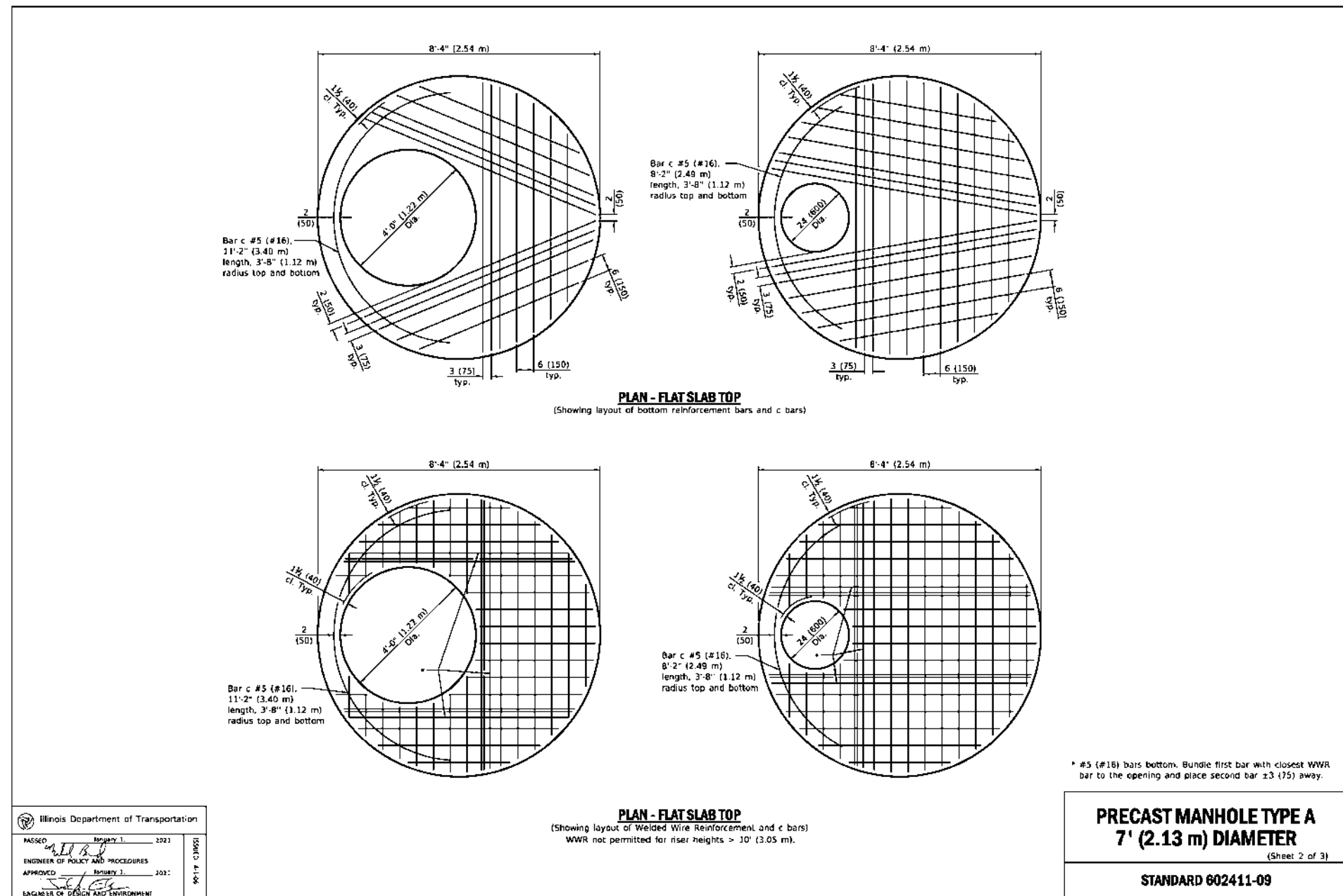
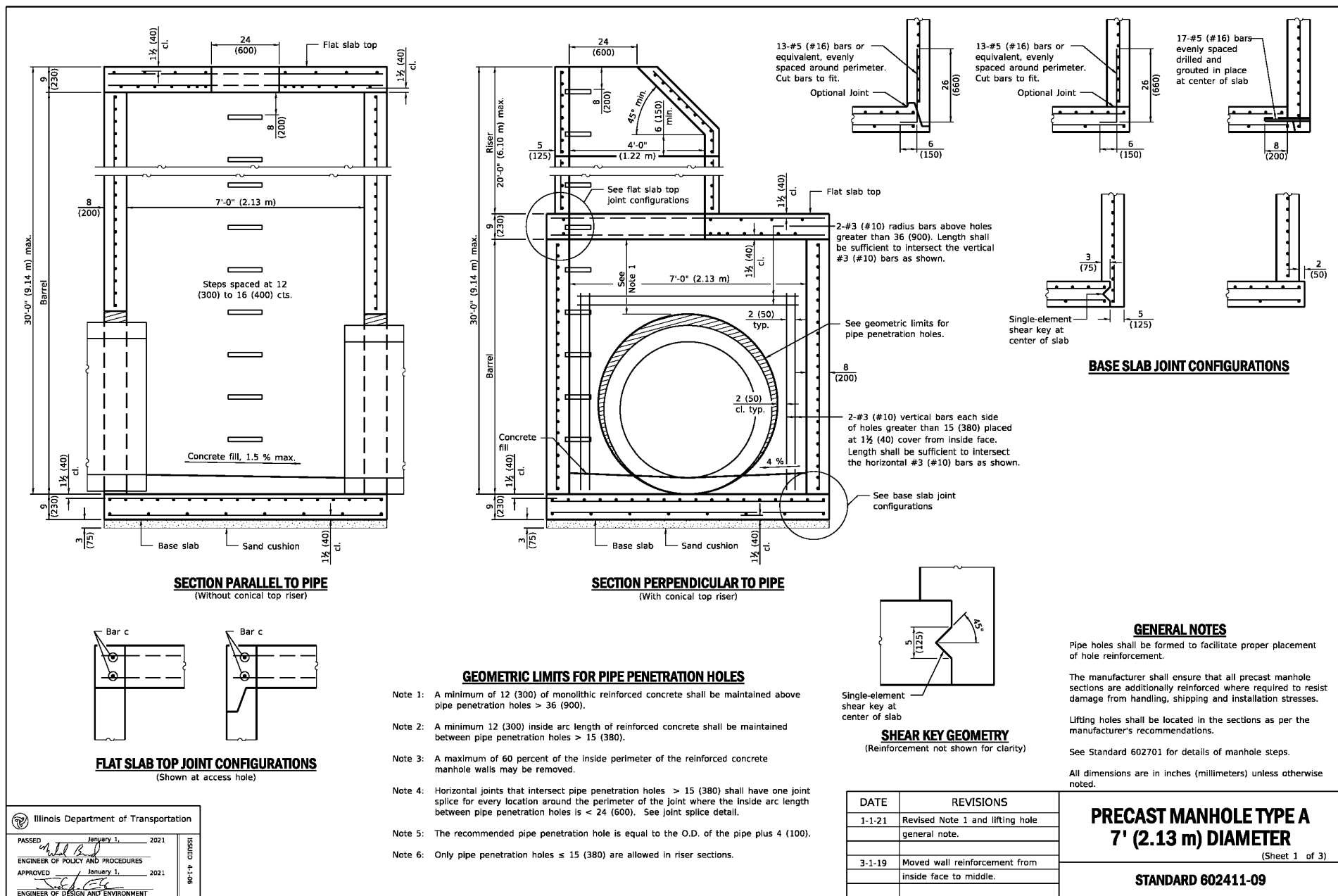
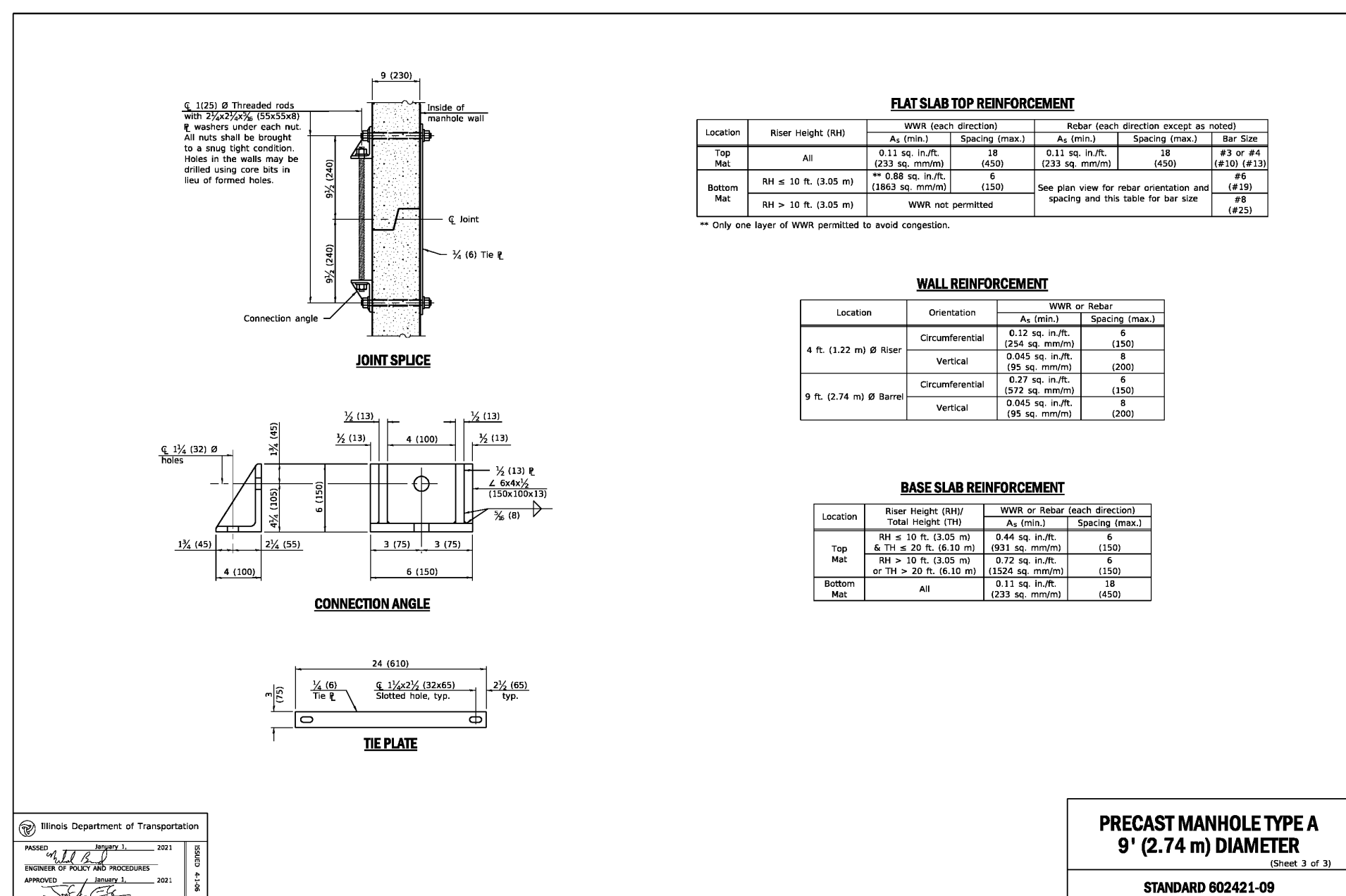
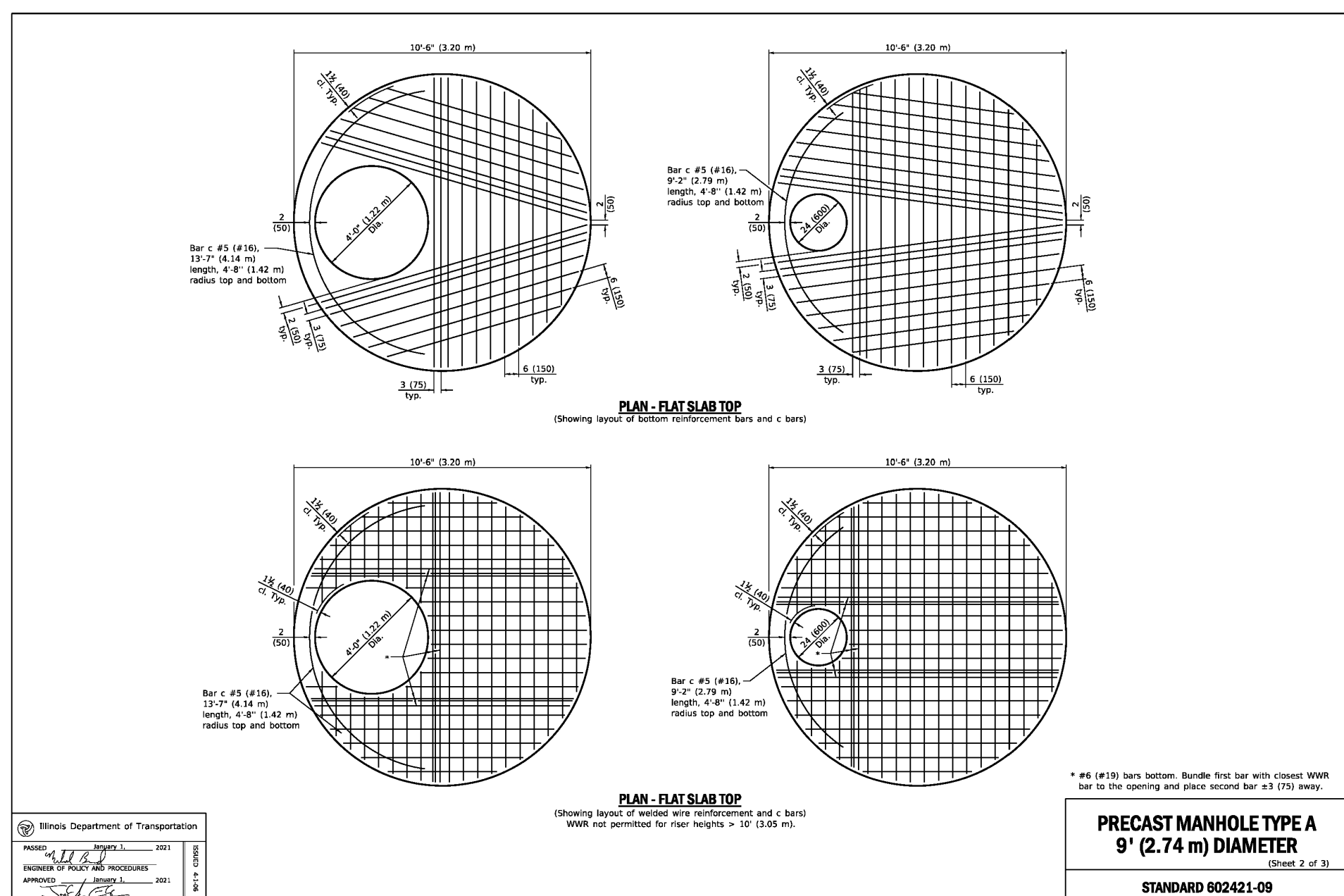
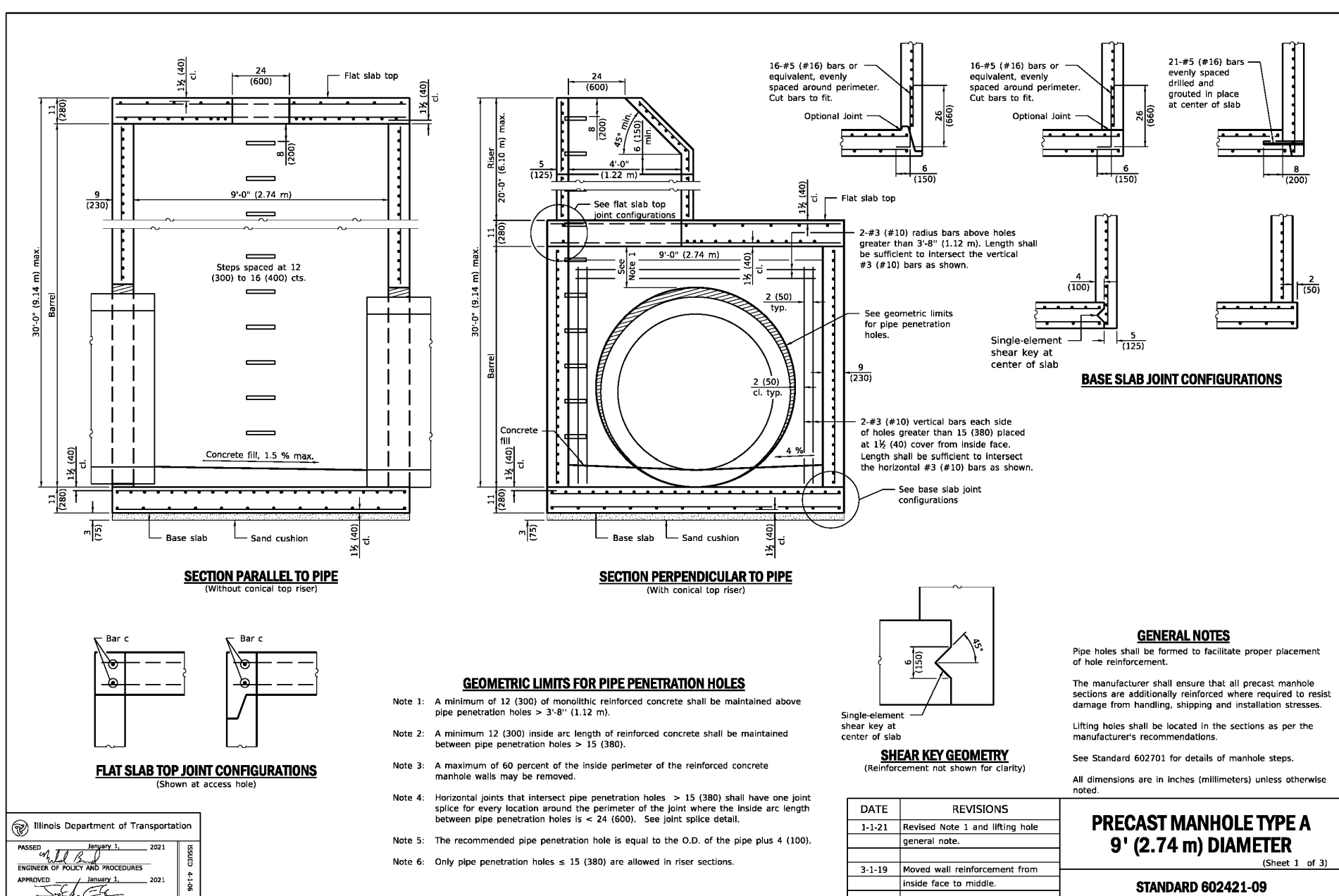
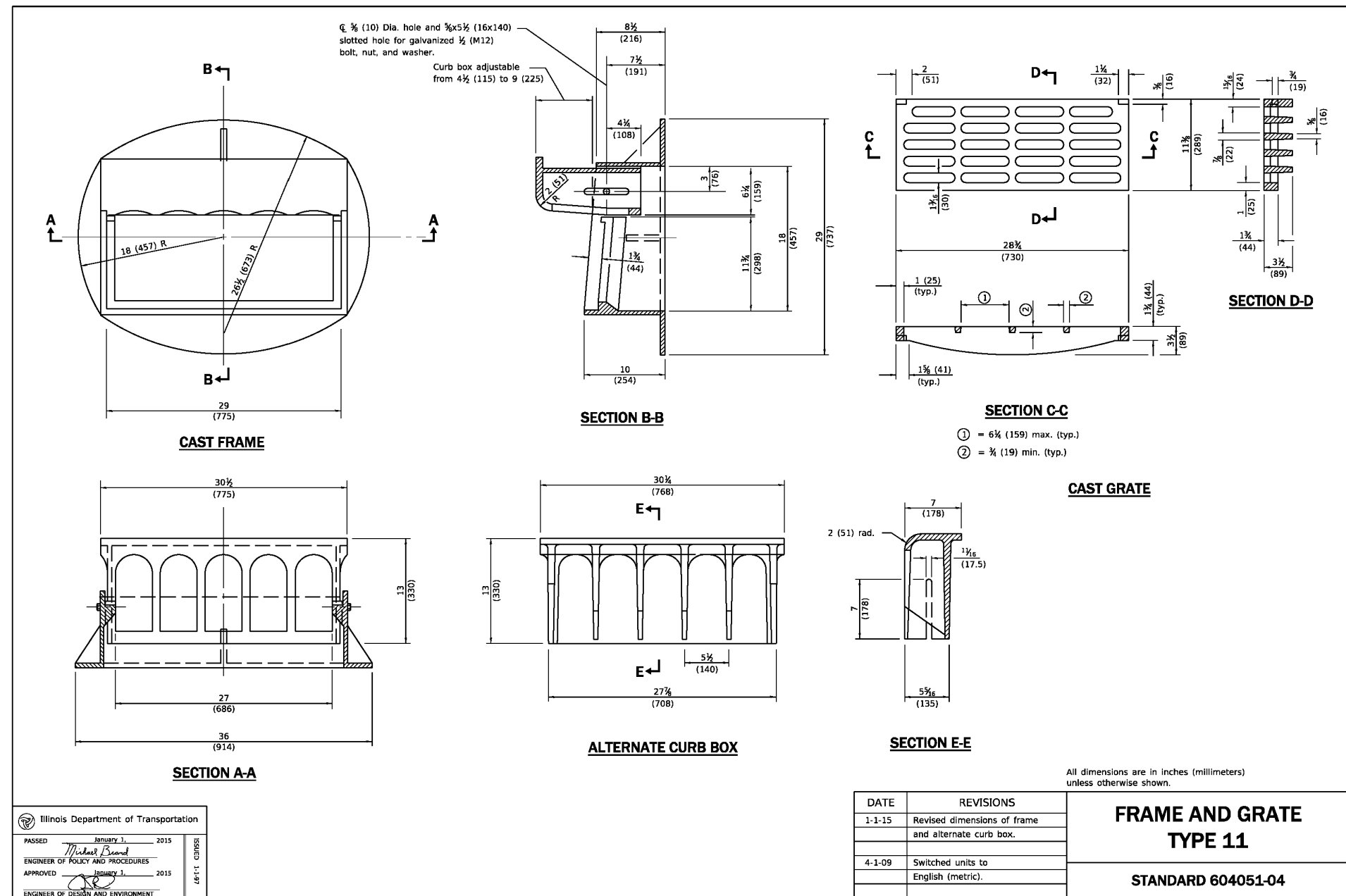
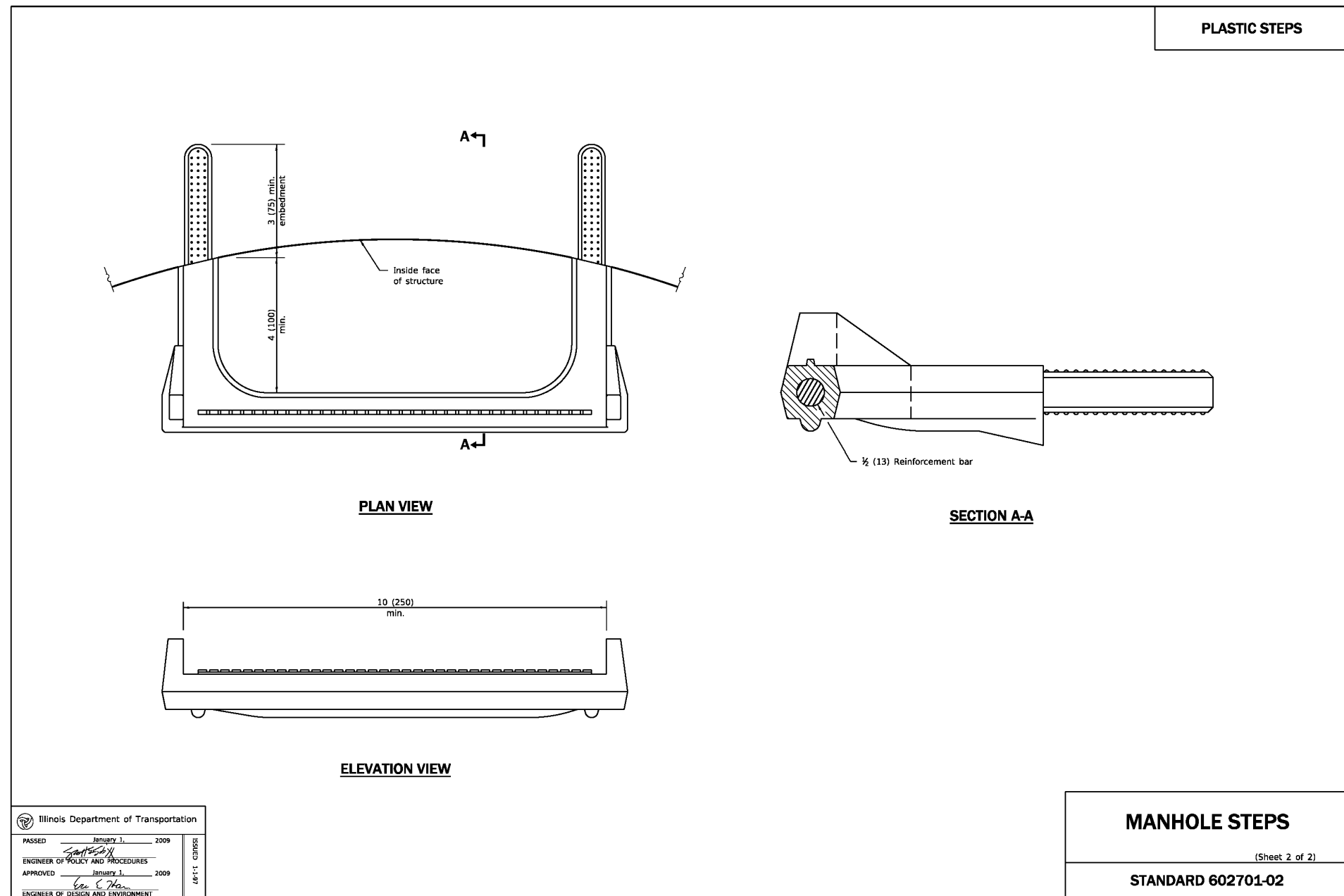
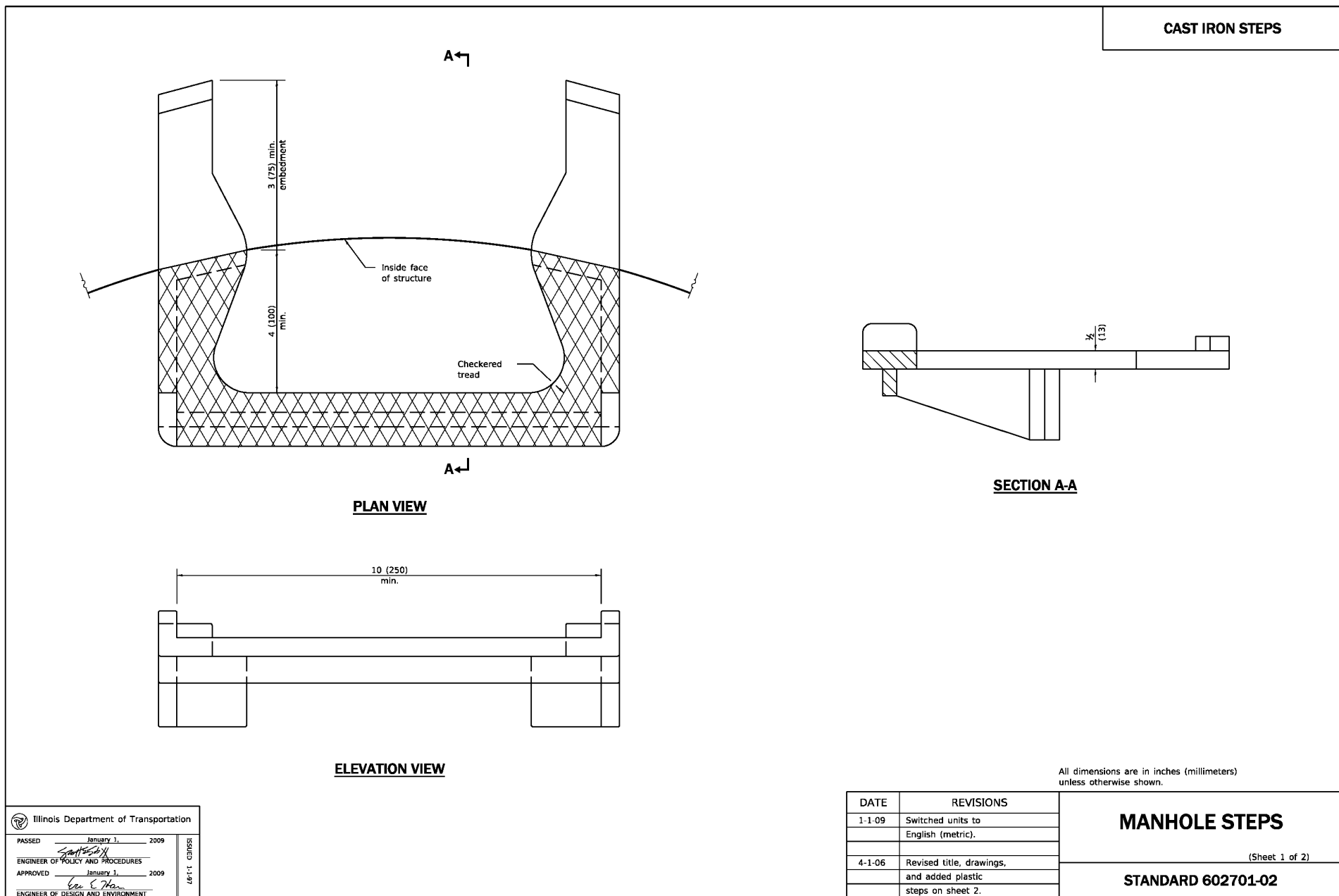


AREA OF BEARING FACE OF CONCRETE THRUST BLOCKS						
PIPE SIZE (IN)	1/4 BEND (SQ. FT.)	M ²	1/8 BEND (SQ. FT.)	M ²	TEES, PLUGS, CAPS AND HYDRANTS	M ²
4	2	0.19	2	0.19	2	0.19
6	5	0.46	5	0.28	4	0.37
8	8	0.74	5	0.46	6	0.56
10	13	1.21	7	0.65	9	0.84
12	18	1.67	10	0.93	13	1.21
14	25	2.32	14	1.30	18	1.67
16	32	2.97	18	1.67	23	2.14



C9.0	N.T.S.	G850
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DETAILS		
BISON CROSSING		
3 PER VILLAGE		
2 PER VILLAGE		
1 PZC SUBMITTAL		
No	Description	Date
BUFFALO GROVE, ILLINOIS		
11/21/23		
10/13/23		
9/5/23		





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G850

N.T.S.

C9.2

DETAILS

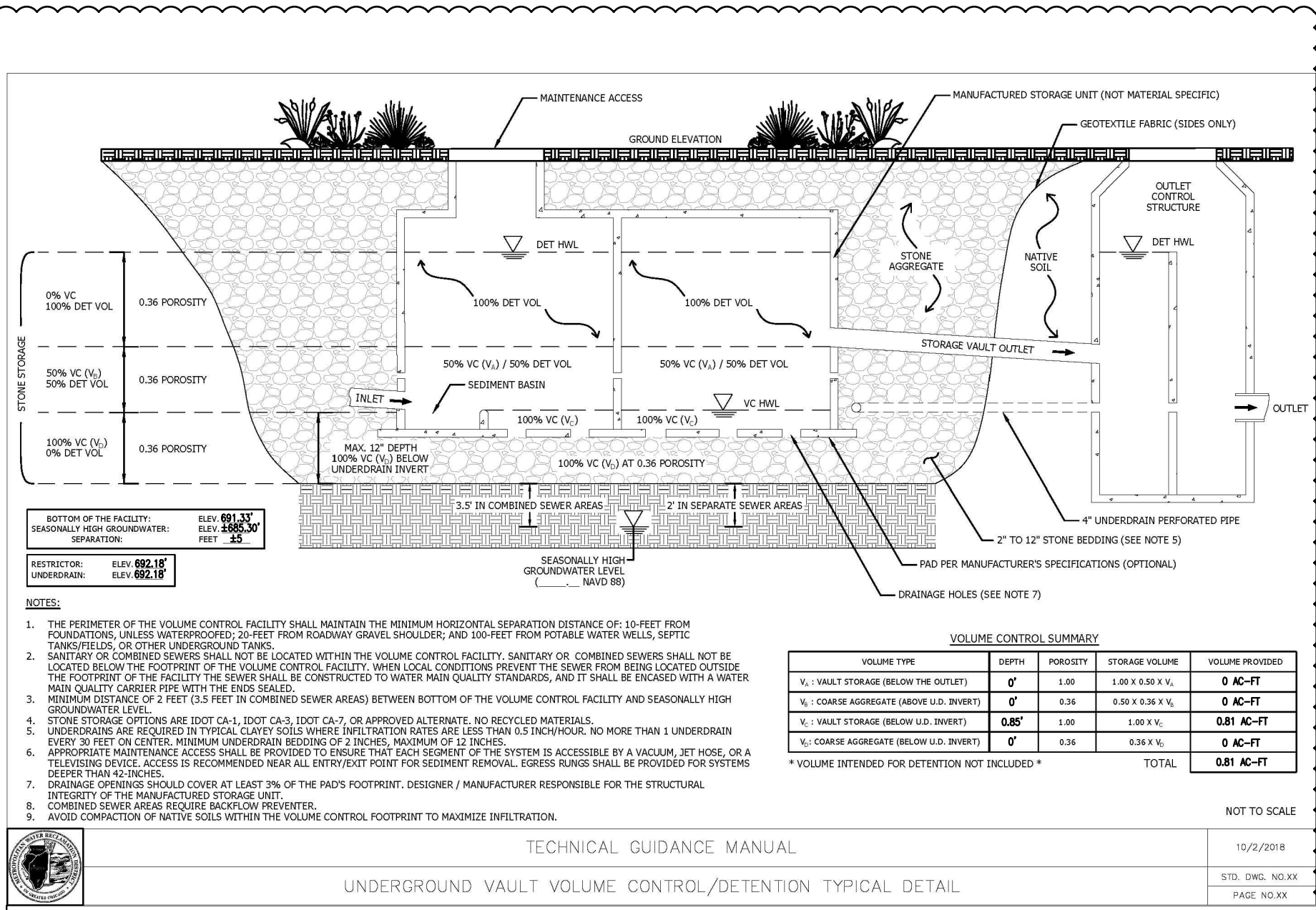
BISON CROSSING

SHOREWOOD DEVELOPMENT GROUP

BUFFALO GROVE, ILLINOIS

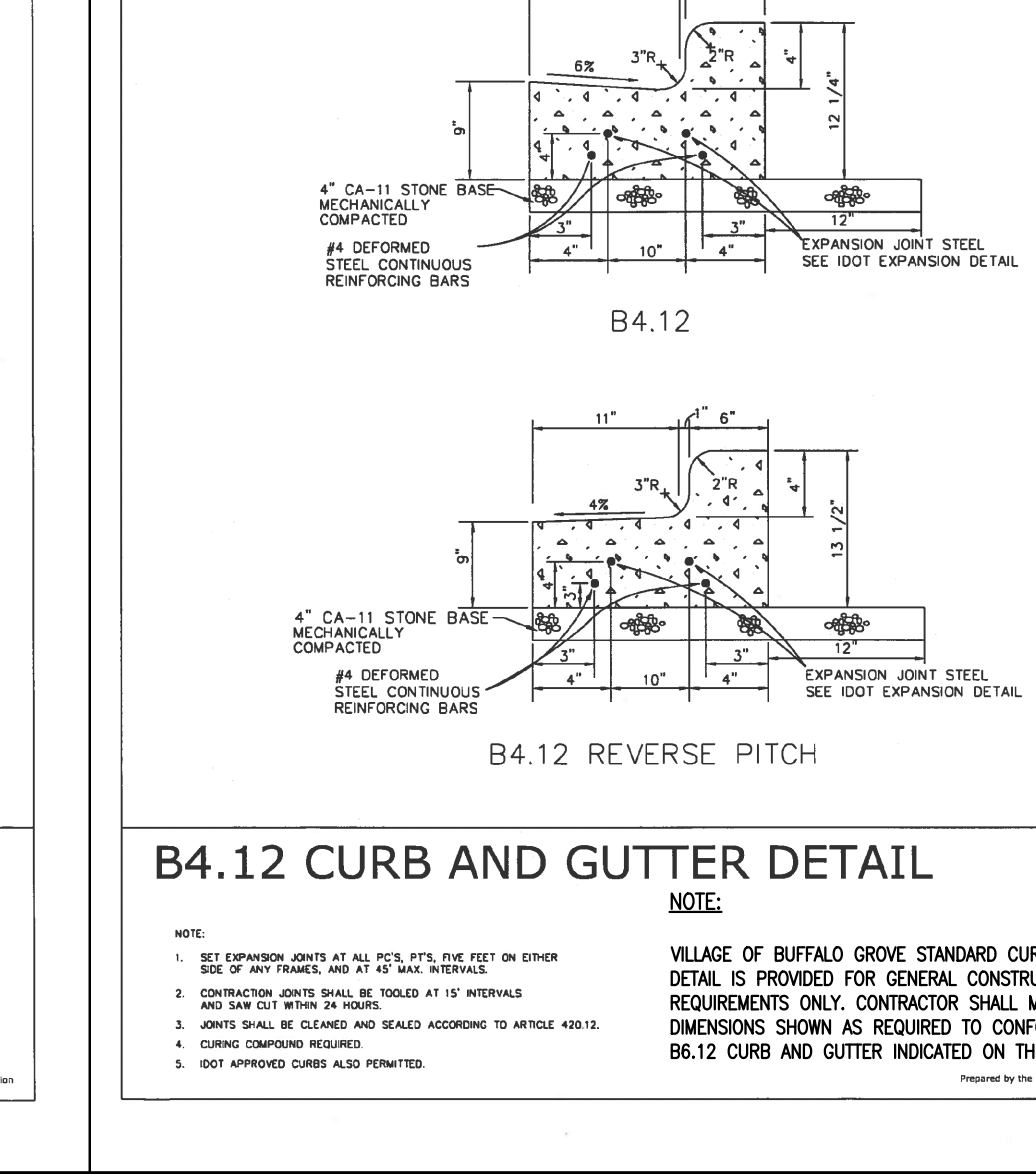
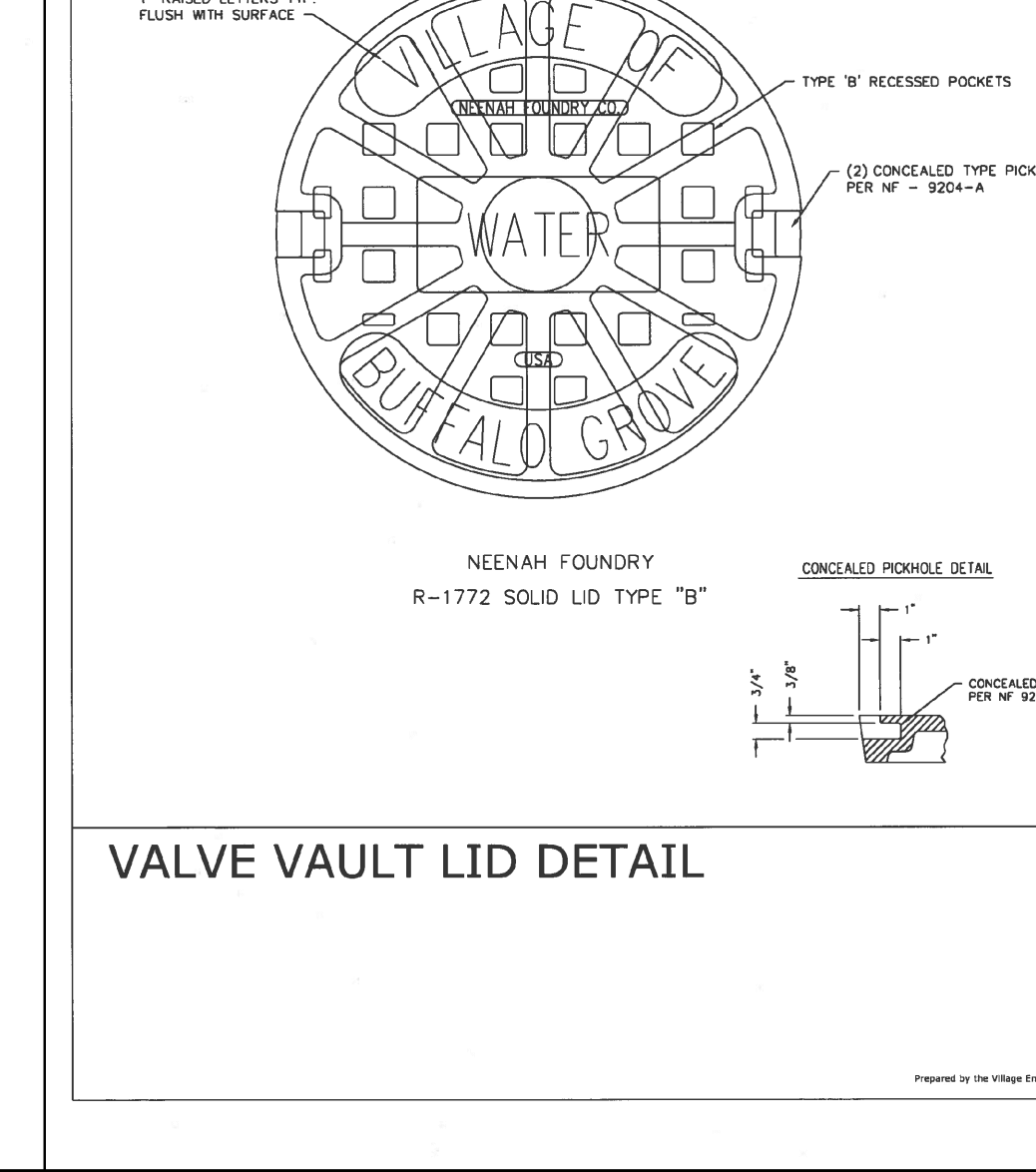
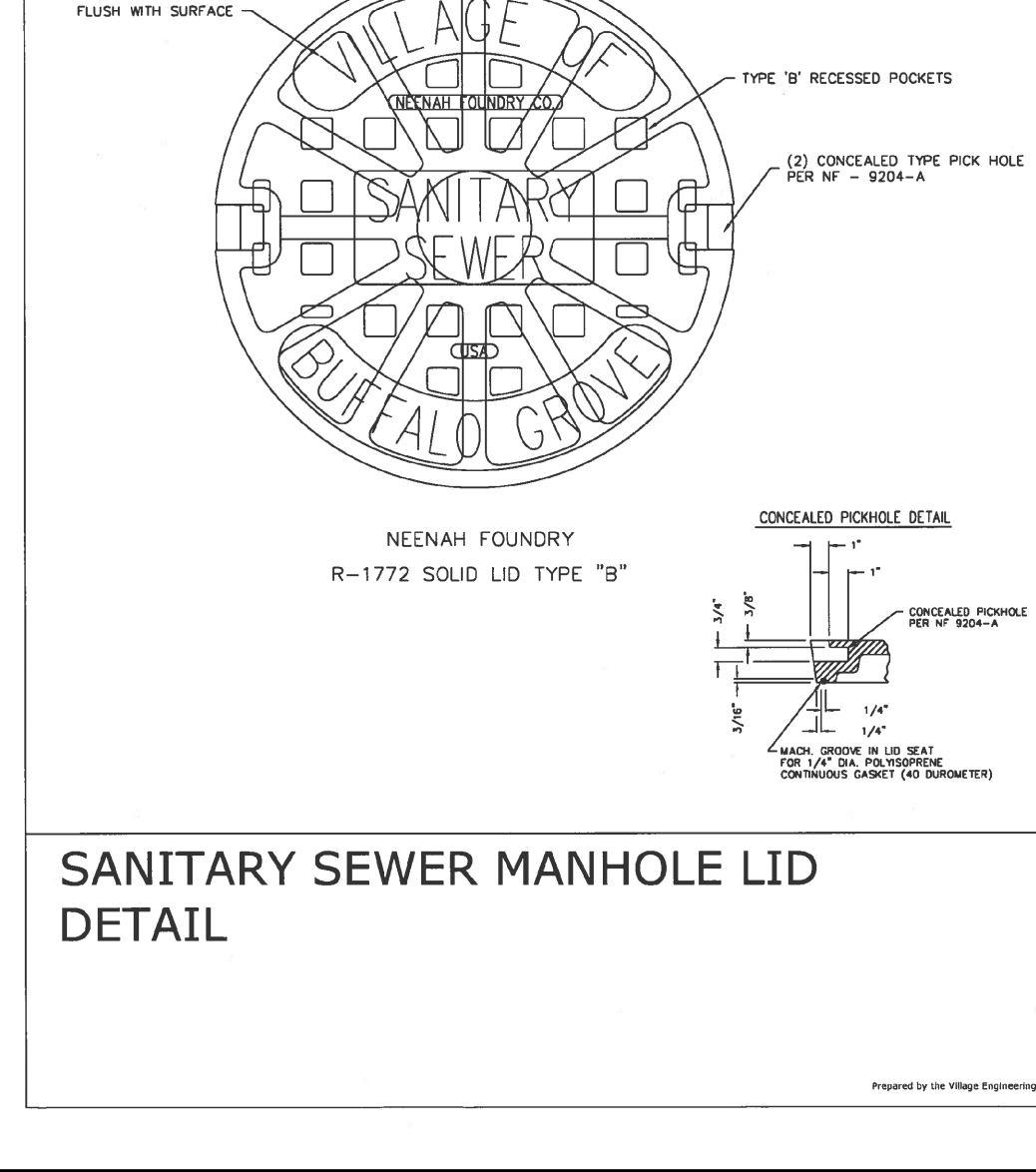
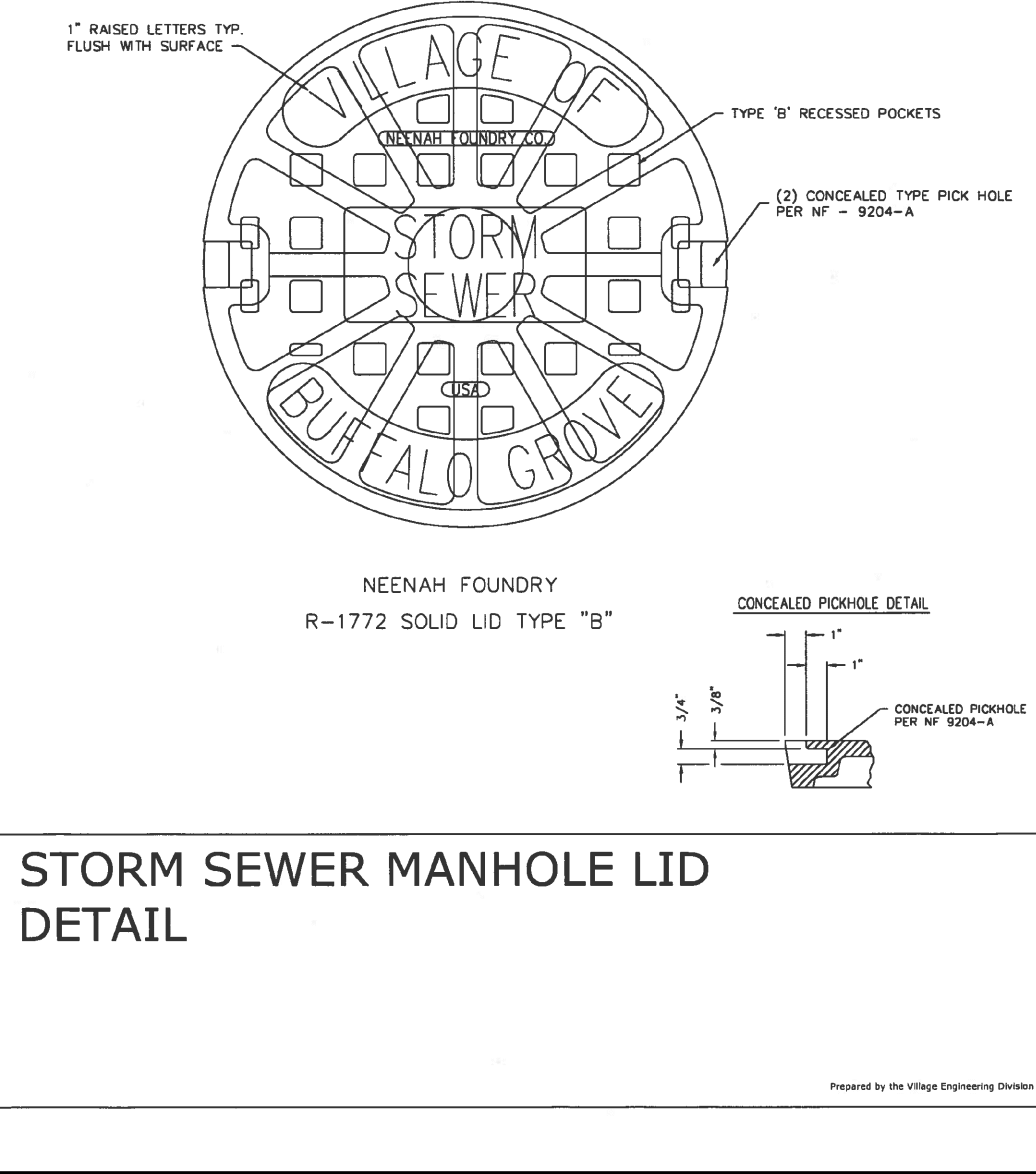
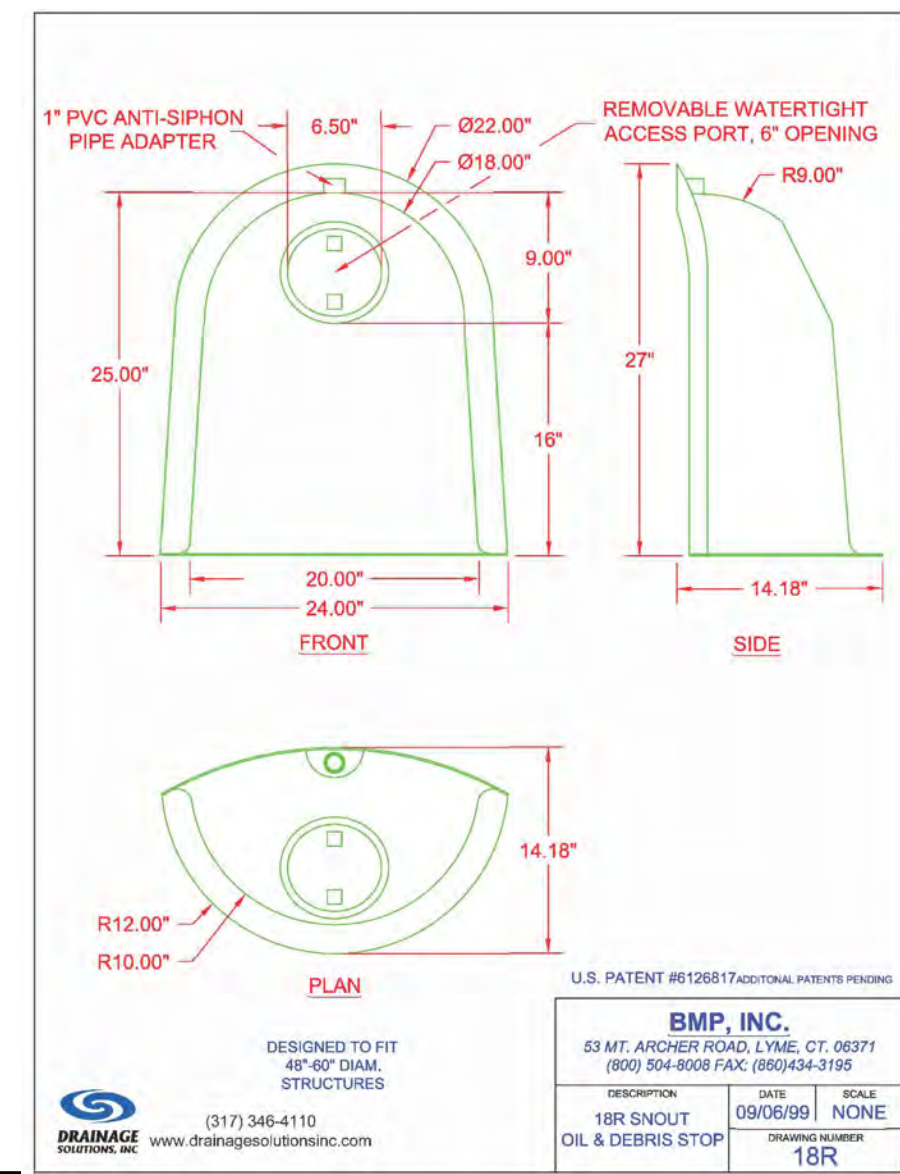
No.	Description	Date
3	PER VILLAGE	11/21/23
2	PER VILLAGE	10/13/23
1	P/C SUBMITTAL	9/5/23

2

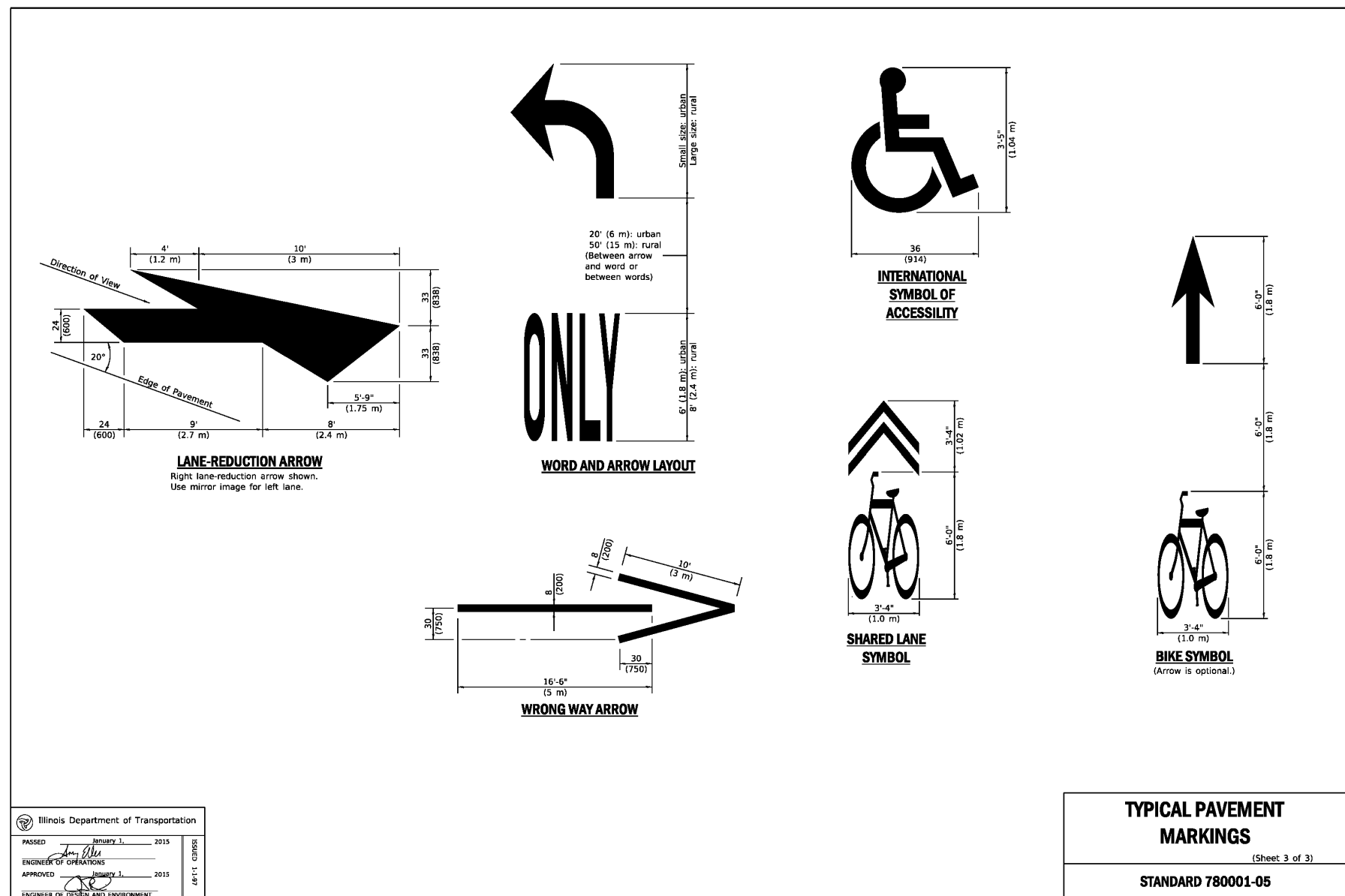
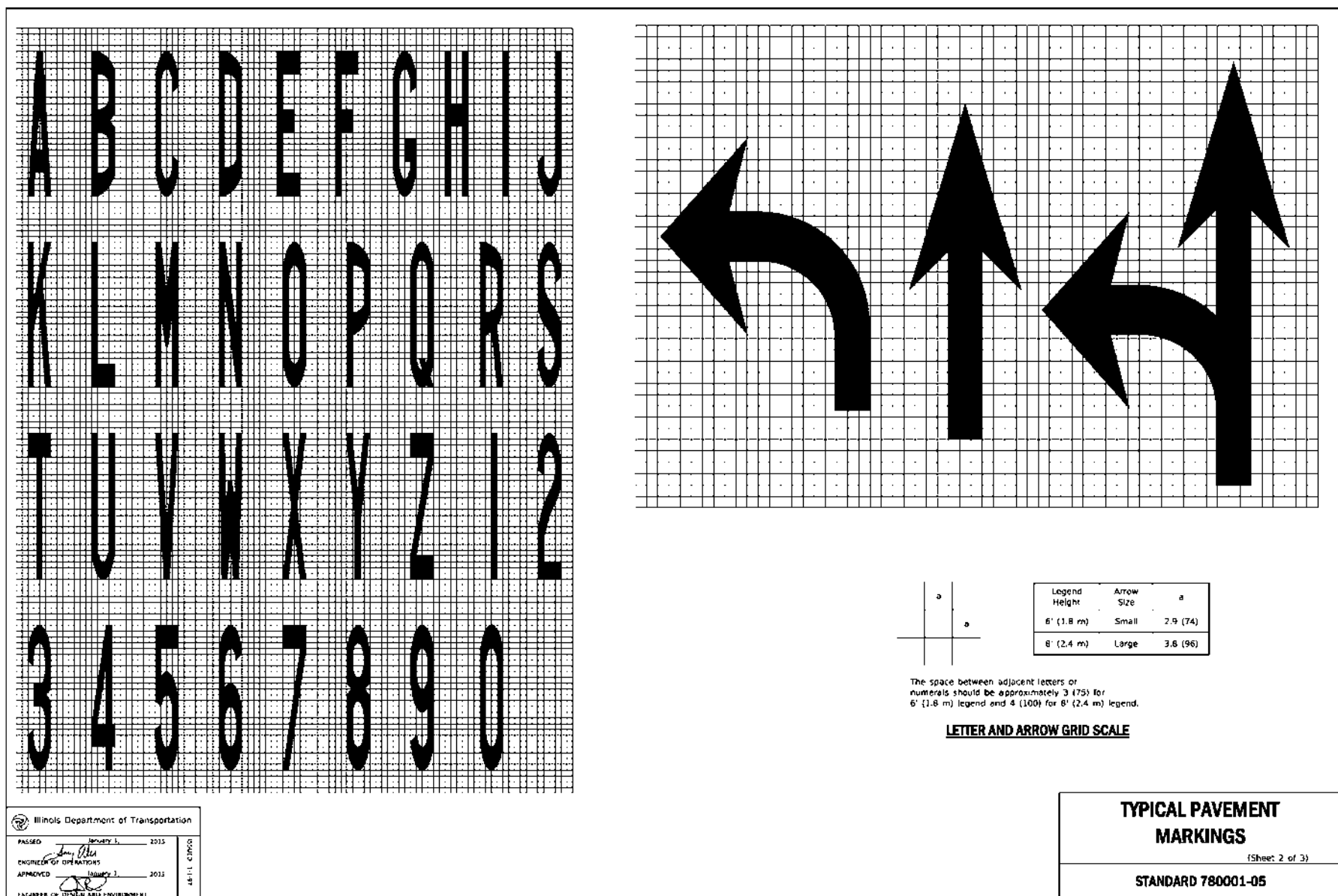
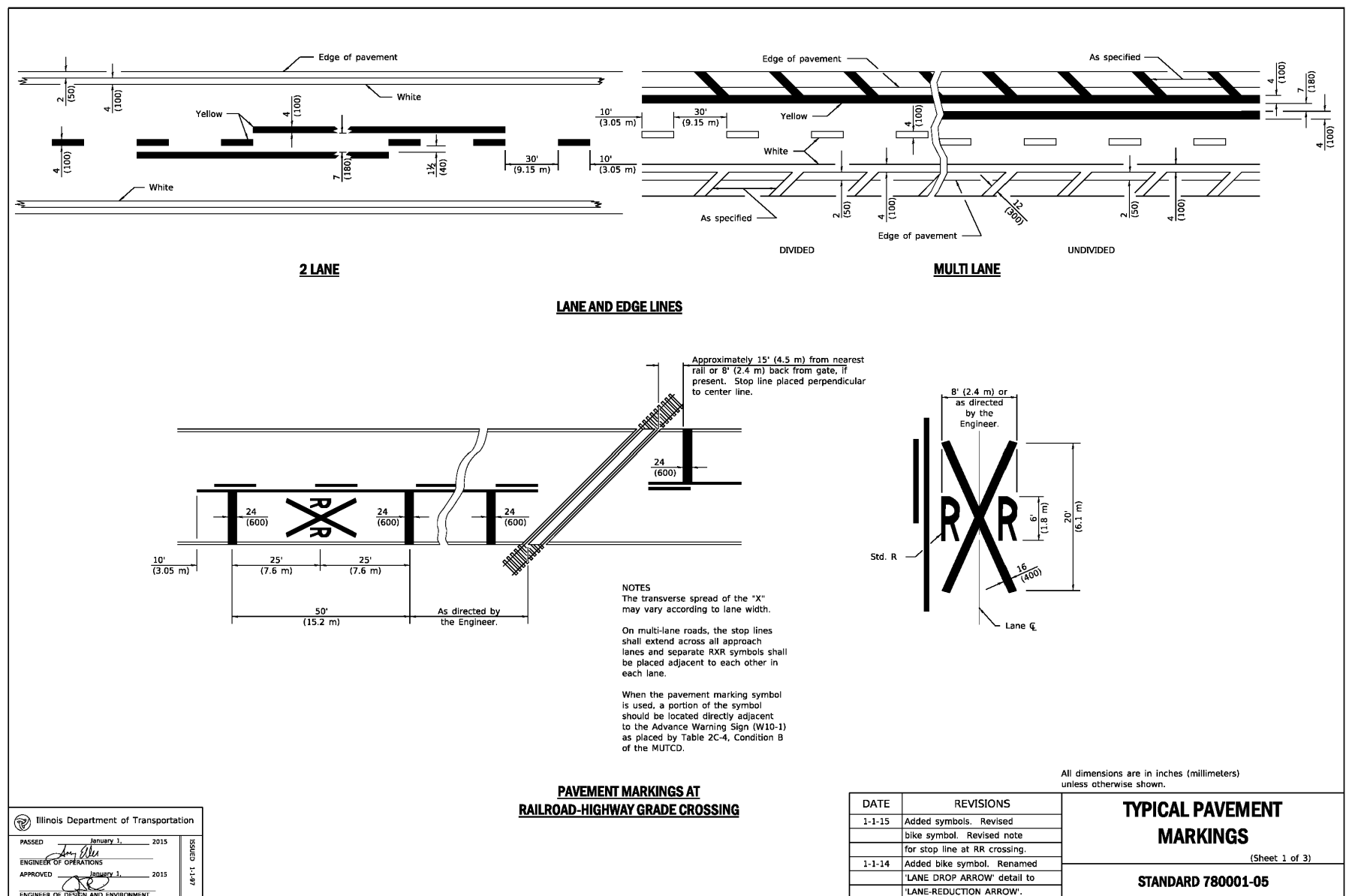
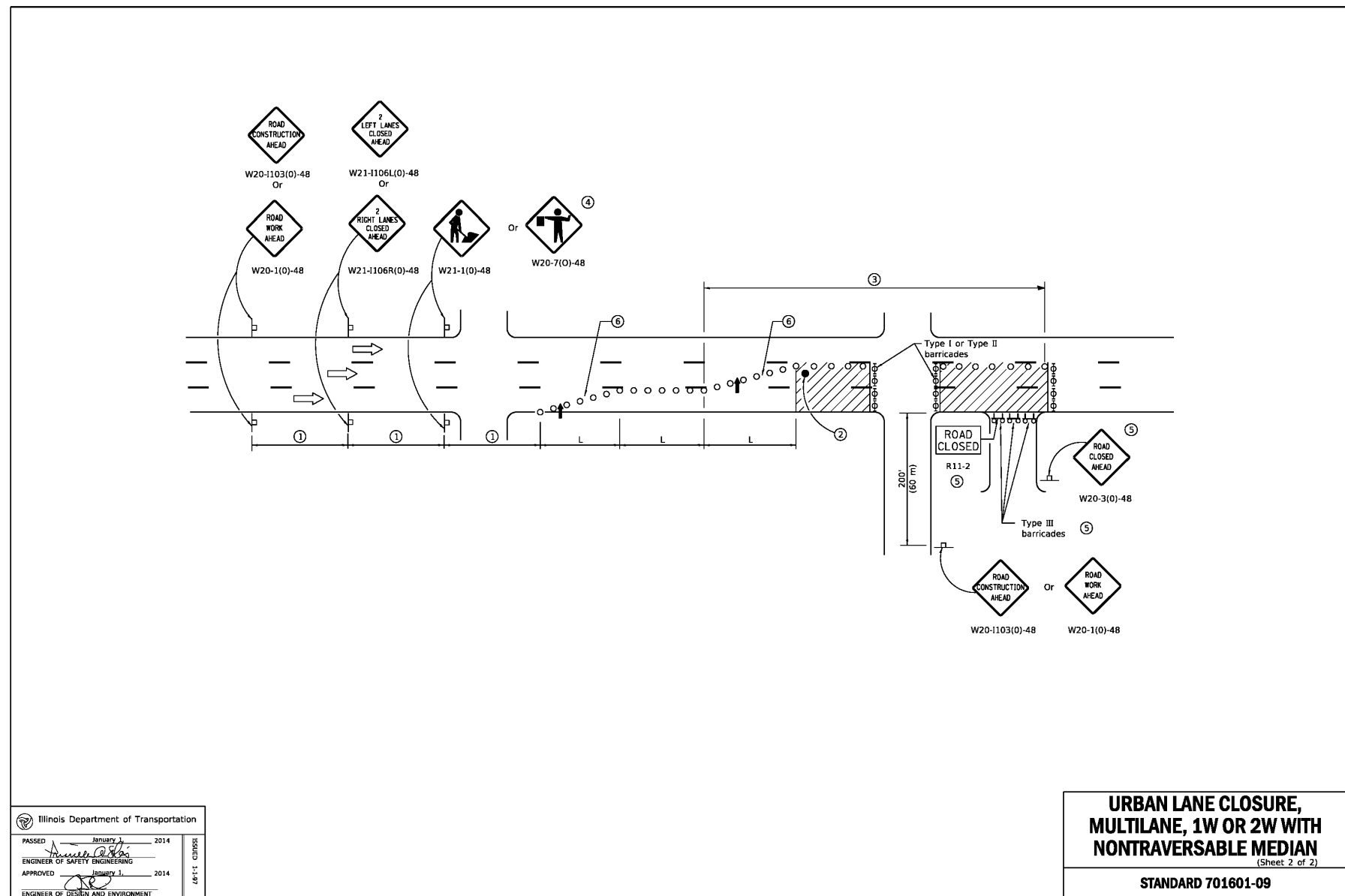
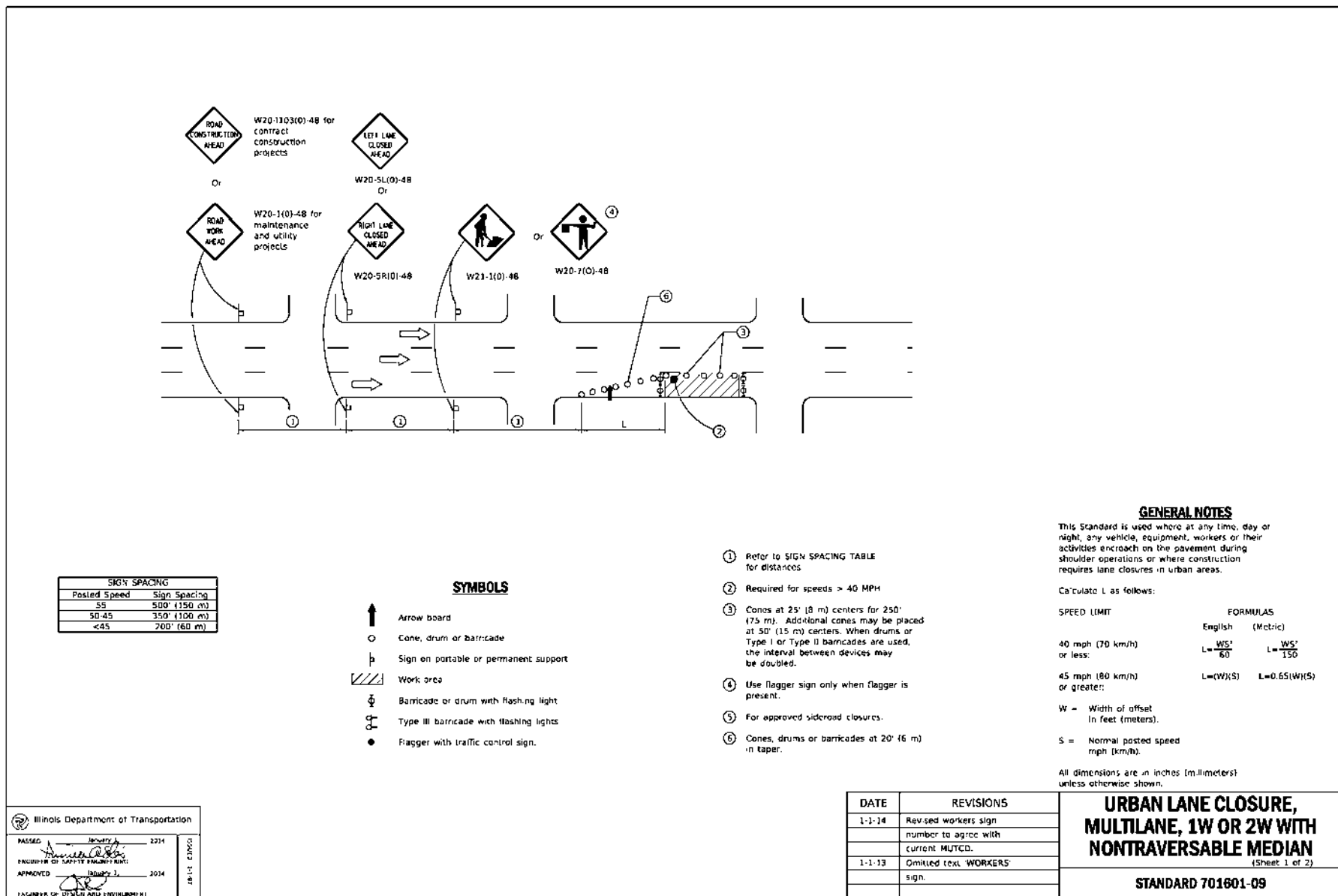


- NOTES:
1. DRAWING PROVIDED FOR REFERENCE ONLY.
 2. SEE STORMTRAP DETAILS ON SHEETS C9.5 AND C9.6 FOR ADDITIONAL INFORMATION.
 3. REFER TO THE GEOTECHNICAL ENGINEERING SERVICES REPORT PREPARED BY CONSTRUCTION & GEOTECHNICAL MATERIAL TESTING, INC. FOR THE SOIL BORING LOGS AND SEASONALLY HIGH GROUNDWATER ELEVATION DETERMINATION.

UNDERGROUND DETENTION AND VOLUME CONTROL FACILITY CROSS SECTION DETAIL

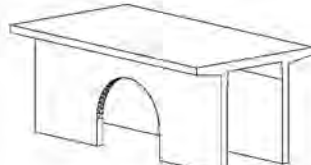


C9.4	N.T.S.	G850												
 JACOB & HEFNER ASSOCIATES 1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515 PHONE: (630) 652-4600, FAX: (630) 652-4601 www.jacobandhefner.com														
DETAILS <table border="1"> <thead> <tr> <th>No.</th><th>Description</th><th>Date</th></tr> </thead> <tbody> <tr> <td>3</td><td>PER VILLAGE</td><td>11/21/23</td></tr> <tr> <td>2</td><td>PER VILLAGE</td><td>10/13/23</td></tr> <tr> <td>1</td><td>PZC SUBMITTAL</td><td>9/5/23</td></tr> </tbody> </table>			No.	Description	Date	3	PER VILLAGE	11/21/23	2	PER VILLAGE	10/13/23	1	PZC SUBMITTAL	9/5/23
No.	Description	Date												
3	PER VILLAGE	11/21/23												
2	PER VILLAGE	10/13/23												
1	PZC SUBMITTAL	9/5/23												



The figure displays a 3D perspective view of a StormTrap vault structure, which is a rectangular grid of interlocking blocks. The structure is shown in a perspective view, highlighting its three-dimensional nature. The blocks are arranged in a grid pattern, with some blocks missing to reveal the internal structure. The drawing is a technical representation of the product, showing its modular design and how it fits together.

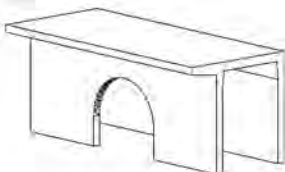
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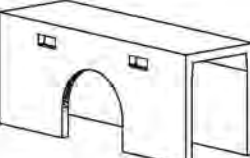
TYPE II
END PANEL



TYPE II
END PANEL



TYPE IV
END PANEL



TYPE VII-6
END PANEL



TYPE IV
END PANEL

NOTES:

- OPENING LOCATIONS AND SIZES MAY VARY.
- SP - INDICATES A MODULE WITH MODIFICATIONS.
- SP - INDICATES A MODULE WITH A PANEL ATTACHMENT.
- POCKET WINDOW OPENINGS ARE OPTIONAL.

1500 MODULAR PANELING
STANDARD, 1" x 6"
(1415-40-600 / 150-20-600)

ENGINEER INFORMATION:

JACOB & HEYER ASSOC.
 1333 BUTTERFIELD RD.
 SUITE 300
 DOWNERS GROVE, IL
 60130-1610

PROJECT INFORMATION:

815 W. WARDEN
 NORTH VALE
 BUTTFAU PARK DRIVE, IL
 CURRENT ISSUE DATE:
 11/21/2023

ISSUED FOR:

PRELIMINARY

REV.	DATE	ISSUED FOR	DATE
1	11/21/2023	PRELIMINARY	11/21/2023
2	11/21/2023	PRELIMINARY	11/21/2023
3	11/21/2023	PRELIMINARY	11/21/2023
4	11/21/2023	PRELIMINARY	11/21/2023
5	11/21/2023	PRELIMINARY	11/21/2023

SCALE:

1" = 1'-0"

SHEET TITLE:

SINGLETRAP
MODULE TYPES

SHEET NUMBER:

7.0

[illegible][illegible][illegible][illegible]

STORMTRAP MODULE LIFTING SPECIFICATION

1. IF THE CONNECTION INFORMATION IS TO BE USED FOR THE END CHANNELS, AN END CHANNEL LIFTING ANGLE IS REQUIRED. THE END CHANNELS ARE DESIGNED SPECIFICALLY TO THE LIFTING ANCHORS AND IN SOME SCENARIOS MAY DIFFER FROM THE STANDARD ANGLE.
2. MINIMUM 1" OF CHANNEL LENGTH IS REQUIRED TO POSITION STORMTRAP MODULES TOGETHER OR DISJOINTED.
3. CONNECTIONS TO LIGASIDE MINIMUM LIFTING ANGLE IS 60° FROM TOP SURFACE OF STORMTRAP MODULE SEE DRAW.
4. IF IT IS UNDERSTOOD AND AGREED THAT AT ALL TIMES BULKING WINDS, HAILSTORMS AND HEAVY EQUIPMENT IS BEING EXPOSED TO THE SUBSEQUENT OPERATION OF THE STORMTRAP, THE LIFTING ANGLE SHOULD BE 90°. THE LIFTING ANGLE OF THE END CHANNEL SHOULD BE AS CLOSE AS POSSIBLE TO THE 90° LIFTING ANGLE. IT IS NOT ADVISED TO HAVE ANCHORS AND LIGASIDE CHANNELS BEING EXPOSED TO HAILSTORMS AND HEAVY EQUIPMENT. THE LIFTING ANGLE SHOULD BE AS CLOSE AS POSSIBLE TO THE 90° LIFTING ANGLE. IT IS NOT ADVISED TO HAVE ANCHORS AND LIGASIDE CHANNELS BEING EXPOSED TO HAILSTORMS AND HEAVY EQUIPMENT.

END PANEL, FRICTION/INSTALLATION SPECIFICATION

1. END PANELS WILL BE REQUIRED TO CLOSE OFF OPEN ENDS OF ROWS.
2. PANELS SHALL BE INSTALLED AT A 1/4" OF FANOUT DIRECTLY ADJACENT TO OPEN ENDS OF ROWS DESIGNED TO MATCH 3/4" FANOUT PANEL CONNECTIONS.
3. CONNECTIONS SHOULD BE IN COMPLIANCE WITH END PANELS TO EXISTING CHANNEL PANELS. IN ALREADY EXISTING ROWS, END PANEL CONNECTIONS SHOULD BE REMOVED.
4. DUCT CONNECTION ROWS IS ATTACHED, LIGASIDE CHANNELS WILL BE REMOVED.
5. JOIST BRACKETS WILL BE PLACED AGAINST PERIMETER CHOP PANEL. (SEE SHEET 1A5)

[illegible]

JACOB & HEFNER
ASSOCIATES

3333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

DETAILS				
BISON CROSSING				
SHOREWOOD DEVELOPMENT GROUP				
3	PER VILLAGE			11/21/23
2	PER VILLAGE			10/13/23
1	PZC SUBMITTAL			9/5/23
BUFFALO GROVE HUNTERS				

No.	Description	Date
3	PER VILLAGE	11/21/23
2	PER VILLAGE	10/13/23
1	PZC SUBMITTAL	9/5/23

[illegible]



STORM WADIAN FURNACE
KENDALL L. EDWARDS
PHOTOGRAPHY (303) 558-5550

ENGINEER INFORMATION:
JACOB & HEFNER ASSOC.
1333 BUTTERNFIELD RD.
SUITE 300
DOWNS GROVE, IL

PROJECT INFORMATION:
915 W. DUNDIE
SOUTH VAULT
BUFFALO GROVE, IL

CURRENT ISSUE DATE:
11/21/2023

ISSUED FOR:
PRELIMINARY

REV.	DATE	ISSUED FOR	OWN BY:
1	11/21/2023	PRELIMINARY	KJ
2	11/21/2023	PRELIMINARY	JW
3	11/21/2023	PRELIMINARY	JW
4	11/21/2023	PRELIMINARY	ED

SCALE:
NTS

SHEET TITLE:
SINGLETRAP
INSTALLATION
SPECIFICATION

SHEET NUMBER:
3.0



12000 WARDEN ROAD
MONTICELLO, IL 60456
PH: 815/397-7323 / FAX: 815/397-5500

ENGINEER INFORMATION:
 JACOB & WEINER ASSOC.
 1533 BUTTERNUT RIDGE
 SUITE 300
 DOWNERS GROVE, IL
 60130-4450

PROJECT INFORMATION:
 915 W. DUNDIE
 SOUTH VAULT
 BUFFALO GROVE, IL

CURRENT ISSUE DATE:
 11/21/2023

ISSUED FOR:
 PRELIMINARY

REV.	DATE	ISSUED FOR	QDR BY
1	11/15/2023	PRELIMINARY	KC
2	11/16/2023	PRELIMINARY	JHN
3	11/16/2023	PRELIMINARY	JHN
4	11/16/2023	PRELIMINARY	SB

SCALE:
 NTS

SHEET TITLE:
 SINGLETRAP
 SYSTEM LAYOUT

SHEET NUMBER:
 2.0

[illegible]

StormTrap® Stormwater Management Solutions			
10000 4th Ave. # 200 • Houston, TX 77055-1000 Phone: 281-468-8787 Fax: 281-468-8782			
ENGINEER INFORMATION: JACOB & HENNER ASSOC. 1333 BUTTERFIELD RD. SUITE 300 DOWNEY GROVE, IL 630.653.4600			
PROJECT INFORMATION: 915 W. DUNDEE SOUTH VAULT BUFFALO GROVE, IL			
CURRENT ISSUE DATE: 11/21/2023			
ISSUED FOR: PRELIMINARY			
REV.	DATE	ISSUE FOR	BY
A	1/16/2024	PRELIMINARY	MS
E	1/16/2024	PRELIMINARY	JPH
S	3/16/2024	PRELIMINARY	JPH
S	1/16/2024	PRELIMINARY	JPH
I	1/16/2024	PRELIMINARY	JB
SCALE: AS SHOWN			
SHEET TITLE: SINGLE TRAP MODULE TYPES			
SHEET NUMBER: 7.0			

TYPE II

TYPE II
END PANEL

TYPE IV

TYPE IV
END PANEL

TYPE VII-S

NOTES:
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TYPE II

TYPE II
END PANEL

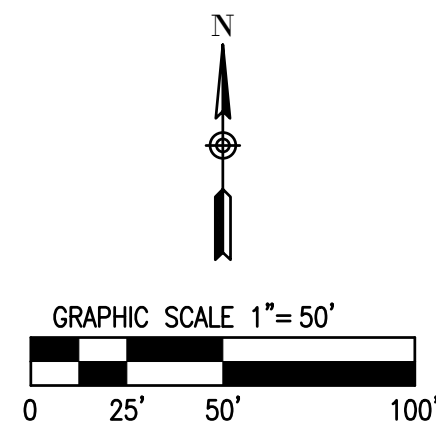
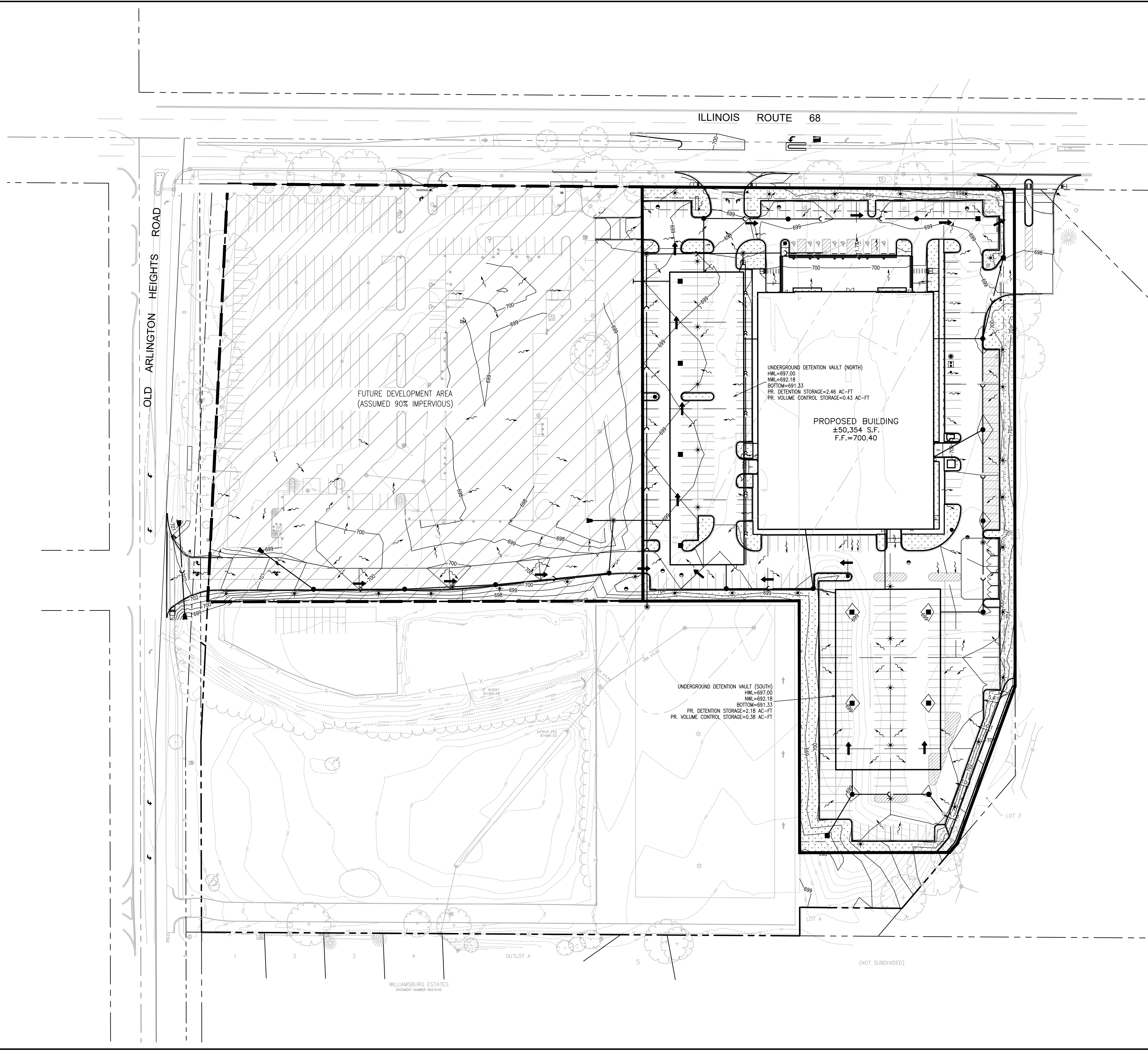
TYPE IV

TYPE IV
END PANEL

TYPE VII-S

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A. REFERENCED SPECIFICATIONS		B. NOTIFICATIONS		C. GENERAL NOTES		D. SANITARY SEWER		E. EROSION AND SEDIMENT CONTROL																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
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PROPOSED DRAINAGE EXHIBIT LEGEND:

PROPERTY AREA

PROPERTY TRIBUTARY AREA

IMPERVIOUS AREA
(CN=98)

PERVIOUS AREA
(CN=80)

EXISTING CONTOUR

PROPOSED CONTOUR

OVERFLOW ROUTE

EXISTING STORM SEWER

PROPOSED STORM SEWER

STORMWATER MANAGEMENT SUMMARY TABLE:

TOTAL TRIBUTARY AREA	10.50 ACRES
PROPERTY AREA	5.61 ACRES
IMPERVIOUS AREA (CN=98)	4.76 ACRES
PERVIOUS AREA (CN=80)	0.85 ACRES
FUTURE TRIBUTARY AREA (ASSUMED 90% IMPERVIOUS)	4.89 ACRES
IMPERVIOUS AREA (CN=98)	4.40 ACRES
PERVIOUS AREA (CN=80)	0.49 ACRES
COMPOSITE RUNOFF CURVE NUMBER	95.70
ADJUSTED RUNOFF CURVE NUMBER	88.01
ALLOWABLE 100-YEAR RELEASE RATE (0.20 CFS/ACRE)	2.10 CFS
ACTUAL 100-YEAR RELEASE RATE	2.05 CFS
TOTAL DETENTION VOLUME REQUIRED	4.34 ACRE-FEET
REQUIRED DETENTION VOLUME	4.24 ACRE-FEET
EXISTING COMPENSATORY STORAGE	0.10 ACRE-FEET
DETENTION VOLUME PROVIDED	4.64 ACRE-FEET
NORTH DETENTION VAULT	2.46 ACRE-FEET
SOUTH DETENTION VAULT	2.18 ACRE-FEET
VOLUME CONTROL STORAGE REQUIRED	0.77 ACRE-FEET
VOLUME CONTROL STORAGE PROVIDED	0.81 ACRE-FEET
NORTH DETENTION VAULT	0.43 ACRE-FEET
SOUTH DETENTION VAULT	0.38 ACRE-FEET

MWRD DRAINAGE EXHIBIT

BISON CROSSING

DISCERN GROUPING

BUFFALO GROVE, ILLINOIS



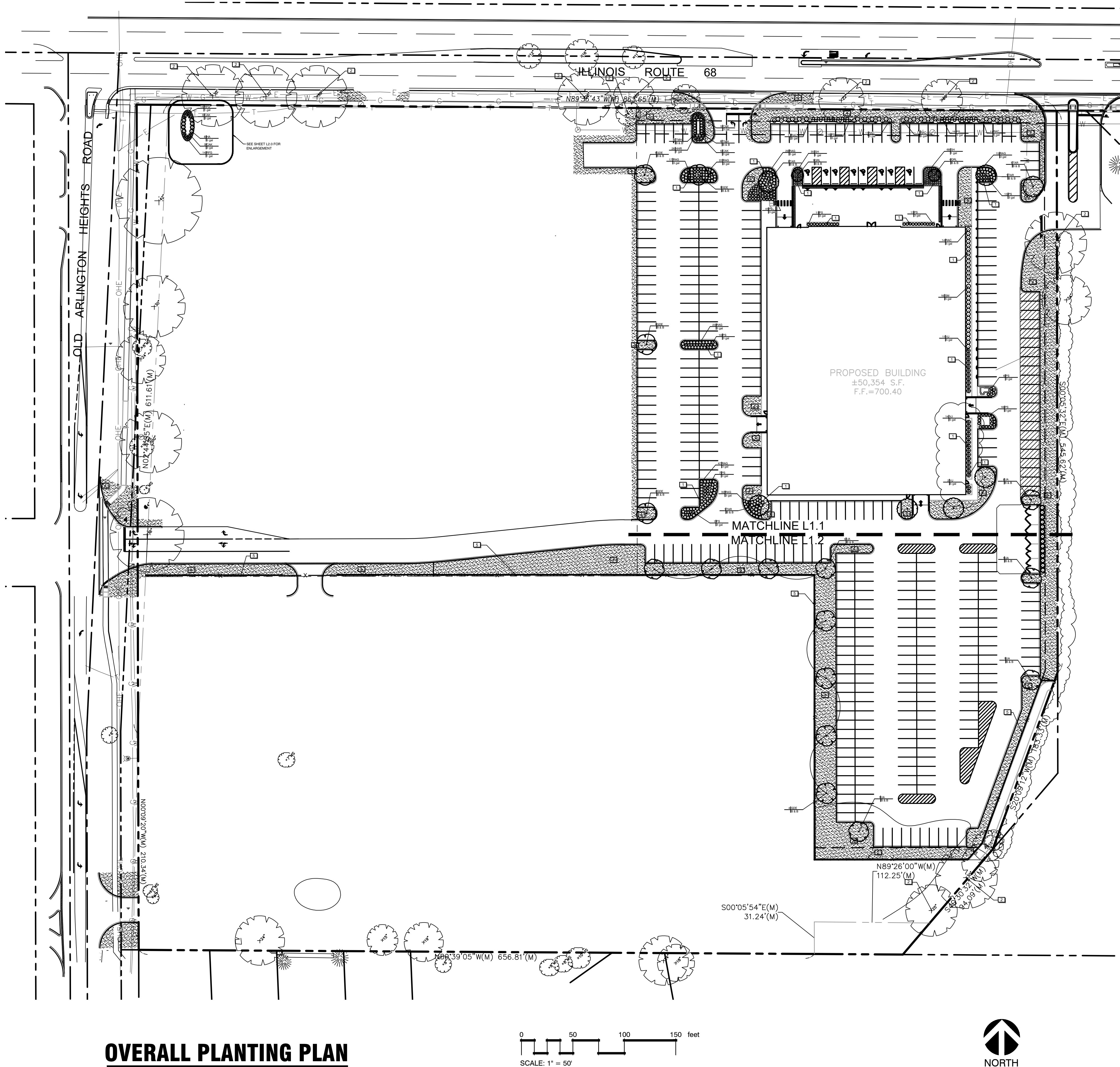
JACOB & HEFNER
ASSOCIATES

333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

Attachment: Civil Engineering Plans 112123 r (O-2024-9 : Bison Crossing (Tesla) Development Improvement Agreement)

	JACOB & HEFNER ASSOCIATES 1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515 PHONE: (630) 652-4600, FAX: (630) 652-4601 www.jacobandhefner.com	MWRD DRAINAGE EXHIBIT				
		BISON CROSSING				
		SHOREWOOD DEVELOPMENT GROUP		3 PER VILLAGE	11/21/23	
		BUFFALO GROVE, ILLINOIS		2 PER VILLAGE	10/13/23	
				1 IPC SUBMITTAL	9/5/23	
			No.	Description	Date	

THE OWNER, TENANT, OR AGENT, IF ANY, SHALL BE RESPONSIBLE FOR PROVIDING, PROTECTING AND MAINTAINING ALL LANDSCAPING IN HEALTHY GROWING CONDITIONS, REPLACING IT WHEN NECESSARY TO ENSURE CONTINUOUS CONFORMANCE WITH THESE GUIDELINES AND KEEPING IT FREE FROM REFUSE AND DEBRIS. MAINTENANCE SHALL INCLUDE THE REPLACEMENT OF ALL DEAD PLANT MATERIAL WITHIN THE GUARANTEED CONTRACT PERIOD.



OVERALL PLANTING PLAN



THE OWNER, TENANT, OR AGENT, IF ANY, SHALL BE RESPONSIBLE FOR PROVIDING, PROTECTING AND MAINTAINING ALL LANDSCAPING IN HEALTHY GROWING CONDITIONS, REPLACING IT WHEN NECESSARY TO ENSURE CONTINUOUS CONFORMANCE WITH THESE GUIDELINES AND KEEPING IT FREE FROM REFUSE AND DEBRIS. MAINTENANCE SHALL INCLUDE THE REPLACEMENT OF ALL DEAD PLANT MATERIAL WITHIN THE GUARANTEED CONTRACT PERIOD.

L1.0

Packet Pg. 247



TECHNICAL LANDSCAPE SPECIFICATIONS

1.1 CONTRACTOR QUALIFICATIONS

The Landscape Contractor will be duly licensed by the appropriate authorities to handle plant materials. He will be covered by Public Liability and Property Insurance and his employee's covered by Workmen's Compensation Insurance. He will, upon request, furnish a list of major projects your organization has completed in the last five (5) years; A list of major construction projects your organization has underway.

1.2 SITE PREPARATION

A. Trees, brush or shrubs will not be pruned or removed from the site except as directed by the Landscape Architect. Competent personnel shall do all pruning and removal. All tree wounds larger than one inch (1") shall be painted with approved tree paint. Debris resulting from pruning and removal shall promptly be removed from the site.

B. If the Contractor is responsible for furnishing fillsoil, the material will be clean and well draining, free of any organic matter, debris, trash and heavy clay. Fillsoil shall be spread and compacted in layers that are not to exceed eighteen inches (18") in depth and will be properly compacted by the contractor.

C. If the Contractor is responsible for rough grading he will grade the subgrade to within a rough grading tolerance to two inches (2") and to be true to line and section. All rocks, stumps and building debris will be removed prior to the spreading of topsoil. Every effort will be made to eliminate depressions, tracks, and soft spots.

D. The Contractor will be responsible for making himself familiar with all underground utilities, pipes and structures. Contractor shall take sole responsibility for cost incurred due to damage and replacement of said utilities.

E. The Contractor will verify all rights of way, easements, property lines and limits of work, etc. prior to commencing work.

F. The Contractor will coordinate all site layouts with Landscape Architect. Report any dimensional discrepancies to Landscape Architect prior to construction.

G. Any erosion and sedimentation from work on this site shall be contained on the site and not allowed to collect on any off-site areas or waterways. Waterways include both natural and man-made open ditches, streams, storm drains, etc.

H. The Contractor is responsible for replacement of any existing materials that are damaged during construction.

1.3 FINISH GRADING

A. Over the accepted subgrade, topsoil shall be spread over all lawn areas a minimum of six inches (6") unless otherwise specified. All stones larger than one and one-half inch (1 1/2"), rubble, concrete, sticks, and other objectionable materials that are exposed during fine raking, must be properly disposed of off-site. The Landscape Architect shall make the final determination as to what constitutes objectionable material. The Contractor is required to meet finish grades.

B. Topsoil: Topsoil shall be clean, friable and representative of local productive soil capable of sustaining vigorous plant growth free of clay lumps, subsoil, noxious weeds or other foreign matter such as stones, roots, sticks and other deleterious material; not frozen or muddy. pH of topsoil to range between 5.5 and 7.5.

1.4 TREE PROTECTION

A. Prior to the initiation of any construction activity, approved tree protection shall be erected and will remain in place until construction is complete.

B. The following activities may not occur within the drip line of all protected trees on the site:

1. Storage of solvents, building materials, soil deposits, equipment, both idle and running, and vehicular parking
2. Stripping of topsoil and any other sublayer material
3. Grade changes of any kind

C. During construction, no wires, lines, etc. may be fastened in any form to any protected tree.

D. Care should be taken to prevent damage to any regulated trees located on adjacent properties that could be affected during construction.

E. When contracting utility services, notification must be given of the protected trees and all trenching is to be performed outside of the drip lines.

1.5 PLANT MATERIAL

A. All plant material called for in the plant list as shown on the drawing will be of minimum size specified or larger. The height and spread will be measured according to the horticultural standards of the American Association of Nurserymen. Trees will not be accepted if the balls of earth are loosened or broken. All plants shall be healthy vigorous stock, free from disease and with well-developed root systems. They shall be nursery grown, inspected by the Department of Agriculture's Bureau of Plant Industry, and subject to approval by the Landscape Architect.

B. No substitutions or changes of location, or plant types shall be made without the approval of the Landscape Architect. The Landscape Architect shall be notified of any discrepancies between the plans and field conditions prior to installation.

C. The Landscape Architect will have the prerogative to request the source of supply for all plant material to be used, before delivery is started. When specimen material is indicated or when the best interest of the Owner may be served, the Landscape Architect or their designated representative will have the right to inspect the material prior to delivery.

D. Only materials conforming to the requirements of these specifications or specimens approved by the Landscape Architect or authorized agents shall be used in the work. Any material that, after approval, has for any reason become unfit for use will not be incorporated into the work.

E. The Bidder will not modify his bid because of his inability to find a source of supply of plant material specified. If the Landscape Contractor can show satisfactory evidence before the contract is awarded that a particular species is not available, a substitution will be negotiated on the following basis:

1. The price to be paid the Landscape Contractor for furnishing, planting, and quarantining each substituted item will be the same proportion to the bid price as the catalog price determined above.

NOTE: A particular nursery catalog is stipulated only to set-up, before the opening of bids, a rigid procedure for negotiating unit prices on material substituted in place of the specified material.

F. Trees will be measured in trunk diameter six inches (6") above ground line if the trunk is four inches (4") or less in diameter. If over four inches (4") in diameter, it shall be measured twelve inches (12") above the normal ground line. All trees shall have a straight trunk, except those otherwise indicated, and be free of bruises and blemishes. The tree crown shall be well formed structurally having sufficient twig growth to insure proper growth of the tree. All limbs shall radiate in a normal manner from the trunk.

G. Small ornamental trees will be measured on an average from the ground line to the tops of previous year's growth on the vertical branches. All plants, unless otherwise specified, shall be heavy types and may be inspected on the site before Contractor installs the material.

H. Multi-stemmed trees and shrubs will be measured at the average distance across the body of the plant from tip to tip of branches in their natural position, and at the average height.

I. Plants will be handled properly and protected during transportation to insure satisfactory condition at destination point. The Landscape Architect reserves the right to reject any plants that do not meet the above specifications.

J. Balled & bBurlapped plants will be carefully protected with wet straw, mulch, or other materials so that the plants will be stored with their roots in a moist and healthy condition, and shall be governed by weather conditions and the length of time that the root ball must remain above ground.

K. Bare root stock is not permitted.

K. Trunks and branches of all trees will be carefully protected from injury of any kind during all operations of digging, loading and transporting. Any plants that are injured may be rejected by the Landscape Architect.

L. All plants so specified, will be balled and burlapped previous to shipment. Such plants shall be lifted from the ground in such a manner as to retain a firm ball of earth. The size of the ball will conform to AAN guidelines. Plants will not be accepted if the balls of earth are loosened or broken.

M. All plant material shall be planted plumb and at the correct depth, and shall be staked, guyed and wrapped, as soon or possible after planting. It will be at the discretion of the contractor to use the appropriate products and material so the plants will remain straight, properly aligned, and at the proper elevation for the guarantee period. The owner has the option of having the contractor remove all staking and guying material at the end of the guarantee period.

N. All pruning will be performed on the job site by a competent plantsman. All broken branches and roots will be removed in an approved manner providing a clean cut.

O. The Contractor will thin bare root plants by removing 1/3 of their branching. This will be done in an artful fashion so as not to destroy the natural character of the plant. Shearing will not be accepted except on hedges where all plants will be pruned to a uniform height and width.

1.6 SOIL PREPARATION AND PLANTING

A. The Contractor shall prepare such quantities of planting soil as may be required to install plants in accordance with the accepted practice of the American Association of Nurserymen and to the satisfaction of the Landscape Architect. Deciduous, and evergreen trees and shrubs, perennials, groundcover and ericaceous plants will be pocket planted using a soil mixture of 4:3:3 (Topsoil, Sand and Compost). Install planting mix for shrubs and perennials to a depth of 18". See guidelines below for plant pit excavations beyond the diameter of the rootball. All parking lot islands to be backfilled with clean planting mix to a depth of 30".

Note: The contractor will acidify the ericaceous soil with perric sulfate to arrive at ph of 4.5

B. A general guideline for excavation of the plant pits follows:

SIZE	PLANT	PIT SIZE * Each Side	Bottom**
3" cal. Or less	Deciduous Tree	8"	8"
More than 3" cal.	Deciduous Tree	12"	12"
8" ht. or less	Evergreen Tree	8"	8"
More than 8" ht.	Evergreen Tree	12"	12"
Mult. Stem	Tree/L.g. Shrub	8"	8"
Small to medium	Deciduous Shrub	6"	6"
Small to medium	Evergreen Shrub	6"	6"
1 gal. Plus	Perennials	3"	3"

Notes * Soil conditions could modify these sizes
** After excavation, backfill with existing soil so that root ball sits at proper grade

C. Metal and tar paper containers shall be removed from all container grown plant materials. Biodegradable paper mache' containers may be left in place, but additional holes shall be punched through the sides to provide adequate drainage. The upper collars of such containers should be removed so that they do not protrude above grade. The top one-half of burlap shall be removed from the top of the plant ball. All nylon cord or plastic type ropes shall be removed from the trunks to prevent future girdling.

D. The Contractor is responsible for the proper placement, alignment and settling of all plants. Care shall be taken to place all plants at their proper depth. In wet situations balled and burlapped plants may be planted slightly higher than their original grade.

1.7 SODDING

A. All lawn/turf areas to have six inches (6") of topsoil placed prior to sodding. Sod is to be a salt tolerant Kentucky Bluegrass blend. Sod will be laid over approved subgrade. Sod will have a uniform soilpad thickness of 5/8", plus or minus 1/4". Sod shall be harvested, delivered and transplanted within 36 hours. Sod will be weed free and placed flush at the joints so that no gaps occur.

B. Any area or amount of sod that dies shall be replaced at no additional expense to the Owner.

C. It is that intent of these specifications to obtain a finished lawn surface free of humps and depressions, and satisfactory for mowing with hand or mechanical mowers, and to establish an even dense, weed free turf of permanent grasses. Any part of the area that fails to show a uniform growth shall be resodded by the Contractor until a dense lawn is produced. Damage to the lawn areas resulting from erosion or Contractor's operations shall be repaired by the Contractor until the lawn is accepted.

1.8 SEEDING AND SODDING MAINTENANCE

A. Maintenance shall begin immediately after a portion of turf is installed and shall be the responsibility of the contractor until substantial completion and approved by owner. Also, one mowing of sodded lawn and two mowings of the seeded lawn will be required.

B. Maintenance shall also include, but not be limited to the watering, weeding, reseeding, resodding, rolling, trimming and other operations as necessary. The areas shall be kept watered with sprinklers or other approved methods during dry weather or when deemed necessary by the Landscape Contractor. The sod shall be thoroughly watered when initially laid. Note that a sprinkler irrigation system is typically planned, so the system should be operable at the time of sod installation.

1.9 FERTILIZING AND WATERING OF PLANT MATERIAL

A. Fertilizing is left to the discretion of the Contractor. In no case should dry type commercial fertilizers be placed in the root zone, unless they are the pelletized slow-release type, designed for this purpose.

B. All plants will be thoroughly watered in by the Contractor immediately after planting. Watering will be the Contractors responsibility until the installation is accepted by the Owner. The Contractor will advise the Owner on the proper care of the new plantings and will be responsible for checking the condition of the plants as necessary and advise the Owner of any deficiency or excess of watering during the warranty period.

1.10 EDGING

A. All beds to be edged with a spade cut edge to a depth of 4".

B. Variation from the plan will not be allowed unless otherwise specified by the Landscape Architect.

1.11 STONE MULCH (If Specified)

A. All stone mulch specified on the plan will be of the type and size aggregate indicated and will be applied at the thickness specified on the plan.

B. The stone mulch material shall be consistent in size, shape, and color, will be of premium grade and washed clean prior to installation.

C. The stone mulch will be placed on top of Fabric Weed Barrier (Dupont Typar Style #3201 or equal) after the soil has been treated with an approved pre-emergent weed preventative. The pre-emergent weed preventative will be applied at a rate specified by the manufacturer.

1.12 SHREDDED BARK MULCH

A. All planting beds indicated on the plan shall contain a layer of Shredded Bark Mulch. Mulch shall be applied at the thickness specified on the plans. The finish grade shall conform to the surrounding grade.

B. The mulch material shall have a dark brown, fine shredded appearance with no large objectionable pieces. No wood chips will be allowed.

C. Approved pre-emergent weed preventative shall be applied to all mulched beds at a rate specified by the manufacturer.

D. All evergreen and deciduous trees in lawn areas will receive approximately ten (10) sq.ft. of Shredded Bark Mulch per tree at a four inch (4") minimum depth.

1.13 GUARANTEE

A. The Contractor will guarantee in writing all plant material to be true to name and in vigorous condition at time of planting. In addition, he will guarantee the life of all plant materials 100% for the period of one (1) year from the date of acceptance. Replacements shall be made during the next appropriate planting season.

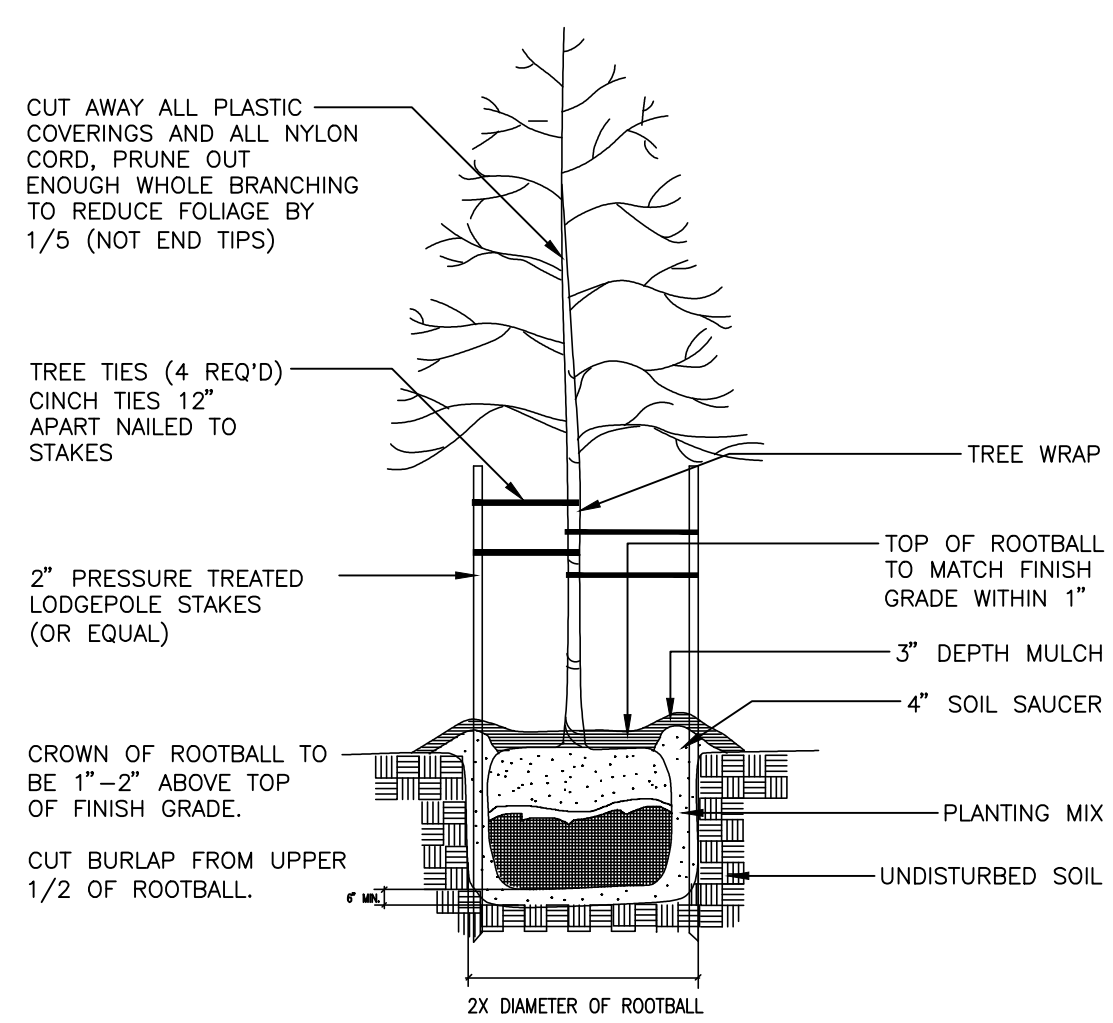
B. All construction will be guaranteed in writing against faulty workmanship and materials for the period of one (1) year.

1.16 MISCELLANEOUS NOTES

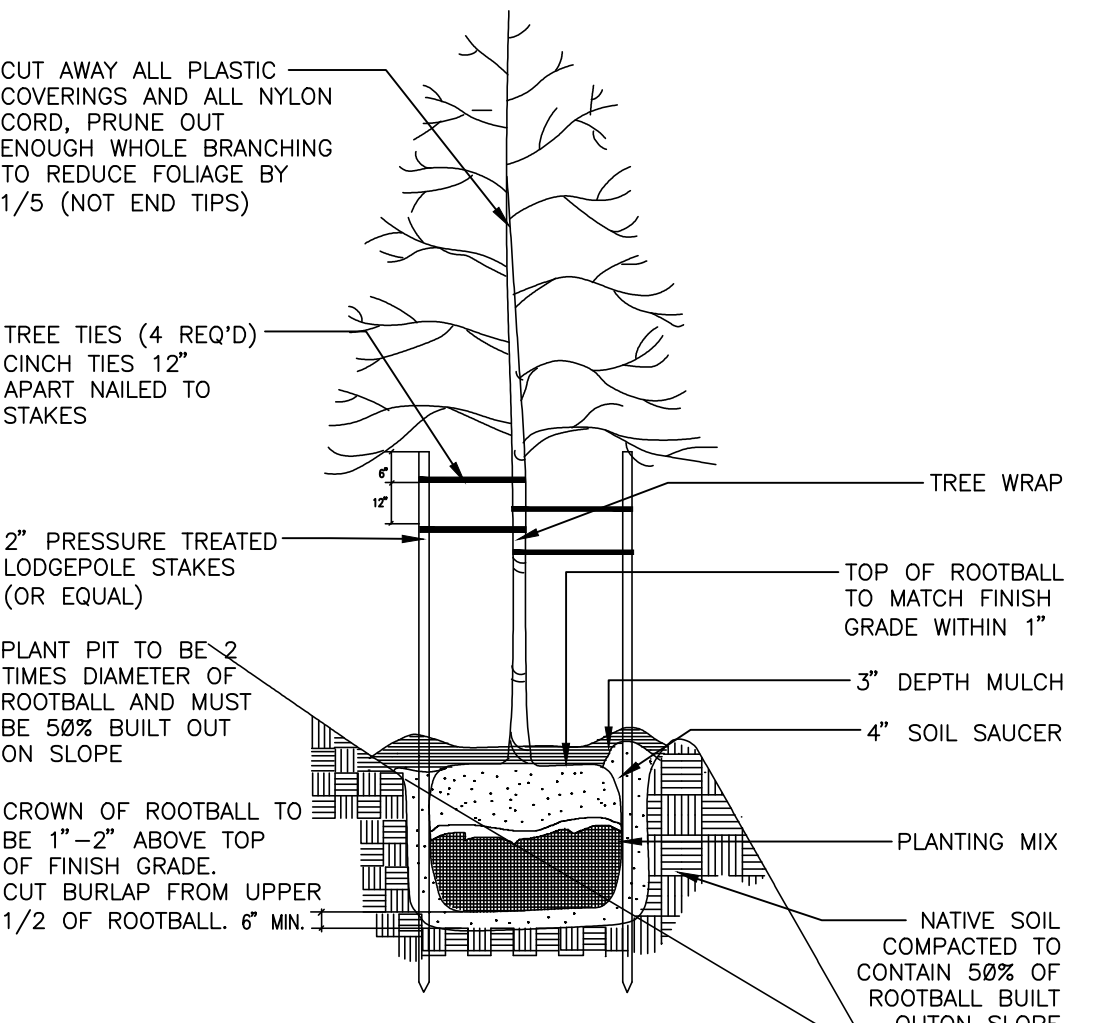
A. Care should be taken by Contractor not to plant under or over utility lines, and easements, or in any location where existing utilities will interfere with the growth of plant material.

B. Contractor shall be responsible for checking plant and material quantities to ensure quantities on drawings and plant list (if provided) are the same. In the event of a discrepancy, the quantities on the plans shall prevail.

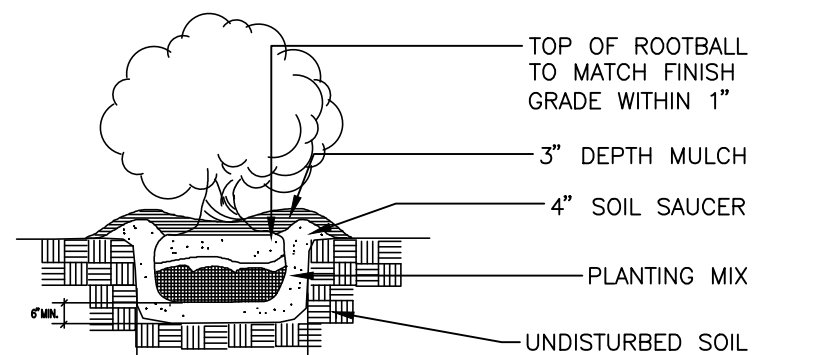
COPYRIGHT JARRARD DESIGN LLC., 2016



1 TREE PLANTING DETAIL
NOT TO SCALE 329343.39-01



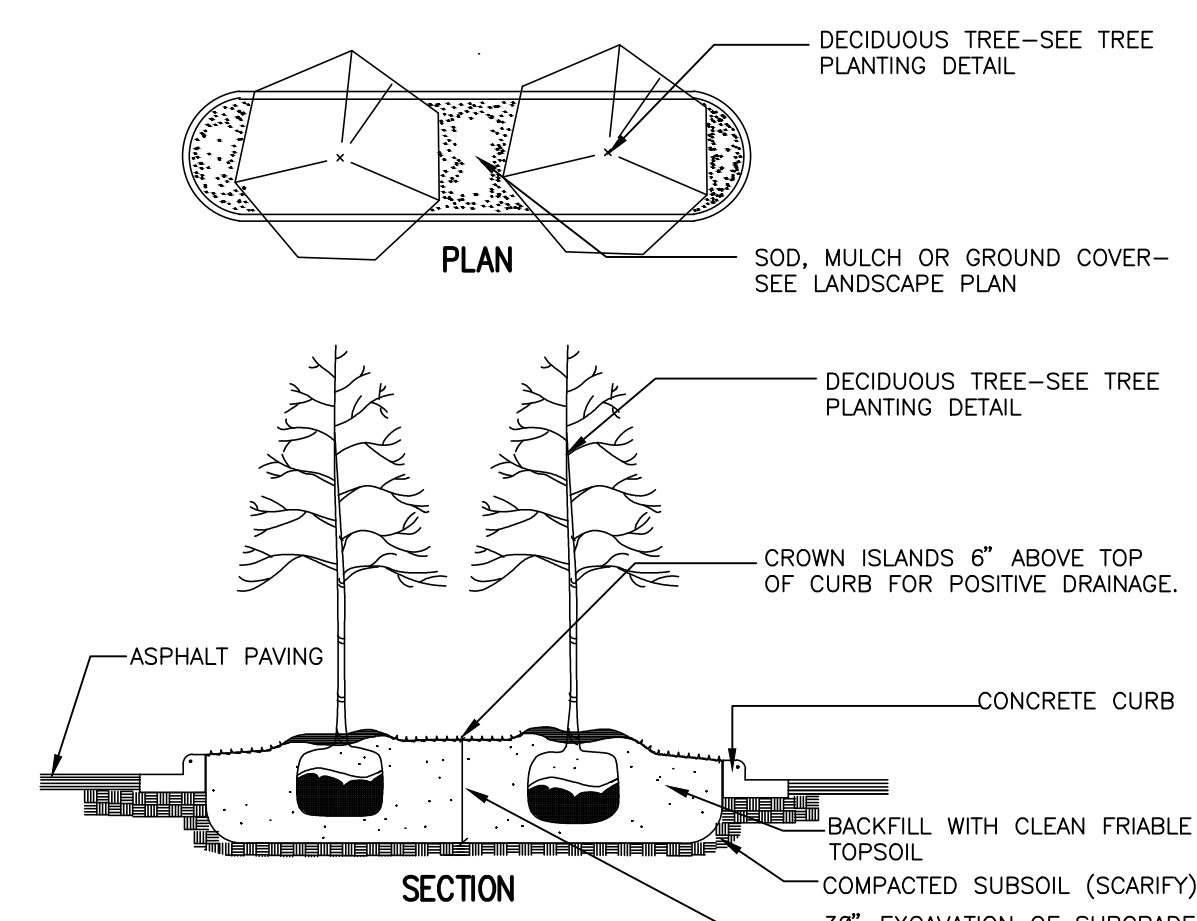
4 TREE PLANTING DETAIL (SLOPE)
NOT TO SCALE 329343.39-02



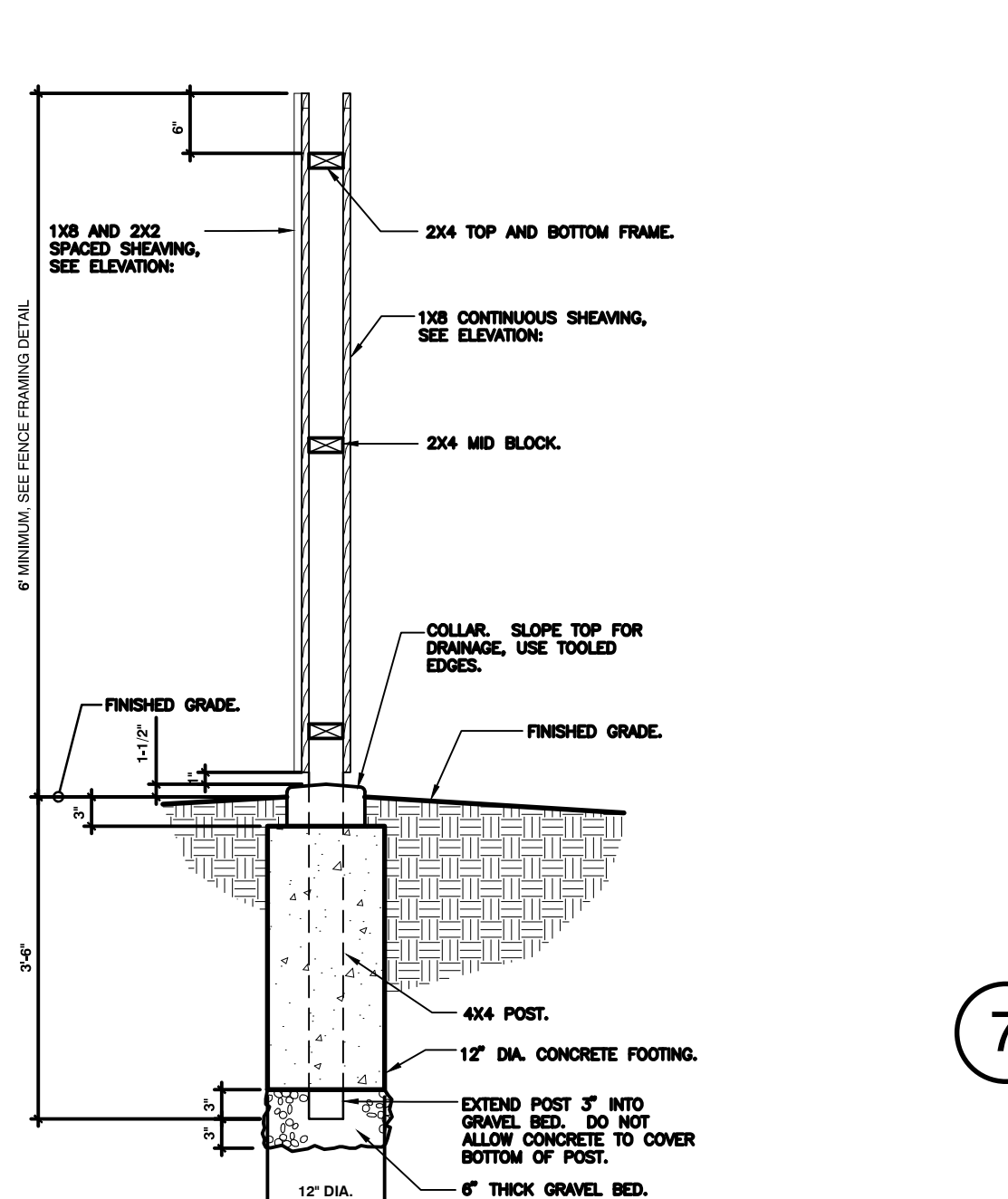
2 SHRUB PLANTING DETAIL
NOT TO SCALE 329333.16-01

**SEE PLAN FOR REQUIRED SPACING		
SPACING "D"	ROW WIDTH "A"	NO. OF PLANTS/SF
6" O.C.	5.20'	4.81
8" O.C.	6.93'	2.60
10" O.C.	8.66'	1.66
12" O.C.	10.44'	1.15
15" O.C.	13.80'	.738
18" O.C.	15.60'	.512
24" O.C.	20.80'	.330

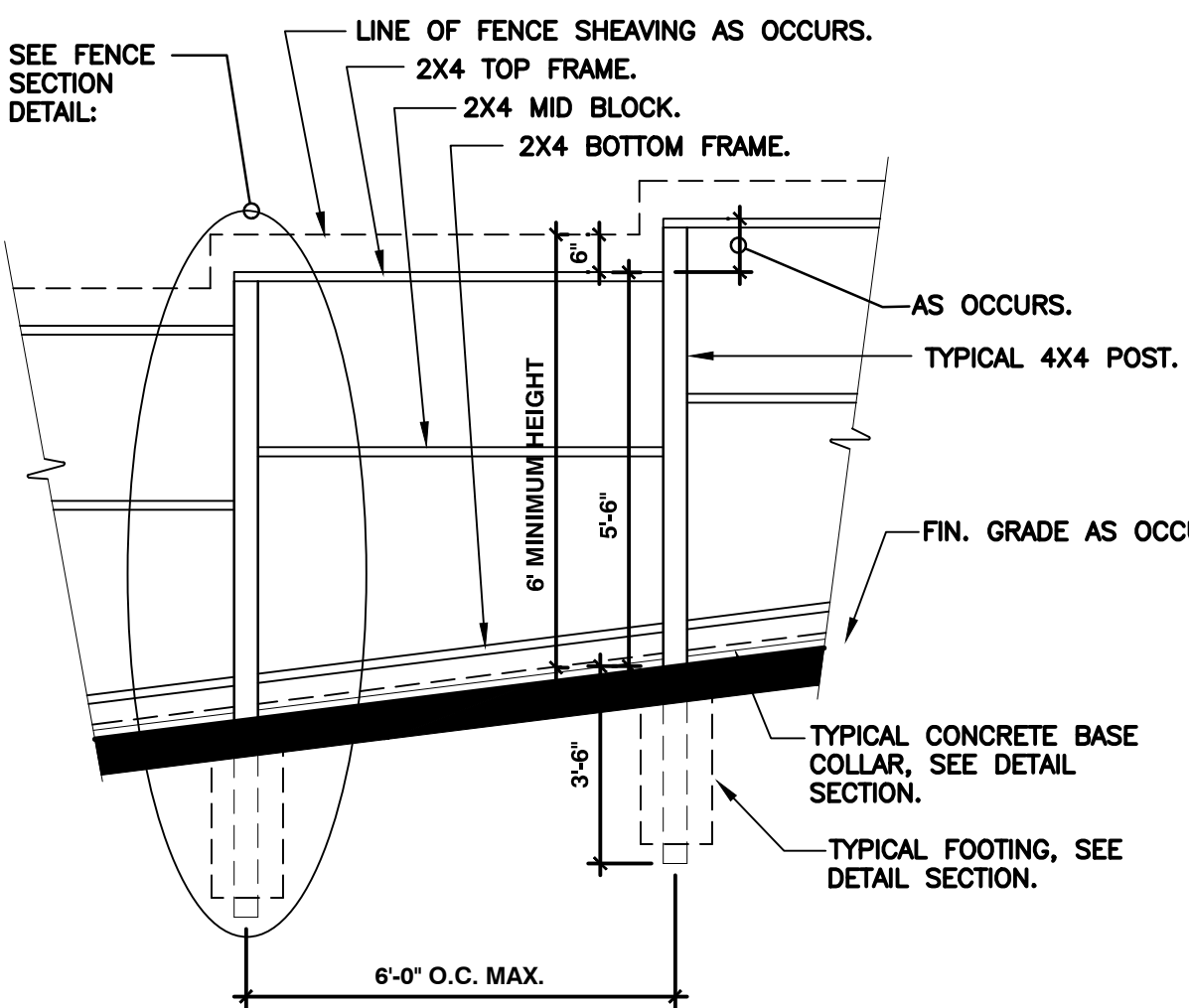
3 GROUNDCOVER PLANTING DETAIL
NOT TO SCALE 329333.83-01



5 TYPICAL ISLAND PLANTING DETAIL
NOT TO SCALE 329343.69-01



6 SHADOW BOX CEDAR FENCE SECTION
NOT TO SCALE GFA-85



7 TYPICAL FENCE FRAMING
3/8" = 1'-0" GFA-83

DENNIS J JARRARD
Landscape Architect

506 Greenfield Avenue
Glen Ellyn, IL 60137
t: 248.212.4920

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professional seal:

professional in charge:
DENNIS JARRARD, PLA
checked by:
DJJ
drawn by:
DJJ

project:

915 WEST
DUNDEE ROAD

BUFFALO GROVE
ILLINOIS

915 W. DUNDEE ROAD

#20320001.0

shorewood
DEVELOPMENT GROUP

sheet title:

PLANTING NOTES
AND DETAILS

date:

08/23/20

revisions:

date	description
08/05/23	PDC SUBMITTAL
08/28/23	COMMENT RESPONSE
11/21/23	VILLAGE REVISION

sheet:

L2.0

NOT ISSUED FOR CONSTRUCTION



Ordinance No. O-2024-10 : Ordinance Approving a Plat of Consolidation, a Zoning Map Amendment, a Preliminary Plan, an Amendment to Ordinance No. 2017-035, and Zoning Variations at Aptakisic Jr. High , 1231 Weiland Road & 1351 Abbot Court.

Recommendation of Action

The PZC unanimously recommended approval subject to conditions. Staff concurs with this recommendation.

SUMMARY: The School District 102 is proposing to connect the Aptakisic Jr. High school and the administrative office building by constructing a building addition connecting the two buildings at 1231 Weiland Road & 1351 Abbot Court. The Planning & Zoning Commission unanimously recommended approval.

ATTACHMENTS:

- BOT Memo (DOCX)
- Ordinance (DOCX)
- Exhibit B. Plan Set (PDF)
- Exhibit C. Minutes PZC Dec 6, 2023 (PDF)

Trustee Liaison
Weidenfeld

Staff Contact
Nicole Woods, Community Development

Tuesday, January 16, 2024

VILLAGE OF BUFFALO GROVE



MEMORANDUM

DATE: January 16, 2024

TO: Dane Bragg, Village Manager

FROM: Nicole Woods, Community Development Director
Kelly Purvis, Deputy Community Development Director

SUBJECT: 1231 Weiland Road & 1351 Abbot Court (Aptakisic Jr. High) – The petitioner is seeking approval of a Plat of Consolidation, a Zoning Map Amendment, a Preliminary Plan, an Amendment to Ordinance No. 2017-035 which approved the Special Use for the school, and Variations from R-E District requirements related to building setbacks and building height, to accommodate proposed building additions on the subject properties.

BACKGROUND

School District 102 (D102) is seeking approval of plans to improve Aptakisic Junior High School and their administrative offices. The school is located on approximately 9.35-acres of land on the east side of Weiland Road, just south of Abbot Court. The administrative offices are located on approximately 2.06-acres, directly north of the school on the corner of Weiland Road and Abbot Court (see Figure 1).



Figure 1. Site Aerial

The School District is proposing to connect the school and administrative office building by constructing a 1,600 square foot building addition “link” between the two buildings. Connecting the two buildings will allow D102 to expand their classroom space into the administrative building and allow students to move between the two buildings without going outside. D102 is also proposing an exterior pedestrian bridge on the east side of the link addition and an 8,000 square foot gymnasium addition on the rear of the school (east elevation). The gymnasium addition will require a small modification to the outdoor track.

The improvements would accommodate existing programming needs for the current student population; they

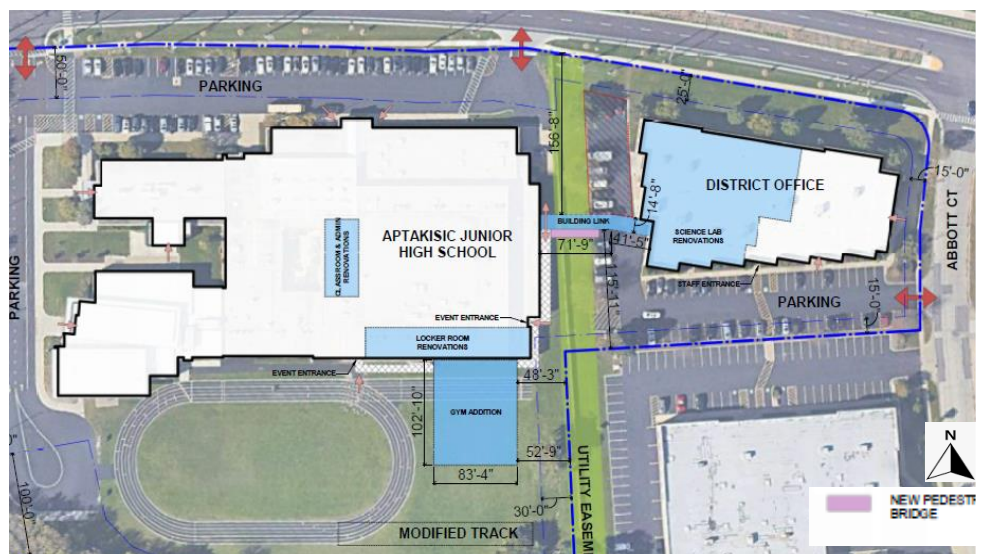


Figure 2. Site Plan

are not designed to accommodate an increase in the number of students. As proposed, the project will require approval of a Plat of Consolidation, a Zoning Map Amendment, a preliminary plan, an amendment to the Special Use approved by Ordinance No. 2017-035, and variations from the R-E District regulations related to building setbacks and building height, to accommodate the proposed building additions.

PLANNING & ZONING ANALYSIS

Use:

Schools are Special Uses in all residential districts. The proposed modifications to the site require an amendment to the Special Use that was granted in 2017. The 2009 Comprehensive Plan indicates that this site should remain Public/Semi Public (School) and Industrial (Admin Office).

Lot Consolidation & Map Amendment:

Since the Junior High and the admin office building will be connected, the two lots are proposed to be consolidated into one lot. The property with the admin office building will be rezoned from I-Industrial District to R-E Residential District to be consistent with the zoning on the school lot.

Setbacks and bulk requirements:

The consolidation of the two lots creates an irregular lot with a width of nearly 1,000 feet resulting in a side yard setback requirement of 100 feet (10% of the lot width). The lot is much narrower at the rear of the school building; however, the same side yard setback requirement applies to the entire lot. The proposed gymnasium addition will be placed approximately 48 feet from the north (side) property line, which requires variations. Staff is supportive of the variations, due to the shape of the lot and the existing location of the school building.

The proposed gymnasium will have a height of 40 feet, where 35 feet is allowed. This additional height will allow a safe clearance from the top of the retractable bleachers to the bottom of the roof structure. Staff is supportive of this request, as it is a necessary safety measure. The admin office building is currently located in the I – Industrial District, which requires the building to have a 25-foot corner side yard setback along Abbot Court. As indicated above, the admin building will be rezoned to the R-E District, which has a greater corner side yard setback requirement. A variation will be needed to allow the admin building to remain 25 feet from the corner side property line where 50 feet is required. Staff is supportive of the request, as there will be no change to the admin building or further encroachment into the corner side yard.

The link building addition will comply with the district setback and height requirements and does not require any variations.

Building Materials and Lighting:

The lower level of the proposed gymnasium addition will feature brick, similar to the existing brick on the school building. The second story of the gymnasium addition features multi-colored metal panels (in the school's colors) and provides an institutional feel to the design of the addition.

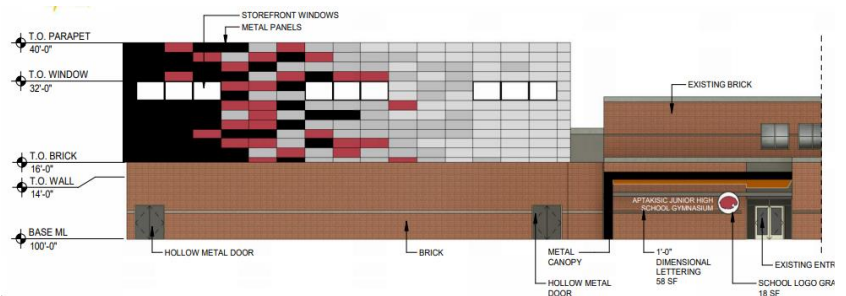


Figure 3. Gymnasium Addition



Figure 4. Building Link Addition – View Looking East

Being that the admin office building and the school building are constructed of different materials, the link building addition will be a blend of neutral brick and masonry materials designed to tie the two buildings together. New wall pack lighting is proposed on both additions. All lighting fixtures will be screened and will comply with the Village's illumination standards.

Traffic & Parking:

The traffic analysis indicated that while it would be ideal to add space on-site for the morning parent queueing traffic, such modifications are not feasible at this time. Due to the nature of the improvements, it is anticipated that there will be no significant change in the traffic volumes or flow around the school. There are no changes proposed to the parking on the school site. With the construction of the link building addition, 12 parking stalls will be removed from the admin office site. D102 plans to move the facilities department out of this campus, thereby eliminating the need for these 12 parking spaces.

Signage:

D102 is proposing to install new wall signs on the gymnasium addition. Pursuant to the residential district sign regulations, signage for government agencies is subject to administrative approval. Village Administration has reviewed the proposed wall signs and does not have any concerns.

Stormwater & Engineering:

The Village's Engineers have reviewed the preliminary plans and do not have any concerns about the project meeting the stormwater and engineering requirements. A full stormwater report will be required to confirm that the project meets the Watershed Development Ordinance (WDO) requirements. These requirements will be reviewed more closely during final engineering. Depending upon utility modifications associated with the project, plats of easement/vacation may be necessary to accommodate the project.

PUBLIC HEARING COMMENTS

There were no public comments received in advance of the public hearing, and no members of the public were present at the meeting to discuss this project.

PLANNING & ZONING COMMISSION (PZC) RECOMMENDATION

The PZC **unanimously recommended approval** of a Plat of Consolidation, a Zoning Map Amendment, a preliminary plan, an amendment to the Special Use approved by Ordinance No. 2017-035, and variations from the R-E District regulations related to building setbacks and building height to accommodate the above-described improvements to Aptakisic Junior High School and the administrative office building at 1231 Weiland Road and 1351 Abbot Court, subject to the following conditions:

1. The proposed improvements shall be constructed in substantial conformance with the plans attached as part of the petition.
2. The Final Engineering plans shall be submitted in a manner acceptable to the Village.
3. Any directional or incidental signage added to the site shall be reviewed administratively by staff.

RECOMMENDATION

Staff recommends that the Village Board approve an Ordinance granting a Plat of Consolidation, a Zoning Map Amendment, a preliminary plan, an amendment to the Special Use approved by Ordinance No. 2017-035, and variations from the R-E District regulations related to building setbacks and building height to accommodate the above-described improvements to Aptakisic Junior High School and the administrative office building at 1231 Weiland Road and 1351 Abbot Court, subject to the conditions in the attached Ordinance.

ORDINANCE NO. 2024 - ____

**AN ORDINANCE APPROVING A PLAT OF CONSOLIDATION,
A ZONING MAP AMENDMENT, A PRELIMINARY PLAN,
AN AMENDMENT TO ORDINANCE NO. 2017-035,
AND VARIATIONS FROM R-E DISTRICT REGULATIONS
FOR 1231 WEILAND ROAD AND 1351 ABBOT COURT
VILLAGE OF BUFFALO GROVE,
COOK AND LAKE COUNTIES, ILLINOIS**

**Aptakisic Jr. High School
Aptakisic-Tripp School District #102
1231 Weiland Road and 1351 Abbot Court**

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

WHEREAS, 1231 Weiland Road, Buffalo Grove, IL is a junior high school located on approximately 9.35 acres in the R-E One Family Dwelling District; and 1351 Abbot Court, Buffalo Grove, IL is approximately 2.06-acres in the I Industrial District, which is currently improved with an office building ("Property"), and is hereinafter legally described in Exhibit A; and,

WHEREAS, in 2017, the Village Board approved by Ordinance No. 2017-035 a Special Use for elementary school and side yard setback variation 1321 Weiland Road; and,

WHEREAS, Wold Architects, ("Petitioner") has filed a petition on behalf of the Aptakisic-Tripp School District #102, to allow the construction of a new building link-addition to connect the school building and the office building on the Property, an exterior pedestrian bridge, and 8,000 square foot gymnasium addition on the rear of the school, and is requesting the following approvals:

1. A Plat of Consolidation to combine the two properties; and,
2. A Zoning Map Amendment to rezone 1351 Abbot Court from I-Industrial District to R-E Residential District; and,
3. An amendment to the Special Use and Preliminary Plan approved by Ordinance No. 2017-035; and,
4. The following Variations from the Zoning Code:
 - a. Section 17.40.020 to allow the existing school building and proposed gymnasium addition to encroach into the side yard setback;
 - b. Section 17.40.020 to allow the proposed gymnasium addition to exceed the maximum height for the R-E District;

WHEREAS, notice of public hearing was given and the Village Planning & Zoning Commission conducted a public hearing on December 6, 2023 concerning the petition for approval of the Plat of Consolidation, Zoning Map Amendment, Amendment to Special Use, Preliminary Plan, and Zoning

Variations; and,

WHEREAS, the Planning & Zoning Commission made findings and determined that the petition meets the criteria for Special Uses and Variations as set forth in the Buffalo Grove Zoning Ordinance, as described in the minutes attached as Exhibit C; and,

WHEREAS, the Planning & Zoning Commission voted 7 - 0 to unanimously recommend approval of the Plat of Consolidation, Zoning Map Amendment, Amendment to Special Use, Preliminary Plan, and Zoning Variations; and,

WHEREAS, the President and Village Board of Trustees after due and careful consideration have concluded that the proposed Plat of Consolidation, Zoning Map Amendment, Amendment to Special Use, Preliminary Plan, and Zoning Variations requests are reasonable and will serve the best interests of the Village.

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

- | | |
|-----------|---|
| EXHIBIT A | Legal Description of the Property |
| EXHIBIT B | Plan Set |
| EXHIBIT C | Minutes from the December 6, 2023, Planning & Zoning Commission Meeting |

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

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 adopt a proper, valid, and binding ordinance approving the Plat of Consolidation, Zoning Map Amendment, Amendment to Special Use, Preliminary Plan, and Zoning Variations for the Properties at 1231 Weiland Road and 1351 Abbot Court, Buffalo Grove, IL, subject to the following conditions:

- A. The proposed improvements shall be constructed in substantial conformance with the plans attached as part of the petition.
- B. The Final Engineering plans shall be submitted in a manner acceptable to the Village.
- C. Any directional or incidental signage added to the site shall be reviewed administratively by staff.

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:

Village Clerk

APPROVED:

Eric Smith, Village President

EXHIBIT A**Legal Description**

**Aptakisic Jr. High School
Aptakisic-Tripp School District #102
1231 Weiland Road and 1351 Abbot Court**

SUBJECT PROPERTY COMMON ADDRESS: 1231 Weiland Road

LEGAL DESCRIPTION: THAT PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 43 NORTH, RANGE 11, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN IN LAKE COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS, TO- WIT: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 28 AFORESAID; THENCE WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER 957.67 FEET TO THE CENTER LINE OF APTAKISIC ROAD (NOW CALLED WEILAND ROAD); THENCE SOUTHERLY ALONG THE CENTER LINE OF SAID ROAD 618 FEET, THENCE EAST PARALLEL TO THE NORTH LINE OF SAID SOUTHEAST QUARTER TO THE EAST LINE OF SAID SOUTHEAST QUARTER, THENCE NORTH ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER 616.64 FEET TO THE POINT OF BEGINNING. EXCEPT THAT PART LYING EAST AND SOUTH OF THE CENTER THREAD OF THE CREEK RUNNING IN A NORTHERLY DIRECTION THROUGH SAID PROPERTY IN QUESTION, EXCEPT WINDBROOK SUBDIVISION, EXCEPT ANY PARTS TAKEN FOR ROAD PURPOSES AND THAT PART OF THE LAND DEDICATED IN THE PLAT OF DEDICATION RECORDED DECEMBER 27, 1989 AS DOCUMENT NO. 2864096 AND THAT PART OF THE LAND CONVEYED IN THE WARRANTY DEED RECORDED JANUARY 9, 2019 AS DOCUMENT NO. 7536398

PARCEL INDEX NUMBER: 15-28-400-066

SUBJECT PROPERTY COMMON ADDRESS: 1351 Abbot Court

LOT 3 IN ABBOTT BUSINESS CENTER, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 27 AND THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 9, 1991 AS DOCUMENT 3038077, IN LAKE COUNTY, ILLINOIS.

PARCEL INDEX NUMBER: 15-28-216-001

5

EXHIBIT B

Plan Set

**Aptakisic Jr. High School
Aptakisic-Tripp School District #102
1231 Weiland Road and 1351 Abbot Court**

Attachment: Ordinance (O-2024-10 : Approval Plat, Zone Map Amed, a Prelim Plan, Amend to Ordi, & Var-1231 Weiland & 1351 Abbot)

EXHIBIT C**Minutes from the December 6, 2023, Planning & Zoning Commission Meeting****Aptakisic Jr. High School****Aptakisic-Tripp School District #102****1231 Weiland Road and 1351 Abbot Court**

November 10, 2023



Kelly Purvis, AICP
 Deputy Community Development Director
 Village of Buffalo Grove
 50 Raupp Boulevard
 Buffalo Grove, Illinois 60089

Re: Aptakisic-Tripp School District #102
 Junior High Gym Addition and Building Link
 Commission No. 233026

Dear Ms. Kelly Purvis:

On behalf of Aptakisic-Tripp School District #102, we are pleased to present the attached documentation regarding the Special Use requests related to the Aptakisic-Tripp Junior High Gym Addition and building link project.

This past year, the School District passed a referendum which included providing a new gymnasium space at the Junior High and expanding classroom space into the adjacent District Office building, specifically for new science classroom environments. We are currently working with the District and are in the planning stages for further improvements needed at the Junior High, that fulfill the referendum and enhance the 21st Century learning opportunities for its student population. As part of this project, an 8,000 SF gymnasium addition is proposed along with related site improvements at the Junior High. An interior Science Classroom renovation is proposed in the existing District Office building and a 1,600 SF connection link between the two existing buildings will be constructed.

To bring about these improvements, the District must seek relief from the Village, specifically to the existing utility easement that divides to two building properties. As such, in conjunction with planning for the proposed building improvements, the School District reached out to Village staff to initiate a discussion of the process for allowing this building connection to move forward in a way that is beneficial for the School District and the Village. Through this process, it is anticipated that some exceptions to the zoning codes will need to be considered relative to the unique operational and security concerns of a school site. The School District will endeavor to work with the Village to comply wherever it is consistent with these objectives. In all instances where variations are being requested, the School District is agreeable to open discussion of how the interests of all parties can be best achieved.

The School District greatly appreciates its strong partnership with the Village of Buffalo Grove. To that affect, the School District hopes to address any concerns that may exist related to the appropriateness of the current school site development. At the same time, the School District hopes that its previous efforts to create and maintain a safe and functional school site, as well as their efforts to be a good neighbor, will be recognized by the Village in consideration of any required variation requests.

Wold Architects and Engineers
 220 North Smith Street, Suite 310
 Palatine, IL 60067
 woldae.com | 847 241 6100

**PLANNERS
 ARCHITECTS
 ENGINEERS**



We look forward to meeting with you to review the materials being provided in support of the School District's requests.

Please feel free to contact me with any questions.

Sincerely,

Wold Architects and Engineers

A handwritten signature in black ink that reads "Benjamin Bercher".

Ben Bercher | AIA
Associate

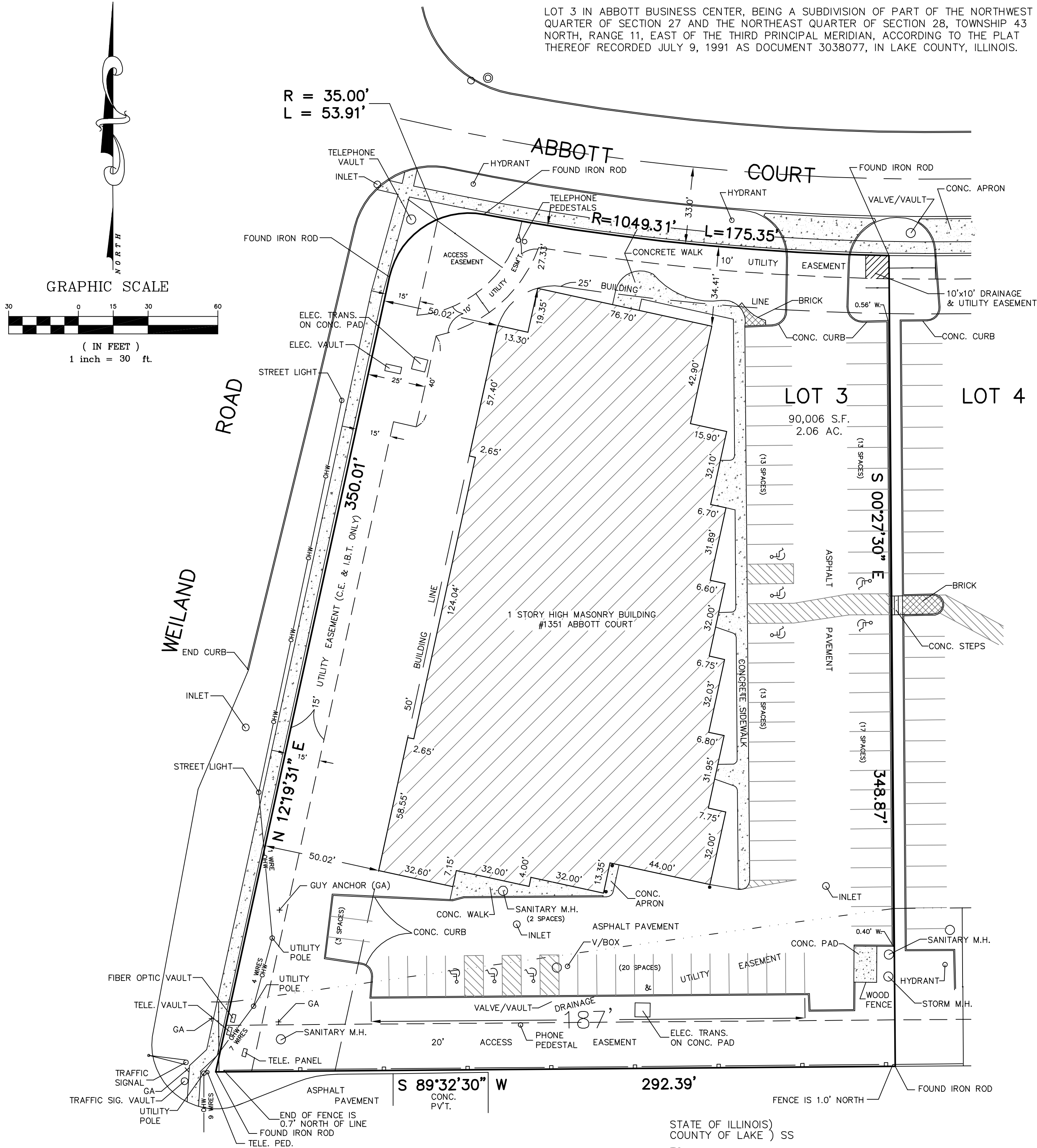
cc: Dr. Lori Wilcox, School District 102
Jessica McIntyre, School District 102
Mike Zelek, School District 102
Mike Eichhorn, Wold
Matt Verdun, Wold
Mattie Galgan, Wold

TD/SP/GOV-IL-Wheeling/233026/Admin/Letters/2023.11.10 Letter to Kelly Purvis

ALTA / NSPS
LAND TITLE SURVEY

OF

LOT 3 IN ABBOTT BUSINESS CENTER, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 27 AND THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 9, 1991 AS DOCUMENT 3038077, IN LAKE COUNTY, ILLINOIS.



SURVEYORS NOTES:

1. INFORMATION SHOWN HEREON IS AS CONTAINED IN CHICAGO TITLE INSURANCE CO. COMMITMENT NO. 17SA2250218LFE, DATED SEPTEMBER 20, 2017.
2. ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL 17097C0262K, EFFECTIVE DATE: SEPTEMBER 18, 2013 NONE OF THE PROPERTY LIES WITHIN A FLOOD HAZARD AREA.
3. TOTAL AREA OF THE ABOVE CAPTIONED PROPERTY IS 2.06 ACRES OR 90,006 SQUARE FEET.
4. BEARINGS ARE BASED ON AN ASSUMED BEARING OF SOUTH 89° 32' 30" WEST ALONG THE SOUTH LINE OF LOT 3.
5. DISTANCES SHOWN HEREON ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF, CORRECTED TO 62 F. AND ARE NOT TO BE ASSUMED BY SCALING.
6. THIS PLAT IS NOT CERTIFIED UNLESS AN IMPRESSED SEAL IS AFFIXED HEREON.
7. THERE ARE 79 TOTAL PARKING SPACES. 71 REGULAR & 8 HANDICAPPED.
8. THERE IS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
9. THERE IS NO OBSERVED EVIDENCE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. NO PROPOSED DELINEATION MARKERS WERE OBSERVED.

STATE OF ILLINOIS)
COUNTY OF LAKE) SS

TO:
BOARD OF EDUCATION of APTAKISIC-TRIPP COMMUNITY
CONSOLIDATED SCHOOL DISTRICT NO. 102,
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 8, 9, 11, 16 & 17 OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON OCTOBER 6, 2017.

DATED AT LIBERTYVILLE, ILL. THIS 24th DAY OF OCTOBER, 2017.

VINCENT J. MASSE I.P.L.S. #035-2854



LICENSE EXPIRES 11/30/18

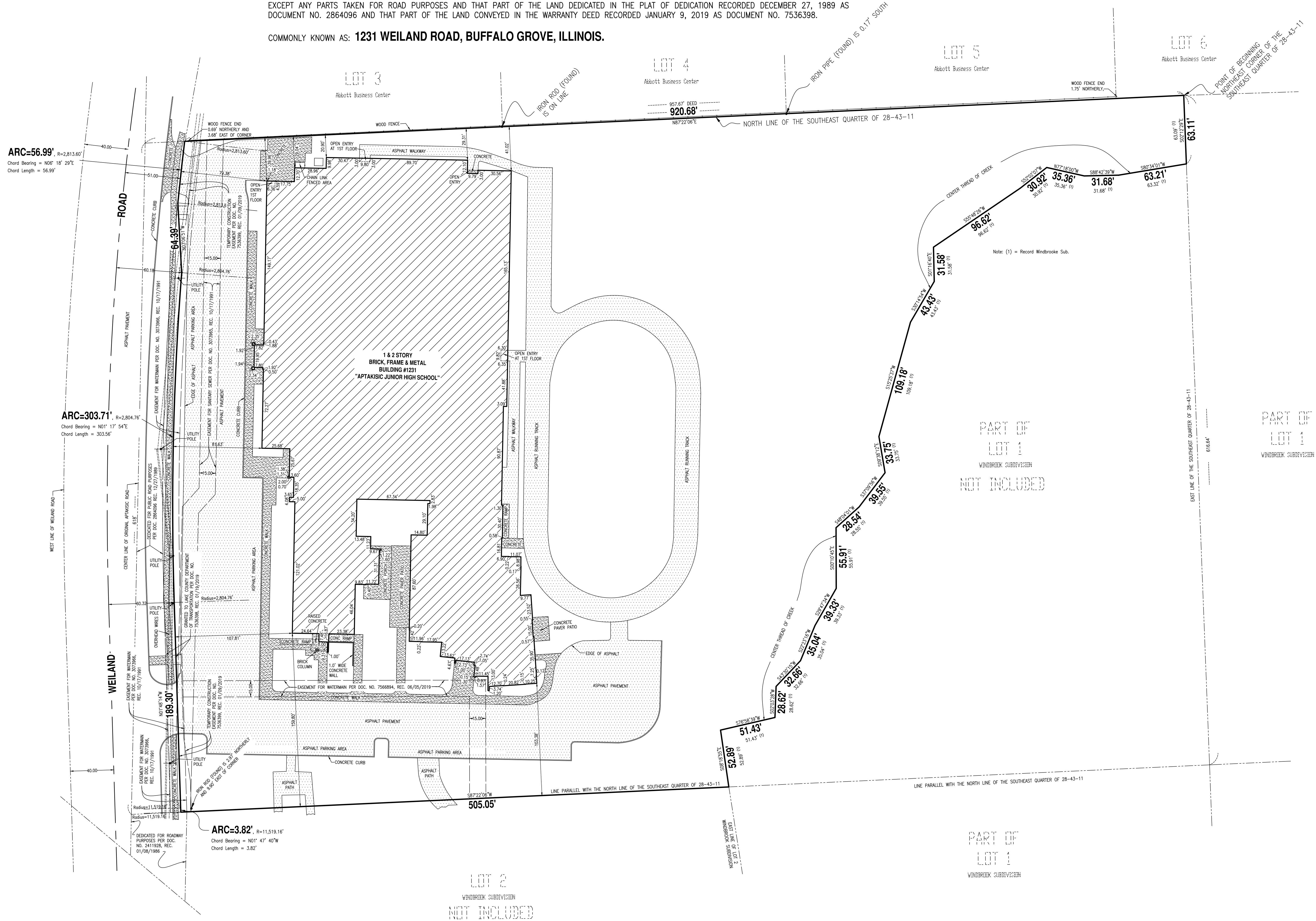
CHAMBERLIN / MASSE ENGINEERING
LAND SURVEYORS ~ PLANNERS ~ ENGINEERS
14048 W. PETRONELLA DRIVE, SUITE 102
LIBERTYVILLE, ILLINOIS 60048
(847) 362-8444

DRAWN BY: VJM	JOB # 202132-4	DRAWING #
CHECKED BY: VJM	F.B. PG.	1 OF 1

PLAT of SURVEY

LEGAL DESCRIPTION: THAT PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 43 NORTH, RANGE 11, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN IN LAKE COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 28 AFORESAID; THENCE WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER 957.67 FEET TO THE CENTER LINE OF APTAKISIC ROAD (NOW CALLED WEILAND ROAD); THENCE SOUTHERLY ALONG THE CENTER LINE OF SAID ROAD 618 FEET, THENCE EAST PARALLEL TO THE NORTH LINE OF SAID SOUTHEAST QUARTER TO THE EAST LINE OF SAID SOUTHEAST QUARTER, THENCE NORTH ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER 616.64 FEET TO THE POINT OF BEGINNING.
EXCEPT THAT PART LYING EAST AND SOUTH OF THE CENTER THREAD OF THE CREEK RUNNING IN A NORTHERLY DIRECTION THROUGH SAID PROPERTY IN QUESTION.
EXCEPT WINDBROOK SUBDIVISION,
EXCEPT ANY PARTS TAKEN FOR ROAD PURPOSES AND THAT PART OF THE LAND DEDICATED IN THE PLAT OF DEDICATION RECORDED DECEMBER 27, 1989 AS DOCUMENT NO. 2864096 AND THAT PART OF THE LAND CONVEYED IN THE WARRANTY DEED RECORDED JANUARY 9, 2019 AS DOCUMENT NO. 7536398.

COMMONLY KNOWN AS: 1231 WEILAND ROAD, BUFFALO GROVE, ILLINOIS.



SITE NOTE:
Area of surveyed property = 408,842 sq. ft., more or less.

GENERAL NOTES:
All information provided to the surveyor is shown or noted herein.

For matters of title we have relied on Chicago Title Insurance Company's Commitment No. CCH2304283LD, Commitment Date: August 8, 2023, for all recorded documents affecting the described parcels.

Underground utilities are not shown herein.

Prior to excavation call J.U.L.I.E. at 811 or 800-892-0123

All building restrictions, building lines and easements may or may not be shown. Check your Deed, Abstract, Title Report, and local ordinances. No responsibility is assumed by the surveyor.

Compare all points before building by same and report any discrepancy at once.

Dimensions are shown in feet and decimal parts thereof. No dimension is to be assumed by scaling.

B.H. SUHR & COMPANY, INC.	
SURVEYORS ESTABLISHED 1911	
450 SKOKIE BLVD. SUITE 105, NORTHBROOK, ILLINOIS, 60062	
TEL: (847) 864-6315 / FAX (847) 864-9341	
E-MAIL: SURVEY@BHSI.COM	
LOCATION 1231 WEILAND ROAD	SURVEY DATE, SEPTEMBER 29 20 23
ORDER No. 23-098	ORDERED BY DR. LORI WILCOX

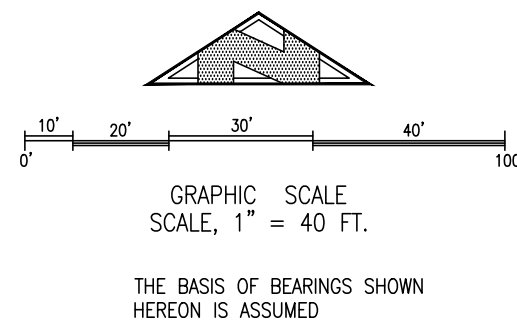
FIELD MEASUREMENTS COMPLETED SEPTEMBER 29 20 23

STATE OF ILLINOIS
COUNTY OF COOK

This professional service conforms to the current Illinois Minimum Standards for a boundary and topographic survey.

By *Michael E. Parrell* Dated OCTOBER 10 20 23

Michael E. Parrell
Illinois Professional Land Surveyor No. 035-002839
License Expiration Date 11/30/24



APTAKISIC TRIPP CONSOLIDATE SCHOOL DIST. 102
PLAT OF CONSOLIDATION



60 30 0 60 120
SCALE: 1" = 60'

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, _____, County Clerk of _____ County,
Illinois, do hereby certify that there are no delinquent general taxes, unpaid current general taxes,
delinquent special assessments or unpaid current special assessments against any of the land
included in the described property. I further certify that I have received all statutory fees in
connection with the plat.

Given under my hand and seal of the County Clerk of _____ County, Illinois.

This _____ day of _____, A.D.20____.

County Clerk

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF LAKE)

This is to certify that _____ is
the owner of the property described on the annexed plat and has caused the same to be surveyed
and subdivided as indicated thereon, for the uses and purposes therein set forth, and does hereby
acknowledge and adopt the same under the style and title thereon indicated.

The undersigned hereby dedicates for public use the lands shown on this plat for thoroughfares,
streets, alleys and public services, and hereby also reserves for the Village of Buffalo Grove,
Ameritech, The Gas Company, and Commonwealth Edison Company, the easement provisions which are
stated on the standard form which is attached hereto.

Dated this _____ day of _____, A.D., 20____.

(Name - Title)

Attest: _____
(Name - Title)

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF _____)

I, _____, a Notary Public in and for a said county in the
aforesaid state, does certify that _____ and
_____ personally known to me to be the

_____ of _____
and personally known to me to be the same persons whose names are subscribed to the aforesaid
instrument, appeared before me this day in person severally acknowledged that they signed and
delivered the annexed plat as _____ and
of said _____ and caused the seal of said to
be affixed thereto, pursuant to authority given by the _____ of
said _____ as their free and voluntary act, and as the free and voluntary act
and deed of said _____ for the uses and purposes therein set
forth.

Given under my hand and notarial seal this _____ day of _____, A.D. 20____.

Notary Public

CORPORATE AUTHORITY'S CERTIFICATE

Approved and accepted by the President and Board of Trustees of the Village of Buffalo
Grove, Cook and Lake Counties, Illinois, at a meeting held this _____ day of _____
A.D.20____

Village President

Attest: _____
Village Clerk

PLAN COMMISSION'S CERTIFICATE

Approved by the Plan Commission of the Village of Buffalo Grove, Cook and Lake Counties,
Illinois, at a meeting held this _____ day of _____, A.D. 20____

Chairman

Attest: _____
Secretary

VILLAGE COLLECTOR'S CERTIFICATE

I hereby certify that I find no deferred installments of outstanding unpaid special assessments
due against the property described in the plat hereon drawn. Buffalo Grove, Cook and Lake
Counties, Illinois, dated this _____ day of _____, A.D.20____

Village Collector

VILLAGE ENGINEER'S CERTIFICATE

Approved by the Village Engineer of the Village of Buffalo Grove, Cook and Lake Counties,
Illinois, dated this _____ day of _____, A.D. 20____

Village Engineer

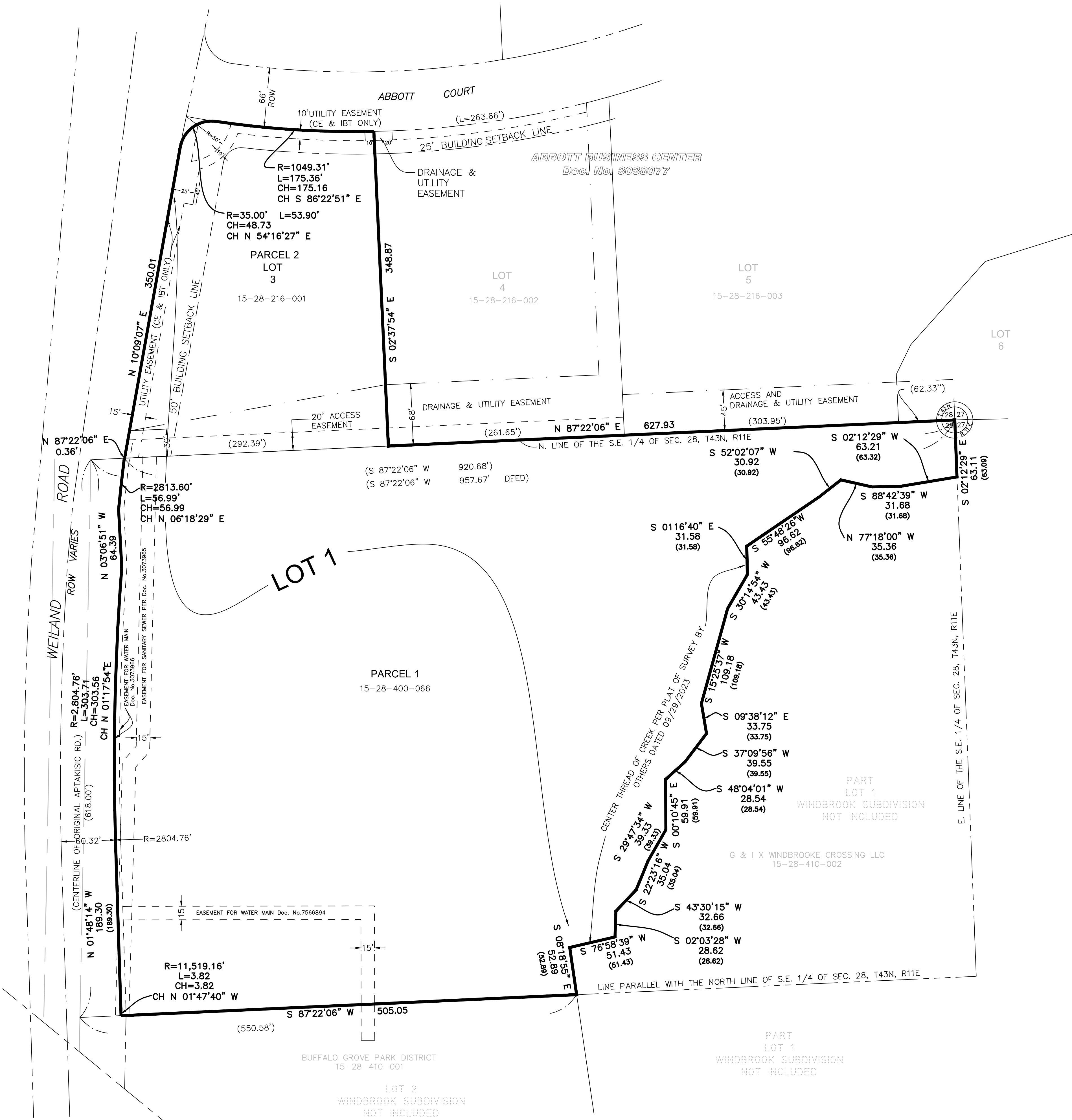
LEGAL DESCRIPTION

PARCEL 1:
THAT PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 43 NORTH, RANGE 11, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN IN LAKE COUNTY, ILLINOIS,
BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:
BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 28 AFORESAID; THENCE WEST ALONG THE NORTH LINE OF SAID SOUTHEAST
QUARTER 957.87 FEET TO THE CENTER LINE OF APTAKISIC ROAD (NOW CALLED WEILAND ROAD); THENCE SOUTHERLY ALONG THE CENTERLINE OF SAID ROAD 610 FEET;
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EXCEPT THAT PART LYING EAST AND SOUTH OF THE CENTER THREAD OF THE CREEK RUNNING IN A NORTHERLY DIRECTION THROUGH SAID PROPERTY IN QUESTION.
EXCEPT WINDBROOK SUBDIVISION.
EXCEPT ANY PARTS TAKEN FOR ROAD PURPOSES AND THAT PART OF THE LAND DEDICATED IN THE PLAT OF DEDICATION RECORDED DECEMBER 27, 1989 AS DOCUMENT
No. 2864096 AND THAT PART OF THE LAND CONVEYED IN WARRANTY DEED RECORDED JANUARY 9, 2019 AS DOCUMENT No. 7536398.

PARID: 15-28-400-066
COMMONLY KNOW AS: 1231 WEILAND ROAD, BUFFALO GROVE, ILLINOIS.

PARCEL 2:
LOT 3 IN ABBOTT BUSINESS CENTER, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD
PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 9, 1991 AS DOCUMENT 3038077, IN LAKE COUNTY, ILLINOIS.

PARID: 15-28-216-001
COMMONLY KNOW AS: 1351 ABBOTT COURT, BUFFALO GROVE, ILLINOIS.



THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:

NAME: _____
ADDRESS: _____
PHONE: _____

LEGEND

- SURVEY BOUNDARY
- PROPERTY LINE
- CENTERLINE
- HISTORICAL LINE - AS NOTED
- - - - EASEMENT LINE
- - - - SECTION LINE
- - - - R.O.W. LINE
- - - - SETBACK LINE

AREA SUMMARY:

PARCEL 1
Area: 408,843 Sq. Ft. +/- (9.39 Ac. +/-)
Tax ID No. 15-28-400-066

PARCEL 2 (LOT3)
Area: 90,004 Sq. Ft. +/- (2.06 Ac. +/-)
Tax ID No. 15-28-216-001

Total Area: (Parcel 1 and Parcel 2): 498,847 Sq. Ft., (11.45 Ac.) more or less

AUTHORIZATION TO RECORD CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF LAKE)

I, HARLAN M. DOLAND, AN ILLINOIS REGISTERED PROFESSIONAL LAND SURVEYOR WITH IMEG, DO
HEREBY GRANT PERMISSION TO A REPRESENTATIVE OF APTAKISIC TRIPP CONSOLIDATED SCHOOL
DISTRICT # 102 TO RECORD THIS PLAT OF CONSOLIDATION.

DATED THIS _____ DAY OF _____, A.D., 2023.

BY: _____
HARLAN M. DOLAND, PLS
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003121
LICENSE EXPIRES 11-30-24

SURVEYOR'S NOTES:

- 1) Basis of Bearings: The North line of the SE 1/4 of Sec. 28, T14N, R11 E,
having a bearing of S 87°22'06" W, Per Plat of Survey dated 09/29/2023.
- 2) Dimensions and Bearings 100.00' N00°00'00"E - Measured
(100.00') (N00°00'00"E) - Record
- 3) Easements on Lot 3 are shown per Abbott Business Center, Doc. No. 3038077, and on
Parcel 1 per Survey by others dated 09/29/2023.

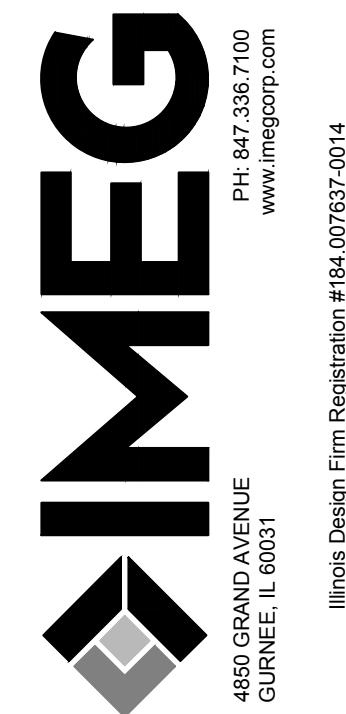
STATE OF ILLINOIS)
) S.S.
COUNTY OF LAKE)

I, HARLAN M. DOLAND, AN ILLINOIS REGISTERED PROFESSIONAL LAND SURVEYOR WITH IMEG, DO
HEREBY CERTIFY THAT THE PLAT OF CONSOLIDATION HEREON HAS BEEN PREPARED UNDER MY
DIRECT SUPERVISION, FROM EXISTING PLATS AND RECORDS AND IS A CORRECT REPRESENTATION
THEREOF.

DATED THIS _____ DAY OF _____, A.D., 2023.

BY: _____
HARLAN M. DOLAND, PLS
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003121
LICENSE EXPIRES 11-30-24

No	REVISIONS	DESCRIPTION	DATE

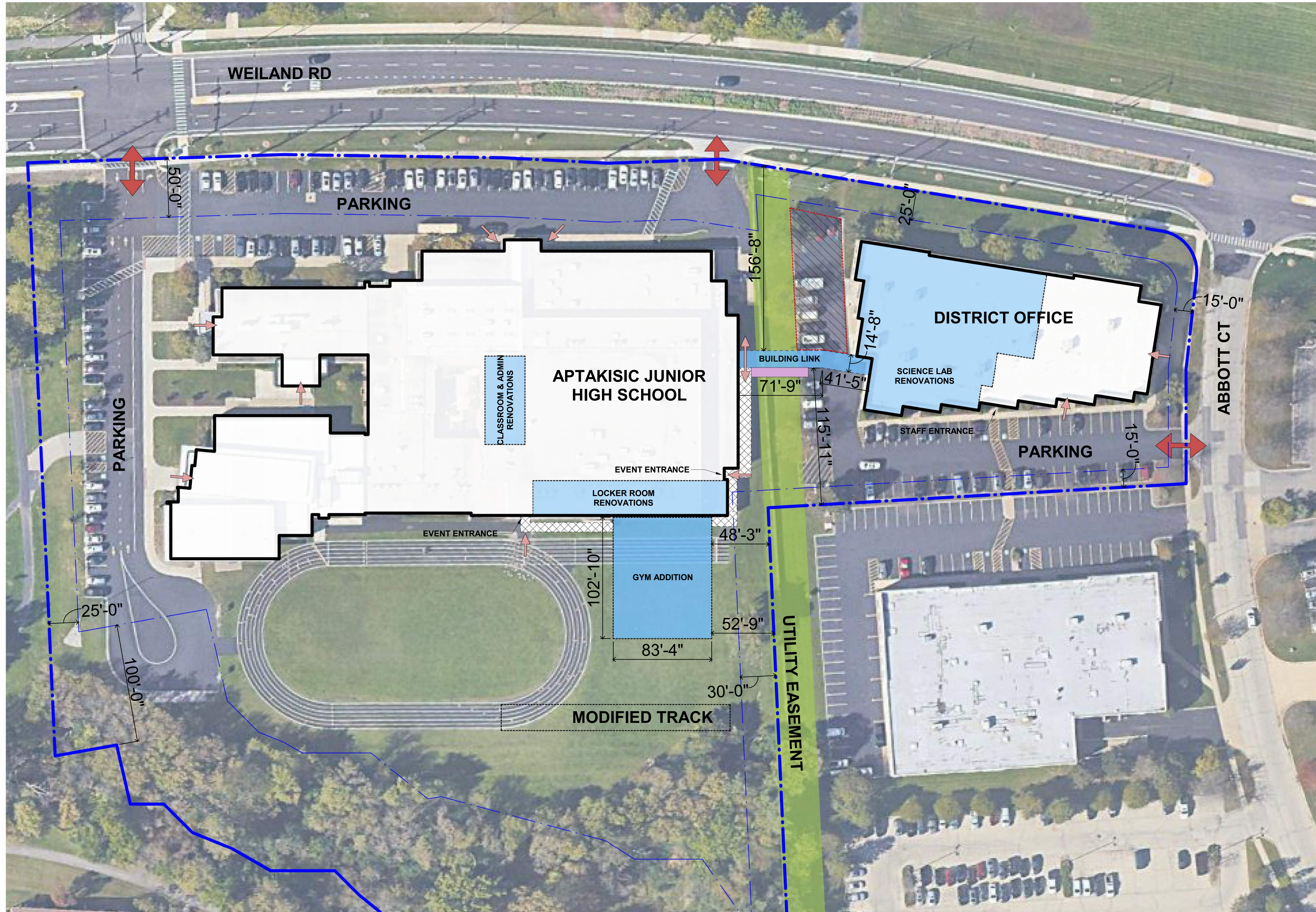


TRIPP SCHOOL DISTRICT 102
BUFFALO GROVE, ILLINOIS
PLAT OF CONSOLIDATION

IMEG Project No:
23008012.00
File Name:
Tripp SD 102-Plat of
Consolidation.dwg
© COPYRIGHT 2023
ALL RIGHTS RESERVED
Field Book No:
Drawn By: TEM
Checked By: HMD
Date: 11/28/2023
1
Sheet 1 of 1

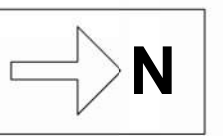
Aptakisis-Tripp CCSD 102

Aptakisis Junior High Additions & Renovations
November 2023



LEGEND

- SITE ACCESS
- MAIN BUILDING ACCESS POINT
- PROPERTY LINE
- PROPERTY SETBACK LINE
- PROPOSED NEW PEDESTRIAN WALK
- NEW GREEN SPACE (REMOVE EXISTING ASPHALT)
- NEW PEDESTRIAN BRIDGE





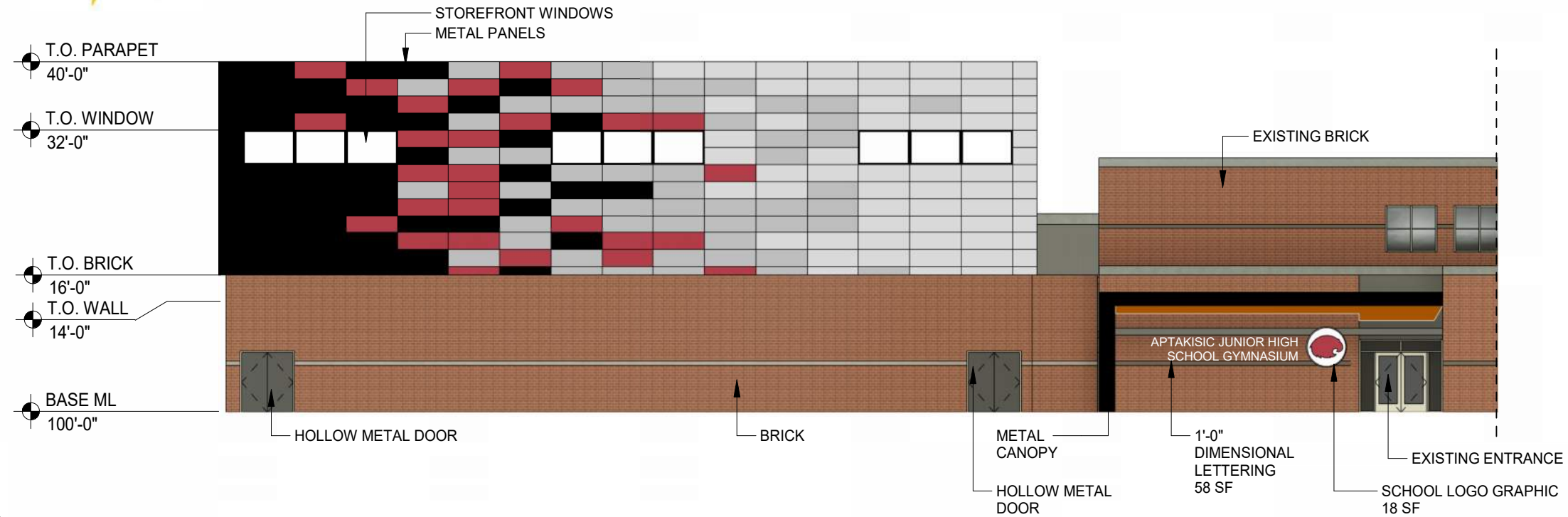
APTAKISIC-TRIPP SCHOOL DISTRICT 102

APTAKISIC JUNIOR HIGH SCHOOL

GYM EXTERIOR MATERIAL STUDY 2

8.H.c

B.1

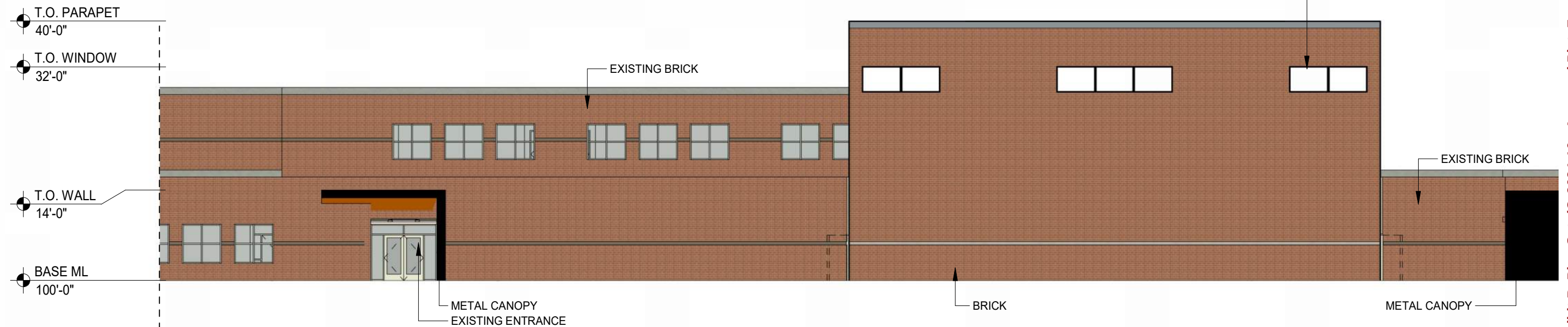


1

NORTH ELEVATION

1/16" = 1'-0"

0 12' 24'



2

EAST ELEVATION

1/16" = 1'-0"

0 12' 24'





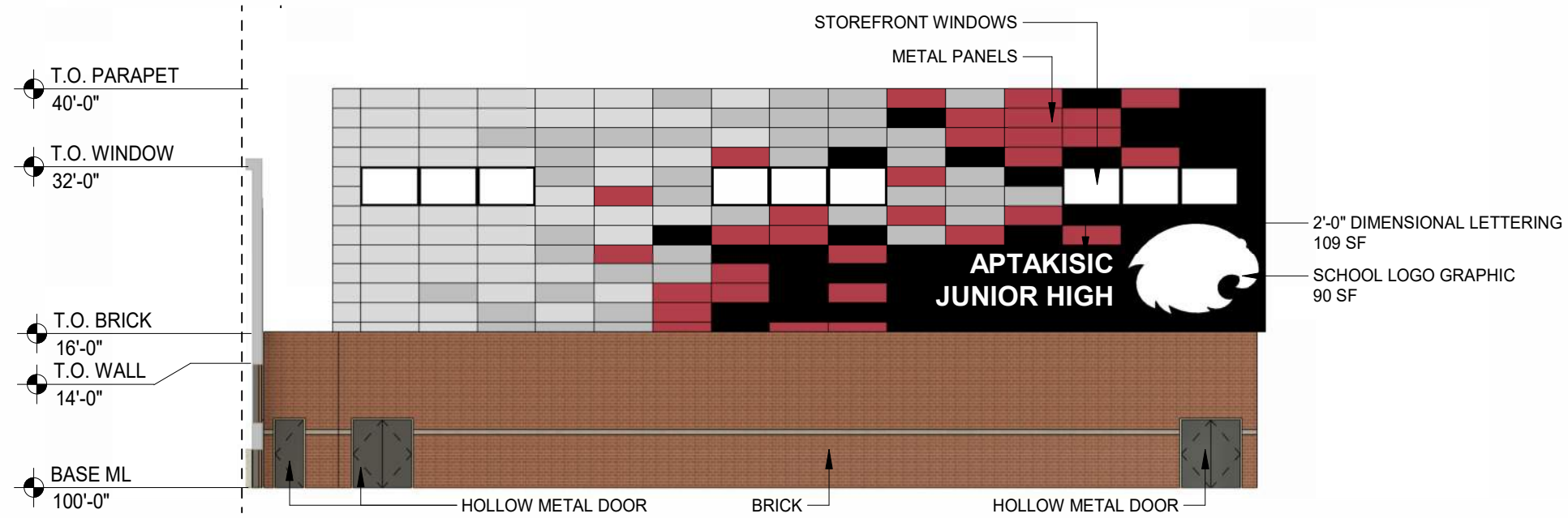
APTAKISIC-TRIPP SCHOOL DISTRICT 102

APTAKISIC JUNIOR HIGH SCHOOL

GYM EXTERIOR MATERIAL STUDY 2

8.H.c

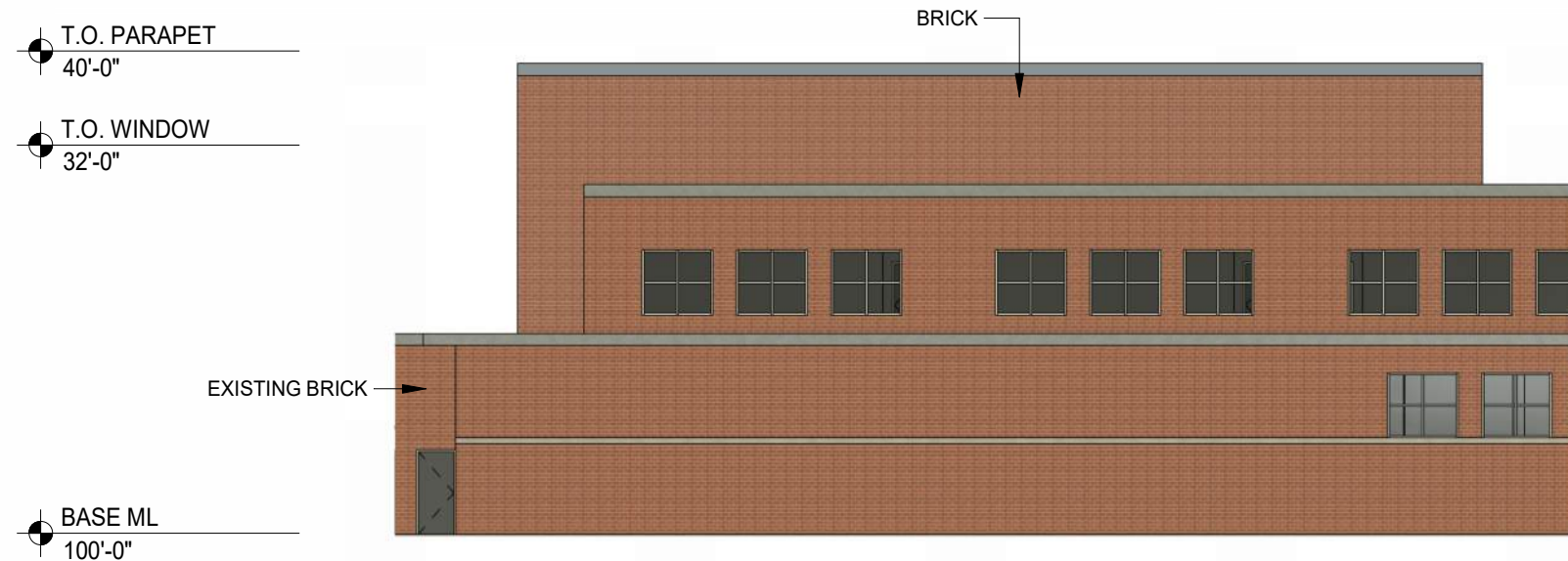
B.1



1

SOUTH ELEVATION

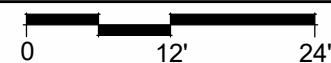
1/16" = 1'-0"



2

WEST ELEVATION

1/16" = 1'-0"





APTAKISIC-TRIPP
SCHOOL DISTRICT 102

APTAKISIC JUNIOR HIGH SCHOOL

LINK EXTERIOR FINISHES

OPTION 1

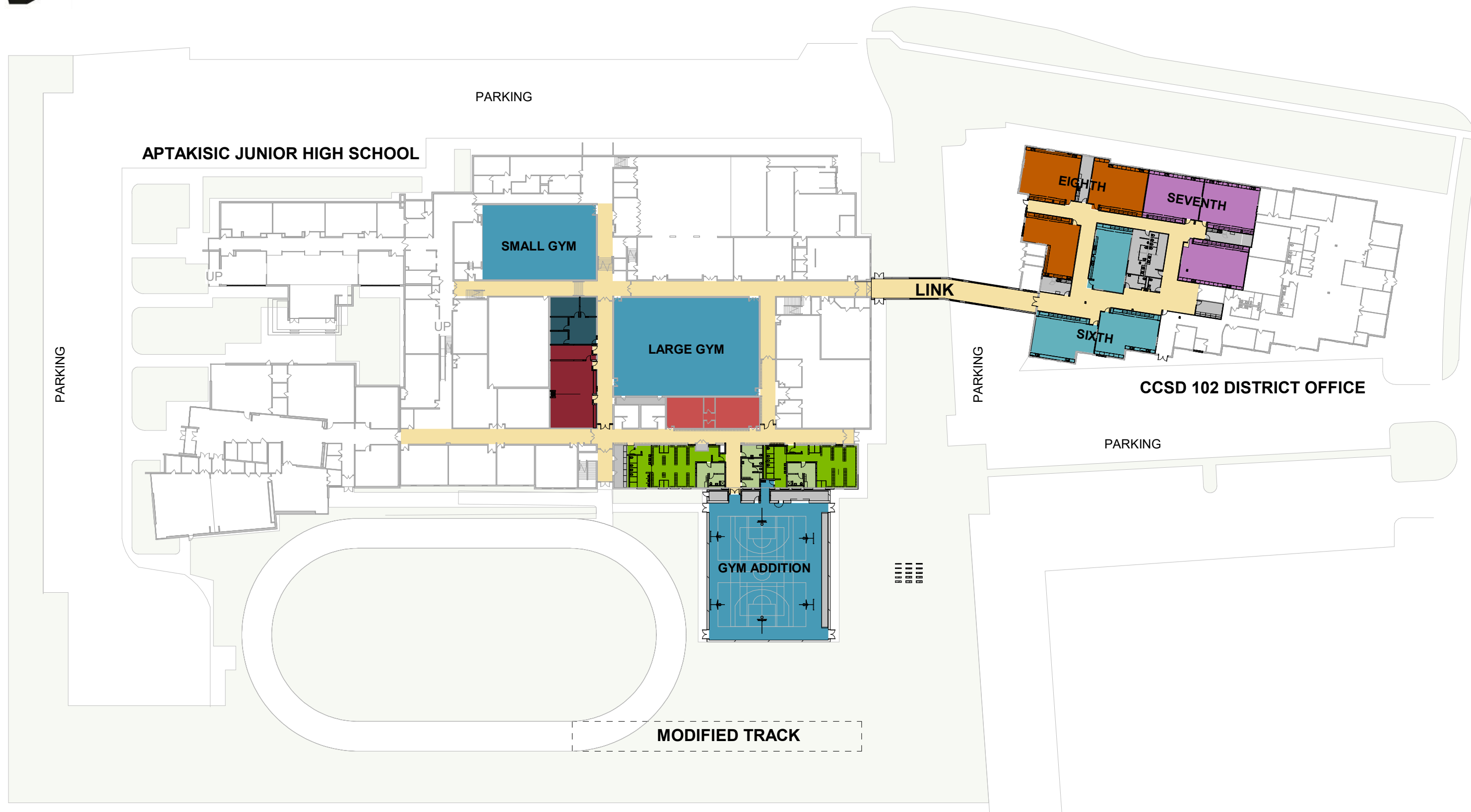


Link - West Elevation



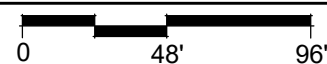
Link - East Elevation





OVERALL PLAN

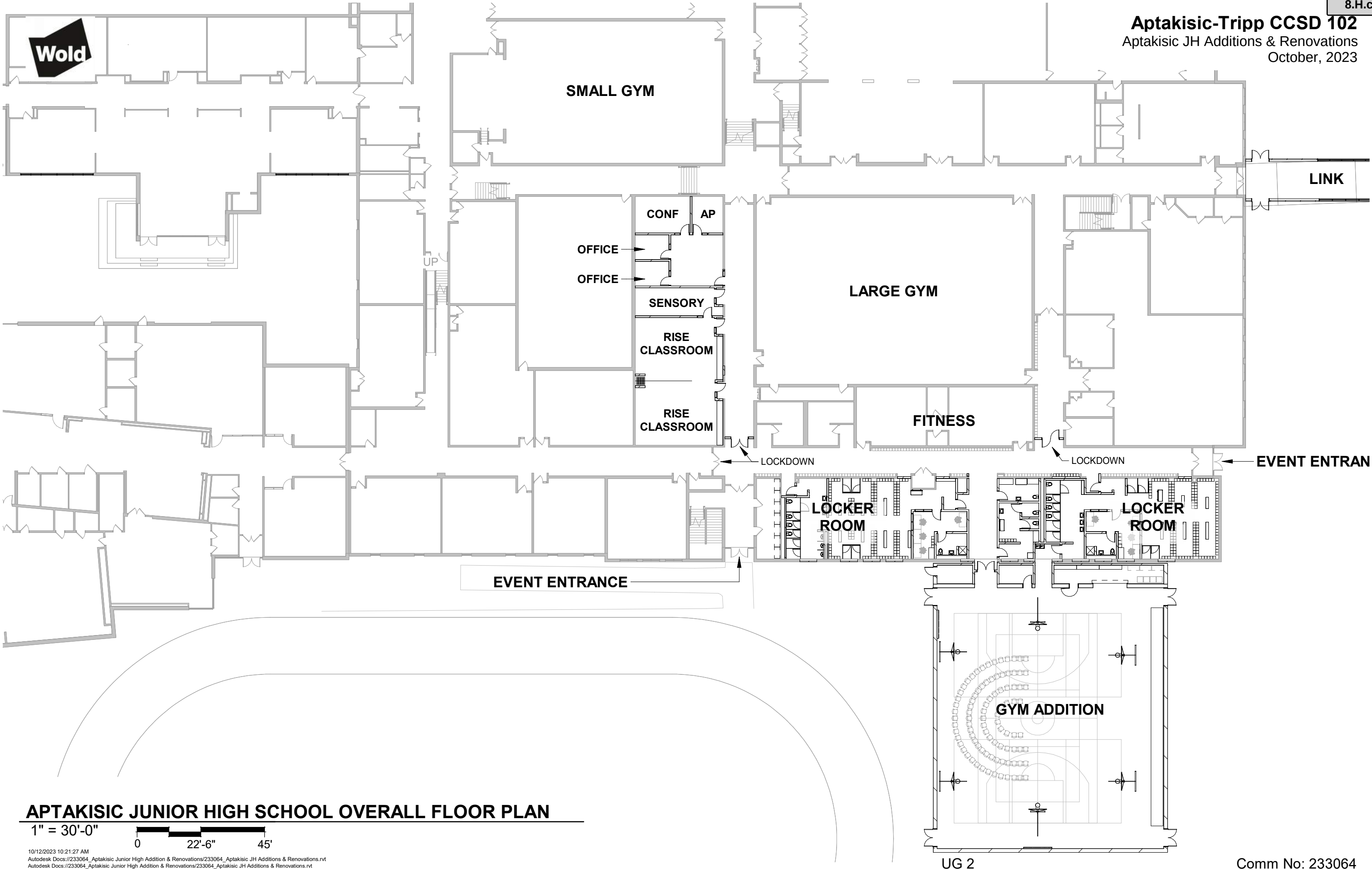
1/64" = 1'-0"



10/12/2023 10:21:25 AM
Autodesk Docs://233064_Aptakistic Junior High Addition & Renovations/233064_Aptakistic JH Additions & Renovations.rvt
Autodesk Docs://233064_Aptakistic Junior High Addition & Renovations/233064_Aptakistic JH Additions & Renovations.rvt

Aptakistic-Tripp CCSD 102

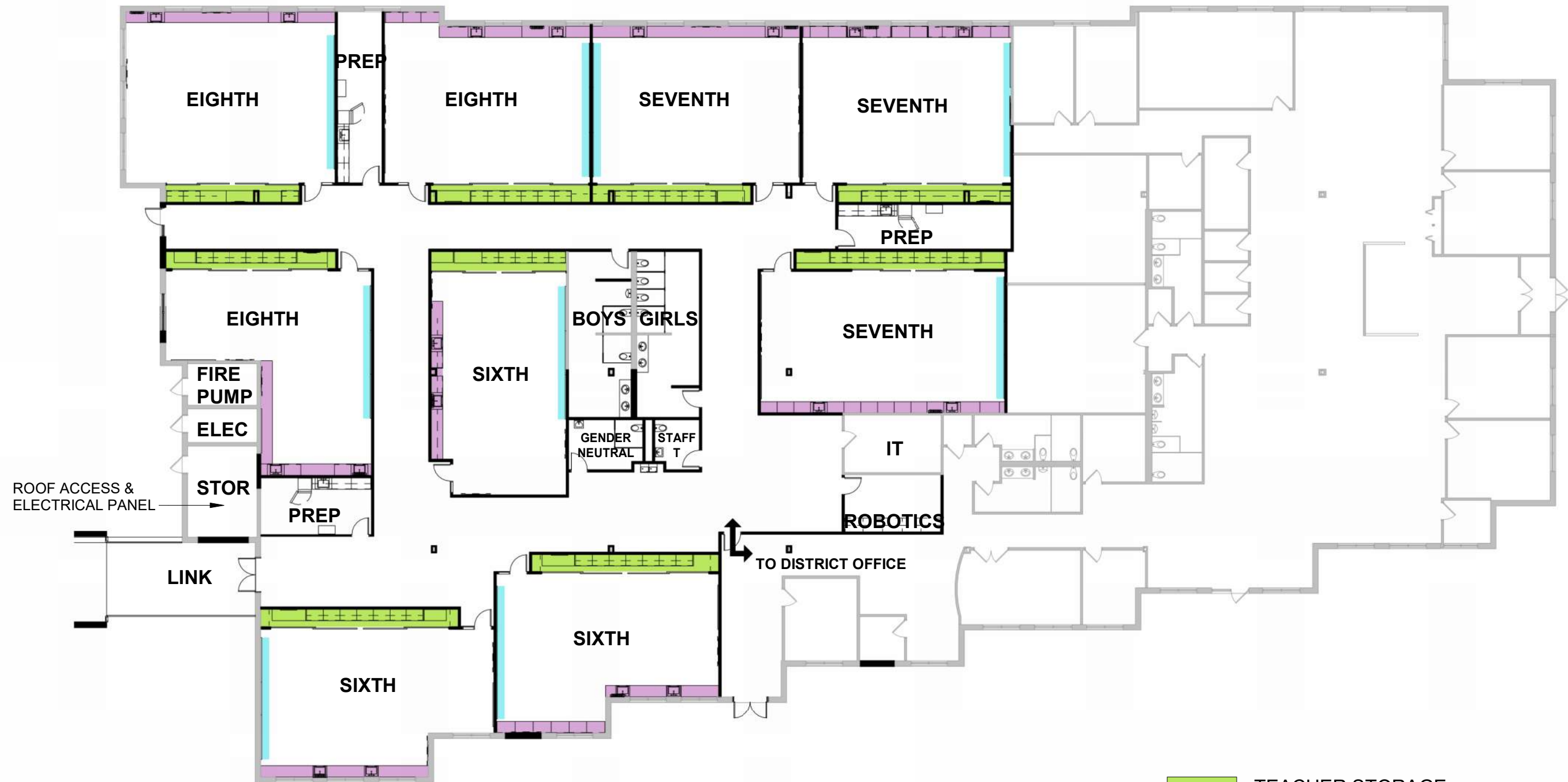
Aptakistic JH Additions & Renovations
October, 2023



APTAKISIC JUNIOR HIGH SCHOOL OVERALL FLOOR PLAN

1" = 30'-0"
0 22'-6" 45'

10/12/2023 10:21:27 AM
Autodesk Docs://233064_Aptakistic Junior High Addition & Renovations/233064_Aptakistic JH Additions & Renovations.rvt
Autodesk Docs://233064_Aptakistic Junior High Addition & Renovations/233064_Aptakistic JH Additions & Renovations.rvt



CCSD 102 DISTRICT OFFICE OVERALL FLOOR PLAN
1" = 20'-0"

IL

APTAKISIC JUNIOR HIGH ADDITION & RENOVATIONS

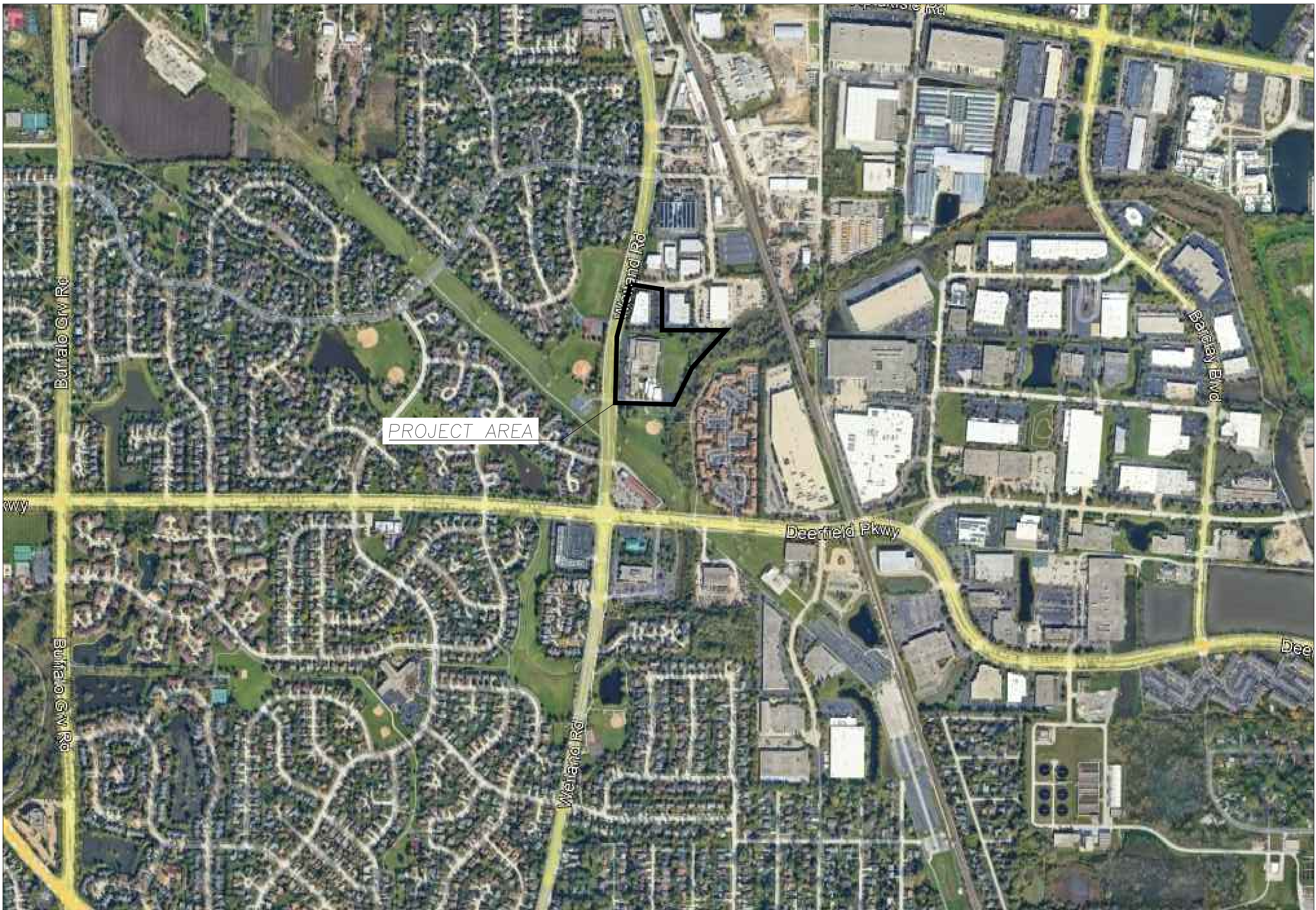
1231 WEILAND ROAD BUFFALO GROVE, IL

CIVIL ENGINEER:
Eriksson Engineering Assoc., Ltd.
145 Commerce Dr., Suite A
Grayslake, IL 60030
T: 1 (847) 223-4804
E: kcamino@eea-ltd.com
Attn: Kevin Camino, PE

VILLAGE:
Village of Buffalo Grove
Engineering Department
51 Raupp Boulevard
Buffalo Grove, IL 60089
T: 1 (847) 459-2532

INDEX OF SHEETS

SHEET No.	DESCRIPTION
C0.01	COVER SHEET
C1.00	DEMOLITION PLAN
C2.00	GEOMETRY PLAN
C3.00	UTILITY PLAN
C4.00	GRADING PLAN
C5.00	DETAILS



LOCATION MAP

GENERAL NOTES

- The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and is Given For The Convenience of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately if Surface and/or Subsurface Features Are Different Than Shown On The Drawings.
- Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.
- Contractor Shall Provide Private Utility Locating Services for the Project Area.
- Notify The Owner, Engineer and the City of Chicago: Utility Alert Network at 312-744-7000. A Minimum of 48 Hours in Advance of Performing Any Work.
- All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.
- These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) to Stake All Site Improvements Accordingly. Contractor Shall Re-Establish Horizontal Control. Horizontal Control Points Not Provided.
- No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.
- The Engineer is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.
- Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations.
- The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.

SURVEY PROVIDED BY:

Plat of Survey and Topography Provided By Daniel Creaney Company For Eriksson Engineering Associates on 08/08/2023. Order Number 8289

PROJECT BENCHMARKS

- Fire Hydrant NorthEast Bury Blt. on south side of Aptakisic Junior High School. Elevation 678.37

J.U.L.I.E.

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Aptakisic JH
Additions and
Renovations
1231 Weiland Rd
Buffalo Grove, Illinois
60089

Aptakisic-Tripp CCSD
102
1351 Abbott
Buffalo Grove, Illinois
60089



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AND ENGINEERS
220 North Smith Street, Suite 310
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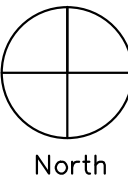
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PHONE (847) 223-4804
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I hereby certify that this plan, specification or report was prepared by my direct supervision and that I am a Licensed ENGINEER under the laws of the State of ILLINOIS

Name Here
License Number:XXXX Date Issue Date

Revisions		
Description	Date	By
Planning and Zoning	10/23/2023	Nurr

Comm: 233064
Date: 10/23/2023
Drawn: MO
Check: KC
Scale: 1/16" = 1'-0"



COVER SHEET

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C0.01

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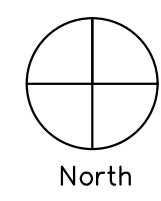
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Revisions		
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Planning and Zoning	10/23/2023	Nurr

Comm: 233064
Date: 10/23/2023
Drawn: MD
Check: KC



SITE DEMOLITION
PLAN

Scale: 1/16" = 1'-0"

C1.00



DEMOLITION LEGEND

- Utility Line Removal
- Bituminous Pavement Removal (Full Depth)
- Concrete Pavement Removal (Full Depth)
- Gravel Removal (Full Depth)
- Pavement Sawcut
- Curb & Gutter Removal
- Structure Removal
- Tree Removal

LEGEND

- EXISTING
 - Manhole
 - Catch Basin
 - Inlet
 - Area Drain
 - Clean Out
 - Flared End Section
 - Storm Sewer
 - Sanitary Sewer
 - Combined Sewer
 - Water Main
 - Gas Line
 - Overhead Wires
 - Electric Cable (Buried)
 - Telephone Line
 - Fire Hydrant
 - Valve Vault
 - Downspout
 - Ballast
 - Gas Valve
 - Gas Meter
 - Electric Meter
 - Electric Manhole
 - Hand Hole
 - Light Pole
 - Light Pole w/ Mast Arm
 - Utility Pole
 - Telephone Pedestal
 - Telephone Manhole
 - Sign
 - Fence
 - Accessible Parking Stall
 - Curb & Gutter
 - Depressed Curb
 - Curb Elevation
 - Gutter Elevation
 - Pavement Elevation
 - Sidewalk Elevation
 - Ground Elevation
 - Top of Retaining Wall Elevation
 - Seale
 - Contour Line
 - Deciduous Tree
 - Coniferous Tree
 - Brushline
 - Tree Protection Fencing at Drip Line
- PROPOSED
 - Manhole
 - Catch Basin
 - Inlet
 - Area Drain
 - Clean Out
 - Flared End Section
 - Storm Sewer
 - Sanitary Sewer
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 - Water Main
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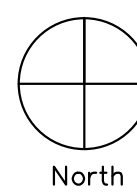
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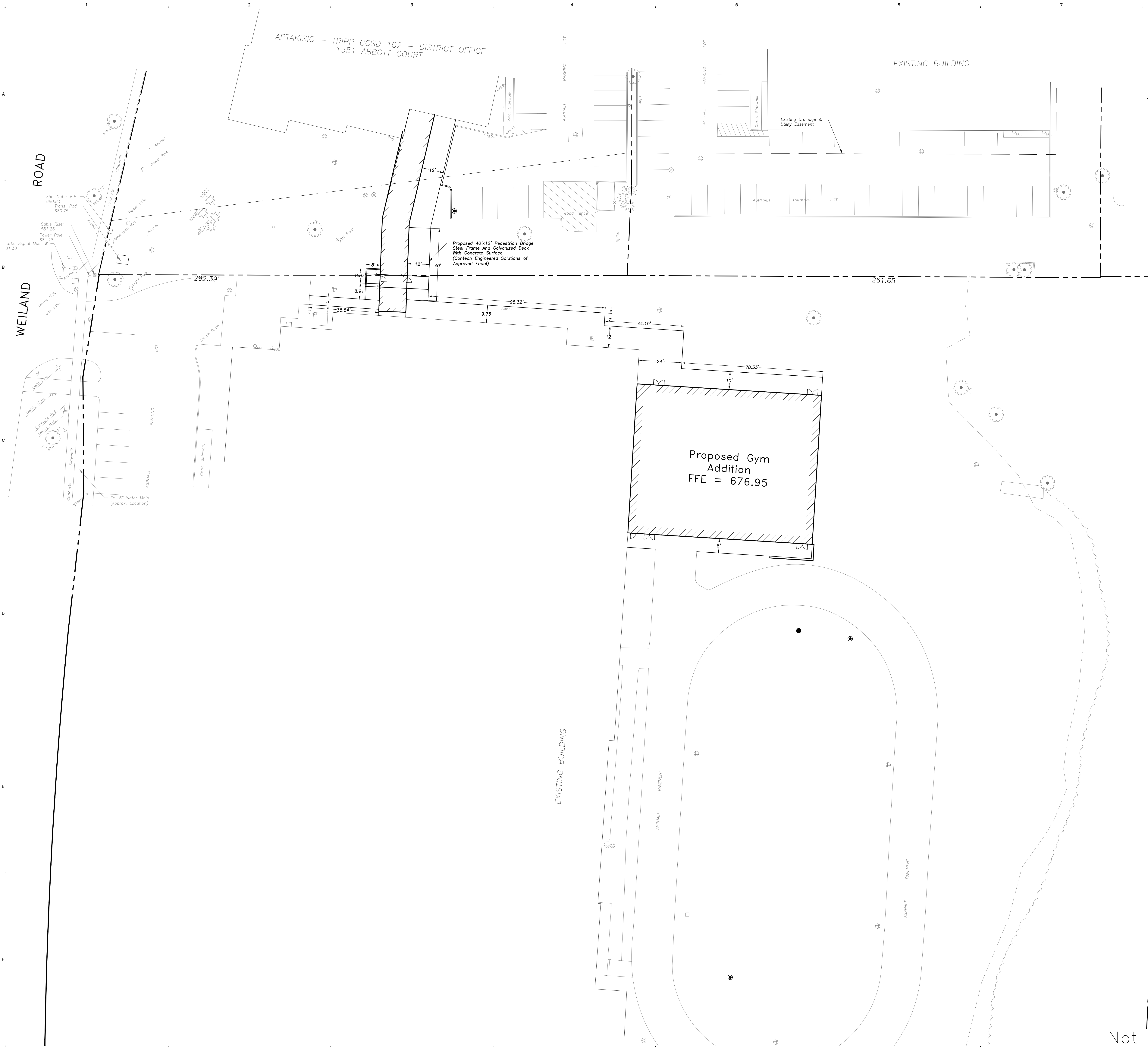
Comm: 233064
Date: 10/23/2023
Drawn: MD
Check: KC



SITE GEOMETRY
PLAN

Scale: 1/16" = 1'-0"

C2.00



LEGEND

EXISTING

Manhole
 Catch Basin
 Inlet
 Area Drain
 Clean Out
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 Water Main
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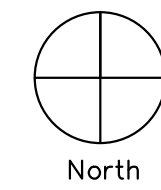
Revisions		
Description	Date	By
Planning and Zoning	10/23/2023	Nurr

Comm: 233064

Date: 10/23/2023

Drawn: MD

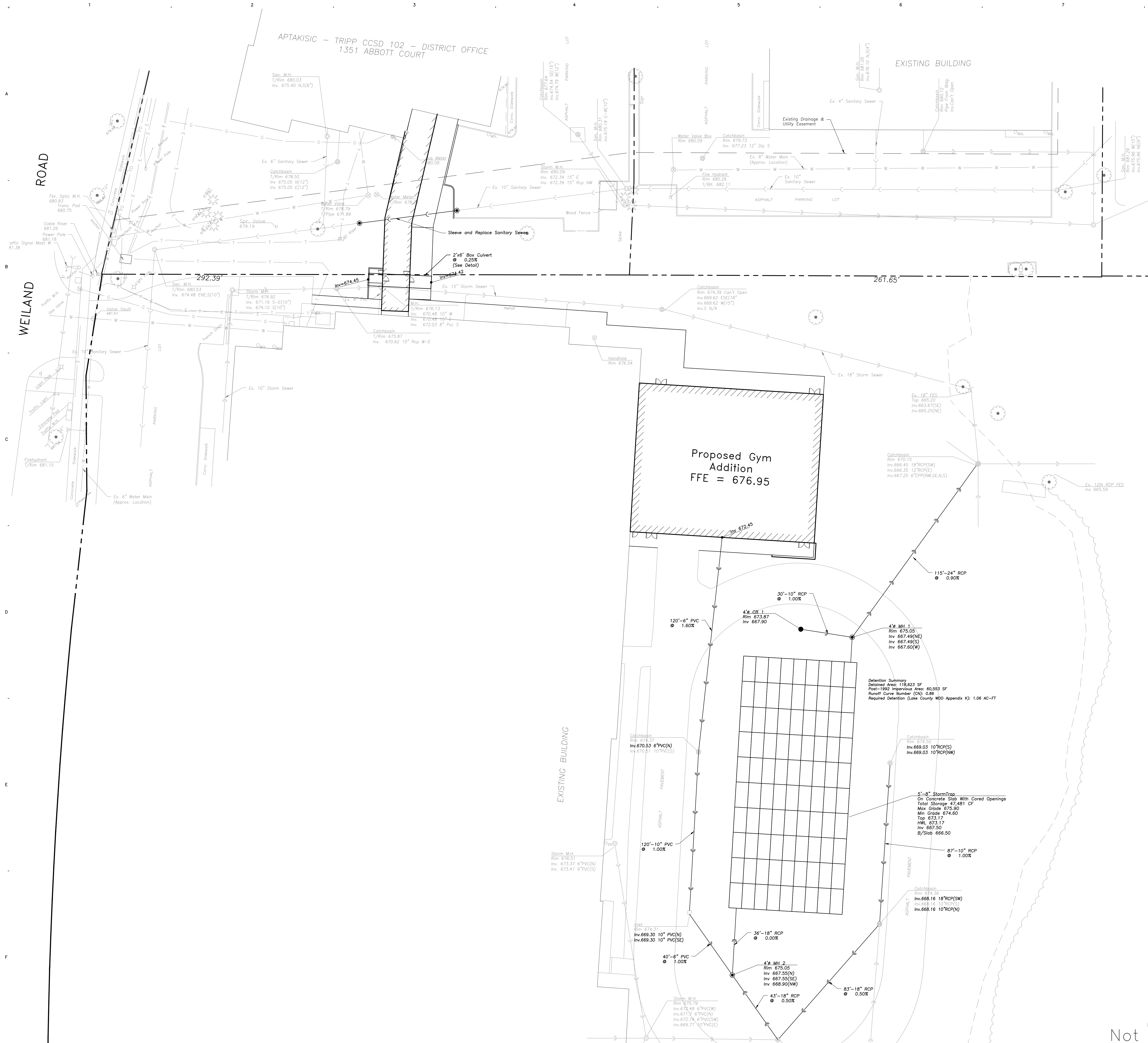
Check: KC



SITE UTILITY PLAN

Scale: 1/16" = 1'-0"

C3.00



LEGEND

EXISTING	PROPOSED
Manhole	Manhole
Catch Basin	Catch Basin
Inlet	Inlet
Area Drain	Area Drain
Clean Out	Clean Out
Flared End Section	Flared End Section
Storm Sewer	Storm Sewer
Sanitary Sewer	Sanitary Sewer
Combined Sewer	Combined Sewer
Water Main	Water Main
Gas Line	Gas Line
Overhead Wires	Overhead Wires
Electric Cable (Buried)	Electric Cable (Buried)
Telephone Line	Telephone Line
Fire Hydrant	Fire Hydrant
Valve Vault	Valve Vault
Buffalo Box	Buffalo Box
Downspout	Downspout
Ballast	Ballast
Gas Valve	Gas Valve
Gas Meter	Gas Meter
Electric Meter	Electric Meter
Electric Manhole	Electric Manhole
Hand Hole	Hand Hole
Light Pole	Light Pole
Light Pole w/ Mast Arm	Light Pole w/ Mast Arm
Utility Pole	Utility Pole
Telephone Pedestal	Telephone Pedestal
Telephone Manhole	Telephone Manhole
Sign	Sign
Fence	Fence
Accessible Parking Stall	Accessible Parking Stall
Curb & Gutter	Curb & Gutter
Depressed Curb	Depressed Curb
Curb Elevation	Curb Elevation
Gutter Elevation	Gutter Elevation
Potential Elevation	Potential Elevation
Sidewalk Elevation	Sidewalk Elevation
Ground Elevation	Ground Elevation
Top of Retaining Wall Elevation	Top of Retaining Wall Elevation
Seale	Seale
Contour Line	Contour Line
Deciduous Tree	Deciduous Tree
Coniferous Tree	Coniferous Tree
Brushline	Brushline
Tree Protection Fencing at Drip Line	Tree Protection Fencing at Drip Line

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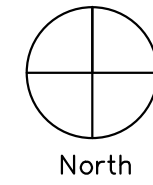
Revisions		
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Comm: 233064

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Check: KC



SITE GRADING PLAN

Scale: 1/16" = 1'-0"

C4.00



PAVING & SURFACE LEGEND

Asphalt Pavement Section
1 1/2" Hot Mix Asphalt, Mix D, IL-9.5, N50
2 1/2" Hot Mix Asphalt, IL-19.0, N50
Prime Coat (0.25 gal/sq yd)
8" Aggregate Base Course, Type B, Crushed, CA-6

Concrete Sidewalk Section
5" Portland Cement Concrete
6"x6" W1.4W1.4 Welded Wire Fabric
2" Aggregate Base Course, Type B, Crushed

Stormwater Overland Flow Path

Ridge Line/High Point

LEGEND

EXISTING

Manhole

Catch Basin

Inlet

Area Drain

Clean Out

Flared End Section

Storm Sewer

Sanitary Sewer

Combined Sewer

Water Main

Gas Line

Overhead Wires

Electric Cable (Buried)

Telephone Line

Fire Hydrant

Valve Vault

Buffalo Box

Downspout

Ballard

Gas Valve

Gas Meter

Electric Meter

Electric Manhole

Hand Hole

Light Pole

Light Pole w/ Most Arm

Utility Pole

Telephone Pedestal

Telephone Manhole

Sign

Fence

Accessible Parking Stall

Curb & Gutter

Depressed Curb

Curb Elevation

Gutter Elevation

Powerman Elevation

Sidewalk Elevation

Ground Elevation

Top of Retaining Wall Elevation

Swale

Contour Line

Deciduous Tree

Coniferous Tree

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FAX (847) 223-4864
EMAIL: INFO@EEA-LTD.COM

I hereby certify that this plan, specification or report was prepared by my direct supervision and that I am a Licensed ENGINEER under the laws of the State of ILLINOIS

Name Here		Date
License Number	XXXX	Issue Date
Revisions		
Description	Date	By
Planning and Zoning	10/23/2023	Nurr

Comm: 233064
Date: 10/23/2023
Drawn: MD
Check: KC
North

DETAILS

Scale: 1/16" = 1'-0"

C5.00

EXHIBIT NO.109
MATERIALS LIST

Date of revision: 9/23/19

Water Distribution Material Specifications:

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—mechanical and push-on, AWWA C111. Wrap—4 mil. X-Lam conforming to AWWA C105.A21.5 and AWWA C600. 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, counterclockwise to open, AWWA C500, AWWA C504. Clow AWWA C-504 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 cored in the field and shall have rubber boots conforming to ASTM C-923. Dughouse 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 WB67-250, AWWA C502, painted fire engine red above ground, with resilient wedge auxiliary gate valve. Nozzles, two at two and one half inch, one at four and one half inch, with threads conforming to National Standard Specifications. Frangible section (breakaway type) with the break line flange located one inch above finished grade. Joint end, six inch, mechanical or push-on. Stainless steel trim below ground. 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 664-S. Lid embossed "WATER." Rubber valve box stabilizer required.
Service Pipe	Copper tube, two inches and smaller, ASTM B88, Type K (1" minimum). Ductile iron, larger than two inches. Conform to Water main section above. Service upgrade for existing water main requires a stainless-steel tap repair clamp. Ford model FS1-CC, minimum length 15" long.
Corporation Stop	Mueller H15090, 1" minimum, AWWA C800, 1" Direct tap or 1 1/4" and larger shall use Ford FC202 stainless steel band, epoxy coated saddle.
Curb Stop	Copper service, Mueller H-15154. Ductile iron service, Resilient wedge counterclockwise to open, AWWA C500. Joint end—mechanical, AWWA C111.
Curb box	Copper service, Mueller H-10302. Ductile iron service, conform to Hydrant Valve Box section above. Ductile iron service, 6" and larger, conform to Valve Vault section above.
Copper to Copper Fittings	Mueller Company Model #H-15400. An all-flared coupling is required, no sweat joint or compression allowed.
Pressure Connections	Ford FTSS 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 C76, with epoxy lining. PVC solid wall (SDR-26H) pipe—ASTM D-3034 for six to fifteen inches in diameter.
Sewer and Service Connection Pipe Joints	Reinforced concrete pipe—ASTM C443. PVC solid wall (SDR-26H) pipe—ASTM D-3212 for six to eighteen inches in diameter.
Sewer and Service Connection Pipe Fittings	PVC solid wall (SDR-26H) pipe—ASTM D3034 for six to fifteen inches in diameter.
Casing Pipes	Steel pipe—ASTM A120, 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-one 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 offset riser 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 self-sealing 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 cored in the field.
Castings	Closed Lid, Type 1—Neenah No. R-1772, embossed per Exhibit No. 201, Open Lid, Type 1—Neenah No. R-1772, Standard B4.12 or any other barrier curb, Type 11—Neenah No. R-3170 (open curb box) Box height must be 6" minimum with 5" tapers to match curb height.. Depressed barrier curb, Type 10—Neenah No. R-3205. Yard inlet - Neenah R-2579, convex grate.
Sewer Pipe Joints	Reinforced concrete pipe—ASTM C443 or C361. PVC solid wall (SDR-26H) pipe—ASTM D-3212 for six to eighteen inches in diameter.
Sump pump service connection pipe/sub surface drain pipe	4" PVC solid wall sewer pipe SDR-35. Blind connections must be cored in storm sewer and pipe connection shall be made with a rubber boot and stainless-steel band. Sump pump per Exhibit No. 202 and underdrain per Exhibit No. 203.

Material Specifications For All Utilities:

B bedding	CA-11, 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-180. Recycled materials permitted from IDOT approved sources meeting the correct gradations.
Trench Backfill	CA-11, Class B or better. This item shall meet the requirements of Class B CA-11, 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-180. Jetting 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 height adjustment shall be allowed, minimum one 2" ring installed on new structures. Only one HDPE ring with a max of 2" may be used within the precast tolerances. Only precast concrete or HDPE adjustment rings permitted. 1/2" x 3-5" mastic to be used between all frames, rings, and structures. Mortar around rings, but none between.

Miscellaneous Material Specifications:

Detectable 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 16.50.070 of the Village of Buffalo Grove Municipal Code

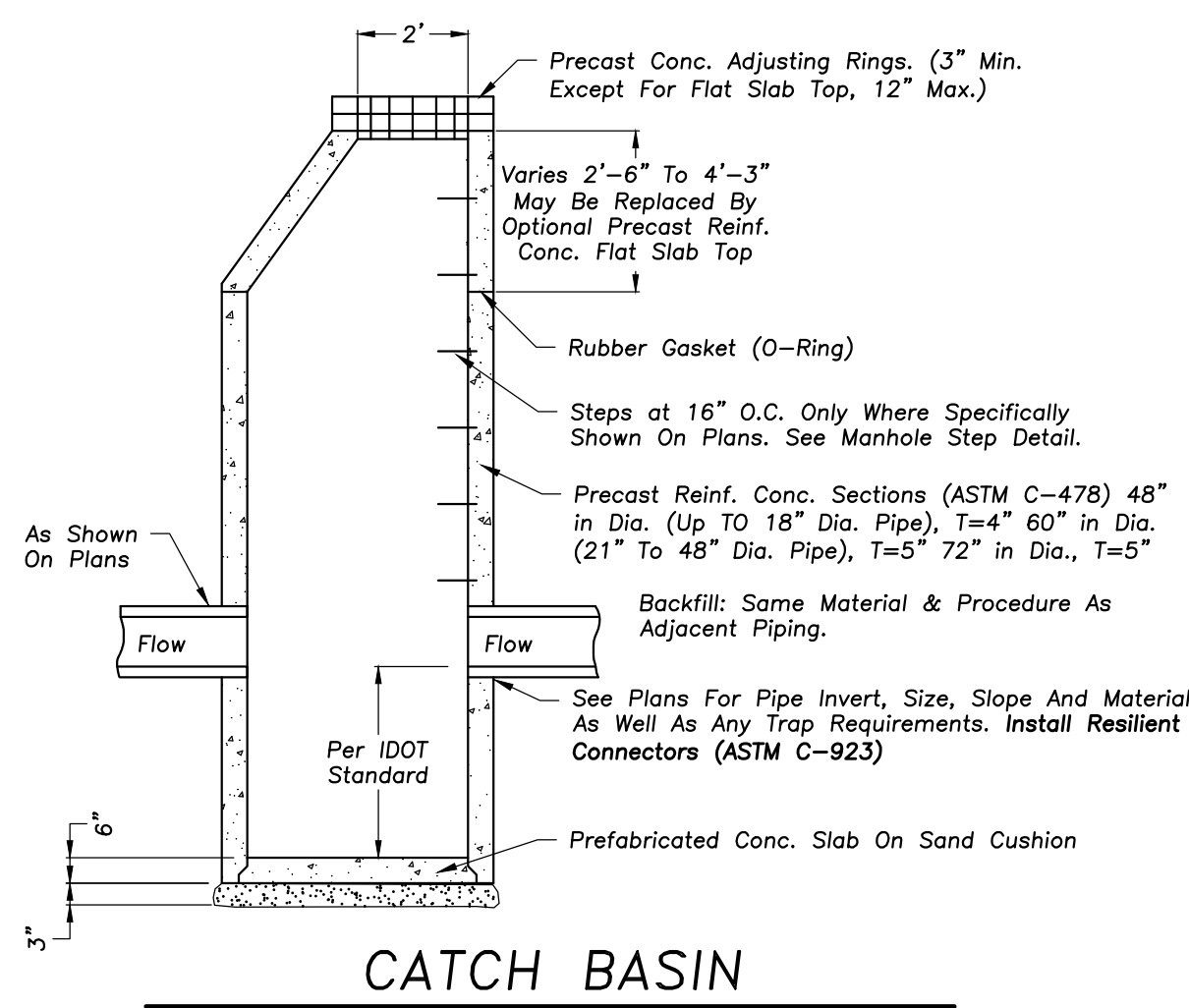
* The Village Engineer shall have the authority to approve the use of alternative materials than those specifically required by Exhibit 109 in the manner provided for in this Title. The Village Engineer may approve alternative materials that are not specifically required by this title when:

- The materials or their components required by this title are no longer manufactured and available for purchase; and
- 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.

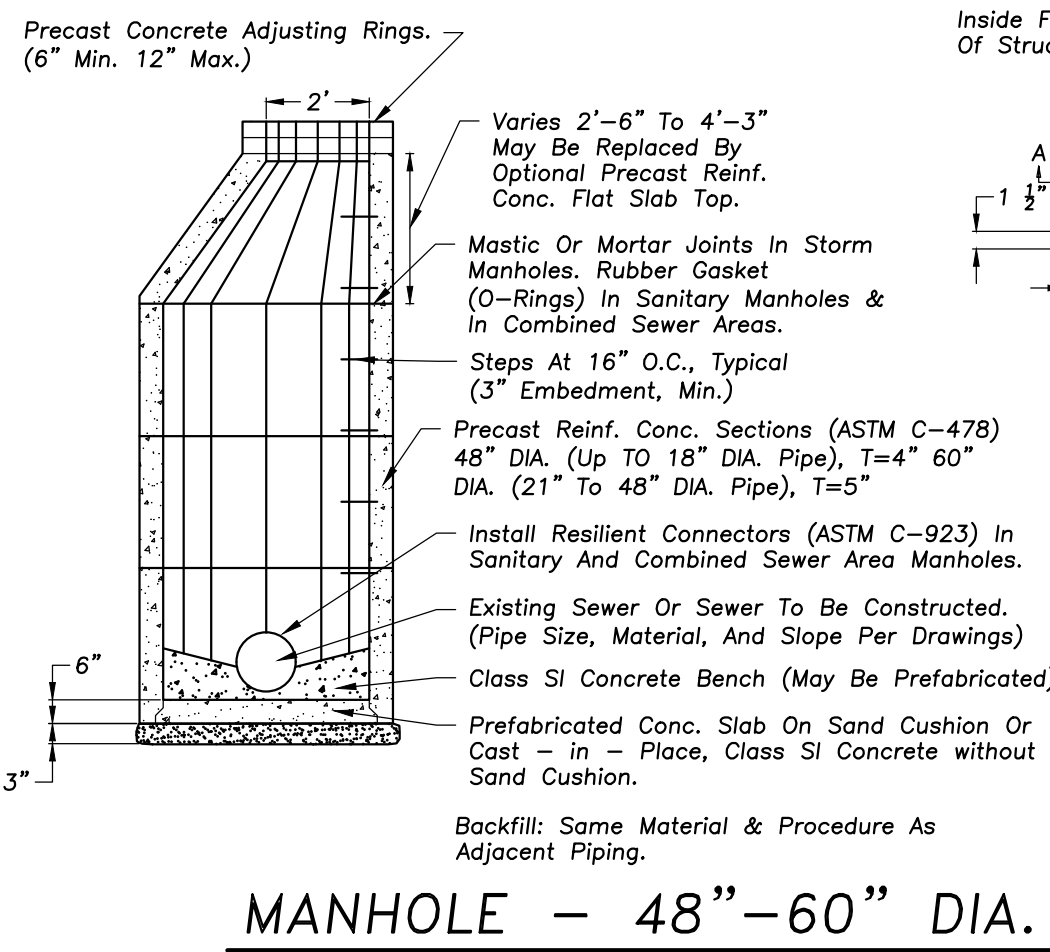
Testing Specifications:

(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)

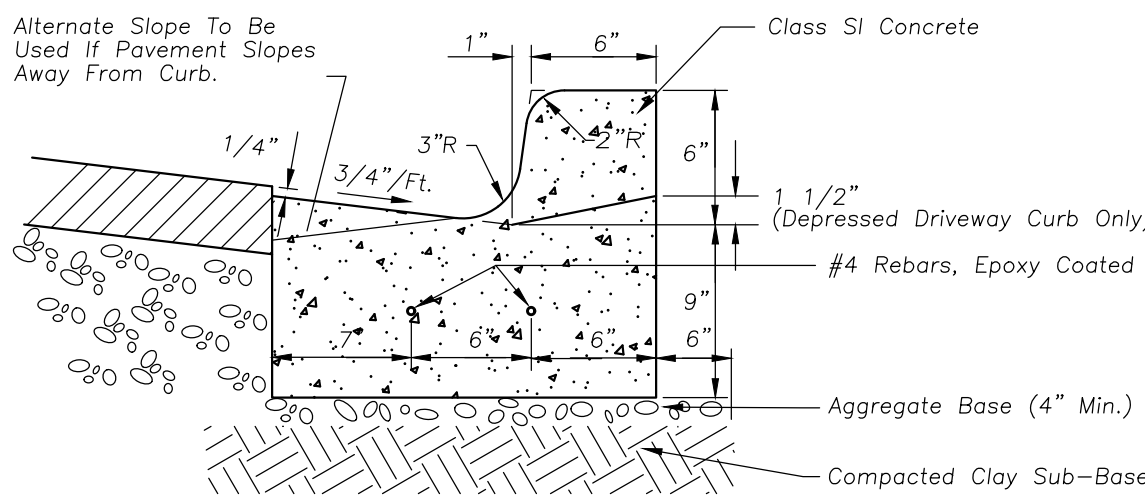
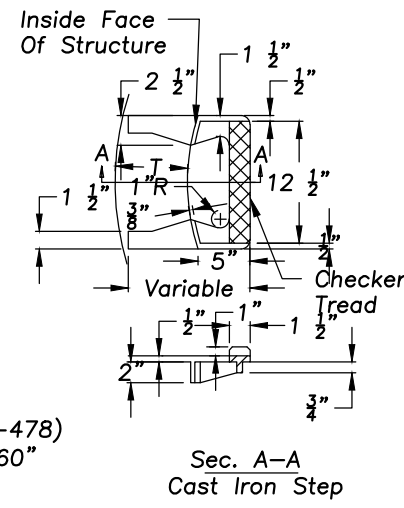
Storm Sewer	Cleaning and televising, with reporting, as directed by the Village Engineer
Sanitary Sewer	Cleaning and televising, with reporting, as directed by the Village Engineer



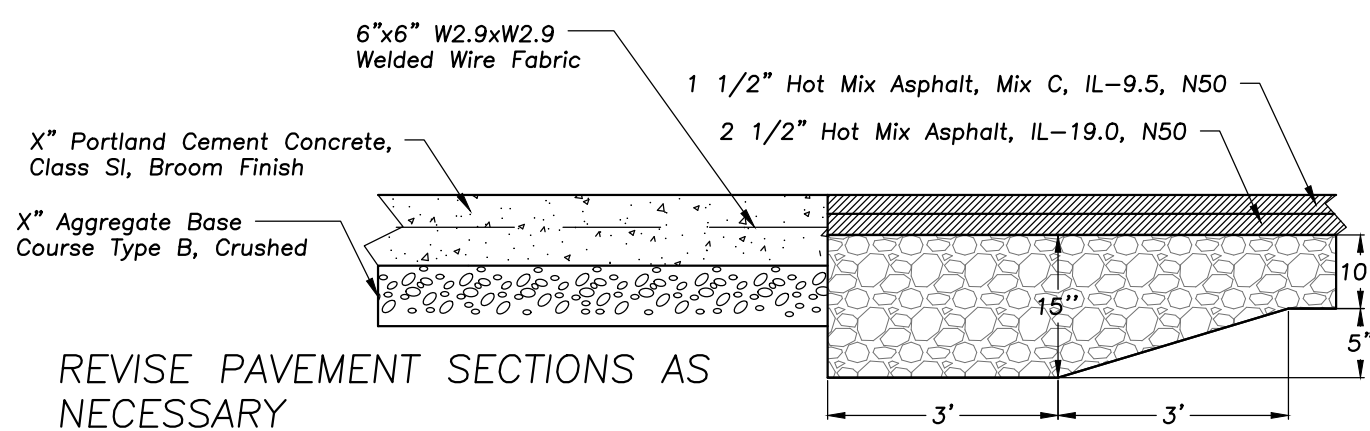
CATCH BASIN



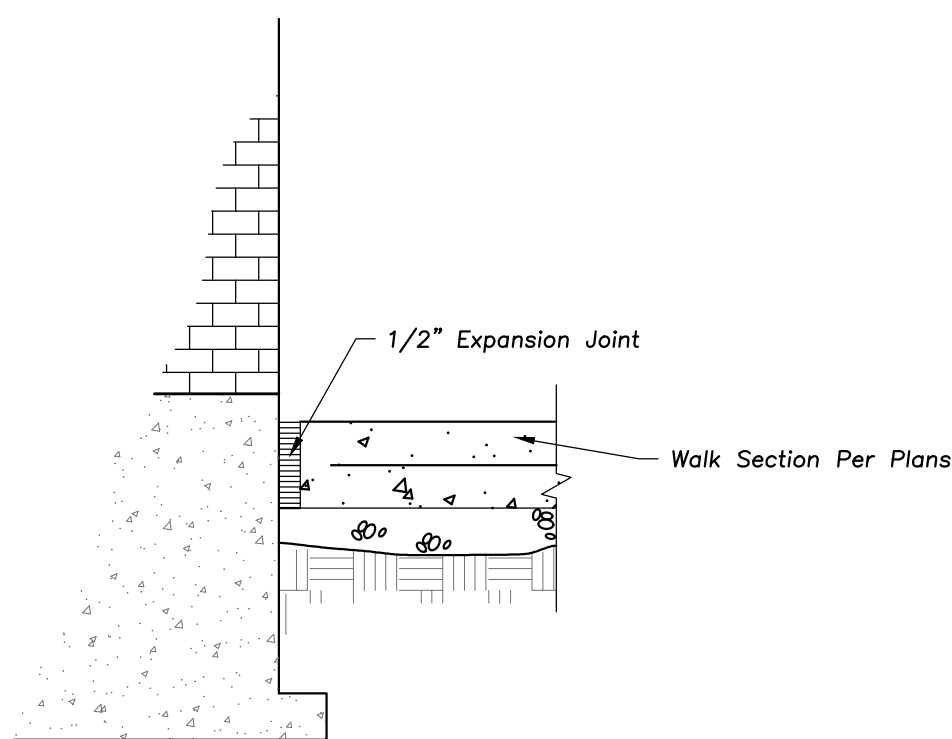
MANHOLE - 48"-60" DIA.



B-6.12 CURB & GUTTER

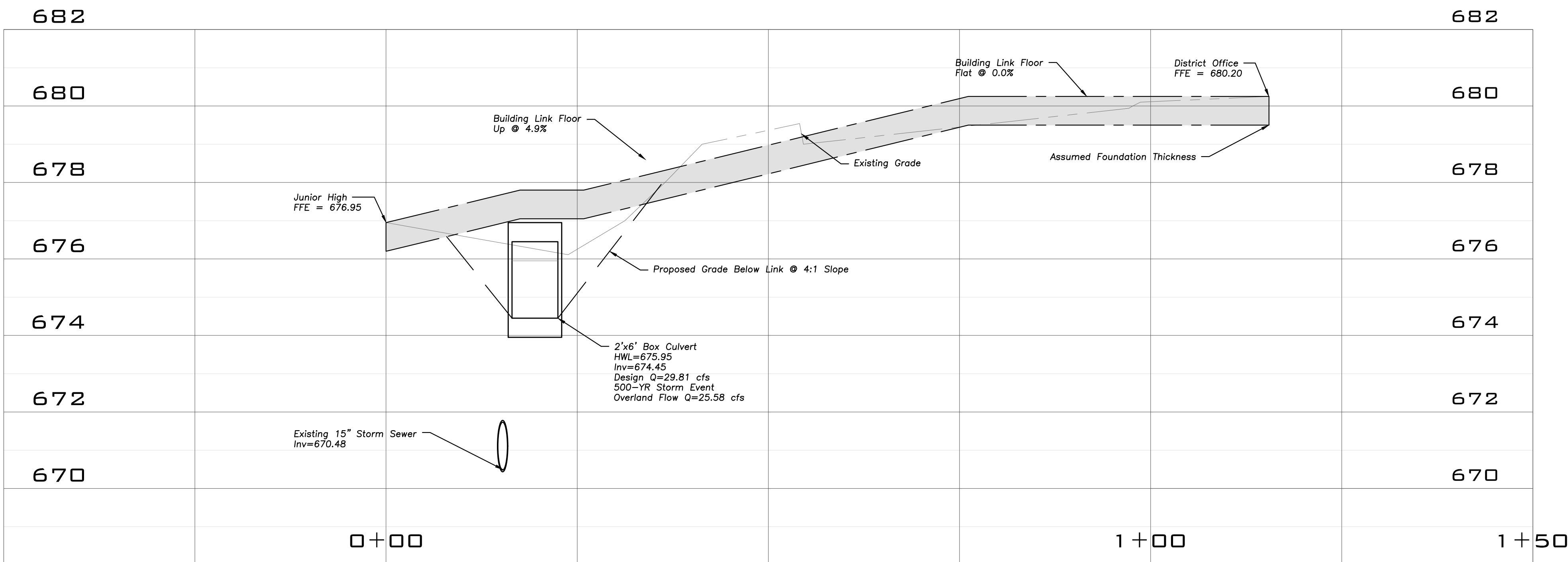


CONCRETE TO ASPHALT CHANGE OF PAVEMENT SECTION

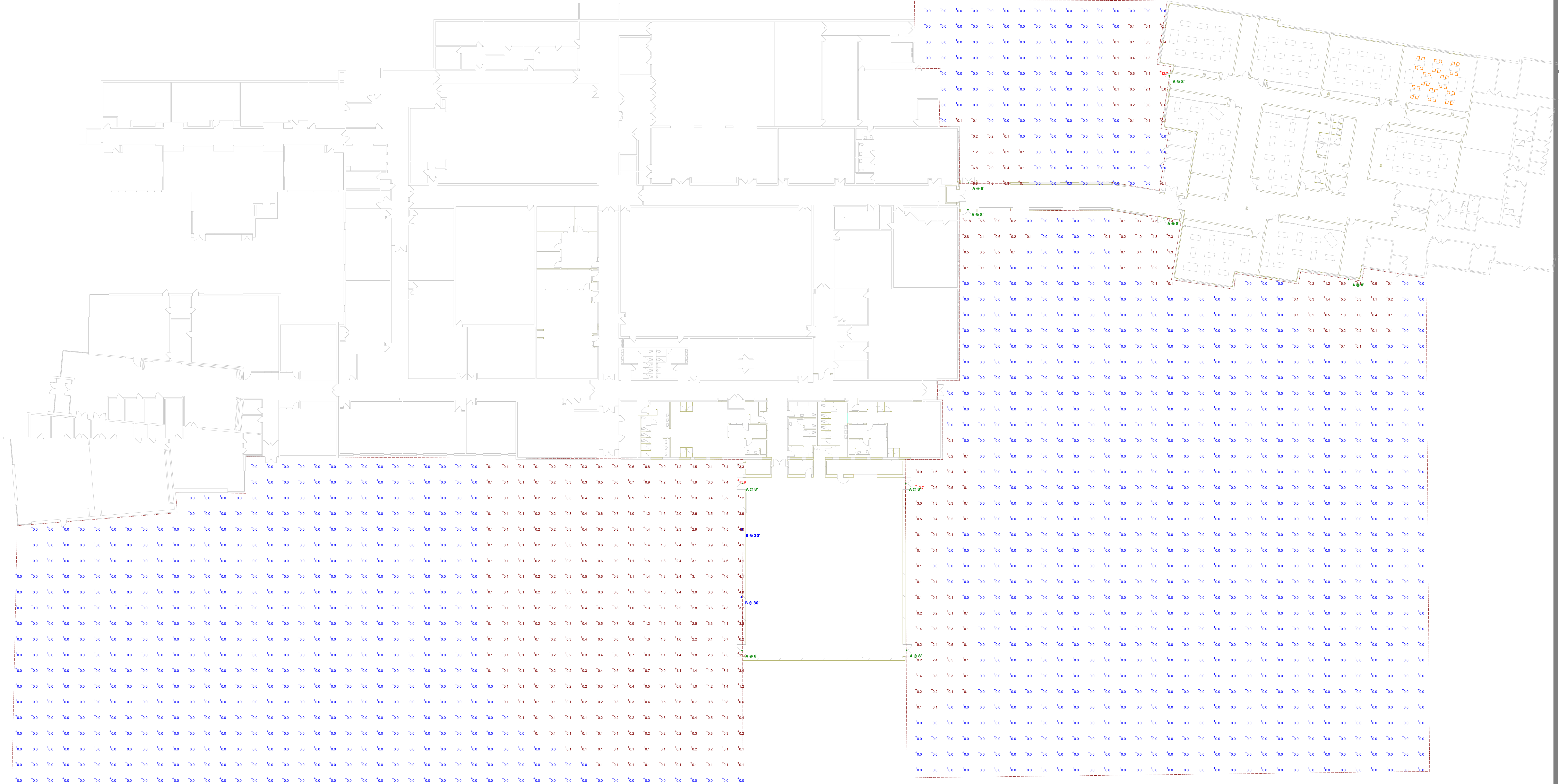


WALK ADJACENT TO BUILDING

PROFILE VIEW OF BUILDING LINK



SCALE:
HORIZONTAL 1" = 10'
VERTICAL 1" = 2'



Plan View
Scale - 1" = 20'

Schedule											
Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Number Lamps	Lumens Per Lamp	Light Loss Factor	Description	Wattage	Plot
	A		9	Lithonia Lighting	ARC1 LED P3 40K	1	3021	0.8	ARC1 LED WITH P3 - PERFORMANCE PACKAGE, 4000K	24.5247	
	B		2	Lithonia Lighting	WDGE4 LED P2 70CRI RFT 40K	1	16134	0.8	WDGE4 LED WITH P2 - PERFORMANCE PACKAGE, 4000K, 70CRI, FORWARD THROW OPTIC	109.02	



ARC1 LED

Architectural Wall Luminaire



8.H.c

Catalog
Number

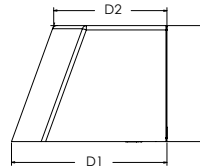
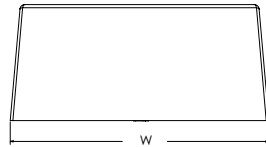
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D1): 6.5"
Depth (D2): 4.75"
Height: 5"
Width: 11"
Weight: 7 lbs
(without options)



Introduction

The Lithonia Lighting ARC LED wall-mounted luminaires provide both architectural styling and visually comfortable illumination while providing the high energy savings and low initial costs for quick financial payback.

ARC1 delivers up to 3,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of ARC1, with its integrated emergency battery backup option, is ideal for over-the-door applications.

ARC LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Approximate Lumens (4000K)				
			P1	P2	P3	P4	P5
ARC1 LED	4W	--	1,500	2,000	3,000	--	--
ARC2 LED	4W	8W	1,500	2,000	3,000	4,000	6,500

Ordering Information

EXAMPLE: ARC1 LED P2 40K MVOLT PE DDBXD

Series	Package	Color Temperature	Voltage	Options	Finish
ARC1 LED	P1 1,500 Lumens	30K 3000K	MVOLT 347 ¹	E4WH Emergency battery backup, CEC compliant (4W, 0°C min) ¹	DDBXD Dark bronze
	P2 2,000 Lumens	40K 4000K		PE Button type photocell for dusk-to-dawn operation	DBLXD Black
	P3 3,000 Lumens	50K 5000K		DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) ²	DNAXD Natural aluminum
				SPD6KV 6kV surge protection	DWHXD White
				FAO Field adjustable light output device. Allows for easy adjustment to the desired light levels, from 20% to 100% ²	DSSXD Sandstone
					DDBTXD Textured dark bronze
					DBLBXD Textured black
					DNATXD Textured natural aluminum
					DWHGXD Textured white
					DSSTXD Textured sandstone

Accessories

Ordered and shipped separately.

WSBBW DDBXD U

Surface - mounted back box (specify finish)

NOTES

- 347V not available with E4WH
- FAO not available with DMG.



COMMERCIAL OUTDOOR

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ARC1 LED
Rev. 03/02/22

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Attachment: Exhibit B. Plan Set (O-2024-10 : Approval Plat, Zone Map Amed, a Prelim Plan, Amend to Ord, & Var-1231 Weiland & 1351 Abbot)

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	30K (3000K, 80 CRI)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)				
		Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P1	11W	1,376	127	0	0	0	1,454	134	0	0	0	1,464	135	0	0	0
P2	17W	2,035	121	1	0	1	2,151	128	1	0	1	2,165	129	1	0	1
P3	25W	2,859	117	1	0	1	3,021	123	1	0	1	3,041	124	1	0	1

Electrical Load

Performance Package	System Watts	Current (A)				
		120V	208V	240V	277V	347V
P1	11W	0.111	0.061	0.053	0.047	0.045
P2	17W	0.139	0.081	0.071	0.063	0.060
P3	25W	0.208	0.122	0.108	0.097	0.081

Lumen Output in Emergency Mode (4000K, 80 CRI)

Option	Lumens
E4WH	620

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11). To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	0.97	>0.96	>0.95	>0.91

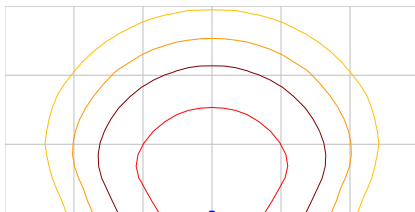
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting ARC LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.

LEGEND

	0.25 fc
	0.5 fc
	1.0 fc
	3.0 fc

MH = 10ft
Grid = 10ft x 10ft



ARC1 LED P3 40K

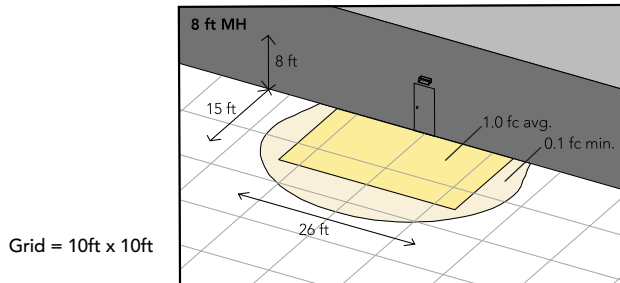
Emergency Egress Options

Emergency Battery Backup

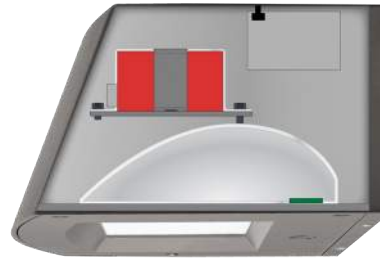
The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90 minutes.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

The example below shows illuminance of 1 fc average and 0.1 fc minimum in emergency mode.



ARC1 LED 40K MVOLT E4WH



Self-contained solution for clean aesthetic

Mounting, Options & Accessories



E4WH – 4W Emergency Battery Backup

D = 6.5"

H = 5"

W = 11"



BBW – Standard Back Box

D = 1.5"

H = 4"

W = 5.5"

For surface conduit applications.
3/4" conduit entry holes.

FEATURES & SPECIFICATIONS

INTENDED USE

The clean architectural shape of the ARC LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long-life LEDs and driver make this luminaire nearly maintenance-free.

CONSTRUCTION

The die-cast aluminum housing and door act as heat sinks to optimize thermal transfer from the light engine and driver to promote long-life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

FINISH

Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS

Recessed lens to cut off high angle light and reduce glare. Combination of diffused lens and reflector design has low surface brightness creating a visually comfortable environment with great distribution. LEDs are fully hidden from view to eliminate pixelization and harsh glare. The ARC LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long-life (up to L91/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire is 0-10V dimmable.

INSTALLATION

The universal wall plate, supplied with the luminaire, fits multiple size junction boxes and supports the luminaire during wiring for easy installation. Built-in wet location wiring compartment on the luminaire to accommodate wiring connections for where there is no junction box. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all version of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International DarkSky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only. Rated for -40°C minimum ambient.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



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ARC1 LED
Rev. 03/02/22

Packet Pg. 280



WEDGE4 LED

Architectural Wall Sconce

Catalog
Number

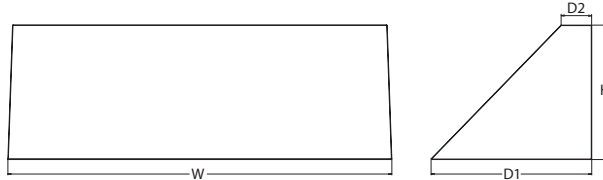
Notes

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Specifications

Depth (D1): 10"
Depth (D2): 2"
Height: 9"
Width: 25"
Weight: 30.5 lbs
 (without options)



Introduction

The WEDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WEDGE family provides additional energy savings and code compliance.

WEDGE4 has been designed to deliver up to 25,000 lumens through a precision refractive lens with wide distribution, perfect for augmenting the lighting from pole mounted luminaires.

WEDGE LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Sensor	Lumens (4000K)					
				P1	P2	P3	P4	P5	P6
WEDGE1 LED	4W	--	--	1,200	2,000	--	--	--	--
WEDGE2 LED	10W	18W	Standalone / nLight	1,200	2,000	3,000	4,500	6,000	--
WEDGE3 LED	15W	18W	Standalone / nLight	7,500	8,500	10,000	12,000	--	--
WEDGE4 LED	--	--	Standalone / nLight	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WEDGE4 LED P3 40K 70CRI R3 MVOLT SRM DDBXD

Series	Package		Color Temperature	CRI	Distribution	Voltage	Mounting	
WEDGE4 LED	P1	P4	30K 3000K	70CRI	R2 Type 2	MVOLT	Shipped included	
	P2	P5	40K 4000K	80CRI	R3 Type 3	347 ¹	SRM	Surface mounting bracket
	P3	P6	50K 5000K		R4 Type 4	480 ¹	ICW	Indirect Canopy/Ceiling Washer bracket (dry/damp locations only) ⁴
					RFT Forward Throw			
							Shipped separately	
							AWS	3/8inch Architectural wall spacer
							PBBW	Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available.

Options				Finish	
PE ²	Photocell, Button Type			DDBXD	Dark bronze
DS ³	Dual switching (comes with 2 drivers and 2 light engines)			DBLXD	Black
DMG ³	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)			DNAXD	Natural aluminum
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.			DWHXD	White
SPD10KV	10kV Surge pack			DSSXD	Sandstone
BAA	Buy America(n) Act Compliant			DDBTXD	Textured dark bronze
				DBLBXD	Textured black
				DNATXD	Textured natural aluminum
				DWHGXD	Textured white
				DSSTXD	Textured sandstone

Standalone Sensors/Controls

PIR Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.

PIRH Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.

PIR1FC3V Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.

PIRH1FC3V Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.

Networked Sensors/Controls

NLTAIR2 PIR nLightAIR Wireless enabled bi-level motion/ambient sensor for 8-15' mounting heights.

NLTAIR2 PIRH nLightAIR Wireless enabled bi-level motion/ambient sensor for 15-30' mounting heights.

See page 3 for out of box functionality

Accessories

Ordered and shipped separately.

WEDGEAWS DDBXD WEDGE 3/8inch Architectural Wall Spacer (specify finish)
 WEDGE4PBBW DDBXD U WEDGE4 surface-mounted back box (specify finish)

NOTES

- 347V and 480V not available with DS.
- PE not available in 480V and with sensors/controls.
- DS and DMG not available with sensors/controls.
- Not qualified for DLC. Not available with emergency battery backup



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WEDGE4 LED
 Rev. 02/16/23

Packet Pg. 281

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Dist. Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P1	77W	R2	11,173	146	2	0	1	12,125	158	2	0	1	12,125	158	2	0	1
		R3	10,951	143	2	0	2	11,884	155	2	0	2	11,884	155	2	0	2
		R4	11,224	147	2	0	2	12,180	159	2	0	2	12,180	159	2	0	2
		RFT	11,104	145	2	0	2	12,050	157	2	0	2	12,050	157	2	0	2
P2	106W	R2	14,960	141	3	0	2	16,235	153	3	0	2	16,235	153	3	0	2
		R3	14,663	138	2	0	2	15,912	150	2	0	3	15,912	150	2	0	3
		R4	15,028	141	2	0	2	16,308	153	2	0	3	16,308	153	2	0	3
		RFT	14,868	140	2	0	2	16,134	152	2	0	2	16,134	152	2	0	2
P3	123W	R2	16,993	138	3	0	2	18,441	150	3	0	2	18,441	150	3	0	2
		R3	16,655	136	2	0	3	18,074	147	3	0	3	18,074	147	3	0	3
		R4	17,070	139	2	0	3	18,524	151	3	0	3	18,524	151	3	0	3
		RFT	16,888	138	2	0	3	18,327	149	2	0	3	18,327	149	2	0	3
P4	140W	R2	18,958	136	3	0	2	20,573	147	3	0	2	20,573	147	3	0	2
		R3	18,581	133	3	0	3	20,164	144	3	0	3	20,164	144	3	0	3
		R4	19,044	136	3	0	3	20,667	148	3	0	3	20,667	148	3	0	3
		RFT	18,841	135	2	0	3	20,446	146	3	0	3	20,446	146	3	0	3
P5	156W	R2	20,919	134	3	0	2	22,702	146	3	0	2	22,702	146	3	0	2
		R3	20,503	132	3	0	3	22,250	143	3	0	3	22,250	143	3	0	3
		R4	21,014	135	3	0	3	22,804	147	3	0	4	22,804	147	3	0	4
		RFT	20,790	134	3	0	3	22,561	145	3	0	3	22,561	145	3	0	3
P6	185W	R2	23,725	128	3	0	2	25,746	139	3	0	2	25,746	139	3	0	2
		R3	23,253	126	3	0	4	25,234	136	3	0	4	25,234	136	3	0	4
		R4	23,832	129	3	0	4	25,863	140	3	0	4	25,863	140	3	0	4
		RFT	23,578	127	3	0	3	25,587	138	3	0	4	25,587	138	3	0	4

Electrical Load

Performance Package	System Watts	Current (A)					
		120V	208V	240V	277V	347V	480V
P1	77W	0.635	0.366	0.319	0.280	0.223	0.161
P2	106W	0.889	0.514	0.449	0.395	0.309	0.228
P3	123W	1.014	0.585	0.510	0.447	0.356	0.258
P4	140W	1.159	0.668	0.582	0.509	0.403	0.294
P5	156W	1.296	0.743	0.647	0.564	0.451	0.326
P6	185W	1.512	0.864	0.751	0.655	0.526	0.378

Lumen Multiplier for 80CRI

CCT	Multiplier
30K	0.891
40K	0.906
50K	0.906

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.05
10°C	50°F	1.03
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.98	>0.96	>0.92



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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WDGE4 LED
Rev. 02/16/23

Packet Pg. 282

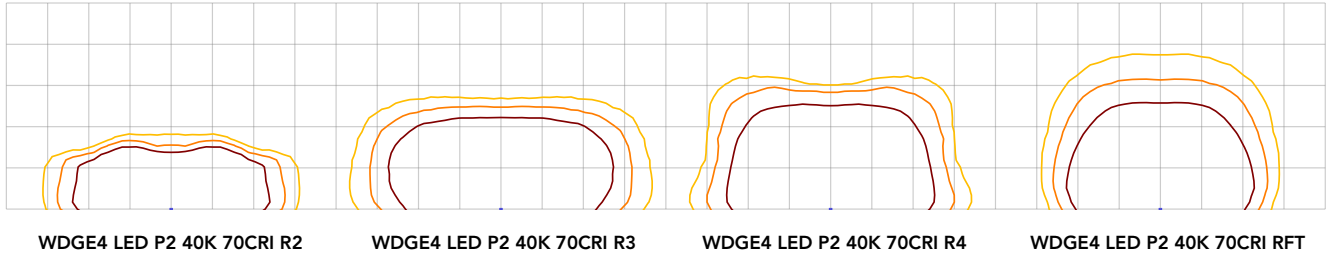
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WDGE LED homepage.
Tested in accordance with IESNA LM-79 and LM-80 standards.

LEGEND



MH = 18ft
Grid = 18ft x 18ft



Control / Sensor Options

Motion/Ambient Sensor (PIR_, PIRH_)

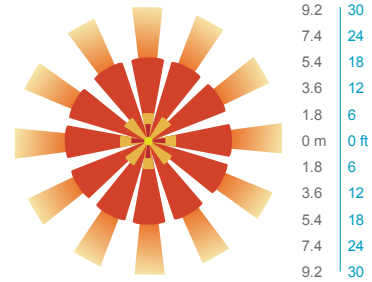
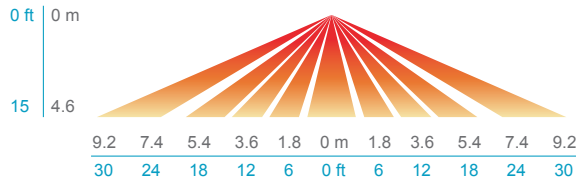
Motion/Ambient sensor (Sensor Switch MSOD) is integrated into the the luminaire. The sensor provides both Motion and Daylight based dimming of the luminaire. For motion detection, the sensor utilizes 100% Digital Passive Infrared (PIR) technology that is tuned for walking size motion while preventing false tripping from the environment. The integrated photocell enables additional energy savings during daytime periods when there is sufficient daylight. Optimize sensor coverage by either selecting PIR or PIRH option. PIR option comes with a sensor lens that is optimized to provide maximum coverage for mounting heights between 8-15ft, while PIRH is optimized for 15-40ft mounting height.

Networked Control (NLTAIR2)

nLight® AIR is a wireless lighting controls platform that allows for seamless integration of both indoor and outdoor luminaires. Five-tier security architecture, 900 MHz wireless communication and app (CLAIRITY™ Pro) based configurability combined together make nLight® AIR a secure, reliable and easy to use platform.

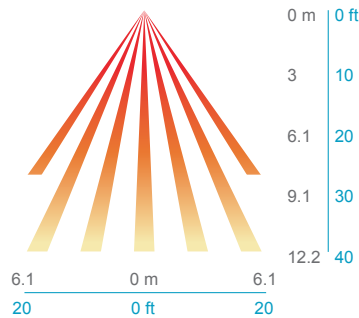
PIR

HIGH VIEW

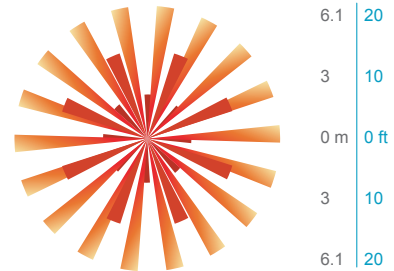


PIRH

SIDE VIEW



TOP VIEW



Option	Dim Level	High Level (when triggered)	Photocell Operation	Motion Time Delay	Ramp-down Time	Ramp-up Time
PIR or PIRH	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
PIR1FC3V, PIRH1FC3V	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 1fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
NLTAIR2 PIR, NLTAIR2 PIRH (out of box)	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	7.5 min	5 min	Motion - 3 sec Photocell - 45 sec



**NLTAIR2 PIR – nLight AIR
Motion/Ambient Sensor**

D = 10"

H = 11"

W = 25"



PBBW – Surface-Mounted Back Box
Use when there is no junction box available.

D = 1.75"

H = 9"

W = 25"



AWS – 3/8inch Architectural Wall Spacer

D = 0.38"

H = 4.4"

W = 7.5"

FEATURES & SPECIFICATIONS

INTENDED USE

Common architectural look, with clean rectilinear shape, of the WDGE LED was designed to blend with any type of construction, whether it be tilt-up, frame or brick. Applications include commercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial buildings.

CONSTRUCTION

The single-piece die-cast aluminum housing to optimize thermal transfer from the light engine and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP66 rating for the luminaire.

FINISH

Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS

Individually formed acrylic lenses are engineered for superior application efficiency which maximizes the light in the areas where it is most needed. Light engines are available in 3000 K, 4000 K or 5000 K configurations. The WDGE LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L92/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire comes with built in 6kV surge protection, which meets a minimum Category C low exposure (per ANSI/IEEE C62.41.2). Fixture ships standard with 0-10v dimmable driver.

INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The 3/8" Architectural Wall Spacer (AWS) can be used to create a floating appearance or to accommodate small imperfections in the wall surface. The ICW option can be used to mount the luminaire inverted for indirect lighting in dry and damp locations. Design can withstand up to a 1.5 vibration load rating per ANSI C136.31.

LISTINGS

CSA certified to U.S. and Canadian standards. Light engines are IP65 rated; luminaire is IP65 rated. PIR options are rated for wet location. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature and SRM mounting only.

BUY AMERICAN ACT

This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations.

Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



Memorandum

TO: Benjamin Bercher
Wold Architects & Engineers

FROM: Stephen B. Corcoran, P.E., PTOE
Director of Traffic Engineering

DATE: November 27, 2023

RE: Aptakisic Junior High School
District 102 Administration Center
Expansion Traffic Review
Buffalo Grove, Illinois

Eriksson Engineering Associates, Ltd. (EEA) was retained by the Aptakisic-Tripp Community Consolidated School District 102 and WOLD Architects and Engineers to conduct a traffic review of the proposed expansion plans for Aptakisic Junior High School and the District Administration Center in Buffalo Grove, Illinois. The school district is proposing to expand the size of existing gymnasium and build a connection to the administration center to the school and create additional classrooms.

Aptakisic Junior High School is located at 1231 Weiland Road in Buffalo Grove. The school is on the east side of Weiland Road across from Veterans Park. It currently serves 884 students in 6th thru 8th grades with 100 staff. It has a full unsignalized access drive on the north side of the school and a full signalized drive on the south side.

The Administration Center is located at 1351 Abbott Court in Buffalo Grove. It has a single unsignalized access point on Abbott Court.

EEA completed a traffic review to assess the existing conditions at the site and determine how the expansion will impact traffic conditions.

Existing Roadways

Weiland Road is a four-lane north-south major collector road with two travel lanes in each direction and a center left-turn median. It has a 40-mph speed limit with a 20-mph school speed zone by the school. The signalized intersection serving the school and Veterans Park has separate northbound and southbound left-turn lanes and a northbound right-turn lane. Veterans Park has a single lane exit. The school drive has a shared left-turn/thru lane and a separate right-turn lane. The west, north, and east legs have pedestrian crosswalks and signals.

Abbott Court is a local road that extends east of Weiland Road and then curves north and then back west to Weiland Road. It serves a combination of commercial, recreational, and institutional uses. The south end has an unsignalized intersection with Weiland Road and the north end is signalized. No on-street parking is permitted on the south side of the road by the Administration Center.

Both roads are under the jurisdiction of the Village of Buffalo Grove.

School Procedures

A copy of the school's student drop-off and pick-up procedures is attached.

Classroom time is from 7:50 AM to 2:50 PM. Eighteen school buses use the west parking lot to unload and load their passengers. In the morning, the buses enter the south entrance and turn left into the west lot. A staff member is present to create an opening in exiting parent traffic to allow the turn. After unloading, the buses exit the north entrance.

In the afternoon, the buses enter the north entrance and face southbound when the load students. After they are loaded, the buses exit the signalized south entrance via the traffic signal. A staff member will stop exiting parent traffic to allow the buses to leave as a group.

All parent vehicles must enter from the south signalized entrance and go east thru the south parking lot and loop back west to the south side of the school for drop-off in the morning and pick-up in the afternoon.

Staff can enter either drive to park at either lot.

School Observations

EEA observed the school's arrival period on Wednesday November 15th and dismissal on Friday November 17th, 2023.

Arrival

1. Weather sunny and clear with temperature at 54° F.
2. At approximately 7:37 AM, parent vehicles started stacking onto Weiland road until 7:47 AM or 10 minutes.
3. Most of the queuing was on northbound Weiland Road in the northbound right-turn lane and northbound curb lane extending up to the Creekside Commons driveway approximately 500 feet to the south.
4. The left northbound thru lane was clear that enabled non-school traffic to pass the queued vehicles.
5. Several parents stopped in the queue on Weiland Road let their students exit from the vehicle.
6. A couple of parents dropped off their students in the parking lot behind the 7-11 convenience store.
7. School bus traffic operated well.

Dismissal

1. Weather sunny and clear with temperature at 50° F.
2. No afternoon queuing was observed in the Weiland Road thru lanes. A couple of vehicles were stopped in the right-turn lane.
3. Several parents used the 7-11 lot or the Veteran's Park lot to wait for and pick-up their student(s).
4. School bus traffic operated well.
5. A few students crossed Weiland Road at the signal to the Veteran Park lot and were picked up by their parents.
6. Dismissal lasted about 15 minutes in total.

Northbound Queuing on Weiland Road

During the morning arrival period, there is a significant amount of parent vehicles queuing on Weiland Road for approximately ten minutes. The available on-site stacking lane is 825 feet long or 41 vehicles. The ideal solution would be to add additional space on-site for the overflow vehicles. Unfortunately, the school site is small and landlocked preventing it from expanding the parent drop-off.

Proposed Campus Changes

The school district is proposing to add a third gymnasium and updated locker rooms to adequately meet the physical education requirements for their existing student population. In addition, an enclosed building connection is proposed between the junior high and the administration center to allow access to additional classrooms for specific programming needs. Existing administrative space will be remodeled into classrooms with some administrative functions moved offsite to make room for the remodel. Twelve parking spaces will be removed in the administrative lot.

These changes are considered elbow room improvements to accommodate existing programming needs for the current student population. They are not designed to accommodate an increase in the number of students. In the administrative center, the activity will decrease proportionality with the space reallocated to the school. Overall, there will be no significant change in the traffic volumes or flow around the school due to these changes.

APTAKISIC JUNIOR HIGH SCHOOL STUDENT DROP OFF and PICK UP PROCEDURES 2021-2022

The safety of everyone who comes to our schools is extremely important. Please keep these guidelines in mind when coming to the Junior High:

- Follow instructions from school staff members and on posted signs.
- Be courteous and patient. Leave extra time when dropping off and picking up your students.
- Encourage students to ride the bus to and from school as often as possible.

Morning Drop-Off

- *Parents drop-off students at the south end of the building and exit at the new traffic signal at the south entrance/exit.* Please follow the signs around the drop-off loop, stay in a single-file line along the curb, and pull forward to the designated location to drop off your student. Exit at the new traffic signal onto Weiland Road. **ALL** parent drop-off traffic must exit the parking lot at the new traffic signal at the south entrance/exit and make a right or left turn onto Weiland Road. The north exit will be used for buses only during arrival and dismissal.
- *Buses drop off in front of the school.* The front or west lot will be used for bus drop off only. **ALL** parent drop-off traffic must exit the parking lot at the new traffic signal at the south entrance/exit and make a right or left turn onto Weiland Road.
- *Bike riders:* The bike rack is on the south side of the building. Students should use the sidewalk and designated crosswalk to access the bike rack area.
- *Walkers:* The cross walk at Weiland Road has been moved to the north side of the new traffic signal at the south entrance/exit. The crossing guard will also be moved to this location.



After School Pick-Up - 2:50 pm

- *Parents pick up at the south end of the building and exit at the new traffic signal at the south entrance/exit.* Please follow the signs around the pick-up loop, stay in a single file line along the curb, and pull forward to the designated location to pick-up your student. Student pick up is only allowed along the curb side area designated by the solid white line. Once your student is picked up, parents may use the left (inside) lane to then exit the parking lot at the new traffic signal at the south entrance/exit making a right or left turn onto Weiland Road. For safety, students must stay in the designated student areas along the curb and will **NOT** be permitted to walk through the pick-up loop for any reason. The north exit will be used for buses only during arrival and dismissal. **Please do not arrive at school before 2:40pm for pick-up.**
- *Buses pick up in front of the school.* The front or west lot will be used for bus pick-up only. **ALL** parent pick-up traffic must exit the parking lot at the new traffic signal at the south entrance/exit and make a right or left turn onto Weiland Road.
- *Bike riders:* The bike rack is on the south side of the building. Students should use the sidewalk and designated crosswalk to access the bike rack area.
- *Walkers:* The cross walk at Weiland Road has been moved to the north side of the new traffic signal at the south entrance/exit. The crossing guard will also be moved to this location.



VILLAGE OF BUFFALO GROVE



During your testimony at the Public Hearing, you need to testify and present your case for the Special Use being requested. In doing so, you need to address the six (6) Special Use Standards listed below:

SPECIAL USE STANDARDS

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

Response:

The gymnasium addition will serve the school community as it will be a multifunctional space to support student development in physical education, fine arts, and other miscellaneous activities. Similarly, the gymnasium addition will serve the public as it will be a rentable space for the community to support a variety of needs such as sporting events and gathering space.

The building link will serve the school community to provide safe and protected access between buildings for students, staff, and visitors. The building link will also support public access to the new gymnasium addition. The maintenance and operation of these additions will not be detrimental to or endanger the public health as they will integrate into the same way the existing school functions.

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

Response:

The existing location and size of the current special use and operation of the school site will remain unchanged. There will be no increase in total traffic flow and buses arriving on site, and therefore street access and use will remain unchanged. Other properties in the immediate vicinity will not be negatively impacted. The proposed additions will be appropriately designed to be in harmony with the existing District buildings and within the development of the zoning district in which it is located. As it goes about its mission of educating the children of the community, the School District will continue its endeavors to be good neighbors to adjacent residents, and to the Village of Buffalo Grove.

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

Response:

The existing use and operation of the school site will remain unchanged. Other properties in the immediate vicinity will not be negatively impacted. As it goes about its mission of educating the children of the community, the School District will continue its endeavors to be good neighbors to adjacent residents, and to the Village of Buffalo Grove community.

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

Response:

The existing junior high school and District Office building do not currently impede the ability of the surrounding properties to be developed and improved as permitted by the Village of Buffalo Grove. The building additions are taking place on property that is already owned by the District and none of the work will substantially alter the relationship of the school site to its adjacent properties, and as such will maintain the ability of those properties to be developed and improved as permitted by the Village of Buffalo Grove.

There is an existing fence today between the Junior High and the District Office that belongs to the Business Park Association. By consolidating the District Office property and the Junior High School, the fence currently in place will no longer be needed between these two buildings. The plan will involve removing the sections of fencing from Weiland Road back to the School Districts property line. The remaining sections of fencing, belonging to the Associate, further east of the District property will remain.

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

Response:

The utilities, drainage, and necessary facilities for the project will be designed and constructed as necessary to satisfy the demands of the proposed building, and the District will bear the cost of the necessary design and construction. Site stormwater management will be implemented in accordance with the Village of Buffalo Grove and the Lake County Watershed Development Ordinance (WDO). The proposed design will include an underground stormwater management facility consisting of plastic arch chambers and stone, providing both detention and infiltration prior to discharging to nearby Aptakisic Creek. Access roads will remain unchanged by this work.

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

Response:

The parking stall size and quantity at the Junior High School will remain unchanged. The parking lot at the District Office on the Abbott Court property will decrease parking stalls by 12 to account for the new building link construction. The proposed work for the District will also involve moving the facilities department off of this campus, thereby eliminating the need for 12 parking stalls for District vehicles. The parking lot for the Abbott Court property currently serves the District Office staff, some Junior High teachers and District Office Visitors. The proposed changes to the parking lot off of Abbott Court will include removing the Facilities Department traffic and parking, and may take on some additional teacher and or staff parking. Busses and parents will continue to pick-up and drop off students at the Aptakisic Junior High Parking lots at the start and finish of each school day. The current number of visitor parking stalls at the Junior High Parking lot will remain unchanged. The number of visitors to the site during normal operation hours will remain unchanged by this work, therefore there is no need to provide additional parking on the site. Entrance and exit driveways to and from existing parking areas shall remain unchanged and unhindered by new construction. A traffic study memo will be prepared to further analyze the current traffic volumes and anticipated uses for the future.

A parking lot of approximately 49 spots across Wieland road in Veterans Park, is currently available to the School District for overflow parking during special events through a current agreement with the Park District.

8.H.c

Prepared by:
Ben Bercher, AIA
Wold Architects and Engineers
220 North Smith Street, Suite 310
Palatine, IL 60067

Attachment: Exhibit B. Plan Set (O-2024-10 : Approval Plat, Zone Map Amed, a Prelim Plan, Amend to Ordi, & Var-1231 Weiland & 1351 Abbot)

During your testimony at the Public Hearing, you need to testify and present your case for the variance being requested. During your testimony, you need to address the three (3) Variation Standards listed below:

Criteria for Zoning Variation.

A. The regulations of this Title shall not be varied unless findings of fact are made based upon evidence presented at the hearing that:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations of the zoning district in which it is located except in the case of residential zoning districts;

Section 17.40.020B – for the building height of the gymnasium addition at 40 feet (where 35 feet is permitted);

Section 17.40.020B – for the corner side yard setback of the existing building at 1351 Abbot Ct to be at 25 feet (50 feet is required);

Section 17.40.020B – for the interior side yard setback of the proposed gymnasium at 48 feet. Existing Junior High is at 30 feet. (approx. 100 feet is required – 10% of lot width)

Response:

Per Section 17.40.020B, the building height for this property must be below 35 feet. The newly proposed gymnasium is proposed to be 40 feet in height. The reason for this request in height is to allow for the inclusion of retractable bleacher seating within the gymnasium. Due to the performance criteria of the gymnasium space for all-school assemblies and music concerts and other large performances, the retractable bleachers will stand at 25 feet in height. We are requesting to keep the roof structure at a higher elevation for patron safety and to prevent people from attempting to grab or swing from any portion of the ceiling or roof. An overall building height of 40 feet would enhance the building user safety by allowing there to be approximately 10 feet of clear space from the top of the bleacher seat to the bottom of the roof structure.

Per Section 17.40.020B, the existing corner side yard setback of the existing building at 1351 Abbott Court is 25 feet, per its current zoning use (Industrial District). Once consolidated with the Junior High School property, the allowable setback will be 50 feet. Due to the existing condition of the building, we are requesting that the existing 25-foot setback for the corner side yard at 1351 Abbott Court be allowed to remain as-is.

Per Section 17.40.020B, the interior side yard setback of the proposed gymnasium is requested to be 30 feet. A variance is being requested to allow a 30 foot set back from the 10% of the lot width. Once the two lots are consolidated, a 10% set back would be approximately 100 feet. The existing School is approximately 30 feet from the interior side lot property line. The proposed location of the gymnasium is such that it maintains the schools existing track. The proposed gym will be 48 feet minimum from the property line, but with the revised set back requirement from consolidating the two properties, the existing Junior High will now be within the typical interior side yard set back. A variance is being requested for this existing building to have an allowed set back of 30 feet.

2. The plight of the owner is due to unique circumstances;

Response:

By consolidating the two properties, the set back requirements will in turn be revised to meet the R-E zoning requirements. Due to this revision, the existing buildings already on site are in conflict with

the new set backs. The school District is simply requesting relief to modify set backs to keep the existing buildings in conformance with the Village Zoning Ordinances.

8.H.c

The request for the additional height in the gymnasium structure is being driven by the need of having a space for all-school assemblies and large performances. In order to meet the seating capacity needed for these large events, a retractable bleacher system is proposed to be installed. In order to maintain a higher level of safety, the design of the roof structure is to be placed at an elevation that is high enough from the highest point of the bleachers, to prevent students or other building users from being able to easily touch or hang from the roof structure. It is anticipated that a 40 foot tall building would provide enough overhead space, and thereby enhance the occupant safety, from the top of the bleachers.

3. The proposed variation will not alter the essential character of the neighborhood

Response:

The proposed variation alterations will not alter the essential character of the neighborhood because the existing buildings on site already determine the neighborhood character, with regards to set backs.

The proposed variation for the gym height will not alter the essential character of the neighborhood, as this larger volume will be behind the existing Junior High, relative to Weiland road and the new gym will not be readily viewable from the west side. The neighboring properties to the south and east will also not be visually impacted as they are an electrical utility easement and a heavily wooded creek abutting to residential properties.

ORDINANCE NO. 2017 - 035

**AN ORDINANCE APPROVING A SPECIAL USE AND VARIATION
IN THE RE RESIDENTIAL DISTRICT
VILLAGE OF BUFFALO GROVE,
COOK AND LAKE COUNTIES, ILLINOIS**

**Aptakisic School
1231 Weiland Road
Special Use and Variation for an Elementary School**

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

WHEREAS, the property at 1231 Weiland Road ("Property") legally described in EXHIBIT A attached hereto is zoned in the RE Residential District; and,

WHEREAS, Aptakisic-Tripp School District 102 ("Petitioner"), has petitioned the Village for approval of a special use and variation to expand an existing elementary school at the Property; and,

WHEREAS, the Village Plan Commission conducted a public hearing on August 2, 2017 concerning the petition for the special use and variation; and,

WHEREAS, the Plan Commission determined that the petition meets the criteria of a special use and variation as set forth in the Buffalo Grove Zoning Ordinance; and,

WHEREAS, the Plan Commission voted 9 to 0 to recommend approval of the special use and variation; and,

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

WHEREAS, the proposed expansion of the Aptakisic School shall be operated in accordance with and pursuant to the following exhibits:

- EXHIBIT A Legal Description
- EXHIBIT B Acceptance and Agreement concerning special uses
- EXHIBIT C Engineering Plans and Building Elevations

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 and variations to Aptakasic-Tripp School District 102 for an existing elementary school at the Property subject to the following conditions:

1. The proposed development shall substantially conform to the plans attached as part of this petition.
2. Final engineering shall be revised in a manner acceptable to the Village Engineer.
3. The petitioner shall provide a traffic study prior to the start of construction.

Section 3. This Ordinance shall be in full force and effect upon the submittal of a signed Exhibit B (Acceptance and Agreement) hereto. This Ordinance shall not be codified.

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

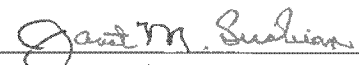
NAYS: 0 - None

ABSENT: 0 - None

PASSED: August 21, 2017.

APPROVED: August 21, 2017.

ATTEST:


Janet M. Sirabian, Village Clerk

APPROVED:

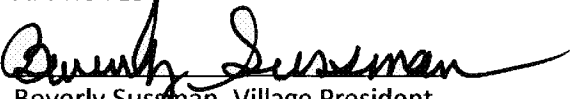

Beverly Sussman, Village President

EXHIBIT A
LEGAL DESCRIPTION

Aptakisic School
1231 Weiland Road
Special Use and Variation for an Elementary School

SUBJECT PROPERTY LEGAL DESCRIPTION:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 43 NORTH, RANGE 11, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN IN LAKE COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 28 AFORESAID, THENCE WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER 957.67 FEET TO THE CENTER OF APTAKISIC ROAD, THENCE SOUTHERLY ALONG THE CENTER LINE OF SAID ROAD 618 FEET, THENCE EAST PARALLEL TO THE NORTH LINE OF SAID SOUTHEAST QUARTER TO THE EAST LINE OF SAID SOUTHEAST QUARTER, THENCE NORTH ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER 616.64 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART LYING EAST AND SOUTH OF THE CENTER THREAD OF THE CREEK RUNNING IN A NORTHERLY DIRECTION THROUGH SAID PROPERTY.

AND ALSO EXCEPT THAT PART PREVIOUSLY DEDICATED FOR PUBLIC ROAD PURPOSES RECORDED MARCH 22, 1989 AS DOCUMENT 89244

SUBJECT PROPERTY COMMON DESCRIPTION: 1231 Weiland Road, Buffalo Grove, IL
(PIN 15-28-400-058)

EXHIBIT B**Acceptance and Agreement Concerning Special Use****Aptakisic School****1231 Weiland Road****Special Use and Variation for an Elementary School**

Aptakisic-Tripp School District 102 acknowledges that it has read and understands all of the terms and provisions of Buffalo Grove Ordinance No. 2017-035 pertaining to the special use and variation, and does hereby accept and agree to abide by and be bound by each of the terms, conditions and limitations of said Ordinance.

Aptakisic-Tripp School District 102

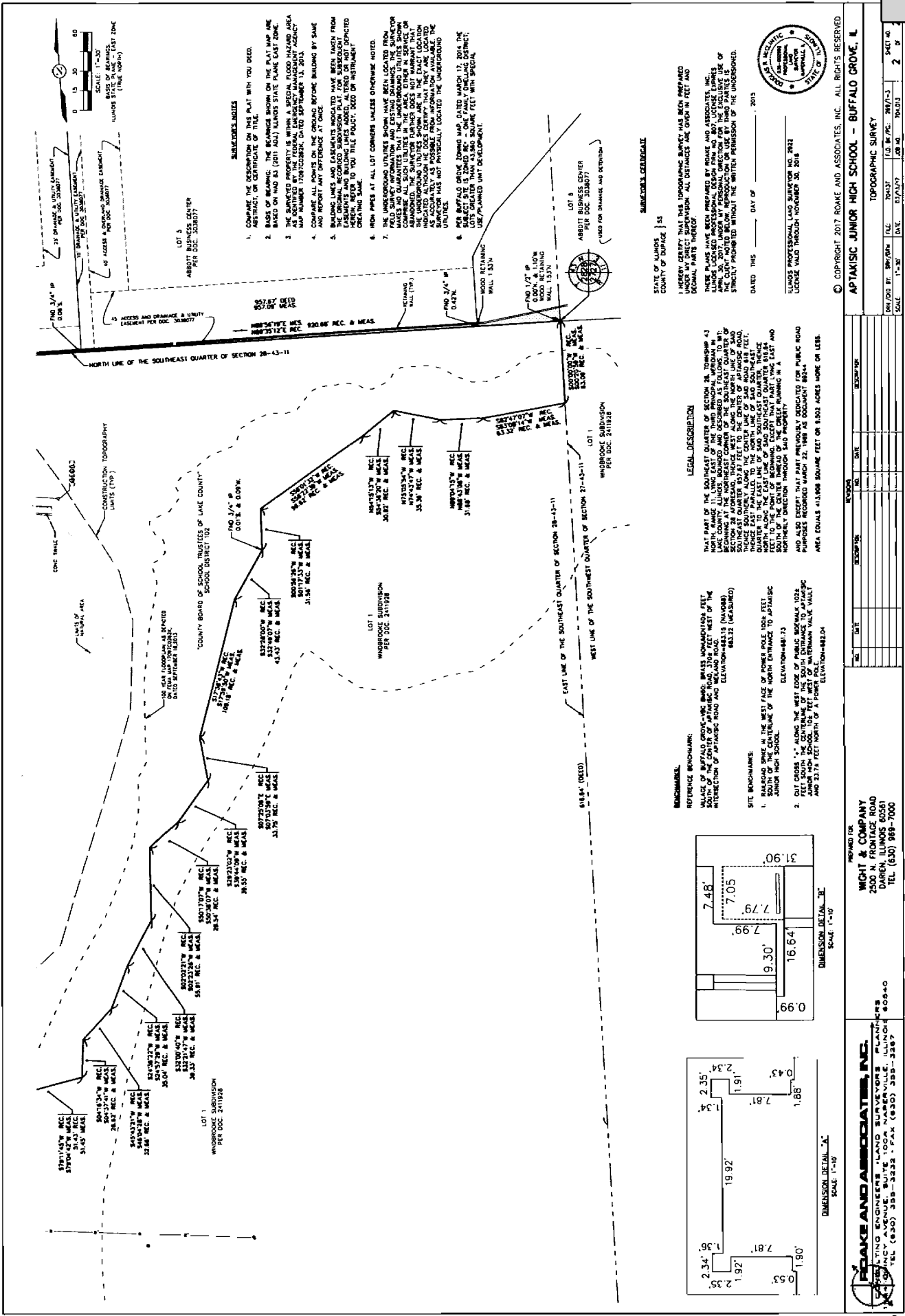
By: Stacy

Name (print): Stacey Bacha-

Title: Asst. Supt.

EXHIBIT C
Engineering Plans and Building Elevations

Aptakisic School
1231 Weiland Road
Special Use and Variation for an Elementary School





wight

Wight & Company
wightco.com
3300 North Fremont Road
Darien, IL 60411
P 630.466.7900
F 630.466.7979

**Aptakisic-Tripp School
District 102
1231 Weiland Road
Buffalo Grove, IL 60089**

06/22/2011
PRELIMINARY ZONING LOGIC 05/25/2011
25% DESIGN PROGRESS 05/05/2011
DATE
DESCRIPTION
APTAKISIC JUNIOR HIGH

**1231 Weiland Road
Buffalo Grove, IL 60089**

DEMOLITION PLAN

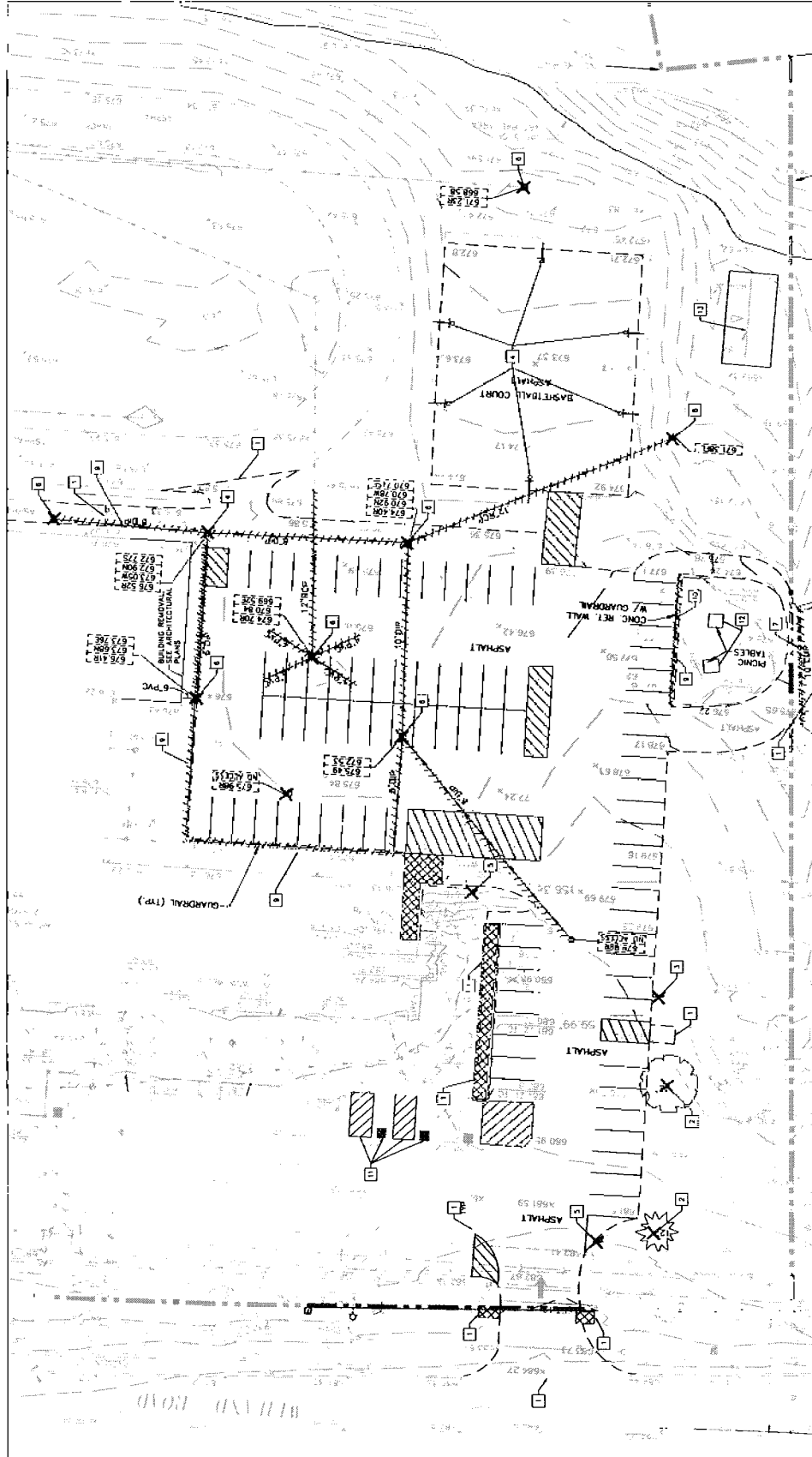
Project Number: 3333-05

Drawn By:

Sheet

C1.01

8.H.c



LEGEND

X	ITEM REMOVAL
////	CONCRETE SLAB/ASPHALT AND STONE BASE REMOVAL
	FULL DEPTH HMA PAVEMENT REMOVAL
	HAIR REMOVAL & REPLACEMENT FOR UTILITY TRENCH

KEY NOTES

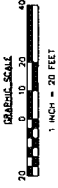
1. SAWCUT PAVEMENT/CURB & GUTTER/FOOTWALK AT NEAREST JUNCT.
2. REMOVE PINE
3. REMOVE LIGHT POLE
4. REMOVE AND RELOCATE BASKETBALL HOOPS
5. REMOVE SIGN
6. REMOVE STRUCTURE
7. REMOVE UTILITY LINE
8. REMOVE FLARED END SECTION. RELOCATE IF IN GOOD CONDITION
9. REMOVE GUARD RAIL
10. REMOVE CONCRETE RETAINING WALL
11. REMOVE PAVEMENT STIMPS/STAIRS
12. REMOVE PICNIC TABLES AND FOUNDATION
13. REMOVE SWING SET AND SURROUNDING PLAY SURFACE

DEMOLITION NOTES:

1. CONTRACTOR TO PROTECT ALL EXISTING UTILITIES DURING DEMOLITION & CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND ADJUSTMENTS. CONTRACTS, ETC. SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. ALL EXISTING CURB TO REMAIN UNLESS OTHERWISE SPECIFIED. ANY CURB DAMAGED DURING DEMOLITION SHALL BE REPAIRED TO ORIGINAL CONDITION.
2. ALL EXISTING SIGNS & LIGHT POLES TO REMAIN AND BE PROTECTED UNLESS OTHERWISE SPECIFIED BY THE ENGINEER. ANY SIGNS & LIGHT POLES TO BE REMOVED SHALL BE RELOCATED TO ANOTHER LOCATION AS APPROVED BY THE ENGINEER AND CITY ENGINEER/PROVIDER.
3. ANY EXISTING PAVED DRIVEWAYS, DRIVEWAYS, ETC. TO REMAIN SHALL BE REPAIRED TO ORIGINAL CONDITION BY THE CONTRACTOR.
4. CONTRACTOR SHALL PROTECT ALL EXISTING ELECTRICAL SERVICES DURING CONSTRUCTION AND NOTIFY ENGINEER IMMEDIATELY OF ANY CONTACTS.

N

Wight





Wight

Wight & Company
www.wightco.com
2400 North La Grange Road
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F 630.566.300
F 630.566.379

Aptakisic-Tripp School
District 102
1231 Weiland Road
Buffalo Grove, IL 60089

Rev 5/20/10 10% CD 07/14/2011
100% CD 06/22/2011
PRELIMINARY ZONING 02/08/2010
25% DESIGN PROGRESS 05/03/2011
REV DESCRIPTION DATE
APTAKISIC JUNIOR HIGH

1231 Weiland Road
Buffalo Grove, IL 60089

SITE PLAN

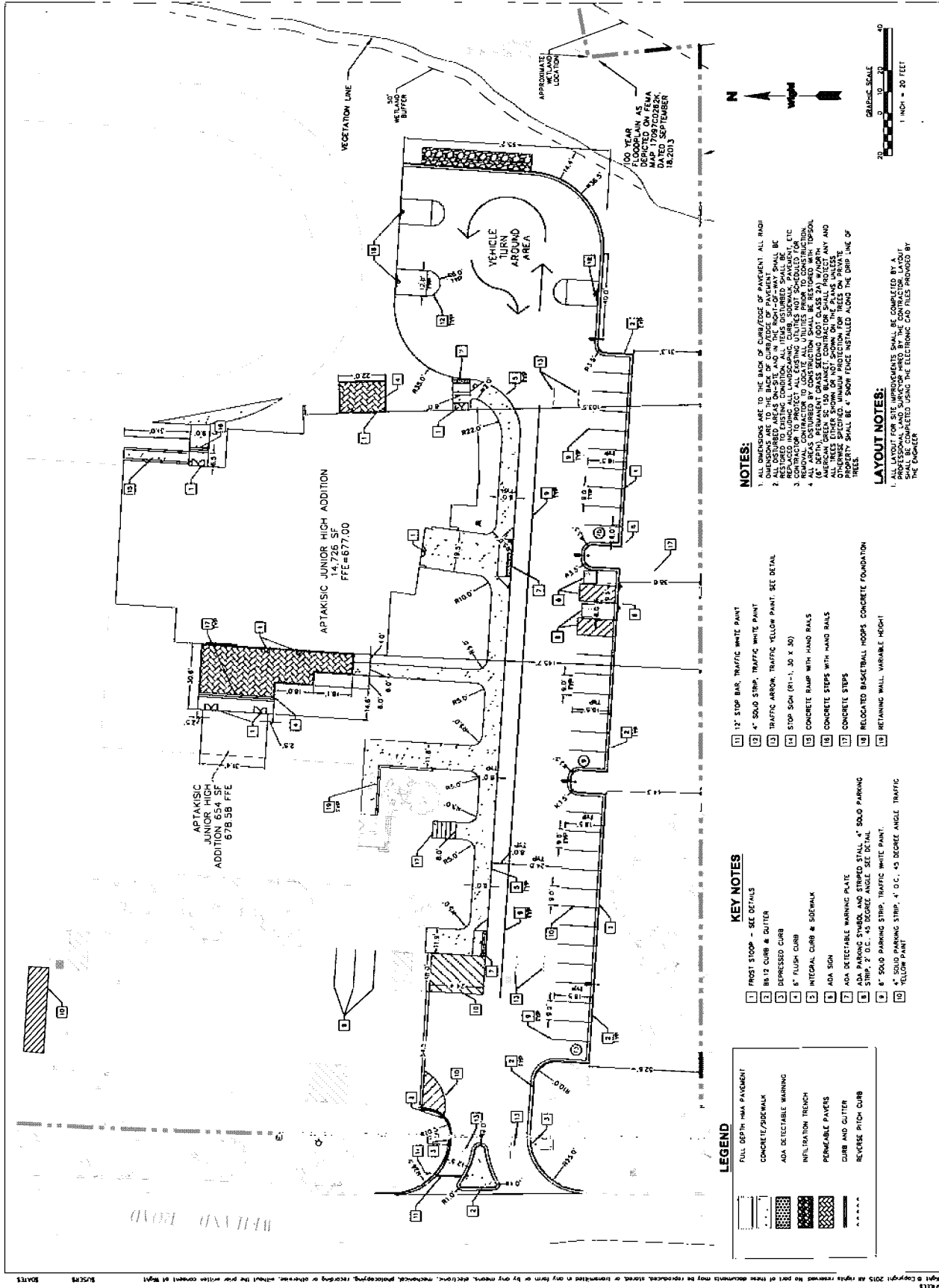
Project Number 3333-15

Drawn By

Sheet

C2.01

8.H.c





wight

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200 West Exchange Road
Darien, IL 60531
F 630.566.290
F 630.566.299

**Aptakisic-Tripp School
District 102
1231 Weiland Road
Buffalo Grove, IL 60089**

By Group 1: SA CO 01/14/2011
COO DO 06/22/2011
PRELIMINARY ZONING CODED 05/25/2011
ZONING DEPARTMENT 05/25/2011
REV DESCRIPTION DATE
APTAKISIC JUNIOR HIGH

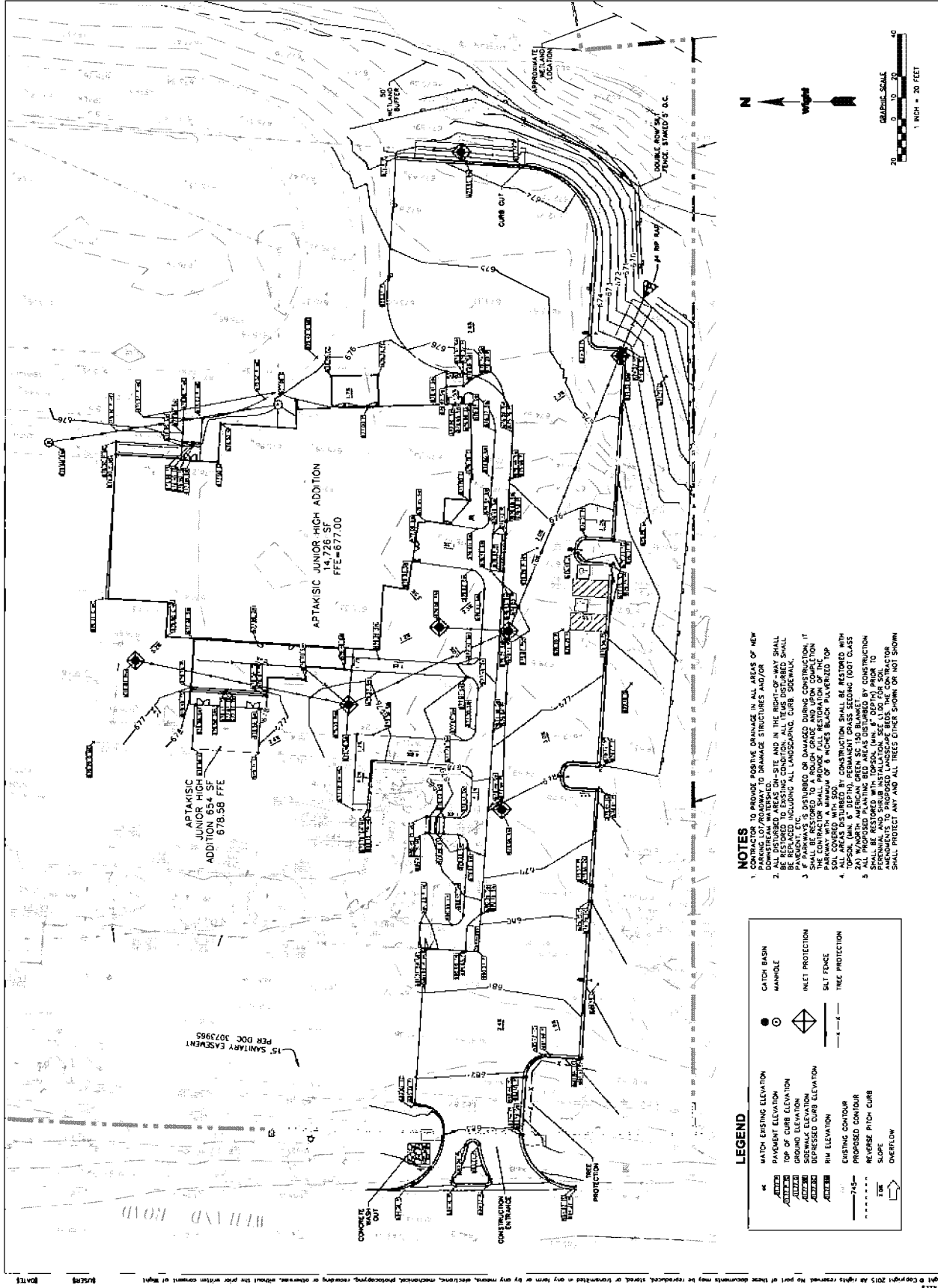
**1231 Weiland Road
Buffalo Grove, IL 60089**

**GRADING & EROSION
CONTROL PLAN**

Project Number: 3331-15
Drawn By:
Sheet:

C3.00

8.H.c



NOTES

1. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE IN ALL AREAS OF NEW PARKING LOT/ROADWAY TO DRAINAGE STRUCTURES AND/OR EXISTING DRAINAGE SYSTEMS.
2. ALL DISTURBED AREAS ON-SITE AND IN THE RIGHT-OF-WAY SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
3. PAVEMENT, ETC. DISTURBED OR DAMAGED DURING CONSTRUCTION, IT SHALL BE RESTORED TO A ROAD GRADE AND UPON COMPLETION SHALL BE COVERED WITH A MINIMUM OF 6 INCHES BLACK PAVED TOP SOIL COVERED WITH 500% FERTILIZER.
4. TOPSOIL (MIN. 8" DEPTH) PERMANENT GRASS SEEDING (100% GRASS) SHALL BE INSTALLED IMMEDIATELY AFTER COMPLETION OF CONSTRUCTION.
5. SHALL BE RESTORED WITH TOPSOIL (MIN. 8" DEPTH) PRIOR TO PERMANENT GRASS SEEDING.
6. CONTRACTOR SHALL PROTECT ALL EXISTING TREES AND ALL TREES OTHER SHOWN OR NOT SHOWN SHALL PROTECT ANY AND ALL TREES OTHER SHOWN OR NOT SHOWN.

LEGEND

ATCH EXISTING ELEVATION	CATCH BASIN
ATCH PAVEMENT ELEVATION	MANHOLE
ATCH TOP OF CURB ELEVATION	INLET PROTECTION
ATCH GROUND ELEVATION	SILT FENCE
ATCH DEPRESSION ELEVATION	TREE PROTECTION
ATCH RIM ELEVATION	
EXISTING CONTOUR	
PROPOSED CONTOUR	
REVERSE PITCH CURB	
SLOPE	
TREE	
OVERFLOW	



Aptakisic-Tripp School
District 102
1231 Welland Road
Buffalo Grove, IL 60089

Red Group 1- 508 CD 01/14/2017
000 CD 06/22/2017
PRELIMINARY ZONING CODED 05/29/2017
25% DESIGN PROGRESS 05/29/2017
REV DESCRIPTION DATE
APTAKISIC JUNIOR HIGH

1231 Welland Road
Buffalo Grove, IL 60089

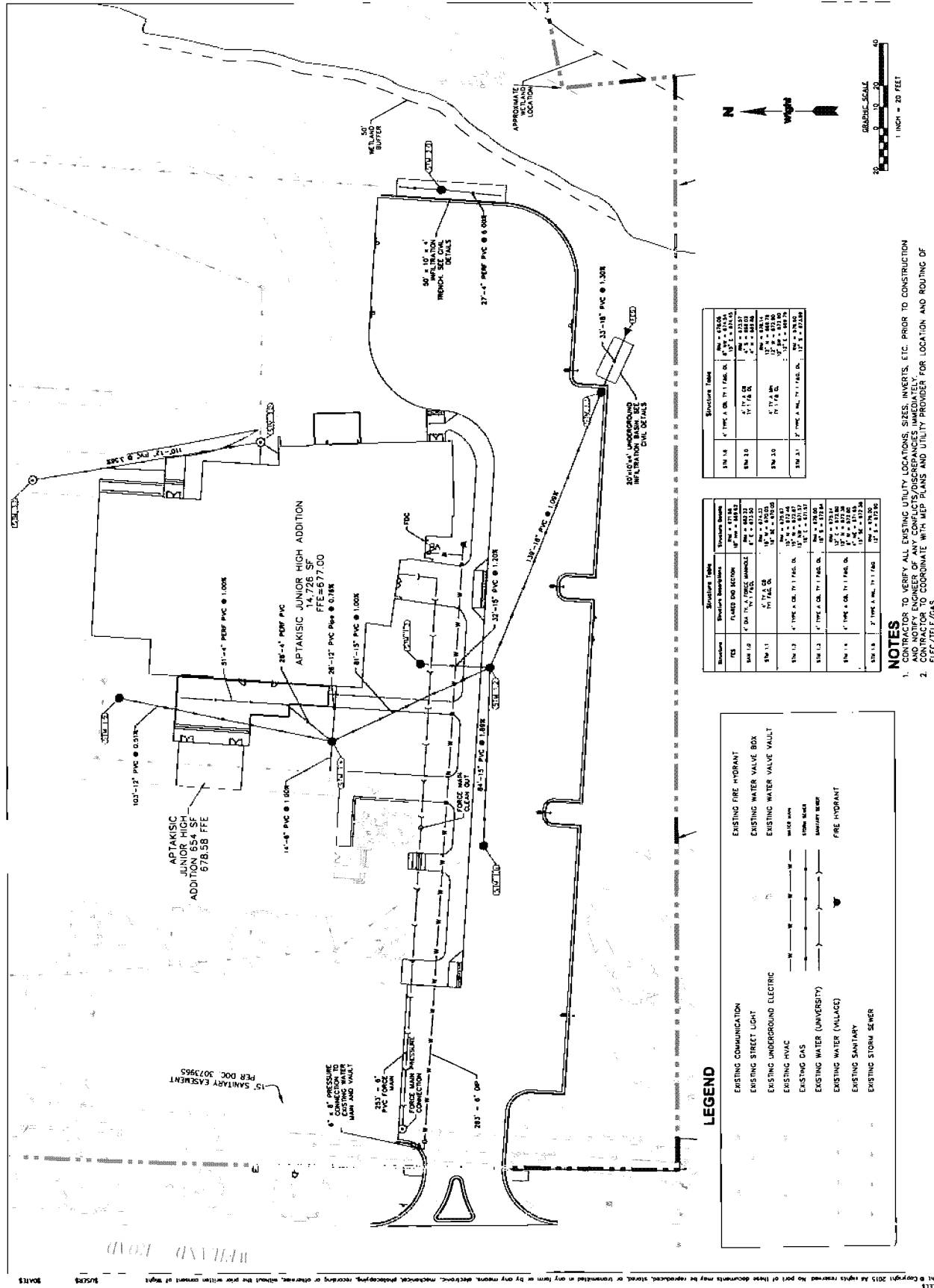
UTILITY PLAN

Project Number: 3235-05
Drawn By

C4.00

8.H.c

Attachment: Exhibit B. Plan Set (O-2024-10 : Approval Plat, Zone Map Amed, a Prelim Plan, Amend to Ord, & Var-1231 Welland & 1351 Abbot)



- NOTES**
1. CONTRACTOR TO VERIFY ALL EXISTING UTILITY LOCATIONS, SIZES, INVERTS, ETC. PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS/DISCREPANCIES IMMEDIATELY.
 2. CONTRACTOR TO COORDINATE WITH MEP PLANS AND UTILITY PROVIDER FOR LOCATION AND ROUTING OF CUU/TEU/CAU.

LEGEND

EXISTING COMMUNICATION	EXISTING FIRE HYDRANT
EXISTING STREET LIGHT	EXISTING WATER VALVE BOX
EXISTING UNDERGROUND ELECTRIC	EXISTING WATER VALVE VAULT
EXISTING HVAC	WATER MAIN
EXISTING GAS	STORM SEWER
EXISTING WATER (UNIVERSITY)	SANITARY SEWER
EXISTING WATER (VALUACE)	FIRE HYDRANT
EXISTING SANITARY	
EXISTING STORM SEWER	



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Aptakisic-Tripp School
District 102
1231 Weiland Road
Buffalo Grove, IL 60089

Red Group 1: 3/24/20
00% DO
PRELIMINARY ZONING CODED 05/25/2017
25% DESIGN PROGRESS 05/25/2017
REV. DESCRIPTION DATE
APTAKISIC JUNIOR HIGH

1231 Weiland Road
Buffalo Grove, IL 60089

LANDSCAPE PLAN

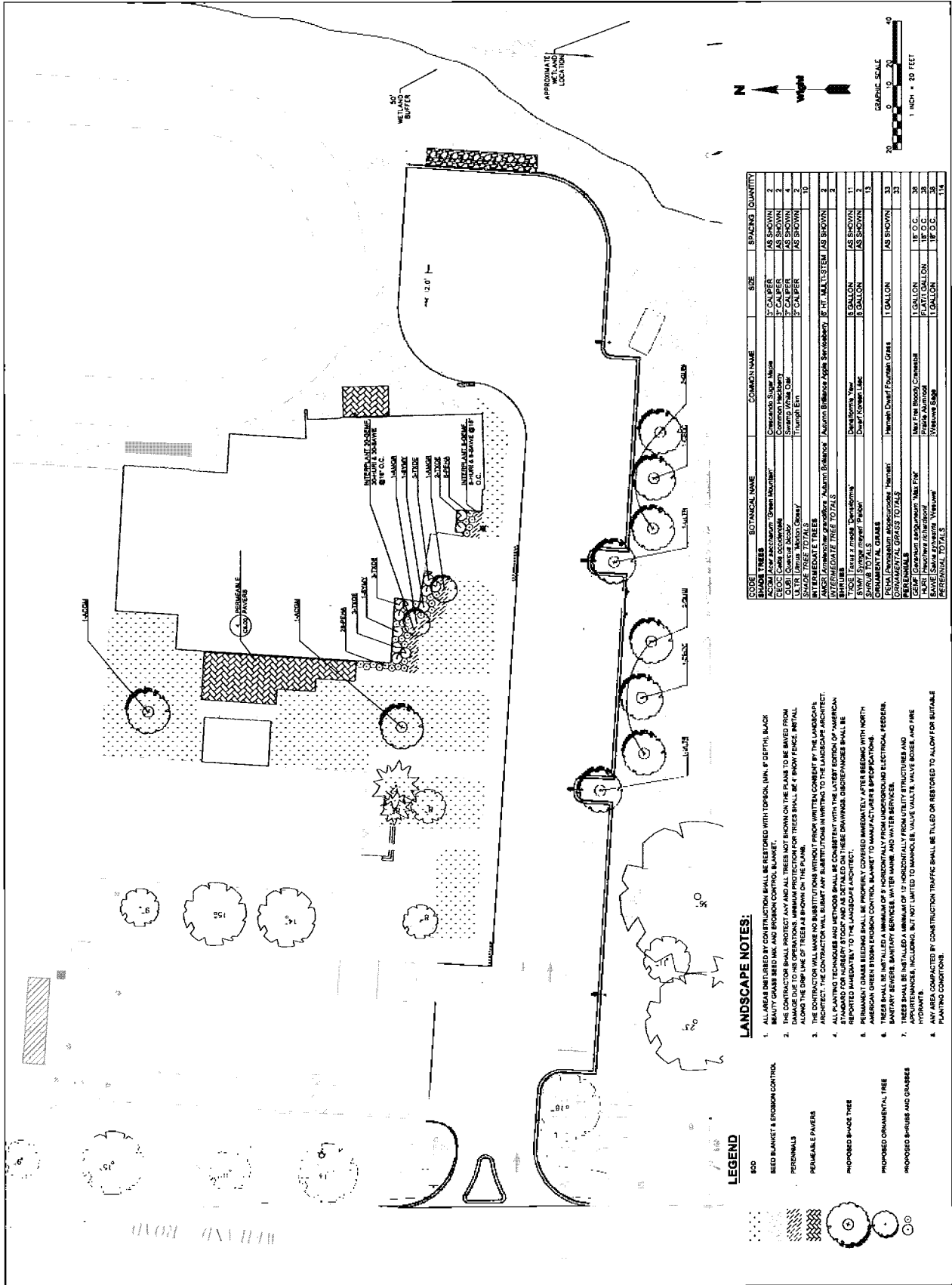
Project Number: 3331-05

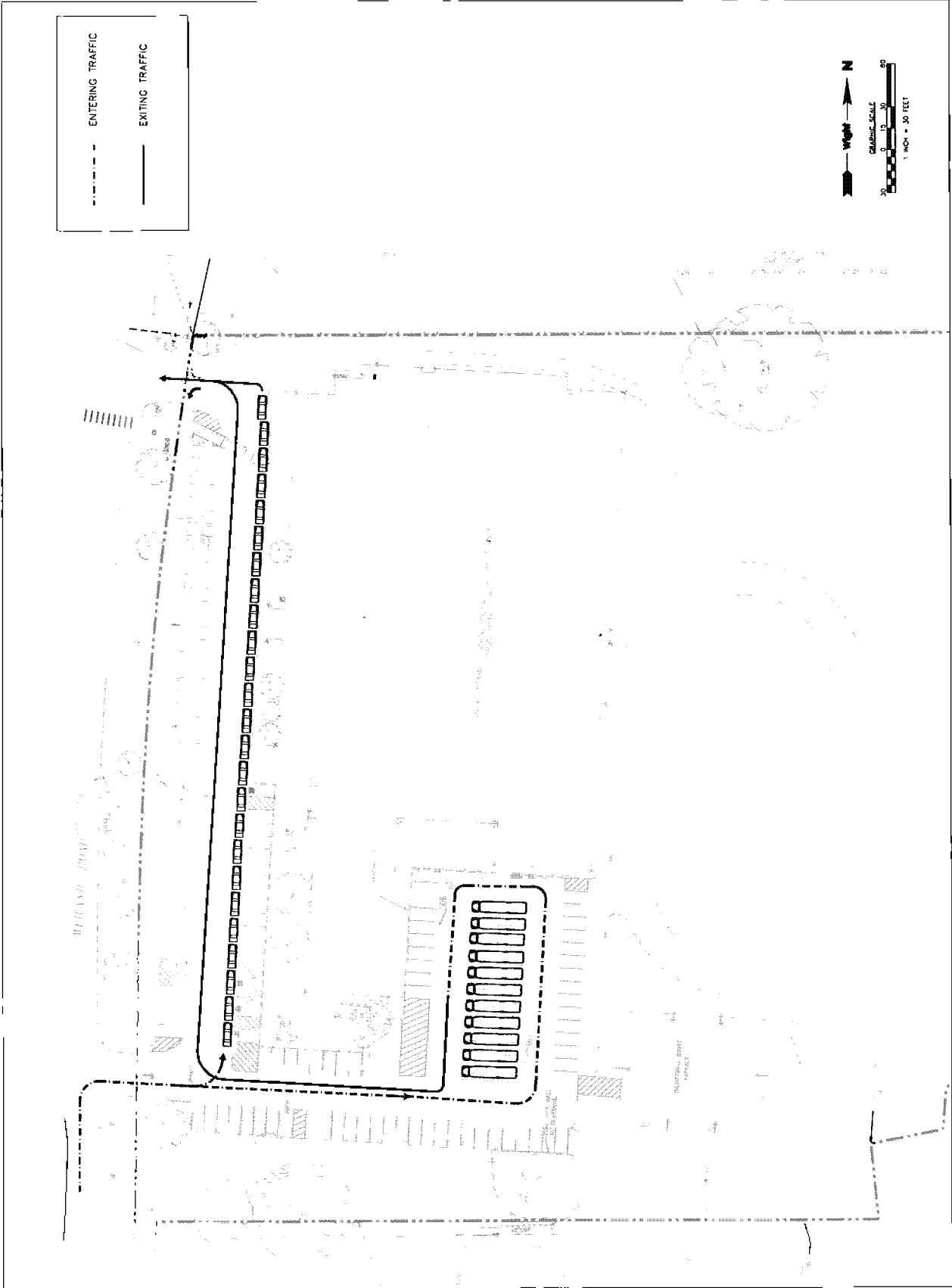
Drawn By:

Sheet:

C6.00

8.H.c





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1500 North Weiland Road
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Aptakisic-Tripp School
District 102
1231 Weiland Road
Buffalo Grove, IL 60089

04/22/2011
PRELIMINARY ZONING LOGO
2011 DESIGN PROGRESS
DATE
DESCRIPTION
APTAKISIC JUNIOR HIGH

1231 Weiland Road
Buffalo Grove, IL 60089

EXISTING DROP-OFF/PICK-UP
OPERATIONS

Project Number: 3233-25
Drawn By:
Sheet

EX 1.0

8.H.c



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Aptakisic-Tripp School
District 102
1231 Weiland Road
Buffalo Grove, IL 60089

DATE 06/22/2017
PRELIMINARY ZONING CODED 05/26/2017
ZONING DESIGN PROGRESS 05/09/2017
DATE
APTAKISIC JUNIOR HIGH

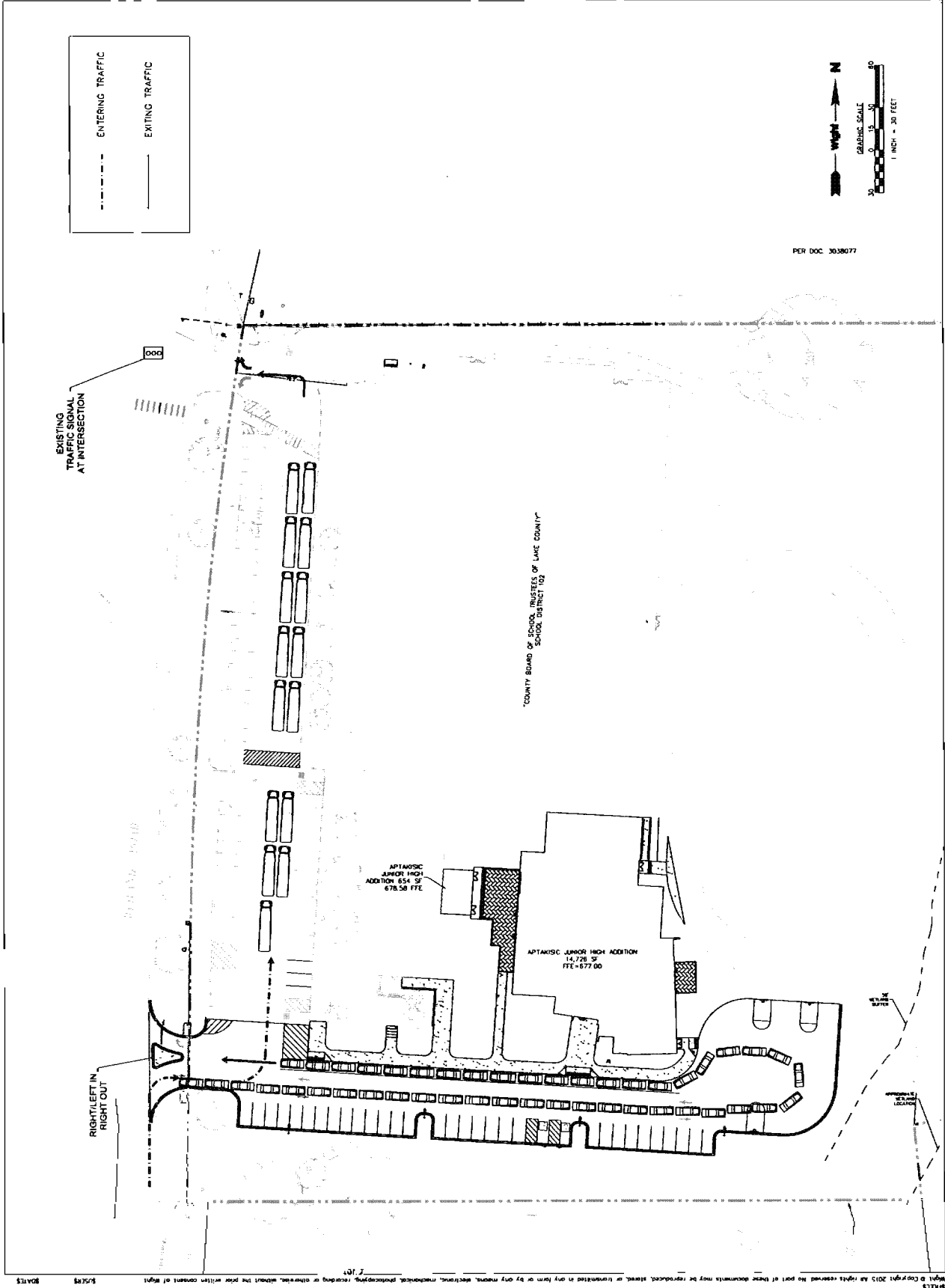
1231 Weiland Road
Buffalo Grove, IL 60089

PROPOSED DROP OFF/PICK
UP OPTION 1

Project Number 3335-03
Drawn By
Sheet

EX 2.0

8.H.c



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FAX 708.344.3379

Aptakisic-Tripp School
District 102
1231 Weiland Road
Buffalo Grove, IL 60089

00% DO
06/22/2017
PRELIMINARY ZONING CODED 05/25/2017
25% DESIGN PROGRESS 05/03/2017
REV. DESCRIPTION DATE
APTAKISIC JUNIOR HIGH

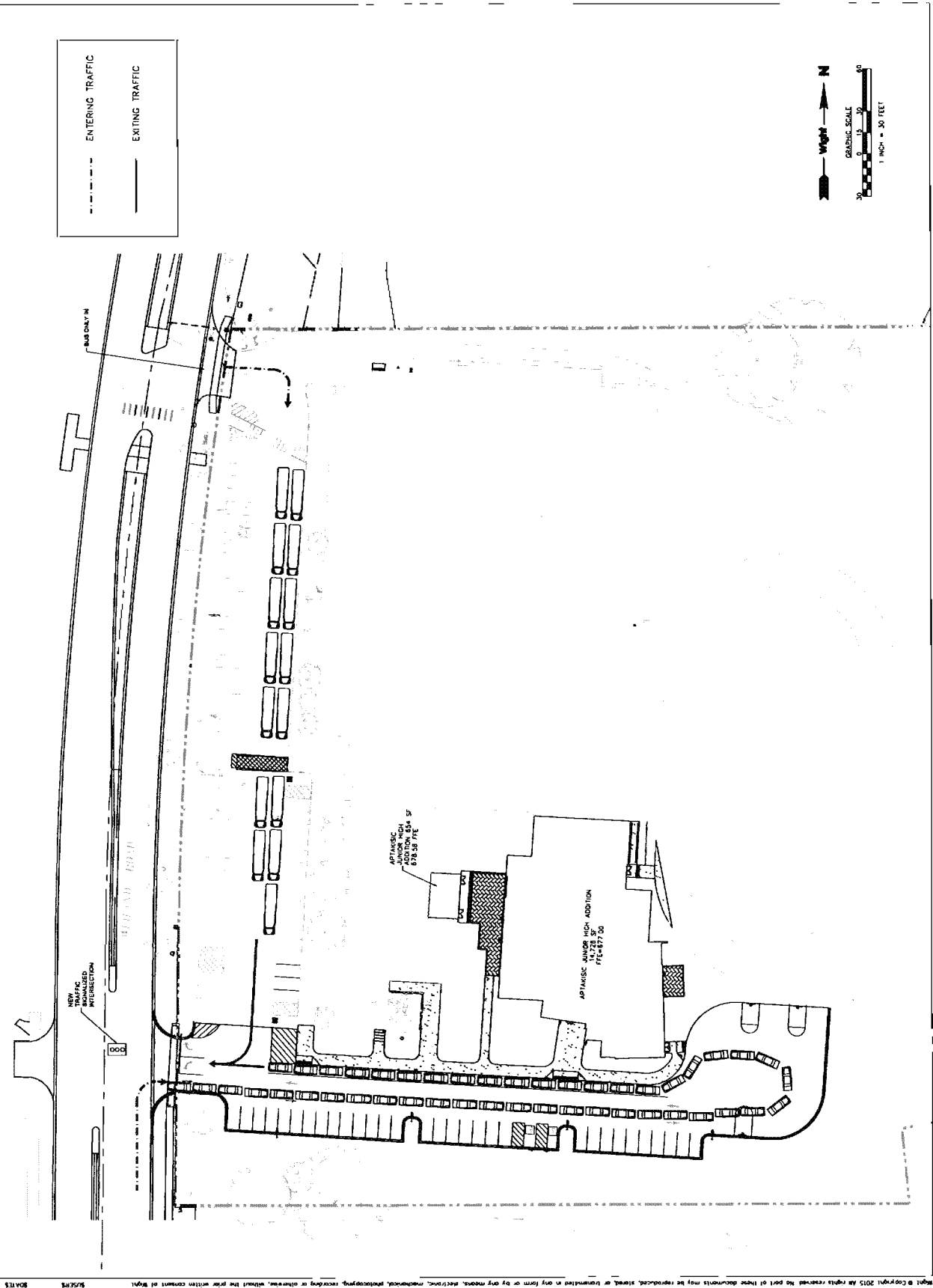
1231 Weiland Road
Buffalo Grove, IL 60089

PROPOSED PICK UP
OPERATIONS OPTION 2

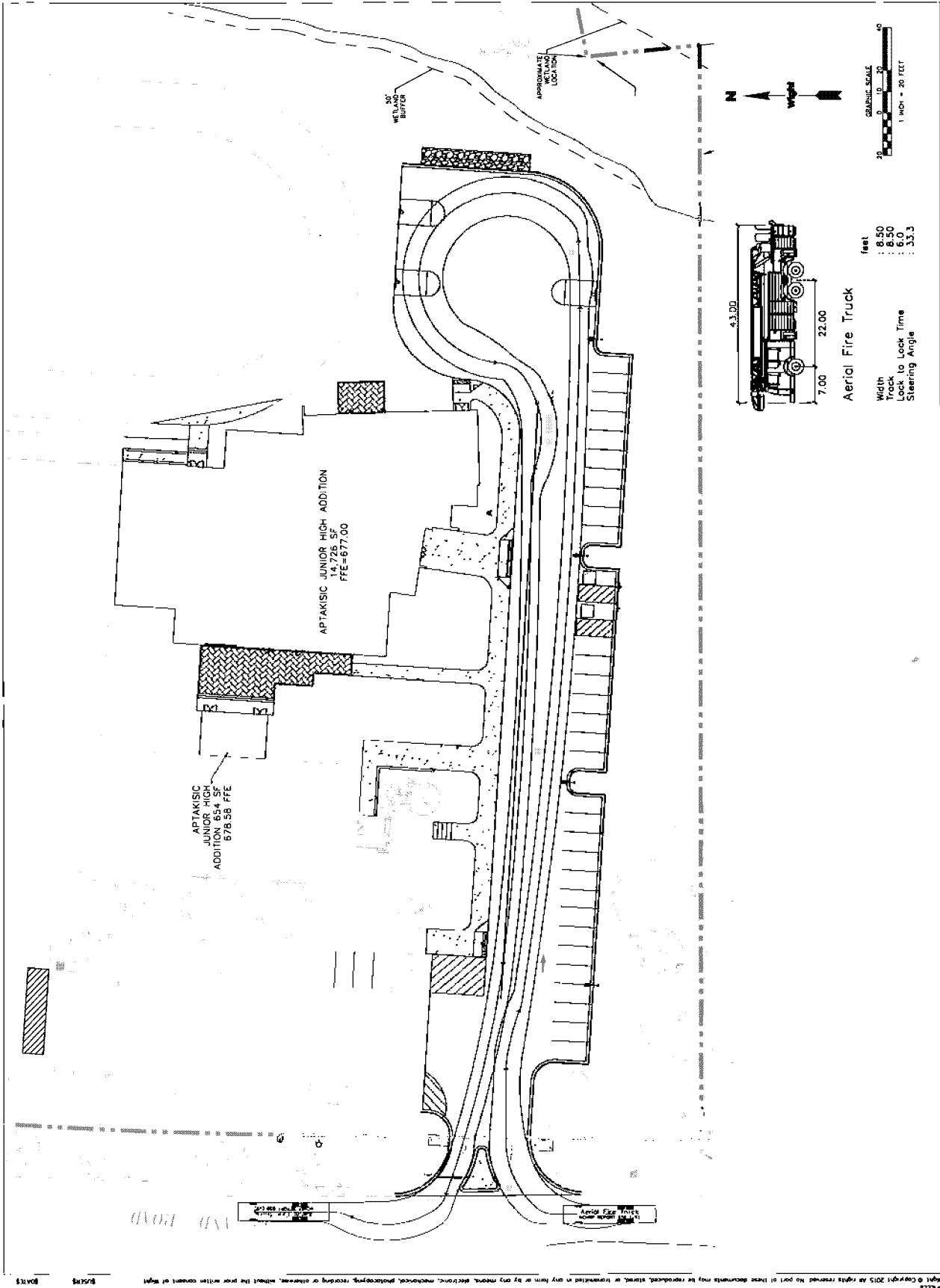
Project Number 3131-05
Drawn By
Sheet

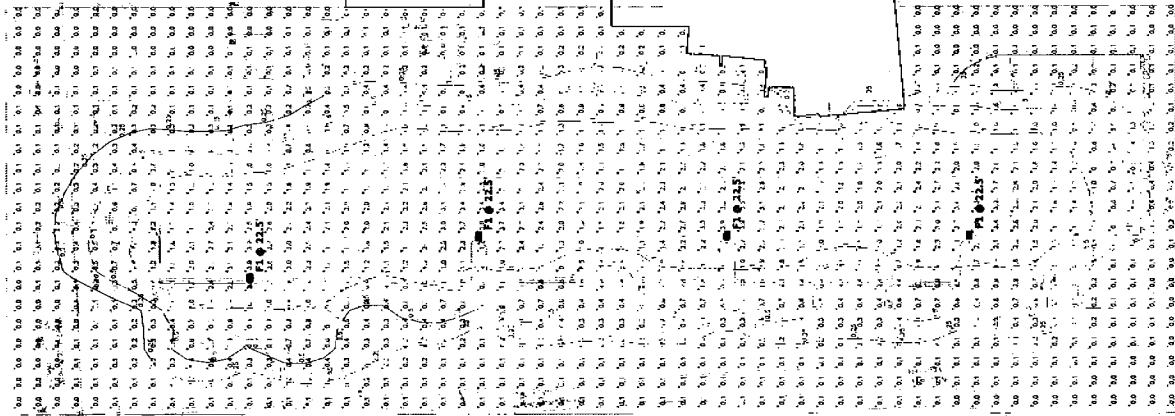
EX 4.0

8.H.c



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Plan View

NOTES:
1. CALCULATION POINTS ARE AT GRADE LEVEL.
2. FIXTURES ARE MOUNTED AT 22'-5" ABOVE GRADE (20' POLES ON 30" CONCRETE BASES)
3. CALCULATIONS PROVIDED ARE NOT A GUARANTEE OF PERFORMANCE. ACTUAL LIGHT LEVELS MAY VARY.**

Statistics	
Description	Symbol Avg Max Min Max7 Min7 Avg7 Min7
ALL CALC POINTS - GRADE LEVEL	+ 0.7 fc 3.9 fc 0.0 fc N/A N/A
PAVED PARKING AREA ONLY	X 1.8 fc 3.9 fc 0.1 fc 39.0:1 18.0:1

Schedule												
Room	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number	Fluorescence	Lumens Per Lamp	Light Loss Factor	Wattage
F1			4	Lithonia Lighting	DSX1 LED 600 700 40K T3M MVOLT	DSX1 LED with 60 LEDs @ 700 mw, 4000K, TYPE 3 MEDIUM OPTICS	LED	1	DSX1_LED_600_700_40K_T3M_MVOLT	10020	0.95	131

DESIGN: KSA Lighting & Controls, Inc. 10/2024-10 : Approval Plat, Zone Map Amed, a Prelim Plan, Amend to Ord, & Var-1231 Weiland & 1351 Abbot



Aptakisic-Tripp D102



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Downers Grove, IL 60515
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F 630.581.7878

NOT FOR
CONSTRUCTION

REV. NO. DATE
DESCRIPTION

APTAKISIC JUNIOR
HIGH SCHOOL -
ADDITION &
RENOVATIONS

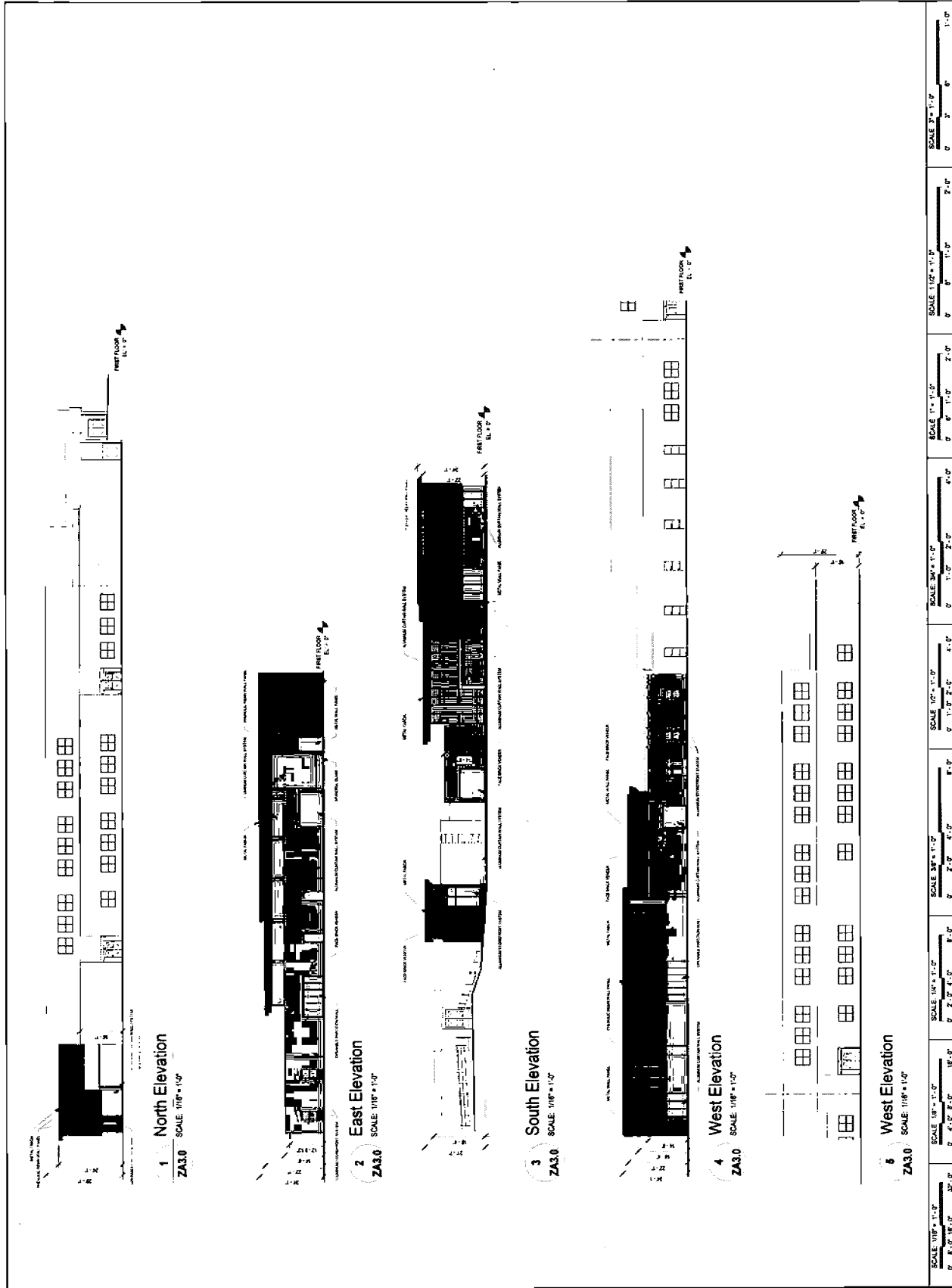
1231 Weiland Rd
Buffalo Grove, IL

EXTERIOR ELEVATIONS

Project Number:
2235-05
Drawn By:
Blank

ZA3.0

8.H.c



Aptakic-Tripp D102

Wight

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2500 North Frontage Road
Deerfield, IL 60015
P 630.889.7000
F 630.889.7978

NOT FOR CONSTRUCTION

REV 100% DD 06/21/2017 DATE

DESCRIPTION

APTAKISIC JUNIOR HIGH SCHOOL - ADDITION & RENOVATIONS

1231 Weiland Rd
Buffalo Grove, IL

CLASSROOM ADDITION ELEVATION

Project Number
0316-001
Drawn By
Author
Sheet

ZA3.1

1 NORTH CLASSROOM ADDITION ELEVATION
SCALE 1/8" = 1'-0"

2 EAST CLASSROOM ADDITION ELEVATION
SCALE 1/8" = 1'-0"

3 SOUTH CLASSROOM ADDITION ELEVATION
SCALE 1/8" = 1'-0"

12/6/2023

**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, DECEMBER 6, 2023**

Call to Order

The meeting was called to order at 7:30 PM by Chair Mitchell Weinstein

Public Hearings/Items For Consideration

1. Consider an Amendment to Special Use Ordinance No. 2013-25, Which Approved a Special Use to Allow K1 Speed, Inc. to Operate an Indoor Kart Racing Recreation Facility, Including Food and Beverage Sales, to Modify the Ordinance to Transfer the Food and Beverage Service Operations to a Separate Entity Within the Existing Building Located at 301 Hastings Drive (Trustee Weidenfeld) (Staff Contact: Andrew Binder)

Petitioner was sworn in.

Drew Percival, K1 Director of Operations

Andrew Binder, Associate Planner, provided a background on the subject property and the request.

The petitioner, Drew Percival, Director of Operations, stated nothing will be changing except the new provider of K1's food and alcohol services, Paddock Lounge. Percival welcomed any questions.

Com. Richards asked about the relationship status between Paddock Lounge and K1 LLC. Percival said they are technically separate entities but noted that the relationship between Paddock Lounge and K1 LLC is well established and has been very successful in other locations nationally.

Com. Davis asked if the new vendor would impact the existing employees. Percival stated the change would not impact current employees and they would continue to get the same benefits and pay.

Com. Moodhe asked why this change couldn't be handled administratively by staff. Village Attorney Brankin stated that the Code does not allow the special use ordinance to be changed administratively. He said the text of the ordinance is specific to the operator, and there is no administrative process to change the special use.

Chairman Weinstein asked if there is any overlapping with staff working in different areas. Percival said the areas are separated, and they might cross paths slightly, when walking to a specific location, but nothing major.

Percival added that they have experience with vendor changes and have dealt with this type of change in 2013 at the Buffalo Grove location. They are not concerned and don't feel it will cause any issues.

Commissioners Au and Worlikar arrived at 7:36pm.

The public hearing closed at 7:41 PM.

Com. Richards made a motion for a positive recommendation to the Village Board to allow an amendment to Ordinance No. 2013-25, to modify the ordinance to transfer the

12/6/2023

food and beverage service operations to Paddock Lounge, LLC, within the existing building located at 301 Hastings Drive, subject to the following conditions:

1. *Section 2 of Ordinance 2013-25 is hereby amended as follows:*
 - F. *The special use is granted to K1 Speed, Inc., however the food and beverage services may be transferred for operational purposes to Paddock Lounge LLC, as long as K1 Speed, Inc. maintains control over the main indoor karting center business. This special use does not run with the land.*
2. *All references, conditions, and obligations to the Property in Ordinance 2013-25, not otherwise amended by this amendment, shall remain in full force and effect.*

Com. Moodhe seconded the motion.

Chairman Weinstein spoke in favor of the motion.

RESULT:	RECOMMENDATION TO APPROVE [UNANIMOUS]
AYES:	Moodhe, Weinstein, Au, Richards, Worlikar, Davis, Saxena
ABSENT:	Marc Spunt

2. Consideration of a Petition to the Village of Buffalo Grove for Approval of a Plat of Consolidation, a Zoning Map Amendment, a Preliminary Plan, an Amendment to the Special Use Approved by Ordinance No. 2017-035, and Variations from R-E District Requirements Related to Building Setbacks and Building Height, to Accommodate Proposed Building Additions on the Properties Located at 1231 Weiland Road and 1351 Abbot Court (Trustee Weidenfeld) (Staff Contact: Kelly Purvis)

Kelly Purvis, Deputy Community Development Director, presented the background on the subject property and the petitioners' requests.

The petitioners were sworn in.

Ben Bercher, Wold Architects

Dr. Lori Wilcox, D102

Dr. Jessica McIntyre, D102

Evan Tiberi, D102

Stephen Corcoran, Eriksson Engineering

Dr. Wilcox gave an introduction and explained the promise given to the community of adding space to the Junior High School and prioritizing safety. Dr. Wilcox said currently, PE classes are in the hallway, so the gym expansion is necessary. She also said STEM programs are of high importance for the community. She gave an overview of how the project takes advantage of the district's assets by taking the two existing buildings and combining them, thereby creating a cohesive campus. The petitioners agreed that the new flow throughout the building will be a lot smoother and safer. She spoke to the gymnasium addition, stating it will house the full student population and indicated that these interactions are very important. The gymnasium addition has an equivalent layout

12/6/2023

to the band and orchestra areas, allowing for 2 sections of gym classes and other events to take place. The extra space also allows the building to be rented out for community use, after hours. The petitioners indicated it will be very safe and controlled with its own entrance, and new directional signage identifying entry ways. The petitioners discussed the parking area that was once a part of the District Office will now be used for the school and it will expand the parking spaces. The petitioners said the science labs and teacher storage, flexible learning environments, team STEM, and robotics will now have space, where they currently do not. They added that the new building height and colors are consistent, and the link will be constructed out of a blending of materials of the two buildings. The link will also be ADA compliant.

The petitioners indicated construction would begin in March of 2024 and they thanked the Village's staff.

Com. Worlikar asked if the expansion will address future, student growth. The petitioners said they do not anticipate growing in a significant way and they are able to accommodate the students generated by the Link Crossing development.

Com. Worlikar asked if there was consideration to designate sections for each grade. The petitioners stated they have increased the passing period times to four minutes and the new locker rooms allow for one student per locker, where the students will no longer share, therefore, cutting down passing period time. They also pointed out that the lockers will no longer be in the central thoroughfare, but to the side area, and that the science lab's locations were made with student travel times in mind.

Com. Worlikar discussed drop offs, cold weather, and asked to walk the commissioners through the traffic flow, detailing directions and safety measures. The petitioners discussed the traffic circulation and said the traffic pattern will not change, but they would love more room for queuing space and are considering all options.

Com. Worlikar asked about extending out the thoroughfare and splitting some of the drop-offs from the north. The petitioners said this has been discussed adding a full right turn, however, they said the end result would create more of a problem. They said there is only one bay of parking, which is a dead-end which would not help.

Com. Davis inquired about the safety protocols during the gym construction. The project architect stated that the students would be blocked off from the construction areas. The link construction will take place first. The gymnasium construction will likely be completed over the summer, when no students are present.

Com. Moodhe asked about the easements and utility locations, and wanted to know what the plan was to work around those areas. Assistant Village Engineer, Ted Sianis explained that there is a sanitary line that will be sleeved and protected underneath the link, and there will be enough room if the Village needs to access it.

Com. Moodhe asked what the plan is if the administrative offices need more space. Evan Tiberi replied that the Facility Department offices would be relocated as part of the project. The petitioners indicated they have more than enough space to accommodate staff and the administrative offices.

Com. Moodhe asked about using Twin Rinks for overflow parking. The petitioners answered that they have not, but it has been considered. Veterans Park Parking lot has been used for evening events.

12/6/2023

Com. Moodhe asked how they can improve traffic and the petitioners stated they are looking at all options.

Chairman Weinstein asked how they prevent Abbott Court from being used as a drop off. The petitioners stressed that students should use drop off designations only.

Com Worlikar asked Village Staff if there was any consideration to move the bike rack and if the Village looked into putting a red yield light? Sianis expressed that signage does not often prevent behaviors.

Regarding parking, staff confirmed there is enough provided and the petitioners confirmed there are forty spaces on the Abbot site, and 8-10 are currently used.

Sianis indicated that during the Weiland Road project he worked with Lake County to optimize peak times, where revisions were made, and the Village has acted upon any and all available options.

Com. Moodhe asked who operates the signal. Sianis stated that the Village owns it but Lake County operates it. Com. Moodhe suggested starting the pedestrian crossing three seconds earlier and Sianis responded he can look into it.

Public Comment

Jordan Zelinski, District's 102 School Board President said he and the Board are in favor of the plans.

The petitioners thanked the commissioners for their time, suggestions, and considerations.

The public hearing was closed at 8:54pm.

Com. Richards made a motion for a positive recommendation to the Village Board to allow an amendment to the Special Use approved by Ordinance No. 2017-035, and Variations from R-E District requirements related to building setbacks and building height, to accommodate proposed building additions on the subject properties located at 1231 Weiland Road and 1351 Abbot Court, subject to the following conditions:

- 1. The proposed improvements shall be constructed in substantial conformance with the plans attached as part of the petition.*
- 2. The Final Engineering plans shall be submitted in a manner acceptable to the Village.*
- 3. Any directional or incidental signage added to the site shall be reviewed administratively by staff.*

Com. Moodhe seconded the motion.

Com. Moodhe spoke regarding traffic issues and did note that all districts seem to have the same issues at other schools. He also gave a reminder to be kind to the crossing guards and expressed his support for the project.

12/6/2023

Com. Worlikar appreciated the Commissioners going to the site, and he gave accolades to the staff. He asked for some additional signage and reiterated his concern regarding traffic flow and wants to know how to support the staff.

RESULT:	RECOMMENDATION TO APPROVE [UNANIMOUS]
AYES:	Moodhe, Weinstein, Au, Richards, Worlikar, Davis, Saxena
ABSENT:	Marc Spunt

Regular Meeting

Other Matters for Discussion

Approval of Minutes

1. Planning and Zoning Commission - Regular Meeting - Nov 15, 2023 7:30 PM

RESULT:	ACCEPTED [6 TO 0]
AYES:	Moodhe, Weinstein, Richards, Worlikar, Davis, Saxena
ABSTAIN:	Amy Au
ABSENT:	Marc Spunt

Chairman's Report

None

Committee and Liaison Reports

Com. Richards thanked everyone and VBG staff for their efforts and great work.

Richards indicated that at the 12/4/23 Village Board meeting the following items were on consent agenda and were approved.

The Buffalo Grove Park District Liquor License for the Golf Dome, Belle Tire, Parkchester Park, and The Torah Academy.

Staff Report/Future Agenda Schedule

Kelly Purvis, Deputy Community Development Director, mentioned the December 20th meeting will be canceled, and the January 3rd meeting currently has 1-2 items.

Public Comments and Questions

None

Adjournment

The meeting was adjourned at 9:03 AM

Kelly Purvis

12/6/2023

APPROVED BY ME THIS 6th DAY OF December, 2023

Mitchell Weinstein, Commissioner



Ordinance No. O-2024-11 : Ordinance Authorizing the Purchase of a 2023 Ford F-150 Lightning from Arlington Heights Ford

Recommendation of Action

Staff recommends approval.

SUMMARY: Staff recommends the Village Board waive competitive bidding and authorize the Village Manager to purchase one (1) 2023 Ford F-150 Lightning from Arlington Heights Ford, in an amount not to exceed \$53,209.03.

ATTACHMENTS:

- Forestry Unit 403 Replacement Memo (DOCX)
- 2024 Public Works Fleet Replacement Ordinance - Ford F-150 Lightning (DOCX)
- Ford Lightning Quote (PDF)

Trustee Liaison

Bocek

Staff Contact

Jim Warnstedt, Public Works

Tuesday, January 16, 2024

VILLAGE OF BUFFALO GROVE



MEMORANDUM

DATE: January 12, 2024

TO: Dane Bragg, Village Manager

FROM: Josh Wallace, Fleet Manager

SUBJECT: Department of Public Works Fleet Replacement

Recommendation

Staff recommends the Village Board waive competitive bidding and authorize the Village Manager to purchase one (1) 2023 Ford F-150 Lightning from Arlington Heights Ford, in an amount not to exceed \$53,209.03.

Background Information

The approved 2024 budget includes the replacement of unit 403, with a budgeted amount of \$70,000, which includes all necessary upfitting. Unit 403 is currently assigned to the Forestry and Grounds section.

Unit 403 is a 2008 Ford F-350 pick up truck, with a budgeted replacement cost of \$70,000. The proposed replacement unit is a 2023 Ford F-150 Lightning pickup truck at a cost of \$ 53,209.03, and up to \$4,000 to upfit, for a total cost not to exceed \$57,209.03. Forestry and Grounds operations have evolved with the addition of contractual maintenance over the past few years. This evolution has also increased our need for more contract management and mobility throughout the Village while doing so. This vehicle will be used daily for contract management, customer service, tree risk assessment, natural areas management, and daily supervision of crews.

The recommended replacement unit is a Ford F-150 Lightning, which would be the Village's first all-electric vehicle. Over the course of ten years, it is anticipated that the Village could realize approximately \$17,000 in fuel, oil, and oil filter savings. The Ford F-150 Lightning is a strategic move that aligns with the Village's commitment to sustainability and should provide staff with real world data to support future electric vehicle purchases within our municipal fleet.

Currently, the proposed purchase of the Ford F-150 Lightning qualifies for the IRS Commercial Clean Vehicle Credit, with a potential rebate of up to \$7,500. However, the IRS has not fully defined the process or paperwork. If the purchase is approved, the Village will apply for the Commercial Clean Vehicle Credit, when the IRS has finalized and released the paperwork.

The current Public Works building's electrical infrastructure will accommodate the charging requirements for the new electric vehicle, as will the new Public Works facility. There are minimal costs associated with adding the one designated electrical circuit, which will be installed by one of our in-house electricians.

Currently the odometer on unit 403 is showing 78,753 miles on the drive line. This unit is still in regular service and nearing the end of its useful life. Recently, 403 has incurred high dollar repairs and downtime.

If the replacement is approved, staff will sell unit 403 at auction for asset recovery when the replacement unit is delivered.

ORDINANCE 2024-_____

AN ORDINANCE AUTHORIZING THE PURCHASE OF ONE (1) 2023 FORD F-150 LIGHTNING FROM ARLINGTON HEIGHTS FORD

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 Public Works Department requires the replacement of one (1) 2008 Ford F-350 Pickup Vehicle; and

WHEREAS, the Village Board has waived competitive bidding due to the absence of a state contract.

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 Board has waived competitive bidding and authorized the Village Manager to purchase one (1) 2023 Ford F-150 Lightning replacement vehicle from Arlington Heights Ford, in an amount not to exceed \$53,209.03.

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: _____, 2024

APPROVED: _____, 2024

APPROVED:

Eric N. Smith, Village President

ATTEST:

Janet Sirabian, Village Clerk



ARLINGTON HEIGHTS FORD

801 W. DUNDEE ROAD, ARLINGTON HEIGHTS, IL 60004-1491

Phone: (847) 870-1300

Fax: (847) 870-1330

Web: www.ahford.com

SALESPERSON **9.A.c**

Orlando Catanese

BILL OF SALE

- ☐ NEW
☐ DEMO
☐ USED

PURCHASER Village of Buffalo Grove

ADDRESS 51 RAUPP BLVD

01/04/2024

CITY BUFFALO GROVE

STATE IL

ZIP 60089

PHONE NO. (847) 459-2513

YEAR	MAKE	MODEL	BODY STYLE	MILES	COLOR	SERIAL NO.	STOCK NO.
2023	Ford	F-150 Lightning	Crew Cab	9	Oxford	1FTVW1EL1PWG44904	F230728

TRADE-IN

FACTORY INSTALLED

DEALER INSTALLED

Year & Make _____

Model _____

Body Style _____

Serial No. _____

Odometer Miles _____

Allowance _____

Less Balance Owed _____

NET ALLOWANCE _____

Financed With _____

Account No. _____

DR. LIC. # _____

S/S # _____

E-MAIL _____

CASH
DIFF \$

NOTICE: TO THE NEGOTIATED CASH SALE PRICE OF EACH VEHICLE, NO MORE THAN MAY BE ADDED FOR DEALER COSTS AND OVERHEAD. THE ONLY OTHER ADDITIONAL CHARGES PERMITTED ARE DEALER-ADDED OPTIONS, WARRANTY AND SERVICE CONTRACTS, INSURANCE AND THE ACTUAL COST OF LICENSE AND TITLE REGISTRATION AND TAXES.

SELLING PRICE \$ \$52,500.00

TRADE-IN ALLOWANCE \$ _____

CASH DIFFERENCE \$ \$52,500.00

DOCUMENTARY SERVICE FEE \$ 358.03

Electronic Vehicle Registration Fee \$ \$35.00

SUB TOTAL \$ \$52,893.03

SALES TAX \$ \$0.00

COUNTY TAX \$ _____

LIC. & TITLE \$ \$316.00

Service Contract \$ _____

Gap \$ _____

TOTAL \$ \$53,209.03

(BALANCE OWED ON TRADE) \$ _____

TOTAL PRICE \$ \$53,209.03

Rebate _____

C.O.D. \$ _____

TOTAL DOWN PAYMENT \$ \$0.00

UNPAID BALANCE \$ \$53,209.03

In the event that the transaction referred to in this order is not a cash transaction, the buyer herein, before or at the time of delivery of the vehicle, and in accordance with the terms and conditions of payments indicated on the front of this order, will execute either a chattel mortgage, conditional sales contract, additional loan or such other form of security agreement as may be required to complete this transaction upon a time credit price basis.

The purchaser represents and warrants that he is of legal age; that he has title to and good right to sell and dispose of the used car traded in described above that there are no liens, claims and/or encumbrances thereon, and agrees to furnish good and sufficient title and hereby grants Arlington Heights Ford power of attorney to assign and endorse said title for him, and to sign any and all applications which would be necessary to register title to car being purchased in any state or territory.

After careful inspection and demonstration, the undersigned purchases the above automobile with equipment at the prices and on the terms specified above in the event of out of state sale, title to the above vehicle shall remain with the seller, until said title is endorsed to and received by the purchaser through the U.S. Mail.

TRANSFER OF TITLE TO ABOVE AUTOMOBILE IS SUBJECT TO FINAL PAYMENT OF ANY AND ALL CHECKS CLEARING BANK UPON WHICH DRAWN

Purchaser consents and agrees to dealer removing the Monroney label from vehicle. All identifying numbers on said vehicle agree with those on title or Certificate of origin.

The Seller, Arlington Heights Ford Hereby Expressly Disclaims All Warranties, Either Expressed or Implied Including Any Implied Warranty of Merchantability or Fitness for a Particular Purpose. Neither Assumes Nor Authorizes Any Other Person to Assume for It Any Liability in Connection With the Sale of the Vehicle. This Disclaimer By the Seller in No Way Affects the Terms of the Manufacturers Warranty.
(EXCEPT PER SEPARATE LIMITED WARRANTY)

DEPOSIT NOT REFUNDABLE UNLESS SO STATED

I OR WE APPROVE AND
ACCEPT THE ABOVE TERMS

ACCEPTED: ARLINGTON HEIGHTS FORD

BY:

THIS ORDER IS NOT VALID UNLESS SIGNED AND ACCEPTED BY DEALER

NO PUBLIC LIABILITY INSURANCE ISSUED WITH THIS TRANSACTION

Packet Pg. 326

Attachment: Ford Lightning Quote (O-2024-11 : Public Works Fleet Replacement - Ford F-150 Lightning)



Resolution No. R-2024-3 : Resolution Adopting the Buffalo Grove Community Brand Key Findings and Creative Assets

Recommendation of Action

Staff recommends approval.

Staff will provide a final presentation to summarize the process, research, strategy, creative and brand action ideas for implementation.

ATTACHMENTS:

- Branding Presentation Memo (DOCX)
- Branding resolution (DOC)
- Buffalo Grove Final Report Key Findings (PDF)

Trustee Liaison
Johnson

Staff Contact
Molly Gillespie, Office of the Village Manager

Tuesday, January 16, 2024

VILLAGE OF BUFFALO GROVE



MEMORANDUM

DATE: January 12, 2024

TO: Dane Bragg, Village Manager

FROM: Molly Gillespie, Director of Communications and Community Engagement

SUBJECT: Community Branding Presentation

Recommendation

Staff recommends the Village Board formally adopt via resolution the community branding process' key findings and creative assets.

Background

In March 2023, the Village Board approved a professional services agreement with North Star Place Branding + Marketing to complete the Village's community branding initiative. North Star's branding process combines a proven approach that is research-driven with customized creativity and out-of-the-box thinking specific to Buffalo Grove's situation.

Branding process

North Star's "BrandPrint" process moves from research to strategy to creativity to action, as shown in the Figure 1 below.

Figure 1

BrandPrint Process



During Phase I, which kicked off in the spring of 2023, North Star representatives visited Buffalo Grove for a lengthy familiarization tour. They hosted one-on-one interviews with the Village board and administration along with other community leaders, seven focus groups and a community workshop. North Star developed a communitywide survey which gathered feedback from hundreds of residents over a month. North Star also conducted qualitative, in-depth phone interviews with professionals outside of Buffalo Grove to uncover contextual perspectives, in addition to other research methods. Phase I is the longest phase of the branding process, which extended through late summer. The extensive multi-methodal research findings were analyzed to develop Buffalo Grove's unique "DNA" and strategy statement. This positioning statement showcases what is authentic to Buffalo Grove—what differentiates Buffalo Grove from competitors—and is used to guide all brand messaging and creative going forward:

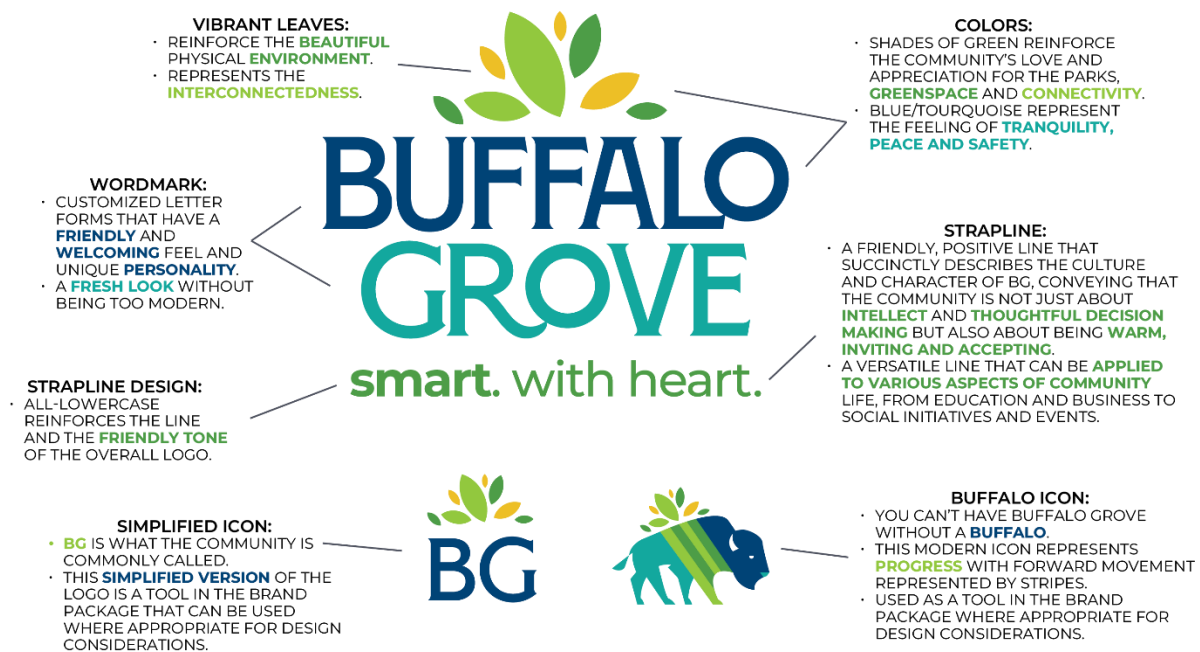
<i>Target Audience:</i>	<i>For families and good neighbors who feel a responsibility to each other,</i>
<i>Frame of Reference:</i>	<i>Buffalo Grove, a strong home base of ease and accessibility in Chicagoland,</i>
<i>Point-of-Difference:</i>	<i>is welcoming, astute and leading by example,</i>
<i>Benefit:</i>	<i>as everyone contributes to a culture of achievement.</i>

Rationale for each point can be found in the strategy section of the attached *Key Findings Report*.

Following, Phase II (creative) was launched, and the North Star team worked closely with a cross-departmental creative committee on the development and refinement of creative elements including the narrative, strapline (tagline), logo set, colors, fonts and looks. Every element of the creative assets is intentional and represents the major themes found in the research as displayed in the creative the Figure 2 below and in the creativity section of the attached *Key Findings Report*.

Figure 2

Creative assets and rationale



North Star was then tasked with creating several custom deliverables that can be used to implement the brand and bring it to life. Custom deliverables are not considered final designs nor guaranteed for implementation, but rather desirable options for action or budgetary consideration for future implementation. Staff requested some items that would address feedback received in the research phase of this and other *Moving BG Forward* initiatives (strategic plan and comprehensive plan). Deliverables included ideas for stationary, infrastructure applications, signage for facilities, entryways and wayfinding, merchandise, pole banner designs and more. Prototypes for these deliverables, big and small, can also be found in the *Key Findings Report*.

Presentation

Staff will provide a presentation to summarize the community branding initiative's process, research, strategy, creative assets and custom deliverables. Staff will also highlight the brand rollout guidance provided by North Star as staff works to establish an implementation strategy with budget considerations and recently adopted Strategic Plan priorities in mind. This guidance helps frame what can be expected over the coming months and years.

RESOLUTION No. 2024-

Resolution Adopting the Buffalo Grove Community Brand Key Findings and Creative Assets

WHEREAS, the Village of Buffalo (“Village”) has a population of more than 25,000 and is therefore a “Home Rule Unit” under the 1970 Illinois Constitution; and

WHEREAS, the Illinois Constitution of 1970 provides that a Home Rule Unit may exercise any power and perform any function pertaining to its government and affairs, including but not limited to the power to regulate for the protection of the public health, safety, morals and welfare; to license, to tax; and to incur debt; and

WHEREAS, the Village Board directed staff to develop a brand based on the extensive community research and aspirations that uncover the community’s identity to the organization’s communications, marketing and engagement strategy; and

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

SECTION ONE: The Corporate Authorities of the Village adopt the Buffalo Grove Community Brand Final Report Key Findings and Creative Assets.

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

AYES: _____

NAYS: _____

ABSENT: _____

PASSED AND APPROVED this _____ day of _____, 2024

Village President
Attest:

Village Clerk

Attachment: Branding resolution (R-2024-3 : Community Brand Acceptance)

Buffalo Grove Community Branding Key Findings Report January 2024



Executive Summary

KEY FINDINGS

North Star conducted research to identify what differentiates Buffalo Grove from competitors. We set out to learn the perceptions and beliefs of stakeholders and influencers as well as understand the competitive situation. North Star then worked collaboratively with Buffalo Grove to determine a strategy to guide the branding of the Village.

Strengths:

Within reach of downtown Chicago, but a world apart from the urban hustle and bustle, is the Village of Buffalo Grove (BG). Consistently recognized as one of the most family-friendly suburbs to live not only in Chicagoland, but also in Illinois and the country at large, BG is most renowned for its public schools. The school districts that serve the Village regularly receive national accolades, and residents often cite the schools as a reason for why they chose Buffalo Grove as their home in Chicagoland. Another feather in the cap of BG is the award-winning Park District, which provides year-round programming, operates state-of-the-art facilities, and oversees over 800 acres of parks and green space. The Village is undergoing a significant redevelopment initiative, aimed at creating a contemporary central hub for entertainment and living, enhancing the overall experience for residents.

Challenges:

A strong community in many ways, Buffalo Grove struggles with having no “central town square” around which to rally or gather. This has lent itself to a feeling of dispersion among residents. Though the development of The Clove is certainly addressing this issue, we heard throughout our research process that many wish there were more dining and late-night options in Buffalo Grove—most have to head out of town to grab a nice dinner or a drink. Among the multitude of small towns and villages that surround BG in Chicagoland, it’s been difficult for the Village to stand out as anything particularly unique—you don’t really know you have arrived in Buffalo Grove, nor do you know that you are **there** when you’re enjoying all that the Village has to offer. Finally, while Buffalo Grove is a great community for families with school-aged children, individuals without children or those whose children have graduated may struggle to find a sense of belonging.

Executive Summary

KEY FINDINGS

Opportunities:

The schools in Buffalo Grove serve as a foundation upon which the community has built itself. Leveraging the Village's commitment to its children and their education can help affirm that this is a great place to raise a family. The development of The Clove will be a high-impact, highly visible project to showcase the new BG brand within and beyond the community. BG Days presents a significant annual opportunity for the Village, serving as a pivotal moment to strengthen its recently established brand and foster a genuine sense of community unity among residents every summer.

Summary:

You can't have Buffalo Grove without the buffalo. However, through our research, we found that the "Grove" was equally—if not more—important to the identity of the Village. The community's green spaces stretch like an oasis in Chicagoland, just 35 miles but an entire world away from the concrete and chaos of downtown. The vibrancy of the color palette reflects these spaces, and gives Buffalo Grove distinction among competing villages and towns in the area, where one area tends to bleed into the next. The leaves incorporated into the logo symbolize the interconnectedness of the Buffalo Grove community—a welcoming, tight-knit, and supportive enclave. This sentiment is encapsulated in the brand DNA statement on the next page: "welcoming...everyone contributes..." Here, we emphasize that Buffalo Grove thrives on the collaborative efforts of its diverse inhabitants, each caring for one another. In the strapline, "Smart. With heart.," we not only acknowledge the excellence of the Village's schools but also convey a commitment to intelligent decision-making. Buffalo Grove is a place where things are done judiciously, fostering trust among citizens in their local government's ability to prioritize their well-being, and to make sure everyone is taken care of. Which brings us back, always, to "With heart."

We're confident that this brand presents a perfect opportunity for Buffalo Grove to tell its authentic story in Chicagoland and beyond. We're excited to see where you take it, and where it takes Buffalo Grove.

Strategy

BUFFALO GROVE STRATEGIC DNA

Research data was analyzed for trending insights that hone in on the Buffalo Grove story. These insights were funneled into a strategic brand platform, also known as your strategic DNA. Just as an individual's DNA influences everything from how that person looks to how that person acts (as well as their health and vibrancy), Buffalo Grove's DNA should be the foundational touchstone for all positive planned action in your community, from marketing to events to product development.

Target Audience: *For families and good neighbors who feel a responsibility to each other,*

Frame of Reference: *Buffalo Grove, a strong home base of ease and accessibility in Chicagoland,*

Point-of-Difference: *is welcoming, astute and leading by example,*

Benefit: *as everyone contributes to a culture of achievement.*

Strategy

RATIONALE

Target Audience: *For families and good neighbors who feel a responsibility to each other,*

- Heralded as well run and creating a quality of life that draws families and the businesses and opportunities to support them, this is where talent chooses to live.
- Buffalo Grove demonstrates a focus and priority on families and kids, and therefore attracts those interests.
- The community encourages interaction and engagement in schools, parks, libraries, etc. which is met with collaboration and shared priorities of improving self, others, and the environment.

Frame of Reference: *Buffalo Grove, a strong home base of ease and accessibility in Chicagoland,*

- Located in the NW suburbs along Lake Cook Road, Buffalo Grove is conveniently located in a park-like setting with ease and access to its vibrant, dynamic, metro neighbor.
- The North Central Metra line allows talent to choose this community and still enjoy the opportunities of Chicago.

Strategy

RATIONALE

Point of Difference: *is welcoming, astute and leading by example,*

- Buffalo Grove is celebrated for its inclusiveness, from the area's first Pride parade to its dedication to all children with programming like Buddy Baseball.
- Welcoming of diverse cultures and interests, neighbors know neighbors here.
- Home to some of the best students (and supportive community) in the country.
- The community is quietly raising expectations by regularly exceeding them.
- Dedicated staff and residents working toward a strong future for each other in creative and innovative ways: parks, schools, gathering places, commerce, etc.

Benefit: *as everyone contributes to a culture of achievement.*

- Excellence and responsibility abound in Buffalo Grove. Parents and the community invest in their children, and students excel nationally and attract more families. Businesses support that market and create opportunity. Buffalo Grove is centered on achievement for everyone: families or enterprise.

Creativity

The final package of foundational creative tools strategically supports the Buffalo Grove brand platform. These tools layer personality on top of the strategy in order to make an emotional connection with the consumer. They include a narrative, tagline, logo, color palette, and creative executions. Together they begin to tell the Buffalo Grove story in a compelling and memorable way.

VIBRANT LEAVES:

- REINFORCE THE **BEAUTIFUL** PHYSICAL **ENVIRONMENT**.
- REPRESENTS THE **INTERCONNECTEDNESS**.

WORDMARK:

- CUSTOMIZED LETTER FORMS THAT HAVE A **FRIENDLY** AND **WELCOMING** FEEL AND UNIQUE **PERSONALITY**.
- A **FRESH LOOK** WITHOUT BEING TOO MODERN.

STRAPLINE DESIGN:

- ALL-LOWERCASE REINFORCES THE LINE AND THE **FRIENDLY TONE** OF THE OVERALL LOGO.

SIMPLIFIED ICON:

- BG** IS WHAT THE COMMUNITY IS COMMONLY CALLED.
- THIS **SIMPLIFIED VERSION** OF THE LOGO IS A TOOL IN THE BRAND PACKAGE THAT CAN BE USED WHERE APPROPRIATE FOR DESIGN CONSIDERATIONS.



COLORS:

- SHADES OF GREEN REINFORCE THE COMMUNITY'S LOVE AND APPRECIATION FOR THE PARKS, **GREENSPACE** AND **CONNECTIVITY**.
- BLUE/TOURQUOISE REPRESENT THE FEELING OF **TRANQUILITY**, **PEACE** AND **SAFETY**.

STRAPLINE:

- A FRIENDLY, POSITIVE LINE THAT SUCCINCTLY DESCRIBES THE CULTURE AND CHARACTER OF BG, CONVEYING THAT THE COMMUNITY IS NOT JUST ABOUT **INTELLECT** AND **THOUGHTFUL DECISION MAKING** BUT ALSO ABOUT BEING **WARM**, **INVITING** AND **ACCEPTING**.
- A VERSATILE LINE THAT CAN BE **APPLIED TO VARIOUS ASPECTS OF COMMUNITY** LIFE, FROM EDUCATION AND BUSINESS SOCIAL INITIATIVES AND EVENTS.

BUFFALO ICON:

- YOU CAN'T HAVE BUFFALO GROVE WITHOUT A **BUFFALO**.
- THIS MODERN ICON REPRESENTS **PROGRESS** WITH FORWARD MOVEMENT REPRESENTED BY STRIPES.
- USED AS A TOOL IN THE BRAND PACKAGE WHERE APPROPRIATE FOR DESIGN CONSIDERATIONS.



Creativity

COLOR PALETTE



Color Palette Rationale:

- The core of the color palette reflects a sense of natural harmony, incorporating green and blue tones from the physical surroundings. Overall, the palette balances the tranquility of suburban life with the vibrancy of the plans for the future and nearby urban amenities. It is a very welcoming color scheme that provides a lot of versatility for use across multiple community organizations and departments.

Creativity

BRAND NARRATIVE

Buffalo Grove: Smart. With Heart.

Nestled in the northwest Chicago suburbs, the vibrant village of Buffalo Grove perfectly blends a commitment to knowledge with a focus on creating the best life for all of its residents. This thoughtful approach pervades across the community and can best be described as **Smart. With Heart.**

One of the town's most cherished features is an extensive network of walkable trails that connect parks and green spaces. Residents revel in the opportunity to explore the natural beauty of Buffalo Grove. Whether it's a leisurely stroll, an organized sports league, or some fun with the family dog, there are outdoor pursuits for all styles, ages, and abilities. Local golf enthusiasts enjoy Buffalo Grove's well-maintained golf courses, offering year-round amenities such as the Golf Dome and WJ Golf at The Arboretum Club. These trails and activities not only promote a healthy lifestyle but also serve as a communal space for residents to connect.

The neighborhoods of Buffalo Grove embody the qualities of a tranquil haven—quiet, safe, and peaceful. Families thrive in this nurturing environment, where the community's well-being is a top priority. The local government's commitment to safety and efficiency ensures that Buffalo Grove remains a place where residents can enjoy a high quality of life.

Speaking of government efficiency, Buffalo Grove is a place that gets things done. From responsive public services to forward-thinking urban planning, the local government takes pride in its ability to address the needs of the community promptly, effectively, and most importantly, with heart.

Creativity

At the center of Buffalo Grove's educational prowess stand school districts that are a beacon of academic excellence. They consistently produce students who excel academically but are also equipped with a sense of community and global awareness. Schools across the districts thoughtfully nurture young minds, fostering a culture of learning that is both focused and compassionate.

Charming bison sculptures are scattered throughout the town, adding a touch of creativity to Buffalo Grove's landscape and serving as cultural landmarks. The Raupp Museum and Community Arts Center inspire and foster the creativity of residents and visitors alike, making Buffalo Grove a place with not only a smart mindset but also a vibrant, artistic heart.

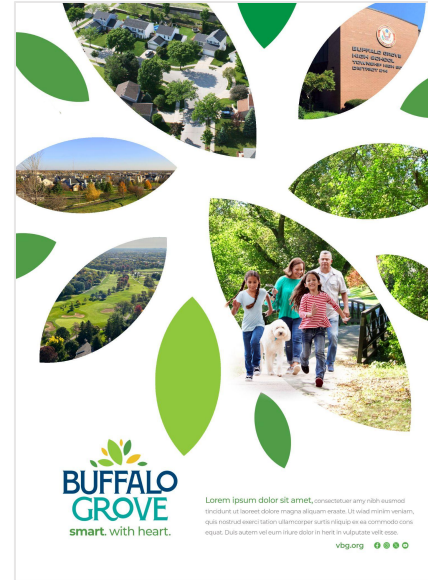
Buffalo Grove's tapestry is woven with diverse ethnic threads. Throughout the years, the village has evolved into a melting pot of cultures. This cultural mosaic fosters a community that celebrates diversity and inclusivity.

Excitement brews with the upcoming opening of the Clove development, promising further growth and innovation for Buffalo Grove. This development represents the Village's dedication to progress, ensuring that Buffalo Grove remains a smart, forward-thinking community with a heart that beats in harmony with the needs and aspirations of its residents.

Buffalo Grove is a shining example of a community that seamlessly blends intelligence with compassion. From its exceptional schools and green spaces to its accessibility and commitment to progress, Buffalo Grove invites you to experience the best that life has to offer, where smart decisions and heartfelt connections thrive in unison. Where every decision and every day is **Smart. With Heart.**

Creativity

LOOKS



Visual Direction Rationale:

- These visual looks incorporate the leaves from the logo mark in a variety of ways. The leaves serve as the holder for copy in one look and as image frames in the other. This will allow for a consistent look across implementations while providing maximum usage flexibility. Further, this opens the door for using the leaves as patterns throughout the community's infrastructure.

Creativity

BUFFALO GROVE CREATIVE

The Buffalo Grove brand action plan contains dozens of ideas—large and small—for integrating the brand into the Village’s marketing and promotions. Ideas touch on infrastructure, new products to support the strategy, vehicles, merchandise, and more. Many deliverables were designed using the visual brand identity and brand language to serve as a guide for putting the brand to work. The collage below is a sampling.





Ordinance No. O-2024-12 : Ordinance Approving a Redevelopment Agreement with SDG Dundee Development LLC for the Redevelopment of the Existing Property Located at 915-945 Dundee Road, Buffalo Grove, IL to be Known as Bison Crossing

Recommendation of Action

Staff recommends that the Village Board approve the Redevelopment Agreement, subject to the review and approval of the Village Attorney.

Shorewood Development Partners (SDG) has entered into a contract to purchase the existing 16-acre at 915-945 Dundee Road and redevelop the property into a new development called Bison Crossing. The Village Board is being requested to consider the attached Redevelopment Agreement which outlines the parameters, obligations and TIF support to facilitate the redevelopment.

ATTACHMENTS:

- RDA BOT Memo (DOCX)
- RDA Ordinance (DOCX)
- Final Draft RDA 1.12.24 (DOCX)
- RDA Exhibits (PDF)

Trustee Liaison
Stein

Staff Contact
Chris Stilling, Community Development

Tuesday, January 16, 2024

VILLAGE OF BUFFALO GROVE



DATE: January 12, 2024

TO: President Smith and Trustees

FROM: Christopher Stilling, Deputy Village Manager
Nicole Woods, Community Development Director

SUBJECT: Bison Crossing Redevelopment Agreement

BACKGROUND

On December 4, 2023, the Village Board approved Ordinance 2023-167 granting approval of the mixed commercial and residential project located at 915-945 Dundee Road. The project, known as Bison Crossing, includes a 50,000 square foot Tesla dealership and service center, 20,000-40,000 square feet of new commercial/retail and a 224-unit luxury apartment project. The proposed project will be developed by Shorewood Development Group (SDG). The total project investment is expected to exceed \$100 million.

The Village Board is being requested to consider the attached Redevelopment Agreement (RDA) which outlines the parameters, obligations and TIF support to facilitate the project. As part of the project, is being asked to consider the following:

1. Ordinance approving the Redevelopment Agreement (RDA).
2. Ordinance allowing for the issuance of Developer Notes in conformance with the terms of the RDA. This will be a separate action taken by the Village Board following the action of the RDA.

The following memorandum provides an overview of the RDA.

RECOMMENDATION

Staff recommends that the Village Board approve the attached RDA, subject to the final review and approval by the Village Attorney. Staff believes the redevelopment of the former Rohrman properties is a high priority for the Village for the following reasons:

1. The proposed project furthers the economic development goals of the Village by facilitating a new and vibrant commercial and residential development.
2. The Village's financial contribution to facilitate the development is derived from TIF revenues generated by SDG's investment in the TIF District and do not include any general obligation of the Village. The proposed Developer Notes are a simple "pay-as-you-go" meaning only those actual TIF funds generated will be shared. If the developer fails to generate the incremental revenue from completing the project, the Village has no obligation to make any parties whole.
3. Pursuant to the terms of the RDA, the Village would retain 15% of the TIF increment and would pledge 85% of the available increment to SDG. As a result, the Village

could utilize TIF increment for other eligible projects/costs within the TIF District boundaries.

4. Penalties are included in the RDA in the event the Tesla dealership ceases operations and SDG is unable to fill the space with another dealership.
5. The proposed structure exclusively utilizes TIF increment for developer assistance and preserves the site's new sales tax revenue for the Village.

The Village Attorney and SB Friedman have been part of the negotiations. The Village's Bond Counsel (Chapman and Cutler) have also been actively involved. All parties have reviewed the agreement.

PROJECT UPDATE

Overall, the project remains unchanged from what was approved on December 4th. The **\$100+ million** project will include a 50,000 square foot Tesla dealership and service center, 20,000-40,000 square feet of new commercial/retail and a 224-unit luxury apartment project. Shorewood (SDG) is finalizing their engineering plans for Tesla and expects to request approval of the Development Improvement Agreement soon. Following their closing on the property, SDG is planning to demolish all the structures in late winter or early spring 2024. Tesla's construction is expected to begin as weather permits and the residential component will likely begin later in 2024.

FINANCIAL PROJECTIONS & SB FRIEDMAN'S FINDINGS

SDG and the Village's financial consultant SB Friedman (SBF), have been working through the developer's pro forma to determine:

1. The project's projected TIF-generated incremental revenue, and
2. If the level of assistance requested is warranted, and
3. What the proposed assistance request would mean for Village and the developer over the life of the TIF.

From their findings, SBF has found that the project will generate \$52.8 million (undiscounted) in TIF revenue and has Total Development Costs (TDC) exceeding \$100 million. Based on SBF's preliminary review, the development is faced with extraordinary costs associated with site development, infrastructure, and land costs. As a result, SDG has requested TIF assistance in the amount of \$11 million through the exclusive use of TIF increment generated by their development. SDG is not seeking any sales tax sharing. SDG's proposed assistance of \$11 million of TIF increment represents 11% of the project's TDC.

As part of the development and negotiations of the RDA, SBF assisted in the deal review and provided their overall assessment of the project's financial structure. SBF provided the attached memo reviewing the following:

1. Project Overview
2. Pro Forma Analysis
3. Development Budget
4. TIF Revenue Projections
5. Return Analysis

SBF found that the developer's projections and need for requested assistance as outlined in the RDA is warranted to ensure that the project proceeds. Any shortfall in revenue to support the Developer Notes are at the risk of the developer, not the Village.

RDA TERMS AND OBLIGATIONS

As part of the RDA, both SDG and the Village have several key financial and performance obligations. The following is a summary of each parties' obligations:

SDG Obligations

1. Acquire the entire former Rohrman parcel, secure financing, and leases to develop the site.
2. Project shall include:
 - a. Minimum 50,000 square foot Tesla dealer.
 - b. Minimum 20,000 square feet of commercial/retail.
 - c. 4-story 215-unit apartment project.
 - d. Tesla shall be completed within 3 years from commencement.
 - e. Tesla shall be occupied and residential shall commence vertical construction within 4 years.
 - f. Provide completion guarantees for the Tesla project.
3. SDG's Penalties
 - a. In the event SDG's costs for the certain site work and Tesla construction are 92.5% or less than projected, the Subordinate Developer Note will be reduced \$0.25 for every dollar saved.
 - b. In the event Tesla is not in actual operation and not performing on site sales/service/deliveries, and SDG is unable to lease the space with a similar user within twelve (12) months, certain excess increment generated by the project would be suspended until such time the space is filled with another car dealer.

Village Obligations

1. The Village agrees to provide two (2) "pay-as-you-go" Developer Notes for a combined total amount not to exceed \$11 million.
 - a. The first developer note (Primary Developer Note) will be \$9.5 million.
 - i. This note will be issued upon:
 - 1) Tesla receiving a building permit, and
 - 2) Signed lease with Tesla, and
 - 3) Beginning construction on Tesla, and
 - 4) SDG incurring \$9.5M in TIF eligible costs.
 - ii. The Village will retain the first 15% of the available increment.
 - b. The second developer note (Subordinate Developer Note) will be \$1.5 million.
 - i. This note will be issued upon:
 - 1) Substantial completion of Tesla, and
 - 2) Occupancy by Tesla, and
 - 3) The issuance of the residential building permit, and
 - 4) The start of vertical construction of the residential.

- ii. This note will be supported by the remaining project increment in excess of the amount applied at such time to support principal and interest payments on Primary Developer Note.
 - iii. The Village will retain the first 15% of the available increment.
2. In the event the increment exceeds the projections, the Village reserves the right to escalate repayments.

It should be noted that the **\$11 million** is not a general obligation of the Village, and the Village has no financial risk. The agreement is structured such that only the actual TIF funds generated by project will be provided or shared and ensure a timely redevelopment process and financial protection for the Village.

ACTION REQUESTED

Staff recommends that the Village Board approve the attached Redevelopment Agreement with Shorewood Development Group, subject to the final review and approval of the Village Attorney.

Ordinance No. 2024 -**An Ordinance Approving a Redevelopment Agreement between the Village of Buffalo Grove and SDG Dundee Development, LLC, for the Property located at 915-945 Dundee Road, Buffalo Grove, IL 60089**

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

WHEREAS, the Village is a home rule unit of government in accordance with Article VII, Section 6, of the Constitution of the State of Illinois, 1970; and

WHEREAS, the Village has the authority, pursuant to the laws of the State of Illinois, to promote the health, safety and welfare of the Village and its inhabitants, to prevent the presence of blight, to encourage private development in order to enhance the local tax base, to increase additional tax revenues realized by the Village, foster increased economic activity within the Village, to increase employment opportunities within the Village, and to enter into contractual agreements with third parties for the purpose of achieving the aforesaid purpose, and otherwise be in the best interests of the Village; and

WHEREAS, the Village has the power and authority to enter into the Redevelopment Agreement (the "Agreement"), attached as Exhibit A, pursuant to, but not by way of limitation, the home rule powers of the Village under Section 6, Article VII of the 1970 Constitution of the State of Illinois; and

WHEREAS, the Village is authorized under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et seq., as amended (the "TIF Act"), to finance redevelopment in accordance with the conditions and requirements set forth in the TIF Act; and

WHEREAS, 915-945 Dundee Road is approximately 16.69 acres and is located in the 2023 Buffalo Grove Dundee Road TIF District Redevelopment Project Area; and,

WHEREAS, the Village, on March 20, 223, adopted an Inducement Resolution (the “Inducement Resolution”) relating to the proposed development of the Property; and

WHEREAS, as part of the eligibility study of the development of the Property, the Village found that the TIF District, which includes the Property, suffers from the following factors: deterioration, excessive vacancy, presence of structures below minimum code standards, and inadequate utilities; and

WHEREAS, SDG Dundee Development, LLC (hereinafter referred to as “Petitioner” or “Developer”), and their Developer Affiliate, has entered into a contract to purchase and redevelop the existing Property. The development will include a 50,000 square foot new car dealership and service center, 20,000-40,000 square feet of new commercial/retail and an approximately 224-unit luxury apartment project (collectively, the “Project”); and,

WHEREAS, it is necessary for the successful completion of the Project that the Village enter into this Agreement with Developer to provide for the development of the Property, thereby implementing the Redevelopment Plan; and

WHEREAS, Developer has been and continues to be unwilling to undertake the development of the Property but for certain TIF and other incentives from the Village, which the Village is willing to provide under the terms and conditions contained in the Agreement; and

WHEREAS, the Village has determined that it is desirable and in the Village’s best interests to assist Developer in the manner set forth in this Agreement; and

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

Section 1. The foregoing Whereas clauses are hereby incorporated herein.

Section 2. The Village President and Village Clerk are hereby authorized to execute the Redevelopment Agreement a copy of which is attached hereto as Exhibit “A” and any necessary exhibits and documents in furtherance thereof, subject to the final review and approval of the Village Attorney. Village staff is also authorized to implement the terms of the Agreement, subject to the final review and approval of the Village Attorney.

Section 3. This Ordinance shall be in full force and effect from and after its passage, approval and publication. This Ordinance may be published in pamphlet form. This Ordinance shall not be codified.

AYES: _____

NAYS: _____

ABSENT: _____

PASSED: _____

APPROVED: _____

ATTEST:

APPROVED:

Village Clerk

Eric Smith, Village President

EXHIBIT A

Redevelopment Agreement

Attachment: RDA Ordinance (O-2024-12 : Ordinance Approving a Redevelopment Agreement for the Bison Crossing)

Final Draft 1.12.24

REDEVELOPMENT AGREEMENT

THIS REDEVELOPMENT AGREEMENT (this "**Agreement**"), is made and entered into as of the ____ day of _____, 2024 by and among the **VILLAGE OF BUFFALO GROVE, ILLINOIS**, an Illinois municipal home rule corporation, located in Cook and Lake County, Illinois (the "**Village**"), and **SDG Dundee Development LLC**, an Illinois limited liability company or its assigns ("**Developer**").

RECITALS

WHEREAS, the Village is a home rule unit of government in accordance with Article VII, Section 6, of the Constitution of the State of Illinois, 1970; and

WHEREAS, the Village has the authority, pursuant to the laws of the State of Illinois, to promote the health, safety and welfare of the Village and its inhabitants, to prevent the presence of blight, to encourage private development in order to enhance the local tax base, to increase additional tax revenues realized by the Village, foster increased economic activity within the Village, to increase employment opportunities within the Village, and to enter into contractual agreements with third parties for the purpose of achieving the aforesaid purpose, and otherwise be in the best interests of the Village; and

WHEREAS, the Village is authorized under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et seq., as amended (the "**TIF Act**"), to finance redevelopment in accordance with the conditions and requirements set forth in the TIF Act; and

WHEREAS, the Village, on March 20, 2023, adopted an Inducement Resolution (the "**Inducement Resolution**") relating to the proposed development of the approximately 16.69-acre parcels of land located at 915-945 Dundee Road in the Cook County portion of the Village, and legally described and depicted on **Exhibit A** to this Agreement (the "**Property**"); and

WHEREAS, pursuant to the TIF Act and all other Illinois statutory requirements, the Village represents and warrants that it took all steps required by the TIF Act to create a redevelopment project area that includes the Property including but not limited to authorizing the preparation of and approving an eligibility study and report entitled "The 2023 Buffalo Grove Dundee Road TIF District Redevelopment Project Area" dated May 4, 2023 (the "**Redevelopment Plan**") which includes the Property, issuing all required legal notices and newspaper publications, holding a Joint Review Board meeting on June 20, 2023 and a public hearing by the Corporate Authorities on July 17, 2023, adopting the required ordinances as set forth below, and thereby creating the 2023 Buffalo Grove Dundee Road TIF District (the "**TIF District**"), all pursuant to Illinois statutory requirements; and

WHEREAS, as part of the eligibility study of the development of the Property, the Village found that the Redevelopment Plan, which includes the Property, suffers from the

Attachment: Final Draft RDA 1.12.24 (O-2024-12 : Ordinance Approving a Redevelopment Agreement for the Bison Crossing)

following factors: deterioration, excessive vacancy, presence of structures below minimum code standards, and inadequate utilities; and

WHEREAS, to stimulate and induce development of the Property and other properties in the TIF District pursuant to the TIF Act, the Village, on August 21, 2023, adopted the following ordinances (collectively, the "**TIF Ordinances**"), after giving all notices required and after conducting the public hearings required by applicable law including the TIF Act:

1. Ordinance No. 2023-107, approving the Redevelopment Plan;
2. Ordinance No. 2023-108, designating the Redevelopment Project Area; and
3. Ordinance No. 2023-109, adopting Tax Increment Financing for the Redevelopment Project Area; and

WHEREAS, Developer has represented to Village that Developer, and its principals, are skilled in the development and operation of commercial and residential developments and are able to develop the Project (as defined in Article Two) with the necessary skill, knowledge, and expertise as well as input from other experts and consultants in the construction and operation of such a Project; and

WHEREAS, Developer and/or Developer Affiliate has entered into a Purchase and Sale Agreement to purchase the Property; and

WHEREAS, Developer desires to develop the Property (as defined in Article Two) individually or in concert with others to establish both commercial and residential uses; and

WHEREAS, in September 2023, Developer filed an application for a map amendment and planned unit development and other related relief to develop the Project on the Property and thereafter the Village approved Ordinance No. 2023-167 granting all necessary zoning approvals; and

WHEREAS, it is necessary for the successful completion of the Project that the Village enter into this Agreement with Developer to provide for the development of the Property, thereby implementing the Redevelopment Plan; and

WHEREAS, Developer has been and continues to be unable to undertake the development of the Property but for certain financial assistance from the Village, which the Village is willing to provide under the terms and conditions contained herein; and

WHEREAS, the Village has determined that it is desirable and in the Village's best interests to provide financial assistance to the Developer in the manner set forth in this Agreement; and

WHEREAS, this Agreement has been submitted to the appropriate authority of each respective Party for consideration and review prior to the approval and execution of

this Agreement by each respective Party, and any and all actions precedent to the execution of this Agreement have been undertaken and performed in the manner required by law; and

NOW THEREFORE, in consideration of the foregoing and of the mutual covenants and agreements herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties do hereby agree as follows:

ARTICLE ONE INCORPORATION OF RECITALS

The findings, representations, warranties, and agreements set forth in the above Recitals are material to this Agreement and are hereby incorporated into and made a part of this Agreement as though fully set out in this Article One, and constitute findings, representations warranties, and agreements of the Village and Developer according to the tenor and import of the statements in such Recitals.

ARTICLE TWO DEFINITIONS

For the purposes of this Agreement, capitalized words and terms used in this Agreement shall have the meaning provided in this Article Two, and from place to place in this Agreement, including in the above Recitals.

"Actual Total Project Costs" means the actual project costs the Developer has incurred prior to the issuance of the Subordinate Developer Note, excluding the vertical construction costs for the Residential Project and the vertical construction costs for the Retail Project on Lot 2, for those items listed on **Exhibit D** to this Agreement.

"Available TIF Increment" means 85% of the Village TIF Funds generated by the Project on the Property, which may also include the School and Library Holdback pursuant to paragraphs 5.3.A.6 and 5.3.B.8.

"Certificate of Substantial Completion" means the certificate, in the form of **Exhibit L** to this Agreement that is required to be issued by the Village Manager upon completion of the Retail Project for the Retail Car Dealer "Substantial Completion – Retail Car Dealer" as provided in this Agreement.

"Corporate Authorities" means the President and Village Board of Trustees of the Village of Buffalo Grove, Illinois.

"Day" means a calendar day.

"Developers" means Developer and any Developer assignee.

"Effective Date" means _____, 2024, as further provided in this Agreement.

“Eligible Costs” means, with respect to financing provided with proceeds of a tax-exempt Primary Developer Note or tax-exempt Subordinate Developer Note, TIF Eligible Expenses that are costs of a type that would be properly chargeable to a capital account under the Internal Revenue Code (or would be so chargeable with a proper election) under federal income tax principles.

“Estimated Total Project Costs” means the estimated project costs as of the date which were provided to and utilized in the SB Friedman Development Advisors, LLC memorandum dated _____ and attached as **Exhibit M** which the Developer intends to incur prior to the issuance of the Subordinate Developer Note, excluding the vertical construction costs for the Residential Project and the vertical construction costs for the Retail Project on Lot 2 that are listed on **Exhibit D** to this Agreement.

“Final Engineering Plans” means the final engineering plans for the Project to be approved by the Village Engineer, which include, but are not limited to, final engineering plans for the Retail Project (conducted in phases), and final engineering plans for the Residential Project.

“Final PUD Plan” means, collectively, the final plans, specifications, and cut sheets that are set forth and identified for the Planned Unit Development approved by the Village as Ordinance 2023-167.

“Final Subdivision Plat” means the final plat of subdivision to be recorded by the Developer in substantial conformance with the Site Plan, as amended by the Developer and approved by the Village.

“Funding Certification” means the certification in the form of **Exhibit K** to this Agreement, to be delivered by Developer upon satisfaction of each of the Funding Conditions.

“Gross TIF Increment” means the total Incremental Property Taxes generated by the Project on the Property.

“Funding Conditions” means the specific conditions set forth in Article Six of this Agreement that must be satisfied before the Village is required to issue the Primary Developer Note or Subordinate Developer Note.

“Incremental Property Taxes” means the ad valorem taxes, if any, arising from the taxes levied upon the Property, which taxes are attributable to the increases in the then current equalized assessed value of each taxable lot, block, tract, or parcel in the Property over and above the total initial equalized assessed value of each such lot, block, tract, or parcel of real property, all as determined by the County Clerk of Cook County, Illinois, pursuant to and in accordance with the TIF Act, the TIF Ordinances and this Agreement

"Note Ordinance" means the ordinance to be adopted by the Corporate Authorities authorizing the issuance of the Notes.

"Notes" means, together, the Primary Developer Note and the Subordinate Developer Note.

"On-Site Improvements" means all of those certain public and private improvements to be constructed on the Property as part of the Project, excluding the Residential Private Building and the Retail Private Buildings. On-Site Improvements include, without limitation, the internal roadways, sidewalks, sanitary sewer lines, water lines, storm sewer lines, utilities (including electricity, phone, fiber optics, and gas), surface parking lots, and landscaping that are part of the Retail Project and part of the Residential Project respectively.

"Party" or **"Parties"** means the Village, and Developer, as the context requires.

"Person" means any individual, corporation, partnership, limited liability company, joint venture, association, trust, or government or any agency or political subdivision thereof, or any agency or entity created or existing under the compact clause of the United States Constitution.

"Planned Unit Development" or **"PUD"** means the special use, to allow development of the Retail Project and the Residential Project on the Property, pursuant to Section 17.28.050 and Section 17.44.060 of the Buffalo Grove Zoning Ordinance, granted by the Corporate Authorities.

"Prohibited Use" means those uses not specifically identified as either a permitted or special use in the B3 Planned Business Center District and R9 Multi-Family Dwelling District, except as may be modified by the PUD, as may be amended from time to time.

"Project" means the development and construction of the Retail Project and the Residential Project. The Project shall include the development of Lots 1, 2 and 3, as depicted on the Site Plan attached as **Exhibit B**, as follows:

- a. Approximately 50,000 square foot Retail Car Dealer as identified on Lot 1 of the Preliminary Site Plan. Developer intends that the building remains occupied by a Retail Car Dealer during the term of the RDA.
- b. A minimum 215-unit luxury apartment project as identified on Lot 3 of the Preliminary Site Plan.
- c. A combined minimum 20,000 square foot best-in-class commercial/retail building(s) as identified on Lot 2 of the Final Plat of Subdivision. The Developer intends that the building(s) will remain substantially occupied during the term of the RDA, unless otherwise approved by the Village.

"Primary Developer Note" means the promissory note the Village agrees to issue to the Developer in accordance with the terms of this Agreement which has a lien on the Available TIF Increment which is senior to the lien of the Subordinate Developer Note on the Available TIF Increment as indicated in paragraph 5.3.C.3.

"Redevelopment Project Area" means the area designated by the Corporate Authorities in the TIF Ordinances.

"Redevelopment Project Costs" means all qualifying costs that are authorized and defined by section 74.4-3 (q) of the TIF Act.

"Residential Construction Obligation" means as defined in this Agreement.

"Residential Parcel" means that portion of the Property that is approximately five and one-half (5.5) acres in size and is depicted as Lot 3 on the Final Subdivision Plat.

"Residential Private Building" means the four-story building that is contemplated to be constructed as part of the Residential Project on the Residential Parcel.

"Residential Project" means that portion of the Project to be developed by Developer or its assignee, on the Residential Parcel that contemplates the construction of not less than 215 apartments in the Residential Private Building, as depicted on the Site Plan, as well as the construction of those On-Site Improvements that are located on the Residential Parcel.

"Retail Car Dealer" means a nationally recognized automotive brand operating on the Property that is approximately fifty thousand (50,000) gross square feet, with the final square footage to be determined at the time of issuance of the building permit and that is consistent with the Site Plan attached as **Exhibit B**, on Lot 1 of the Final Subdivision Plat.

"Retail Completion Guaranty" means the guaranty in the form of **Exhibit C** to this Agreement to be executed by and on behalf of Retail Developer limited to the completion of the Retail Car Dealer on Lot 1, and as further described in Article Nine of this Agreement.

"Retail Parcel" means that portion of the Property that is approximately _____ acres in size and is depicted as Lot(s) 1&2 on the _____ Final Subdivision Plat.

"Retail Private Buildings" means the buildings that are contemplated to be constructed as part of the Retail Project on the Retail Parcel other than the Retail Car Dealer.

"Retail Project" means that portion of the Project to be developed by Developer on the Retail Parcel that contemplates a combined retail and commercial development of

approximately seventy thousand (70,000) square feet including of which approximately fifty thousand (50,000) square feet is anchored by a Retail Car Dealer, as depicted on the Site Plan, as well as the construction of those On-Site Improvements associated therewith.

"School and Library Holdback" means the Statutorily required school and library district holdback set forth in the TIF Act which is annually; 27% of the incremental property taxes from the Residential Project, plus 13% of the incremental property taxes from the Residential Project and plus the 2% of the incremental property taxes generated from the Residential Project.

"Senior Lien Account" means the subaccount of the Special Tax Allocation Fund from which the principal of and interest on the Primary Developer Note shall be paid, said subaccount to be established in the Note Ordinance.

"Subordinate Developer Note" means the promissory note, the Village agrees to issue to the Developer in accordance with the terms of this Agreement which has a lien on the Available Tax Increment which is junior to the lien of the Primary Developer Note on the Available Tax Increment.

"Subordination Lien Account" means the subaccount of the Special Tax Allocation Fund from which the principal of an interest on the Subordinate Developer Note shall be paid, said subaccount to be established in the Note Ordinance.

"Site Plan" means the Site Plan for the Project prepared by PUD Ordinance and attached to this Agreement as **Exhibit B**.

"Special Tax Allocation Fund" means the 2023 Buffalo Grove Dundee Road TIF District's Special Tax Allocation Fund for the Redevelopment Project Area created by the Corporate Authorities pursuant to the TIF Act and into which the Incremental Property Taxes will be deposited.

"State" means the State of Illinois.

"Substantial Completion- Residential" means a temporary or final certificate of occupancy having been issued for the Residential Project as determined by the process described in this Agreement.

"Substantial Completion – Retail Car Dealer" means a temporary or final certificate of occupancy having been issued for the Retail Car Dealer as determined by the process described in this Agreement.

"Substantial Completion – Retail Lot 2" means a temporary or final certificate of occupancy having been issued for the Retail Project on Lot 2 as determined by the process described in this Agreement.

"TIF Eligible Expenses" means those expenses related to the Project incurred after March 20, 2023, the date of the Inducement Resolution, and that qualify as "redevelopment project costs" as defined in Section 74.4-3 (q) of the TIF Act, as restricted pursuant to this Agreement.

"TIF Funding Escrow" means the escrow account to be created at Chicago Title Insurance Company by the Village and Developer, in substantially the form attached to this Agreement as **Exhibit E**, into which Available TIF Increment is deposited to make payments towards the principal and accrued interest of the Notes, or by another means to process the payments of the Notes that is mutually agreeable by all Parties.

"Uncontrollable Circumstance" means any event which:

- (a) is beyond the reasonable control of and without the fault of the Party relying thereon; and
- (b) is one or more of the following events:
 - (i) insurrection, riot, civil disturbance, sabotage, act of the public enemy, explosion, nuclear incident, war, or naval blockade;
 - (ii) hurricane, tornado, landslide, earthquake, lightning, fire, windstorm, flooding, other extraordinary weather conditions, pandemic, epidemic, or other similar Act of God;

Uncontrollable Circumstance shall not include: (1) economic hardship or impracticability of performance, (2) commercial or economic frustration of purpose, or (3) a failure of performance by a contractor (except as caused by events (b)(i) or (b)(ii) above which are Uncontrollable Circumstances as to the contractor).

"Village Manager" means the duly appointed Village Manager of the Village.

"Village Share of the TIF Funds" means 15% of the Village TIF Funds generated and received each year from the Project on the Property.

"Village TIF Funds" means the Gross TIF Increment less the School and Library Holdback generated and received each year from the Project on the Property.

ARTICLE THREE DOCUMENT CONSTRUCTION

This Agreement, except where the context by clear implication shall otherwise require, shall be construed and applied as follows:

3.1 Vocabulary.

- (a) Definitions include both singular and plural.
- (b) Pronouns include both singular and plural and cover all genders.
- (c) The word "include," "includes" and "including" shall be deemed to be followed by the phrase "without limitation."

3.2 Section Headings. Headings of sections and subsections herein are solely for convenience of reference and do not constitute a part hereof and shall not affect the meaning, construction or effect hereof.

3.3 Exhibits. All exhibits attached to this Agreement shall be and are operative provisions of this Agreement and shall be and are incorporated by reference in the context of use where mentioned and referenced in this Agreement. In the event of a conflict between any exhibit and the terms of this Agreement, the Agreement shall control.

3.4 Certificates and Opinions. Any certificate, letter or opinion required to be given pursuant to this Agreement means a signed document attesting to or acknowledging the circumstances, representations, opinions of law or other matters therein stated or set forth. Reference herein to supplemental agreements, certificates, demands, requests, approvals, consents, notices and the like means that such shall be in writing whether or not a writing is specifically mentioned in the context of use.

3.5 Authority of the Village Manager. The Village Manager, unless applicable law requires action by the Corporate Authorities, shall have the power and authority to make or grant or do those things, certificates, requests, demands, notices, and other actions described in this Agreement and the PUD for and on behalf of the Village and with the effect of binding the Village. Developer is entitled to rely on the full power and authority of the persons executing this Agreement on behalf of the Village as having been properly and legally given by the Village. As provided in this Agreement, the Village Manager shall not be personally liable under this Agreement and shall not be subject to any personal liability or accountability by reason of or in connection with or arising out of his or her performance under this Agreement.

3.6 Developer Authorized Representative. In connection with the foregoing and other actions to be taken under this Agreement, and unless applicable documents require action by Developer in a different manner, Developer hereby designates Shorewood Development Group, LLC, an Illinois limited liability company as its authorized representative, who shall individually have the power and authority to make or grant or do all things, supplemental agreements, certificates, requests, demands, approvals, consents, notices and other actions required or described in this Agreement for and on behalf of Developer and with the effect of binding Developer in that connection (such individual being an ***“Authorized Developer Representative”***). Developer shall have the right to change its Authorized Developer Representative by providing the Village with written notice of such change. As provided in this Agreement, the individual designated

as the Authorized Developer Representative shall not be personally liable under this Agreement and shall not be subject to any personal liability or accountability by reason of or in connection with or arising out of his or her performance under this Agreement.

3.7 No Personal Liability of officials of the Village, or Developer. No covenant or agreement contained in this Agreement shall be deemed to be the covenant or agreement of the Mayor, a Village Board of Trustee member, the Village Manager, or any official, officer, partner, member, director, agent, employee or attorney of either (a) the Village, or (b) Developer, in his or her individual capacity. No official, officer, partner, member, director, agent, employee, or attorney of either (a) the Village, or (b) Developer, shall be liable personally under this Agreement or be subject to any personal liability or accountability by reason of or in connection with or arising out of the execution, delivery and performance of this Agreement, or any failure in that connection.

ARTICLE FOUR IMPLEMENTATION OF PROJECT

The Parties acknowledge and agree that notwithstanding anything in this Agreement to the contrary, this Agreement is subject to and conditioned upon the execution of this Agreement by and among the Village and the Developer. The Parties recognize that Developer is under contract to sell the Residential Parcel and assign the obligations of the Residential Project to Double Eagle Development LLC, a Missouri limited liability company and/or 332 North Arlington Heights LLC, a Missouri limited liability company (hereafter "Double Eagle"). Upon conveyance, Double Eagle shall assume those obligations of the Residential Project and Developer shall be relieved of the same. The Village further acknowledges and consents to the assignment of the Subordinate Developer Note by Developer to Double Eagle should Developer make such an assignment. The Parties further acknowledge that Developer may convey the Property or any part thereof and/or assign any part of the Project to a Developer Affiliate. Assignment of obligations of the Project to parties other than Double Eagle will be subject to Village approval, not to be unreasonably withheld. No Village Approval is required to encumber, pledge, lien or otherwise mortgage the Property or part thereof or to pledge or assign any or both of the Notes, in accordance with the terms of the Notes and the Note Ordinance and 5.3C 6. The assignees of such assignments must acknowledge that the assigned projects must conform with the terms of this Agreement applicable to the part of the Project assigned to them.

ARTICLE FIVE VILLAGE COVENANTS AND AGREEMENTS

5.1 Village's Obligations. The Village shall have the specific obligations set forth in this Article Five in connection with the Project, as well as such other obligations as set forth elsewhere in this Agreement or as otherwise required by law.

5.2 Final Engineering Plans Approval and Building Permit Issuance.

A. Upon submittal by Developer of Final engineering Plans for any part of the Project, (which is acknowledged will be conducted in multiple phases with the first to be the Retail Car Dealer), the Village shall cause its Village Engineer to review such plans for each portion of the Retail Project and for the Residential Project as approval is sought for each, and cooperate and coordinate with all applicable public agencies, if needed. Provided that the Final Engineering Plans prepared and submitted to the Village by the Developers conform substantially to the Planned Unit Development Special Use Ordinance and Village Codes as varied or modified by the Special Use ordinance, the Village shall cause its Village Engineer to promptly, but in no event later than 30 days after the date of submission by the Developers, review and, if the Final Engineering Plans comply with Village Codes as the same have been varied or modified by the Final PUD Plan, approve the Final Engineering Plans. If the Village Engineer believes that the Final Engineering Plans regarding the portion of the Project then under review, do not conform substantially in the manner required in this Section or in accordance with all applicable codes, laws and/or regulations, he shall promptly notify the Developers of any deficiency, and the Developers shall have the opportunity to resubmit the Final Engineering Plans. The Village Engineer shall then have the approval requirement set forth in this Section.

B. Upon submittal by Developers of the required application and information necessary for issuance of building permits for construction of the various components of the Project each of which may be pursued as separate submittals by Developer, the Village shall issue building permits in the manner required by applicable Village Code or ordinances so long as said applications conform with the applicable portion of the Planned Unit Development, the final PUD plan and the final engineering plans.

5.3 Village Funding.

A. Within ninety (90) days of the Funding Conditions being satisfied for the Primary Developer Note, the Village will use its best efforts to issue the Primary Developer Note payable exclusively from Available TIF Increment with a total face amount of \$9.5 million and bearing interest at a rate of eight and one-half percent (8.5%) per annum, in a form and substance as attached hereto as **Exhibit F**. The Village agrees to pledge Available TIF Increment to pay the principal of and interest on the Primary Developer Note. The parties acknowledge the following:

1. It is expressly understood that the Village receives 15% of the Village TIF Funds generated each year and that the Available TIF Increment represents 85% of the Village TIF Funds; and
2. Developer acknowledges that the Primary Developer Note shall not be a general obligation of the Village and shall only be supported by the Available TIF Increment, for TIF Eligible Expenses, during the term of the

2023 Buffalo Grove Dundee Road TIF District, or 20-years from the Primary Developer Note issuance date, whichever comes sooner; and

3. The Village shall have the right, but not the obligation, to redeem the Primary Developer Note, or any portion thereof, at a redemption price of par plus accrued interest to the redemption date in accordance with Section 5.3 C 4. In no event shall the Village be required to pay any amounts in excess of the Primary Developer Note and interest accrued thereon at the time of the redemption of payment to the Primary Developer Note; and
4. Developer agrees to Substantial Completion-Retail Car Dealer, within three (3) years of issuance and commencement of demolition of the existing buildings or site improvements of the Project, but in no event later than December 31, 2027, as may further be defined and detailed in this Agreement, and
5. The issuance of the Primary Developer Note shall not occur until all Funding Conditions have been met and the Developer submits to the Village all the necessary documents, acceptable to the Village in accordance with the TIF Act, demonstrating that Developer has TIF Eligible Expenses incurred and paid equal to or greater than the Primary Developer Note and that the permit has been issued and building construction has begun for the Retail Car Dealer, and
6. The School and Library Holdback shall remain in the Special Tax Allocation Fund pursuant to the TIF Act. Following the required annual payments to the school and library districts, if any, the remaining School and Library Holdback shall be deemed Available TIF Increment used to support the payments on the Notes pursuant to paragraph 5.3.C.3. In the event that the Retail Car Dealer is not in actual operation and not performing on-site sales/service/deliveries on Lot 1, and the Developer is unable to lease the space with a similar user, unless otherwise approved by the Village, within twelve (12) months, the remaining School and Library Holdback shall not be deemed Available TIF Increment and may be used by the Village in accordance with the TIF Act in the Redevelopment Plan area, until such time that the space is occupied with a similar user.
7. Developer acknowledges that the Available TIF Increment shall be the only source of Village funding to support the Primary Developer Note.

B. Within ninety (90) days of the Funding Conditions being satisfied for the Subordinate Developer Note, the Village will use its best efforts to issue the Subordinate Developer Note payable exclusively from Available TIF Increment with a total face amount of

\$1.5million and bearing interest at a rate of eight and one-half percent (8.5%) per annum, in a form and substance as attached hereto as **Exhibit H**. The face amount of the Subordinate Developer Note is subject to adjustment prior to issuance pursuant to paragraph 5.3.B.6. below. The Village agrees to pledge Available TIF Increment to pay the principal of and interest on the Subordinate Developer Note. The parties acknowledge the following:

1. It is expressly understood that the Village receives the first 15% of the Village TIF Funds generated each year and that the Available TIF Increment represents 85% the Village TIF Funds; and
2. Developer acknowledges that the Subordinate Developer Note shall not be a general obligation of the Village and shall only be supported by the Available TIF Increment, less the principal and interest for the Primary Developer Note, for TIF Eligible Expenses, during the term of the 2023 Buffalo Grove Dundee Road TIF District, or 20-years from the Subordinate Developer Note issuance date, whichever comes sooner; and
3. The Village shall have the right, but not the obligation, to redeem the Subordinate Developer Note, or any portion thereof, at a redemption price of par plus accrued interest to the redemption date. In no event shall the Village be required to pay any amounts in excess of the Subordinate Developer Note and interest accrued thereon at the time of the redemption of payment to the Primary Developer Note; and
4. Developer agrees to achieve Substantial Completion-Retail Car Dealer, occupancy by the Retail Car Dealer and issuance of a building permit with the commencement of vertical construction of the Residential Private Building as evidenced by completion of the foundations for the Residential Private Building within four (4) years of commencement of demolition of all buildings and site improvements of the Project, but in no event later than December 31, 2028, as may further be defined and detailed in this Agreement, and
5. The issuance of the Subordinate Developer Note and any funding obligations of the Village shall not occur until Substantial Completion-Retail Car Dealer, occupancy by the Retail Car Dealer and issuance of a building permit with the commencement of vertical construction of the Residential Private Building as evidenced by completion of the foundations for the Residential Private Building, and

6. Prior to the Village issuing the Subordinate Developer Note, the Developer shall provide evidence of its Actual Total Project Costs, which shall consist of TIF Eligible Expenses, incurred and paid. In the event that Actual Total Project Costs which were incurred and paid are less than 92.5% of the estimated total amount of the Estimated Total Project Costs identified in **Exhibit D**, the face amount on the Subordinate Developer Note shall be reduced proportionately by \$0.25 for every dollar below 92%, and
7. The issuance of the Subordinate Developer Note and any funding obligations of the Village for the Subordinate Developer Note shall not occur until all Funding Conditions have been met and Substantial Completion-Retail Car Dealer, and
8. The School and Library Holdback shall remain in the Special Tax Allocation Fund pursuant to the TIF Act. Following the required annual payments to the school and library districts, if any, the remaining School and Library Holdback shall be deemed Available TIF Increment used to support the payments on the Notes pursuant to paragraph 5.3.C.3. In the event that the Retail Car Dealer is not in actual operation and not performing on-site sales/service/deliveries on Lot 1, and the Developer is unable to lease the space with a similar user, unless otherwise approved by the Village, within twelve (12) months, the remaining School and Library Holdback shall not be deemed Available TIF Increment and may be used by the Village in accordance with the TIF Act in the Redevelopment Plan area, until such time that the space is occupied with a similar user.
9. Developer acknowledges that the Available TIF Increment shall be the only source of Village funding to support the Subordinate Developer Note.

C. Terms of the Notes. The following provisions relate to the Notes:

1. Each of the Notes shall mature on the date which is the earlier of (i) the date which is twenty years from the date of issuance of Primary Developer Note or the Subordinate Developer Note, respectively, or (ii) December 31st of the final year of the 2023 Buffalo Grove Dundee Road TIF District.
2. Interest on each of the Notes shall be due on January 1 of each year, commencing with January 1 of the year following the respective year in which each of the Primary Developer Note and the Subordinate Developer Note are issued.

3. The Village shall deposit the Available TIF Increment into Senior Lien Account and the Subordinate Lien Account. Payments of principal and interest on the Primary Developer Note shall be paid solely from Available TIF Increment on hand in the Senior Lien Account, and payments of principal and interest on the Subordinate Developer Note shall be paid solely from Available TIF Increment on hand in the Subordinate Lien Account. The Available TIF Increment shall be apportioned between the respective subaccounts of the Special Tax Allocation Fund on December 1 of each year in the following order: (i) first, to the Senior Lien Account an amount equal to the accrued and unpaid interest on the Primary Developer Note, (ii) second, to the Subordinate Lien Account an amount equal to the accrued and unpaid interest on the Subordinate Developer Note, (iii) third, to the Senior Lien Account an amount equal to the current interest to become due and payable on the Primary Developer Note on January 1 of the year following the date of such apportionment, (iv) fourth, to the Subordinate Lien Account an amount equal to the current interest to become due and payable on the Subordinate Developer Note on January 1 of the year following the date of such apportionment, (v) fifth, to the Senior Lien Account, all remaining Available TIF Increment until the amount on hand in such account is sufficient to pay the remaining principal amount then outstanding on the Primary Developer Note on such date, and (vi) sixth, to the Subordinate Lien Account, all remaining Available TIF Increment until the amount on hand in such account is sufficient to pay the remaining principal amount then outstanding on the Subordinate Lien Note. On January 1 of each year, all amounts on deposit in (i) the Senior Lien Account shall be paid to the holder of the Senior Lien Note first to pay accrued and unpaid interest due on the Senior Lien Note, second to pay current interest due on the Senior Lien Note, and third to reduce the principal amount of the Senior Lien Note then outstanding, and (ii) the Subordinate Lien Account shall be paid to the holder of the Subordinate Lien Note first to pay accrued and unpaid interest due on the Subordinate Lien Note, second to pay current interest due on the Subordinate Lien Note, and third to reduce the principal amount of the Subordinate Lien Note then outstanding, all in accordance with the Note Ordinance.
4. The Notes are subject to redemption prior to maturity on any date at a redemption price of par plus accrued interest to the redemption date.
5. The Village will use its best efforts to issue a Primary Developer Note and Subordinate Developer Note as tax-exempt notes as described in Section 9.2 hereof. If for any reason the Primary Developer Note or the

Subordinate Developer Note may not be issued on a basis such that the interest thereon is excludible from gross income of the owner thereof for federal income tax purposes, such notes shall be issued such that the interest thereon is includible in gross income of the owner thereof for federal income tax purposes.

6. The assignment, pledge, transfer and sale of the Notes is limited as described in the forms of the Notes set forth in Exhibit F and Exhibit G hereof. The parties acknowledge that the sole source of repayment of and security for the Notes is the Available Incremental Taxes. The Developer and any party to which such Note is transferred or assigned covenants that neither it, a related party or an affiliate will add any credit support to such Note, personally guarantee the repayment of such Note or add any additional source of repayment to the payment of debt service on such Note.

5.4 Connections. To the extent that the Village owns or controls any storm sewers that are contemplated to be connected to the Property, the Village hereby agrees to permit the connection of all storm sewer lines existing or constructed in the Property or near the perimeter of the Property as set forth on the Final Engineering Plans, provided that Developer complies with all requirements of general applicability promulgated by the Village and/or Metropolitan Water Reclamation District (“MWRD”) for such connections. The Village shall grant and shall use its best efforts to support and assist the Developer in obtaining from other entities or jurisdictions, utility easements as may be necessary or appropriate to accommodate the utilities shown on the Final Engineering Plans and the construction of the Project.

5.5 Cooperation with Other Governments and Authorities. The Village agrees to cooperate with Developer in Developer’s attempts to obtain all necessary approvals for the Project from any governmental or quasi- governmental entity other than the Village, including but not limited to the Illinois Department of Transportation (“**IDOT**”) and Cook County, Illinois. The Village shall process and consider to the extent allowable under applicable law, any reasonable request of Developer for future zoning and planned unit development approvals and for future relief or variances authorized by the Village's Zoning Ordinance or the Village's Subdivision Ordinance necessary for the Project.

5.6 Maintenance of the 2023 Buffalo Grove Dundee Road TIF District. The Village agrees that for so long as either the Primary Developer Note or the Subordinate Developer Note have a remaining balance that the Village will not take action to shorten the maximum term of the TIF District as provided for by the TIF Act.

ARTICLE SIX

VILLAGE FUNDING CONDITIONS

6.1 General.

A. Condition Precedent to Village Funding. The Village's obligation to issue the Developer's Notes as set forth in this Agreement is expressly contingent upon and subject to the satisfaction of each and all the Funding Conditions set forth in this Agreement. Developer shall not deliver to the Village Manager any Certification requests unless and until Developer can certify that all Funding Conditions have been satisfied. Each Mortgagee Party (defined below) shall have the right, but not the obligation, to take such action as is necessary to satisfy all or any of the Funding Conditions, provided however in the event that Mortgagee Party elects not to satisfy the Funding Conditions, then the Notes shall not issue.

B. Interpretation.

1. Funding Conditions Requiring Written Confirmation. For purposes of this Article Six, "written confirmation" shall be deemed to have been provided to the Village only upon delivery of the same to the office of the Village Manager in the manner set forth for the delivery of notices in this Agreement.

2. Funding Conditions Requiring Opportunity to Review. For purposes of this Article Six, the "opportunity to review" a document in the possession of Developer shall require Developer making the document available for inspection, at the office of Developer at _____ address set forth in this Agreement, by the Village Manager or his designee, during the regular business hours of Developer occurring within the 14-day period following the delivery of notice to the Village Manager.

3. Limitation of Notice. For purposes of this Article Six, the delivery of notices or written confirmations to the Village shall not require the delivery of a copy as otherwise required in this Agreement.

6.2 List of Funding Conditions. The Funding Conditions are as follows:

1. Developer shall have secured the necessary funding and/or financing and provided the necessary Retail Completion Guarantee.

2. Developer shall have closed on its acquisition of the Property and provided the Village with a copy of the recorded deed to the Property evidencing the sale of the Property to Developer.

3. Developer shall have provided the Village with a written confirmation from Developer that, there have been no changes in such party's financial condition which would adversely impact its ability to purchase the Property and complete construction of the Retail Car Dealer.

4. Developer shall submit the necessary completion guarantee(s) in a form acceptable to the Village, in the Village's sole discretion and shall comply with the obligations identified in Article 5 and this entire agreement.

5. Developer shall have executed and provided the Village or its consultant, SB Friedman, with an opportunity to review the executed copy of a lease with the Retail Car Dealer on the Retail Parcel. Said lease with the Retail Car Dealer shall be a minimum 15-year lease with no early termination provisions (other than (i) typical Landlord/Tenant default termination provisions, (ii) terminations as a result of material casualty and/or condemnation, (iii) terminations as a result of failure to obtain governmental approvals and/or (iv) termination rights that lapse upon Developer's purchase of the Property).

6. Developer shall have obtained from the Illinois Environmental Protection Agency ("**IEPA**"), and provided the Village with copies of, the required permit issued by IEPA necessary to proceed with commencement of construction of the Retail Car Dealer on Lot 1 and the underground detention.

7. Developer shall have provided the Village with a written confirmation from Developer that Developer has entered contract(s) for the construction of the On-Site Improvements related to Lot 1 for the Retail Car Dealer and the underground detention.

8. Developer shall have provided the Village or its consultant SB Friedman, with an opportunity to review a detailed budget and scope of work for the Project based upon reasonable estimates for those costs available, recognizing that funding of the Primary Developer Note will occur prior to completion of the entire Project. The Village acknowledges that Developer has satisfied this condition.

9. Developer shall have delivered to the Village the original, fully executed, letter of credit for all public improvements related to Lot 1.

10. That Developer shall provide the Village with the necessary documents, acceptable to the Village, demonstrating that Developer has TIF Eligible Expenses incurred and paid in relation to the Project equal to or greater than the Primary Developer Note, subject to the limitations and conditions of this Agreement.

11. Developer is not in violation of any requirements of the Planned Unit Development with the understanding that at the time which the Notes are issued, the Developer need not have completed the entire Project and therefore some of the conditions specified in the Planned Unit Development need not be completed at the time of issuance for each of the Notes.

12. The Primary Developer Note is not a general obligation of the Village and is only payable from Available TIF Increment.

13. Upon satisfaction of the Funding Conditions set forth in this Agreement and that the permit has been issued and building construction has begun for the Retail Car Dealer, the Village shall issue to the Developer the Primary Developer Note.

In addition to the above referenced Funding Conditions, the following additional Funding Conditions shall apply solely to the Subordinate Developer Note:

14. The developer for the Residential Project shall have provided the Village with a written confirmation that they have entered contract(s) for the construction of the Residential Project, which third party may include an affiliate of said developer and provided said contracts to the Village for review.

15. The developer for the Residential Project shall have secured the necessary funding and/or financing for the Residential Project and shall have provide the Village with reasonable evidence of the same.

16. The developer for the Residential Project shall have provided written confirmation to the Village that its architects, engineers, and general contractor have consented to assignments permitting its lender to use such contracts with such parties to cause the completion of the Residential Project in the event that said developer defaults.

17. The developer for the Residential Project, upon request, shall provide the Village or its consultant SB Friedman, with an opportunity to review a detailed budget and scope of work for the Residential Project

18. Upon satisfaction of the Funding Conditions set forth in this Agreement and Substantial Completion- Retail Car Dealer, the Retail Car Dealer is open for business, issuance of a building permit for the Residential Private Building, and completion of the foundation evidencing the commencement of vertical construction of the Residential Private Building, the Village shall issue to the Developer the Subordinate Developer Note.

ARTICLE SEVEN USE OF VILLAGE FUNDS

7.1 Use. The Notes to be issued pursuant to this Agreement shall be used to reimburse Developer for TIF Eligible Expenses that Developer incurred after the date of the Inducement Resolution.

7.2 Release of Funds from TIF Funding Escrow. The TIF Funding Escrow shall receive Available TIF Increment from the Village to administer payments as required by the Notes.

7.3 Submission of Certification Requests. The Village will issue the Notes in accordance with this Agreement and the Note Ordinance for the reimbursement of TIF Eligible Expenses. Those Notes will be paid from Available TIF Increment. In order to comply with the requirements of paragraphs 5.3.A.5, 5.3.B.6 and 6.2.10, demonstrating Developer has incurred TIF Eligible Expenses, Developer shall submit to the Village written requests for certification of such TIF Eligible Expenses in the form attached as **Exhibit I** to this Agreement (“**Certification Request**”). Developer may not submit more than one Certification Request bi-annually. Each Certification Request shall be accompanied by: (i) evidence that the Developer has actually incurred and paid all TIF Eligible Expenses for which such Developer seeks reimbursement; and (ii) sworn statements and lien waivers from the Developer’s general contractor for any material, fixtures, apparatus, machinery, services, or labor provided by any contractor, subcontractor, or other person or entity entitled to file a

lien under the Mechanics Lien Act, 770 ILCS 60/1. If the Developer does not fulfill its obligations as set forth in the preceding sentence, the Village will have no obligation to certify or reimburse such Developer for TIF Eligible Expenses that have not been separately identified as required by this Agreement.

1. Review of Certification Requests. The Village Manager will approve or disapprove each Certification Request, or, if the Village Manager finds an error or deficiency in the Certification Request, the Village Manager will give written notice to the Developer, identifying such error or deficiency in reasonable detail, within 45 days after the date that the Village receives the Certification Request. The process of submission, identification or errors or deficiencies and resubmission shall continue in good faith until the Parties agree on the content of the Certification Request. All undisputed amounts or undisputed portions of disputed amounts shall be paid without delay.

2. Issuance of Certificates of Expenditure. Upon approval of a Certification Request, the Village Manager shall issue a Certification of Expenditure in an amount corresponding to the approved Certification Request

ARTICLE EIGHT DEVELOPER CONSTRUCTION OBLIGATIONS

The Developer shall have the specific obligations set forth in this Article Eight in connection with the Project, as well as such obligations as set forth elsewhere in this Agreement. In the event Developer conveys any part of the Property, which conveyance shall be subject to Village approval unless otherwise permitted by this Agreement, the grantee of such conveyance shall abide by those requirements of the Project pertaining to the part of the Property they are conveyed and Developer shall have no further obligation for that part of the Project located upon the conveyed Property and the Village shall look solely to the new third party for compliance.

8.1 Developer Obligations.

A. Commencement of Construction. Developer shall commence site demolition and construction of the Retail Project – Retail Car Dealer on Lot 1, within 180 days of execution of this Agreement by the Village and Developer, but no later than August 31, 2024, provided that the Village shall have issued the necessary building permits for such construction as provided in this Agreement. Any delay in the issuance of building permits by the Village shall extend the Commencement of Construction.

B. Completion of Construction.

1. Substantial Completion- Retail Car Dealer shall occur no later than December 31, 2027 or as otherwise specified in this Agreement.

2. Substantial Completion-Retail Car Dealer, occupancy by the Retail Car Dealer and issuance of a building permit with the commencement of vertical construction of the Residential Private Building as evidenced by completion of the foundation construction shall occur no later than December 31, 2028 or as otherwise specified in this Agreement.

3. Removal of Partially Constructed Structures and Improvements. If Developer fails to diligently pursue all demolition and construction as required in, or permitted by this Agreement to completion within the time period prescribed in the building permit or permits issued by the Village for such demolition and construction, as the case may be, and if a perfected application to renew the building permit or permits is not filed within 30 days after the expiration of the permit or permits, that Developer shall, within 60 days after notice from the Village: (a) remove any partially constructed or partially completed Buildings, Structures, or Improvements from that part of the Property owned by such Developer; and (b) perform Site Restoration on that portion of the Property in which Developer has failed to complete all such demolition and construction, all in accordance with plans approved by the Village.

4. Removal and Restoration by Village. In the event Developer fails or refuses to remove any partially completed Buildings, Structures, and Improvements, or to perform Site Restoration, as required pursuant to this Agreement, the Village will have, and is hereby granted, the right, at its option, to: (a) demolish and/or remove any of the partially completed Buildings, Structures, and Improvements from any and all portions of the Property owned by Developer; (b) perform Site Restoration; and/or (c) cause the Buildings, Structures, or Improvements to be completed in accordance with the plans submitted. That the Developer will fully reimburse the Village for all costs and expenses, including legal and administrative costs, incurred by the Village for such work. The Village shall have the right to draw from any available securities, guarantees and/or letters of credit, provided the affected portion of the Property, as described in and provided pursuant to this Agreement, an amount of money sufficient to defray the entire cost of the work, including legal fees and administrative expenses. If the forgoing is insufficient or if otherwise unavailable, for that portion of the Property, then the Village will have the right seek reimbursement from the Developer and to place a lien on the Property owned by Developer for all such costs and expenses in the manner provided by law.

5. Remedies Cumulative. The rights and remedies provided in this Section 8.1, are in addition to, and not in limitation of, the Village's rights and remedies otherwise available in this Agreement, at law, and/or in equity.

C. As-Built Plans. After completion of construction of any new structure, the Developer that owns such structure shall submit to the Village Director of Community Development final "as-built" plans: (1) related to drainage, grading, storm sewer, sanitary sewer and water mains, and associated Structures; and (2) for other final construction documents (in paper and, for

Improvements, electronic format) as required and approved by the Village Directors of Public Works and Community Development. The as-built plans shall indicate, without limitation, the amount, in square feet, of impervious surface area on the Property.

- D. Damage to Public Property. Developer owning the portion of the Property upon which construction is occurring shall maintain the Property and all streets, sidewalks, and other public property in and adjacent to the Property in a good and clean condition at all times during the development of the Property and construction of the Improvements. Further, such Developer shall: (1) promptly clean all mud, dirt, or debris deposited on any street, sidewalk, or other public property in or adjacent to the Property by Developer or any agent of or contractor hired by, or on behalf of, Developers; and (2) repair any damage that may be caused by the activities of Developer or any agent of or contractor hired by, or on behalf of, Developer.
- E. Containment of Airborne Particles During Construction. Developer shall prepare and submit, for review and approval by the Village Manager, a plan for containing airborne particles during construction.

F. Initial Process for Determination of Substantial Completion. Developer shall notify the Village Manager when Developer determines that it has achieved Substantial Completion of any portion of construction. If the Village Manager agrees that Substantial Completion has occurred, then the Village Manager shall, within 30 days after receipt of the notice from Developer, deliver to Developer a Certificate of Substantial Completion certifying that Developer has satisfied its obligations pursuant to this Agreement. The date on which such Certificate of Substantial Completion is delivered shall, for purposes of this Agreement, be the date of Substantial Completion. If the Village Manager does not agree that Substantial Completion has occurred, then the Village Manager, may, within 30 days after receipt of the notice from Developer, deliver to Developer a notice that the parties will engage in the extended process for determination of Substantial Completion, as set forth in this Agreement.

G. Extended Process for Determination of Substantial Completion. Within 30 days after the Village Manager notifies Developer that the parties will engage in the extended process for determination of Substantial Completion, the Village and Developer shall each select and hire, each at its own cost, a professional architect or engineer (individually, a "Retail Project Architect/Engineer"). Within 30 days after both Project Architect/Engineers are hired, they shall inspect, and collectively make a determination with respect to the achievement of Substantial Completion.

(i) In the event that the two Project Architect/Engineers jointly determine that Substantial Completion has occurred, then Developer shall so notify the Village Manager.

(ii) In the event that the two Project Architect/Engineers jointly determine that additional work needs to be done to achieve Substantial Completion, then Developer shall perform such work, and the process described in this Section shall begin again.

(iii) In the event that the two Project Architect/Engineers cannot agree within the 30-day time period, then, within 14 days after the expiration of the 30-day time period, the Retail Project Architect/Engineers shall jointly select and hire a third architect or engineer ("**Project Third Party Architect/Engineer**"). The Third-Party Architect/Engineer shall inspect the work and make a determination within 30 days after being hired. Developer shall perform any additional work deemed necessary by the Third-Party Architect/Engineer to achieve Substantial Completion. Any additional work performed by Developer shall be inspected by the Project Third-Party Architect/Engineer within seven days of completion by Developer. Once the Project Third-Party Architect/Engineer determines that Substantial Completion has been achieved, it shall notify the Village and Developer. This determination shall be final and binding on Developer and the Village for purposes of this Agreement. Developer and the Village shall share the cost of the third architect or engineer so selected proportionate to the difference between each party's determination and the final determination of the third party.

(iv) Within 15 days after the Project Third-Party Architect/Engineer notifies the Village Manager that Substantial Completion has been satisfied pursuant to this Agreement, the Village Manager shall deliver to Developer a Certificate of Substantial Completion certifying that Developer has satisfied its obligations sufficient to warrant return of the Retail Completion Guaranty. The date on which such Certificate of Substantial Completion Retail Car Dealer is delivered, shall, for purposes of the return of the Retail Completion Guaranty, be the date of Substantial Completion-Retail Car Dealer.

ARTICLE NINE GUARANTY

9.1 Retail Completion Guaranty.

A. Nature and Delivery of the Retail Completion Guaranty. Prior to the issuance of the Primary Developer Note, Developer shall deliver to the Village Manager the original, fully executed, Retail Completion Guaranty.

B. Development Improvement Agreement. The Developer shall enter into a Development Improvement Agreement, in accordance with **Exhibit J**, subject to Village approval. The Developer shall provide the necessary securities and guarantees required by the Development Improvement Agreement for public improvements in accordance with Village Code.

C. Beneficiary of Retail Completion Guaranty. The sole guarantee and beneficiary of the Retail Completion Guaranty will be the Village.

9.2. Tax-Exempt Nature of Primary Developer Note and Subordinate Developer Note. The Village agrees to use its best efforts to issue a tax-exempt Primary Developer Note and Subordinate Developer Note, subject to the final review and approval from the Village's Bond Counsel and so long as the requirements of the Code and regulations thereunder are met in order for the interest on the Note to be excludable from the income of the holders thereof for federal income tax purposes. The Village and the Developer agree to use its best efforts to ensure that the requirements of the Code and regulations thereunder are met in order for the interest on the tax-exempt Primary Developer Note and Subordinate Developer Note to be excludable from the income of the holders thereof for federal income tax purposes. All costs for the Village's Bond Counsel shall be the responsibility of the Developer. The parties acknowledge that a change in law or facts may preclude the issuance of the Primary Developer Note and Subordinate Developer Note as a tax-exempt obligation. The Parties will work in good faith to provide any representations, certifications and information requested by Bond Counsel

9.3 Cancellation of Guaranties.

A. The Retail Completion Guaranty shall be cancelled on the date on which the Village Manager delivers the Certificate of Substantial Completion Retail Project – Retail Car Dealer required pursuant to this Agreement.

ARTICLE TEN REAL ESTATE TAX; CHALLENGES

10.1 Real Estate Tax Payments. Developer intends to pay all applicable real estate taxes levied during their respective periods of ownership against their respective interests in the Project on or prior to the date same become due and do not intend that said taxes will become delinquent. However, to the extent the Developer fails to pay such taxes or fails to pay in a timely manner, the Parties agree that the only remedies for such failure are those allowed under State law and this Agreement shall not provide any additional remedies beyond what is permitted by State law.

10.2 When Bonds are Tax Exempt. When the Village issues the Notes, the Developer shall reasonably cooperate with the Village to assure that no actions jeopardize the tax-exempt nature of Notes. In conjunction therewith, at all times prior to and while any Notes and any tax-exempt obligations financing or refinancing the Eligible Costs are outstanding, the Village, and Developer will not enter into or remain subject to or be the beneficiary of any impermissible agreement under Treas. Reg. Section 1.141-4(e)(4), including any agreement that requires Developer not to contest or protest real estate taxes assessed against the Property or portions thereof, or that prohibits Developer from seeking a deferral of such property taxes.

10.3 Right to Protest Real Estate Taxes. It is understood and agreed by the Village and Developer that, , in no event shall Developer (or any tenant of the Retail Project), or its assignees, have any limitation on their rights to contest, challenge or protest real estate taxes assessed or imposed against their respective portions of the Property.

10.4 Conveyance. In recognition of the nature of the Project, and to support the Village's goal of the development of residential establishments and retail establishments of certain types within the Village and in accordance with the TIF Act, for so long as the TIF District is in existence, Developer shall not knowingly undertake to convey or lease any portion of the Property to the following types of entities without the Village's prior written approval, which may be granted in its sole discretion (i) the Federal government, (ii) organizations described in Section 115 of the Internal Revenue Code, (iii) other units of State or local government, (iv) organizations described in Section 501(c) of the Internal Revenue Code, and (iv) entities seeking to establish a Prohibited Use on the Property.

ARTICLE ELEVEN DEVELOPER'S COVENANTS AND AGREEMENTS

11.1 Sale of the Retail Parcels Unless otherwise authorized by this Agreement and subject to the rights and protections of any Mortgagee Party as provided herein, no portion of the Retail Project or the Retail Parcel, which is inconsistent with the Final PUD Plan, may be transferred or conveyed, without prior written approval of the Village, as part of an amendment to the Ordinance 2023-167, and any conveyance in violation of the foregoing shall be of no force and effect or be binding on the Village. Upon substantial completion of the part of the Retail Project applicable to any part of the Retail Parcel, the Village will provide written acknowledgement indicating that no further approval is needed from the Village for transfer or conveyance of said Retail Parcel.

A. Sale of the Retail Parcels Upon any Village approved transfer or conveyance of any Retail Parcel, the transferee or grantee shall be bound by this Agreement with respect to all obligations of Developer hereunder, including but not limited to the Retail Completion Guaranty as may be appropriate to such transferee. By acceptance of such transfer or conveyance of the Retail Parcel, such transferee or grantee shall be deemed to have assumed and agrees to perform all obligations of Developer relating to such Retail Project hereunder, including, without limitation, the Retail Completion Guaranty, if applicable, with the same force and effect as if such transferee or grantee were the original party hereto as Developer and thereafter, the Village will look solely to such transferee relieving Developer of any further obligations hereunder as to the transferred or conveyed portions of the Project.

B. Notwithstanding anything to the contrary contained herein, nothing in this Agreement shall (i) restrict or otherwise impair the ability of any Mortgagee Party (defined below) from acquiring ownership of all or a portion of the Property as a result of a Foreclosure (defined below), (ii) restrict or otherwise impair the ability of any such Mortgagee Party to transfer ownership of all or any portion of the Property to any transferee following consummation of any such Foreclosure, (iii) following any such conveyance by a Mortgagee Party, such Mortgagee Party shall be relieved of any and all obligations under this Agreement, (iv) no Mortgagee Party shall have any obligations of Developer hereunder unless such Mortgagee Party expressly assumes the Developer's obligations in writing, and (v) except for the rights, benefits and/or protections granted under

Article 11 and/or Article 17 hereof, a Mortgagee Party who has not assumed the Developer's obligations under this Agreement shall not be entitled to the rights and benefits afforded to the Developer hereunder.

11.2 Compliance with Applicable Laws. Developer warrants with respect to its own actions that it shall at all times acquire, install, construct, operate and maintain the Project in conformance with all applicable federal, state, and local laws, rules, ordinances, and regulations affecting the Project. The Village shall not enact any law, ordinance, rule, or regulation (or amendment thereto) which would have the effect of increasing Developer's obligations hereunder, including an increase in the cost of the Project, unless said law, ordinance, rule, or regulation is one of general applicability to similar properties in the Village nor will the Village enact any law, ordinance, rule, or regulation (or amendment thereto) which would have the effect of limiting the Available Tax Increment pledged to payment of the Primary Developer Note or the Subordinate Developer Note.

11.3 Progress Reports and Meetings. Developer shall provide update reports on the progress of each portion of the Project and shall meet with and make presentations to the Corporate Authorities and Village staff as reasonably requested by the Village Manager or his designee in order to keep the Village apprised of the progress of the Project. The Developer reports relating to the Retail Project shall be made monthly until Substantial Completion – Retail Car Dealer, and the reports relating to the Residential Project and Retail Project – Retail Lot 2, quarterly thereafter. The obligations set forth in this Section shall terminate with respect to Retail Project upon the issuance of the final certificate of occupancy for construction on Lot 2.

11.4 Developer Existence. Developer and its assignees will do or cause to be done all things necessary to preserve and keep in full force and effect its existence and standing as a Illinois Limited Liability Company authorized to do business in Illinois, so long as Developer maintains an interest in the Retail Parcel or has any other remaining obligations pursuant to the terms of this Agreement.

11.5 Open Book Project. The Project shall be an "open book" project meaning that Developer, or its assignees, and its general contractors will assure continuing access to the Village's agents for the purpose of reviewing and auditing their respective books and records relating to any item for which TIF reimbursement is sought.

11.5 Reputable Contractors. Developer shall exercise prudence and good faith in attempting to contract with persons or entities who are reputable and experienced in their respective areas for the provision of services or material for the design and construction of the Project at costs not in excess of market rates. The obligations shall terminate with respect to Developer for the Retail Project upon the issuance of the certificate of occupancy for the last Retail Private Building on the Retail Parcel. The obligations shall terminate with respect to Developer as to the Residential Project upon the issuance of a final certificate of occupancy for all of the residential units within the Residential Private Building.

11.6 Designation of General Contractors. The Village agrees that Developer may designate in its respective discretion the general contractor (or general contractors) for the Project or any portion thereof. The general contractor (or general contractors), designated by Developer shall be experienced and reputable. The obligations set forth in this Section shall terminate with respect to Developer as to the Retail Project upon the issuance of the certificate of occupancy for the last Retail Private Building on the Retail Parcel. The obligations set forth in this Section shall terminate with respect to Developer as to the Residential Project upon the issuance of a final certificate of occupancy for all of the residential units within the Residential Private Building.

11.7 Development Signage for the Property. Developer shall have the right to install "Coming Soon" signage on the Property. Said signage shall be designed, located, and installed in a manner reasonably acceptable to the Village and in conformance with the Village sign code.

11.8 Redevelopment Project Area. The Project will be located entirely within the Property. Notwithstanding the foregoing, all road and public utility improvements required for the Project that are located within the adjacent public rights-of-way are deemed to be within the Redevelopment Project Area.

ARTICLE TWELVE REPRESENTATIONS AND WARRANTIES OF DEVELOPER

12.1 To induce the Village to execute this Agreement and perform the obligations of the Village herein, Developer represents, warrants, and agrees as the basis for the undertakings on its part herein contained that as of the date that Developer executes this Agreement and until the date of Substantial Completion, the following are true and correct:

A. Organization and Authorization. Developer is a duly organized and existing limited liability company in good standing under the laws of the State of Illinois and is authorized to and has the power to enter into, and by proper action has been duly authorized to do business in the State of Illinois and to execute, deliver and perform this Agreement. Developer is solvent, able to pay its debts as they mature and, with Developer Affiliate, is financially able to perform all the terms of this Agreement required of Developer which it does not intend to assign to a third-party through sale of part of the Property. There are no actions at law or similar proceedings which are pending or threatened against Developer which would materially and adversely affect the ability of Developer to proceed with the construction and development of this project. The execution, delivery, and performance by Developer of this Agreement does not constitute or will not, upon the giving of notice or lapse of time, or both, constitute a breach or default under any other agreement to which Developer is a party or may be bound hereunder.

B. Non-Conflict or Breach. Neither the execution or delivery of this Agreement by Developer, the consummation of the transactions contemplated hereby by Developer, nor the fulfillment of, or compliance with, the terms and conditions of this Agreement by

Developer conflict with or results in a breach of any of the terms, conditions or provisions of any offerings or disclosure statement made or to be made on behalf of Developer or any organizational documents, any restriction, agreement or instrument to which Developer or any of its partners or joint venturers is now a party or by which Developer or any of its partners or joint venturers is bound, or constitutes a default under any of the foregoing, or results in the creation or imposition of any prohibited lien, charge or encumbrance whatsoever upon any of the assets or rights of Developer, any related party or any of its joint venturers under the terms of any instrument or agreement to which Developer, any related party or any of its partners or joint venturers is now a party or by which Developer any related party or any of its joint venturers is bound.

C. Financial Resources. Developer, and any of its affiliates or third parties to which portions of the Property are conveyed, have, or will have at the time of assignment, sufficient financial and economic resources to implement and complete the portion of the Project contemplated by this Agreement to be completed upon the portion of the Property they own or are conveyed.

D. Survival of Representations and Warranties. Developer or its applicable assign(s) (if any) agrees that all of its representations and warranties set forth in this Article are true as of the execution date of this Agreement and shall remain true until the date of Substantial Completion of the Project.

ARTICLE THIRTEEN REPRESENTATIONS AND WARRANTIES OF THE VILLAGE

The Village represents, warrants, and agrees as the basis for the undertakings on its part herein contained that:

13.1 Organization and Authority. The Village is a municipal corporation duly organized and validly existing under the law of the State of Illinois, is a home rule unit of government, and has all requisite corporate power and authority to enter into this Agreement.

13.2 Authorization. The execution, delivery and the performance of this Agreement and the consummation by the Village of the transactions provided for herein and the compliance with the provisions of this Agreement: (i) have been duly authorized by all necessary corporate action on the part of the Village including, but not limited to the proper formation of the TIF; (ii) require no other consents, approvals or authorizations on the part of the Village in connection with the Village's execution and delivery of this Agreement; and (iii) shall not, by lapse of time, giving of notice, or otherwise, result in any breach of any term, condition or provision of any indenture, agreement or other instrument to which the Village is subject.

13.3 Litigation. To the best of the Village's knowledge, there are no proceedings pending against or affecting the Village, the TIF District, the Property, the Retail Project, or the Residential Project in any court or before any governmental

authority which involves the possibility of materially or adversely affecting the ability of the Village to perform its obligations under this Agreement.

13.4 Establishment of New Tax Code: The Village will request that Cook County cause the Property, which is located within the 2023 Buffalo Grove Dundee Road TIF District, to be segregated into a new tax code and for that separate tax code to be maintained until after the Notes are issued and fully redeemed. The Parties acknowledge that the Village has made such a request pursuant to Cook County pursuant to the Village's letter dated November 9, 2023.

13.5 Survival of Representations and Warranties. The Village agrees that all of its representations and warranties set forth in this Section and elsewhere in this Agreement are true as of the execution date of this Agreement and shall remain true at least until the issuance of the Developer's Notes.

ARTICLE FOURTEEN LIABILITY AND RISK INSURANCE

14.1. Builder's Risk. Prior to commencement of construction of any portion of the Project, Developer, at its cost and expense, shall procure and maintain, or cause to be procured and maintained, builder's risk insurance with a deductible not to exceed \$100,000 against risks of physical loss, including collapse, covering the total value of work performed and equipment, supplies, and materials furnished for each Retail Private Buildings and for the Residential Private Building. The insurance policies required pursuant to this Section shall be maintained in full force and effect for each Retail Private Buildings and for the Residential Private Building until the date on which a certificate of occupancy is issued for such building.

14.2. Commercial Liability and Other Policies. Developer, or, if Developer has selected a contractor, then Developer's contractor, shall maintain for the duration of its contract, the following insurance purchased from a company or companies lawfully authorized to do business in the State of Illinois and having a rating of at least A-minus and a class size of at least VIII as rated by A.M. Best Ratings, such insurance as will protect the contractor from claims set forth below which may arise out of or result from the contractor's operations under the contract and for which the contractor may be legally liable, whether such operations be by the contractor or by a subcontractor or by anyone directly or indirectly employed by any of them, or by anyone for whose acts any of them may be liable:

- (a) Workers' Compensation Insurance covering all liability of the contractor arising under the Workers' Compensation Act and Occupational Diseases Act; limits of liability not less than statutory requirements, but not to exceed \$500,000 per injury or policy.

- (b) Employers' Liability covering all liability of contractor as employer, with limits not less than: \$1,000,000 per injury - per occurrence; \$500,000 per disease - per employee; and \$1,000,000 per disease - policy limit.
- (c) Comprehensive General Liability in a broad form on an occurrence basis, to include but not be limited to, coverage for the following where exposure exists; Premises/Operations, Contractual Liability, Products/Completed Operations for 2 years following final payment, Independent Contractor's coverage to respond to claims for damages because of bodily injury, sickness or disease, or death of any person other than the contractor's employees as well as claims for damages insured by usual personal injury liability coverage which are sustained: (i) by a person as a result of an offense directly or indirectly related to employment of such person by the contractor; or (ii) by another person and claims for damages, other than to the work itself, because of injury to or destruction of tangible property, including loss of use there from; Broad Form Property Damage Endorsement.

General Aggregate Limit	\$5,000,000 for Retail Project \$ 5,000,000 for Residential Project
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Each Occurrence Limit	\$ 1,000,000
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- (d) Automobile Liability Insurance shall be maintained to respond to claims for damages because of bodily injury, death of a person or property damage arising out of ownership, maintenance, or use of a motor vehicle. This policy shall be written to cover any auto whether owned, leased, hired, or borrowed.

Each Occurrence Limit	\$ 1,000,000
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- (e) Umbrella Insurance. Developer shall maintain an umbrella policy in the minimum amount of \$5,000,000.00 for the Retail Project. Developer shall maintain an umbrella policy in the minimum amount of \$5,000,000.00 for the Residential Project.

14.3 Developer agrees that with respect to the above required insurance that each will require its contractor to:

- (a) Have the commercial general liability policy endorsed for the general aggregate to apply on a "per Project" basis;

- (b) Provide separate endorsements: to name the Village of Buffalo Grove as additional insured;
- (c) Provide thirty (30) days' notice, in writing, of cancellation or material change.

14.4 The contractor's insurance shall be primary in the event of a claim.

14.5 The Village shall be provided with Certificates of Insurance and endorsements evidencing the above required insurance prior to issuance of any permits to start earth work or construction of work, and thereafter with certificates evidencing renewals or replacements of said policies of insurance at least thirty (30) days prior to the expiration or cancellation of any such policies. Said Notices and Certificates of Insurance shall be provided to: Village of Buffalo Grove Building Commissioner, 50 Raupp Blvd., Buffalo Grove 60089. Certificates of Insurance shall be provided only during the time periods set forth in this Section.

14.6 In addition, a Certificate of Insurance that states the Village has been endorsed as an "additional insured" by the Contractor's insurance carrier shall be provided to the Village. Specifically, this Certificate must include the following language: "The Village of Buffalo Grove and its elected and appointed officials, employees, agents, consultants, attorneys and representatives, are, and have been endorsed, as an additional insured under the above reference policy number on a primary and non-contributory basis for general liability and automobile liability coverage for the duration of the contract term."

14.7 Failure to Comply. In the event Developer fails to obtain or maintain any insurance coverages required under this Agreement, the Village may, after providing Developer with notice and an opportunity to cure as provided in this Agreement, purchase such insurance coverages and charge the expense thereof to the applicable Developer. Developer shall reimburse the Village within thirty (30) days after receipt of an invoice for the coverage, or Developer shall stop all work on its portion of the Project until said Developer has complied with the requirements of this Article.

ARTICLE FIFTEEN DEFAULT AND REMEDIES

15.1 Defaults/Remedies.

A. General. In addition to any and all other remedies set forth in this Agreement, a breach of this Agreement, or if any of the Parties shall fail to perform or keep any term or condition required to be performed or kept by such party, such party shall, upon notice from the other party, proceed to cure or remedy such default or breach within forty-five (45) days after receipt of such notice from the Village (in the event of any such failure by Developer), or from Developer (in the event of any such failure by the Village); provided, however, that if such default is incapable of being cured within said forty-five (45) day period and the

defaulting party commences to cure the default within said forty-five (45) day period and proceeds with due diligence to cure the same, the forty-five (45) day period shall automatically be extended as reasonably necessary to complete such cure with due diligence but in no event longer than one hundred twenty (120) days unless otherwise approved by the Village, and such party shall not be deemed to be in default under this Agreement ("**Default**"). In the event of an occurrence of a Default, the aggrieved party or parties may institute such proceedings against the defaulting party as may be necessary or desirable in its opinion to cure and remedy such default or breach, including seeking damages and/or specific performance and/or termination of this Agreement.

B. Additional Events of Default for Developer. The following events shall also be deemed a Default against Developer under this Agreement up to and including the date of issuance of the Final Certificate of Occupancy for the last building to be constructed in the Retail Project, provided that the Village provides the notice and opportunity to cure in the manner set forth in this Agreement:

- (i) The entry of a decree or order for relief by a court having jurisdiction in the premises with respect to Developer, respectively, in an involuntary case under the federal bankruptcy laws, as now or hereafter constituted, or any other applicable federal or state bankruptcy, insolvency or other similar law, or appointing a receiver, liquidator, assignee, custodian, trustee, sequestrator (or similar official), of Developer for any substantial part of its property, or ordering the winding-up or liquidation of its affairs and the continuance of any such decree or order unstayed and in effect for a period of sixty (60) consecutive days.
- (ii) The commencement by Developer of a voluntary case under the federal bankruptcy laws, as now or hereafter constituted, or any other applicable federal or state bankruptcy, insolvency or other similar law, or the consent by Developer to the appointment of or taking possession by a receiver, liquidator, assignee, trustee, custodian, sequestrator (or similar official), of Developer.

15.2 Legal Fees. In the event legal action or other proceeding is brought for enforcement of this Agreement or with respect to an alleged breach, default or misrepresentation, each Party shall pay its own attorneys' fees and related costs.

15.3 No Waiver by Delay. Any delay by either party in instituting or prosecuting any actions or proceedings or otherwise asserting its rights under this Agreement shall not operate to act as a waiver of such rights or to deprive it of or limit such rights in any way (it being the intent of this provision that neither party should be deprived of or limited in the exercise of the remedies provided in this Agreement because of concepts of waiver, laches or otherwise); nor shall any waiver in fact made with respect to any specific Default be considered or treated as a waiver of the rights by the waiving party of any future Default hereunder, except

to the extent specifically waived in writing. No waiver made with respect to the performance, nor the manner or time thereof, of any obligation or any condition under the Agreement shall be considered a waiver of any rights except if expressly waived in writing.

15.4 Rights and Remedies Cumulative. The rights and remedies of the Parties to this Agreement, whether provided by law or equity or by this Agreement, shall be cumulative, and the exercise of any one or more of such remedies shall not preclude or limit the exercise by such Party, at that time or different times, of any other such remedies for the same Default or otherwise.

ARTICLE SIXTEEN EQUAL EMPLOYMENT OPPORTUNITY AND PREVAILING WAGE

16.1 No Discrimination. Developer will not discriminate against any employee or applicant for employment on the basis of race, color, religion, sex or national origin. To the fullest extent permitted by law, Developer will take affirmative action to ensure that applicants are employed and treated during employment, without regard to their race, color, religion, sex or national origin. Such action shall include, but not be limited to, the following: employment, upgrading, demotion, transfer, recruitment, recruitment advertising, layoff, termination, rate of pay or other forms of compensation and selection for training, including apprenticeship. Developer agrees to post in conspicuous places, available to employees and applicants for employment, notices setting forth the provisions of this nondiscrimination clause.

16.2 Advertisements. Developer will, in all solicitations or advertisements for employees placed by or on behalf of Developer, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex or national origin.

16.3 Contractors. Any contracts made Developer with its general contractor in connection with the Project, shall contain language similar to that recited in this Sections above.

16.4 Prevailing Wage Act. Developer agrees to comply with the applicable provisions, if any, of the Illinois State law providing for the payment of the prevailing rate of wage with respect to work on any portion of the Project that is required under the Prevailing Wage Act to be paid the prevailing rate of wage.

ARTICLE SEVENTEEN MISCELLANEOUS PROVISIONS

17.1 Notices. All notices, certificates, approvals, consents or other communications desired or required to be given hereunder shall be given in writing at the addresses set forth below by the following means: (a) personal service; (b) overnight courier; or (c) registered or certified first-class mail, postage prepaid, return receipt requested.

If to Village:

Village of Buffalo Grove
 50 Raupp Blvd.
 Buffalo Grove, IL 60089
 ATTN: Village Manager
 Email: dbragg@vbg.org

With a copy to:

Schain Banks
 70 W. Madison Street, Suite 5400
 Chicago, IL 60602
 ATTN: Patrick T. Brankin
 Email: pbrankin@schainbanks.com

If to Developer:

Shorewood Development Group
 860 N. Milwaukee Ave., Suite 100
 Buffalo Grove, IL 60089
 ATTN: Louis Schriber, III, President
 Email: Louis@ShorewoodDevelopmentGroup.com

With a copy to:

Shorewood Development Group
 860 N. Milwaukee Ave., Suite 100
 Buffalo Grove, IL 60089
 ATTN: T. Ryan Fitzgerald
 Email: Ryan@ShorewoodDevelopmentGroup.com

The Parties, by notice hereunder, may designate any further or different addresses to which subsequent notices, certificates, approvals, consents, or other communications shall be sent. Any notice, demand or request sent pursuant to clause (a) hereof shall be deemed received upon such personal service. Any notice, demand or request sent pursuant to clause (b) shall be deemed received on the business day immediately following deposit with the overnight courier, and any notices, demands or requests sent pursuant to clause (c) shall be deemed received forty-eight (48) hours following deposit in the mail. In all instances, any notice sent pursuant to clause (a), (b) or (c) will also require that a copy of such notice shall be sent by e-mail to the Email referenced in this Section 17.1.

17.2 Time of the Essence. Time is of the essence of this Agreement.

17.3 Counterparts. This Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same Agreement.

17.4 Recordation of Agreement. The Parties agree to record this Agreement in the office of the Cook County Recorder of Deeds, and that this agreement shall run with the land and shall be binding on all successors, assigns and future owners, but subject to the rights and protections of any Mortgagee Party as provided herein. Upon request, the Village will record a release of any Developer obligations applicable to any particular lot in the Final Subdivision Plat upon the issuance of a certificate of occupancy for the building constructed upon said lot upon substantial completion of said building and portion of the Project applicable to said lot.

17.5 Severability. If any provision of this Agreement, or any section, sentence, clause, phrase or word, or the application thereof, in any circumstance, is held to be invalid, the remainder of this Agreement shall be construed as if such invalid part were never included herein, and this Agreement shall be and remain valid and enforceable to the fullest extent permitted by law.

17.6 Choice of Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois.

17.7 Entire Contract: Integration. This Agreement (together with the exhibits attached hereto) is the entire contract between the Village and Developer relating to the subject matter hereof, supersedes all prior and contemporaneous negotiations, understandings, and agreements, written or oral, including but not limited to the Memorandum of Understanding, and is a full integration of the agreement of the Parties.

17.8. Amendments. This Agreement may not be modified or amended except by a written instrument executed by the parties hereto.

17.9 Third Parties. Nothing in this Agreement, whether expressed or implied, is intended to confer any rights or remedies under or by reason of this Agreement on any other persons other than the Village and Developer. This Agreement is not intended to, and does not, create any third-party beneficiary rights whatsoever.

17.10 Waiver. Any party to this Agreement may elect to waive any right or remedy it may enjoy hereunder, provided that no such waiver shall be deemed to exist unless such waiver is in writing. No such waiver shall obligate the waiver of any other right or remedy hereunder, or shall be deemed to constitute a waiver of other rights and remedies provided pursuant to this Agreement.

17.11 Cooperation and Further Assurances. The Village and Developer each covenants and agrees that each will do, execute, acknowledge and deliver or cause to be done, executed and delivered, such agreements, instruments and documents supplemental hereto and such further acts, instruments, pledges and transfers as may be reasonably required for the better clarifying, assuring, mortgaging, conveying, transferring, pledging, assigning and confirming unto the Village or Developer or other appropriate persons, all and singular, the rights, property and revenues covenanted, agreed, conveyed, assigned, transferred and pledged under or in respect of this Agreement.

17.12 Nature, Survival, and Transfer of Obligations.

A. Developer. Developer may assign the rights and obligations of this Agreement pertaining to the Retail Project or parts thereof (before or after completion of construction), to a Developer Affiliate without further Village approval, who will then assume all obligations of Developer as to the assigned project, subject to this Agreement which shall include assignee agreeing to comply with the PUD Ordinance and this Agreement relieving Developer of any further obligations relating to such assigned portions, but not altering Developer's reimbursement rights under the Primary Developer Note or the Subordinate Developer Note. Any other assignment of the rights conferred by this Agreement to Developer shall require Village approval, which shall not be unreasonably withheld. So long as an assignment has been completed between Developer and Developer Affiliate, the obligations of Developer will be deemed to have been performed by Developer if done so by a Developer Affiliate.

B. Developer Affiliate. "Developer Affiliate" shall mean, with respect to any Person,

(a) any other Person which directly or indirectly through one or more intermediaries controls, is controlled by, or is under common control with, (i) such Person or (ii) any general partner, manager or managing member of such Person; (b) any other Person 50% or more of the equity interest of which is held beneficially or of record by (i) such person or (ii) any general partner, manager or managing member of such Person, or (c) any general partner, limited partner or member of (i) such Person or (ii) any general partner or managing member of such Person. As used in the previous sentence, "control" means the possession, directly or indirectly, of the power to cause the direction of the management of a Person, whether through voting securities, by contract, family relationship or otherwise. For clarity, the Village agrees that SDG Dundee Development LLC, an Illinois limited liability company and SDG Dundee LLC, an Illinois limited liability company are deemed to be a "Developer Affiliate" to each other.

C. Binding Effect. All obligations assumed by Developer under this Agreement shall be binding upon that Developer, and upon any and all of that Developer's heirs, successors, and assigns as approved by the Village, as set forth herein.

D. Excluded Assignments. This Agreement does not prohibit, nor require the Village's consent to, the collateral assignment of this Agreement to any Mortgagee Party (defined below). If any Mortgagee Party shall succeed to Developer's interest in the Property pursuant to the exercise of remedies under a mortgage or joint venture agreement, whether by foreclosure or deed in lieu of foreclosure, and in conjunction therewith accepts an assignment of Developer's interest in this Agreement, the Village hereby agrees to attorn to and recognize such party as the successor in interest to Developer for all purposes under this Agreement so

long as such party accepts all of the obligations and liabilities of Developer hereunder and under the this Agreement and final PUD plan; provided, however, that:

- a. If such party accepts an assignment of Developer's interest under this Agreement, then such party has no liability under this Agreement for any Event of Default of Developer which accrued prior to the time such party succeeded to the interest of Developer under this Agreement (a "***Pre-Existing Default***"), in which case Developer shall remain solely responsible; but
- b. No party who has succeeded to the interest of Developer under this Agreement shall have any right to any permit or approval from the Village to the extent that a Pre-Existing Default has resulted in noncompliance under the PUD or this Agreement unless and until such noncompliance with the PUD or this Agreement has been corrected.

If any mortgagee does not expressly accept an assignment developers' interest hereunder, then such party shall be entitled to no rights and benefits under this Agreement.

E. The Village. Notwithstanding anything herein to the contrary, the Village may not delegate its obligation hereunder or except as provided herein without the express written approval of Developer.

17.13 Mortgagee Rights. Notwithstanding the foregoing or anything to the contrary contained herein or in any of the Redevelopment Documents (defined below), the parties hereto agree as follows:

A. Developer shall have the right to collaterally assign its rights and interests under this Agreement and any and all instruments, agreements and documents relating to this Agreement and/or the Property or Improvements (this Agreement, the Notes and the foregoing instruments, agreements and documents, each as amended or restated from time to time, are collectively referred to as the "***Redevelopment Documents***") to any Person who hold a first mortgage lien against all or any portion of the Property (such Person, together with (i) its successors and/or assigns, (ii) any receiver appointed at the request of such Person and (iii) any transferee who acquires ownership of any portion of the Property from such Person or from such receiver, is referred to as a "***Mortgagee Party***"). "***Foreclosure***" shall mean and include a foreclosure of any mortgage by any Mortgagee Party (or its assignees or designees) by judicial action or any acquisition of the Property pursuant to a deed in lieu of foreclosure.

B. Developer's granting of a mortgage and related liens to Mortgagee Party and any transfer of title of the Property to Mortgagee Party pursuant to a Foreclosure shall not constitute a violation of any provision of the Redevelopment Documents. In connection with or following a Foreclosure, (i) the Village shall not be required to further consent to or approve any proposed assignment and assumption by Mortgagee Party of rights or obligations under the Redevelopment Documents, (ii) the Village shall not unreasonably withhold or delay its approval of any

reasonable extensions of time periods up to one hundred twenty (120) days for performance set forth in the Redevelopment Documents.

C. In the event of a default by Developer under any of the Redevelopment Documents, the Village (i) shall give a written notice of such default to the Mortgagee Party of record; (ii) such Mortgagee Party shall have the right (but not the obligation) to cure such default within ninety (90) days after the expiration of Developer's applicable cure period; and (iii) if such default is not susceptible of cure within said ninety (90) day period, then Mortgagee Party shall have the right (but not the obligation) to commence to cure such default within one hundred twenty (120) days of Mortgagee Party's receipt of the notice of the applicable default and such period shall be extended thereafter for so long as Mortgagee Party diligently prosecutes the cure thereof (including such period of time as is necessary for Mortgagee Party to obtain appointment of a receiver for the Property and/or obtain ownership thereof by Foreclosure), but not longer than additional ninety (90) days beyond the previously referenced one hundred twenty (120) days, unless otherwise agreed to by the Village and Mortgagee.

D. The initial Mortgagee Party shall be Associated Bank, National Association. All notices to such initial Mortgagee Party shall be given to the following address (or any other address of which such Mortgagee Party has notified the Village in writing) by certified mail or a nationally recognized commercial courier (such as Federal Express), in each case, with proof of delivery requested:

Associated Bank, National Association
525 W. Monroe Street, 24th Floor
Chicago, Illinois 60661
Attention: Daniel P. Barrins

E. Prior to a Mortgagee Party delivering writing notice to the Village that such Mortgagee Party is assuming the rights and obligations of Developer under the Redevelopment Documents, no Mortgagee Party shall be liable for any costs, expenses, liabilities or obligations arising under the Redevelopment Documents.

F. If Associated Bank, National Association (or a successor Mortgagee Party) is the owner of any portion of Property at the time the Funding Conditions are satisfied, then (i) each Note shall be issued to and made payable to Associated Bank, National Association (or any applicable successor Mortgagee Party), (ii) all funds on deposit in the TIF Funding Escrow which are payable on account of any Note shall be held therein for the benefit of Associated Bank, National Association (or any applicable successor Mortgagee Party), (iii) Associated Bank, National Association (or any applicable successor Mortgagee Party) shall have the right to sell and/or otherwise transfer its rights under any such Note, in accordance with the terms of the Notes and the Note Ordinance.

G. The proceeds of any builder's risk insurance maintained by Developer shall be applied and administered pursuant to and in accordance with the provisions of the loan documents between Mortgagee Party and Developer (and/or its affiliates).

17.14 No Joint Venture, Agency or Partnership Created. Nothing in this Agreement, or any actions of the Parties to this Agreement, shall be construed by the Parties or any third person to create the relationship of a partnership, agency, or joint venture between or among such parties.

17.15 Repealer. To the extent that any ordinance, resolution, rule, order, or provision of the Village's code of ordinances, or any part thereof, is in conflict with the provisions of this Agreement, the provisions of this Agreement shall be controlling, to the extent lawful. Notwithstanding the foregoing, in the event of a conflict between this Agreement and the PUD, the more restrictive shall apply.

17.16 Term. Except as provided in this Section or as specified in other Sections of this Agreement, the Parties understand and acknowledge that payment obligations of the Village to the Developer shall not be longer than the maturity date of the Notes, as established pursuant to Section 5.3(c)(1) hereof, or the date on which the Notes have been paid in full, whichever comes sooner, unless the Project is abandoned or otherwise terminated. The Village agrees not to terminate the TIF early without payment in full of its obligations to Developer pursuant to this Agreement. Notwithstanding any provision in this Agreement to the contrary, in the event Developer and/or Developer Affiliate does not close on the acquisition of the Property prior to March 1, 2024 then this Agreement shall be null and void and of no force and effect without any further action of the Parties necessary. The date for completing the acquisition of the Property may be extended for an additional 3-month or June 1, 2024 in writing by the Village Manager. Proof of acquisition of the Property shall be provided by the Developer.

17.17 Estoppel Certificates. Each of the parties hereto agrees to provide the other, upon not less than fifteen (15) days prior request, an estoppel certificate certifying that this Agreement is in full force and effect (unless such is not the case, in which such parties shall specify the basis for such claim), that the requesting party is not in default of any term, provision or condition of this Agreement beyond any applicable notice and cure provision (or specifying each such claimed default), and certifying such other matters reasonably requested by the requesting party.

17.17 Drafter Bias. The Parties acknowledge and agree that the terms of this Agreement are the result of on-going and extensive negotiations between the Parties, all of which are represented by independent counsel and that this Agreement is a compilation of said negotiations. As a result, in the event that a court is asked to interpret any portion of this agreement, none of its parties shall be deemed the drafter hereof and none shall be given the benefit of such presumption that may be set out by law.

17.18 Redevelopment Agreement. In the event that litigation is commenced against the Village challenging the terms, conditions, or approvals contemplated by or set forth in, this Agreement, including but not limited to zoning or other entitlements, the Village and Developers agree to mutually defend such litigation, including the hiring

of attorneys and consultants as deemed necessary and prudent and the splitting of the cost of such attorneys and consultants.

ARTICLE EIGHTEEN REIMBURSEMENT OF PROFESSIONAL FEES

Up to a maximum \$70,000 Developer shall reimburse Village for all professional fees incurred for the negotiation and preparation of this Agreement including but not limited to attorney's and consultant's fees, exclusive of Bond Counsel Costs for issuing the Developer Notes.

ARTICLE NINETEEN EFFECTIVENESS

Developer shall execute this Agreement not later than 30 days after the Corporate Authorities' authorization of execution of this Agreement or else this Agreement will be deemed void.

SIGNATURES ON NEXT PAGE

IN WITNESS WHEREOF the Parties hereto have caused this Agreement to be executed on or as of the day and year first above written.

VILLAGE OF BUFFALO GROVE

By: _____

Name: _____

Title: _____

SDG Dundee Development, LLC

By: _____

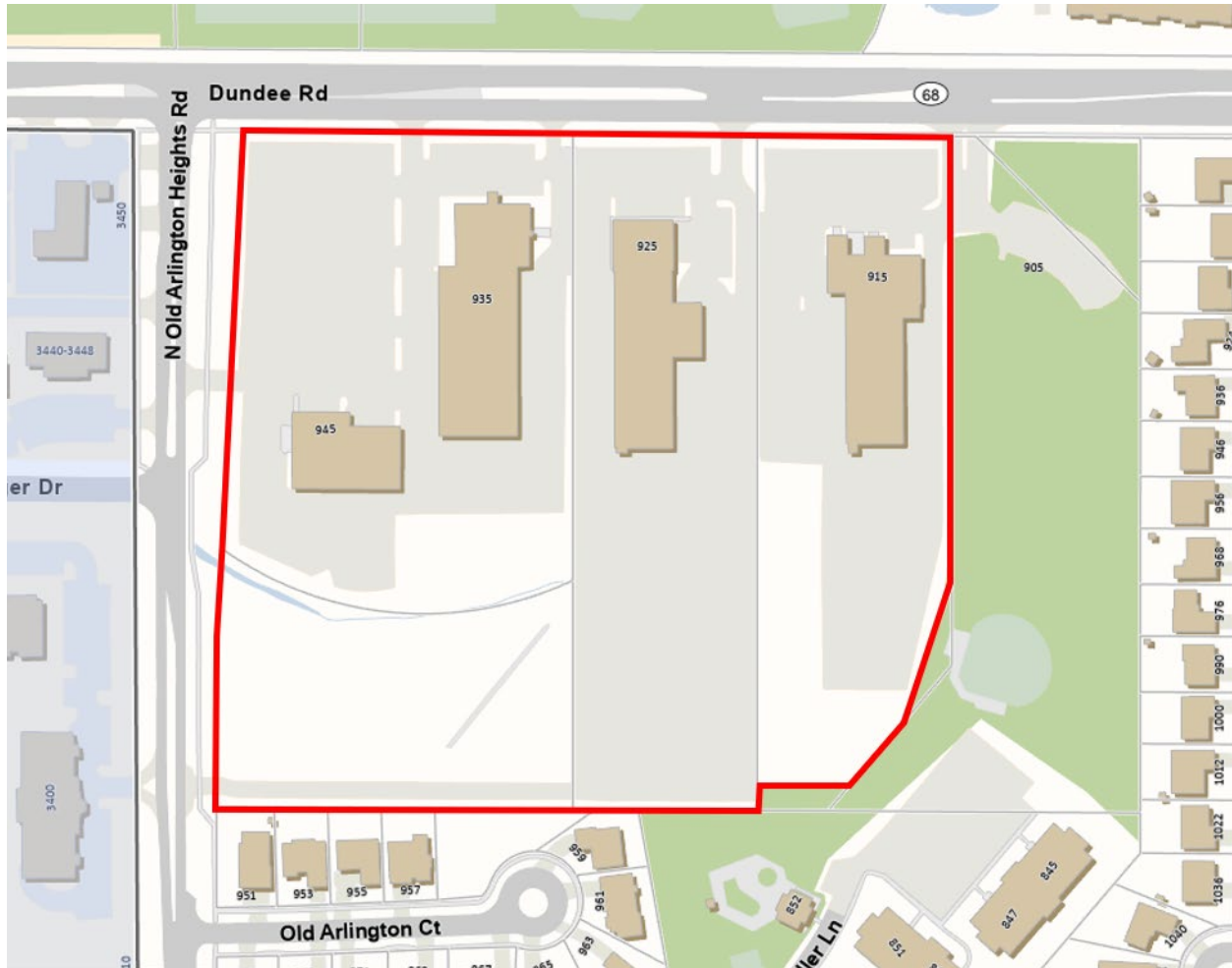
Name: _____

Title: _____

Exhibits

Exhibit A - Legal Description of Property
Exhibit B – Site Plan
Exhibit C – Retail Completion Guaranty
Exhibit D – Estimated Total Project Costs and Projected Eligible Expenses
Exhibit E – TIF Funding Escrow
Exhibit F – Primary Developer Note
Exhibit G – Intentionally omitted
Exhibit H – Subordinate Developer Note
Exhibit I – Certification Request – Redevelopment Project Costs
Exhibit J - Development Improvement Agreement
Exhibit K – Funding Certification
Exhibit L – Certificate of Substantial Completion

EXHIBIT A

MapAddress

915-945 Dundee Road, Buffalo Grove, IL

Legal Description

PARCEL 1:

LOT 1 IN THE RESUBDIVISION RECORDED JANUARY 31, 1980 AS DOCUMENT 25344703, BEING A RESUBDIVISION OF LOT 1 IN GRAND SPAULDING DODGE SUBDIVISION RECORDED DECEMBER 17, 1976 AS DOCUMENT 23752075, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 1 IN CHRYSLER REALTY SUBDIVISION, A RESUBDIVISION OF PART OF AN UNNUMBERED LOT IN GRAND SPAULDING DODGE SUBDIVISION, RECORDED MAY 25, 1988 AS DOCUMENT NUMBER 88224282, IN THE WEST 1/2 OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF BUFFALO GROVE, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 2 IN THE RESUBDIVISION RECORDED JANUARY 31, 1980 AS DOCUMENT 25344703, BEING A RESUBDIVISION OF LOT 1 IN GRAND SPAULDING DODGE SUBDIVISION, RECORDED DECEMBER 17, 1976 AS DOCUMENT 23752075, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THAT PART OF THE WEST 1/2 OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A ONE INCH OUTSIDE DIAMETER IRON PIPE MARKING THE NORTHEAST CORNER OF LOT 1 IN CHRYSLER REALTY SUBDIVISION, A SUBDIVISION RECORDED MAY 25, 1988 AS DOCUMENT NUMBER 88224282; THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG THE NORTH LINE OF SAID LOT 1 AS MONUMENTED, BEING A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 430.00 FEET, A CHORD BEARING OF NORTH 84 DEGREES 55 MINUTES 06 SECONDS WEST, A CHORD LENGTH OF 429.89 FEET, AN ARC LENGTH OF 450.17 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, SAID NORTHWEST CORNER BEING ON THE EASTERLY LINE OF OLD ARLINGTON HEIGHTS ROAD AS DEDICATED BY DOCUMENT 21043975; THENCE NORTH 02 DEGREES 44 MINUTES 55 SECONDS EAST ALONG SAID EASTERLY LINE, 507.47 FEET TO THE SOUTH LINE OF EAST DUNDEE ROAD AS DEDICATED BY DOCUMENT 21043975; THENCE SOUTH 89 DEGREES 36 MINUTES 43 SECONDS EAST ALONG SAID SOUTH LINE, 402.65 FEET TO THE NORTHWEST CORNER OF LOT 1 IN THE RESUBDIVISION OF LOT 1 IN GRAND-SPAULDING DODGE, ACCORDING TO SAID PLAT OF RESUBDIVISION RECORDED JANUARY 31, 1980 AS DOCUMENT 25344703; THENCE SOUTH 00 DEGREES 07 MINUTES 47 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 542.24 FEET TO THE POINT OF BEGINNING; IN COOK COUNTY, ILLINOIS.

PINS: 03-08-101-020, 03-08-101-021, 03-08-101-025, & 03-08-101-028

EXHIBIT B

Plan Set



PROPOSED BISON CROSSING BUFFALO GROVE DEVELOPMENT

Shorewood Development Group is developing the proposed Lot 1 (+/- 5.611 acres) with a +/- 50,354 square foot Tesla occupied Sales, Service and Delivery Center (SSD). Every Tesla is delivered and serviced through one of these SSD Centers. This state-of-the-art facility will provide full sales, service and charging capabilities at this location. The expanded parking lot will make this a regional destination.

Lot 2 (+/- 4.891 acres) is planned to be re-subdivided into two parcels upon final determination of end users.

Lot 3 (+/- 5.688 acres) is for residential use.



PROPOSED BISON CROSSING BUFFALO GROVE DEVELOPMENT

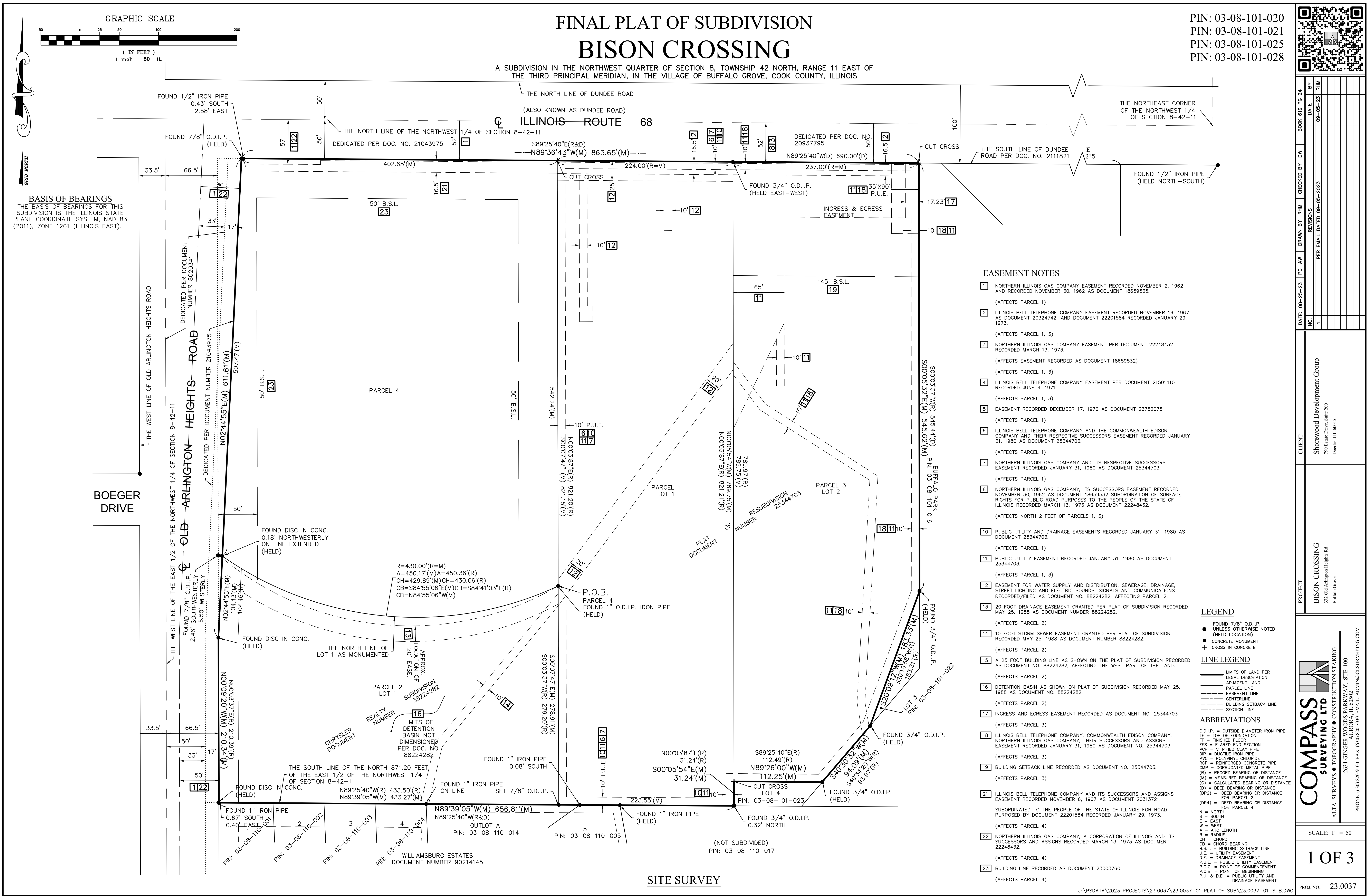
Shorewood Development Group is developing the proposed Lot 1 (+/- 5.611 acres) with a +/- 50,354 square foot Tesla occupied Sales, Service and Delivery Center (SSD).

Note the following for the SSD facility:

- Store Hours
 - Monday (10:00 am – 8:00 pm)
 - Tuesday (10:00 am – 8:00 pm)
 - Wednesday (10:00 am – 8:00 pm)
 - Thursday (10:00 am – 8:00 pm)
 - Friday (10:00 am – 8:00 pm)
 - Saturday (10:00 am - 8:00 pm)
 - Sunday (CLOSED)
- Service Hours
 - Monday (10:00 am – 5:00 pm)
 - Tuesday (10:00 am – 5:00 pm)
 - Wednesday (10:00 am – 5:00 pm)
 - Thursday (10:00 am – 5:00 pm)
 - Friday (10:00 am – 5:00 pm)
 - Saturday (10:00 am - 5:00 pm)
 - Sunday (CLOSED)
- Number of Staff (20 – 22)
- Charging Stations (4 superchargers and 19 wall chargers)
- Typical number of cars stored on lot (15 loaners, 6 demo, 20 service, 40 delivery)
- Delivery Route. The car hauler delivery location is on the east side of the property at the enlarged designated loading area (198' x 18'). See truck turn exhibit for reference.

Lot 2 (+/- 4.891 acres) is planned to be re-subdivided into two parcels upon final determination of end users.

Lot 3 (+/- 5.688 acres) is for residential use.

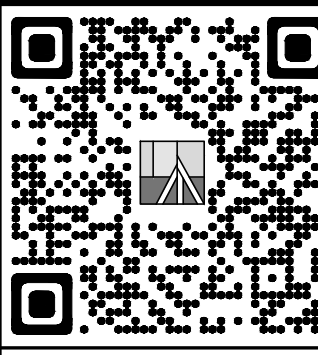


BISON CROSSING

A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11 EAST OF
THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF BUFFALO GROVE, COOK COUNTY, ILLINOIS



1 inch = 50 ft



NO.	DATE: 08-25-23	PC AW	DRAWN BY	REVISIONS	CHECKED BY	DW	BY
1.				PER EMAIL DATED 09-05-2023			BOOK 619 PG 24.

PROJECT	CLIENT
BISON CROSSING 333 Old Arlington Heights Rd Buffalo Grove	Shorewood Development Group 799 Evans Drive, Suite 200 Deerfield IL 60015

COMPASS
SURVEYING LTD

ALTA SURVEY'S • TOPOGRAPHY • CONSTRUCTION STAKING

2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502

PHONE: (630) 820-9100 FAX: (630) 820-9730 EMAIL: ADMIN@CISURVEYING.COM

SCALE: 1" = 50'

2 OF 3

PROJ. NO.: 23.0037

Attachment: RDA Exhibits (O-2024-12 : Ordinance Approving a Redevelopment Agreement for the Bison Crossing)

AREA SUMMARY

GROSS AREA: 705,196 SQUARE FEET OR 16.189 ACRES
R.O.W. DEDICATION: 0 SQUARE FEET OR 0 ACRES

NET AREA: 705,196 SQUARE FEET OR 16.189 ACRES
(TO HEAVY LINES)
(BASED ON MEASURED VALUES)

BOEGER
DRIVE

~~Q - OLD - ARLINGTON - HEIGHTS - ROAD~~

LOT 2

213,039 SQUARE FEET
OR
4.891 ACRES

LOT

244,409 SQUARE FEET
OR
5.611 ACRES

LOT 3

247,748 SQUARE
OR
5.688 ACRES

LOCATION OF
20' EASE.

16
LIMITS OF
DETENTION
BASIN NO
DIMENSION
R DOC.
3822428

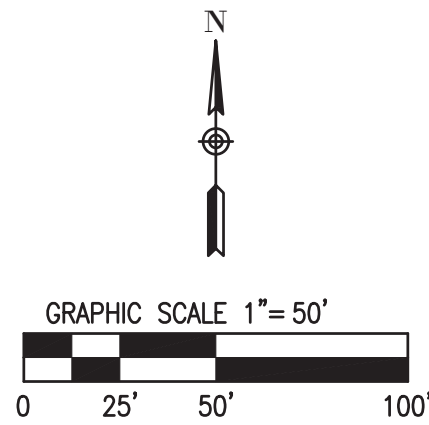
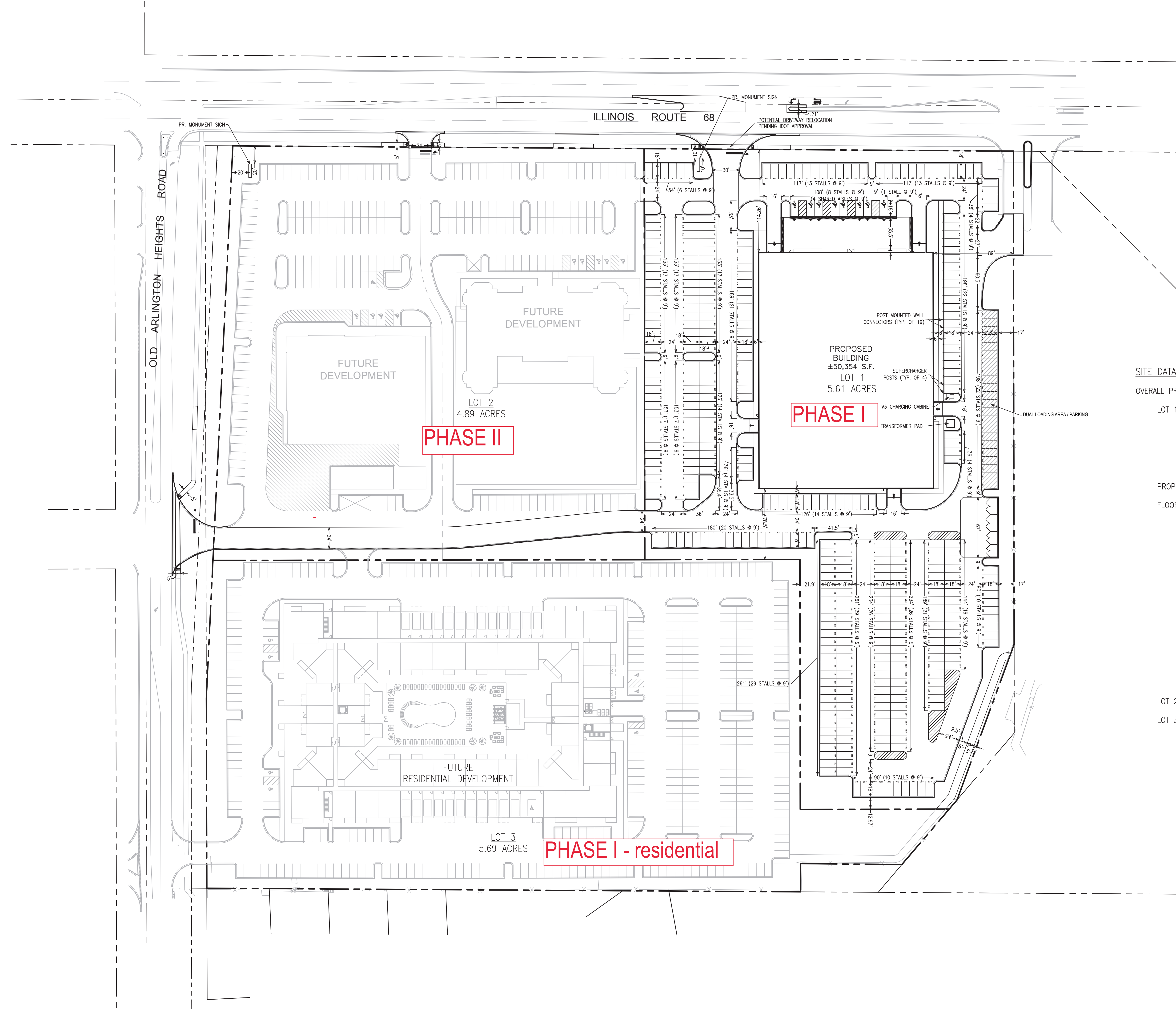
OUTLOT A

WILLIAMSBURG ESTATES
DOCUMENT NUMBER 9021414

LOT DETAIL

(NOT SUBDIVIDED)

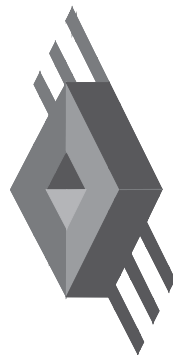
J:\PSDATA\2023 PROJECTS\23.0037\23.0037-01 PLAT OF SUB\23.0037-01-SUB.DWG



SITE DATA TABLE:

OVERALL PROPERTY AREA	16.19 ACRES
LOT 1	5.61 ACRES
IMPERVIOUS AREA: (85.0%)	4.77 ACRES
PERVIOUS AREA: (15.0%)	0.84 ACRES
PROPOSED BUILDING AREA:	50,354 SQ. FT.
FLOOR AREA RATIO:	0.20
TOTAL CAR PARKING PROVIDED:	418 STALLS
STANDARD PARKING:	352 STALLS
HANDICAP ACCESSIBLE PARKING:	8 STALLS
DEALERSHIP STORAGE PARKING:	58 STALLS
HANDICAP ACCESSIBLE PARKING REQUIRED PER 352 STANDARD STALLS:	8 STALLS
PER SECTION:	
TOTAL SECTION A PARKING:	35 STALLS
TOTAL SECTION B PARKING:	62 STALLS
TOTAL SECTION C PARKING:	191 STALLS
TOTAL SECTION D PARKING:	130 STALLS
LOT 2	4.89 ACRES
LOT 3	5.69 ACRES

G850		SITE PLAN		11 PER VILLAGE	9/21/23	9.c.d
1" = 50'		BISON CROSSING		10 PER CLIENT	9/19/23	
SP-1		SHOREWOOD DEVELOPMENT GROUP LLC		9 PZC SUBMITTAL	9/5/23	
		BUFFALO GROVE, ILLINOIS		8 CLIENT REVIEW	9/17/23	
				7 CLIENT REVIEW	8/10/23	
				6 CLIENT REVIEW	8/2/23	
				1 CLIENT REVIEW	6/23/23	
				No.	Date	Description



JACOB & HEFNER
ASSOCIATES

1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com



SITE IMPROVEMENT PLANS

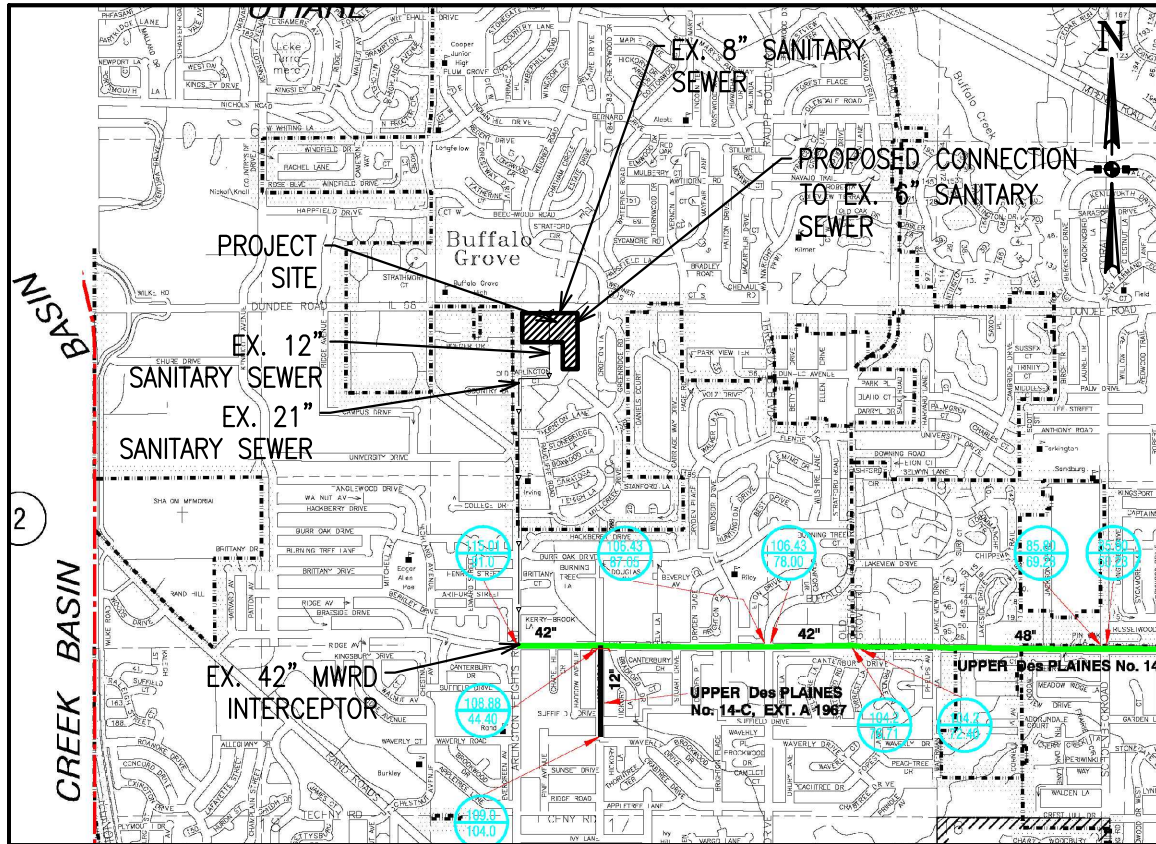
FOR

BISON CROSSING

915 W. DUNDEE ROAD
BUFFALO GROVE, ILLINOIS

SHOREWOOD DEVELOPMENT GROUP

PROPOSED	DESCRIPTION	EXISTING
	STORM SEWER	
	WATER MAIN (WITH SIZE)	
	SANITARY SEWER	
	FORCE MAIN	
	UNDERGROUND ELECTRIC	
	OVERHEAD ELECTRIC	
	UNDERGROUND TELEPHONE	
	UNDERGROUND GAS	
	CONTOUR	
	HIGH/NORMAL WATER LEVEL	
	SILT FENCE	
	RIGHT-OF-WAY	
	CURB	
	DEPRESSED CURB FOR RAMP/DRIVEWAY	
	REVERSE PITCH CURB	
	FENCE LINE	
	GUARD RAIL	
	SANITARY MANHOLE	
	STORM MANHOLE	
	STORM INLET	
	STORM CATCH BASIN	
	CLEAN OUT	
	FIRE HYDRANT	
	GATE VALVE AND VAULT	
	STREET LIGHT	
	STREET LIGHT WITH MAST	
	TRANSFORMER	
	UTILITY POLE	
	SIGN	
	DRAINAGE DIRECTION	
	OVERFLOW ROUTE	
	SPOT GRADE	
	FINISHED FLOOR	
	TOP OF FOUNDATION	
	GROUND	
	EDGE OF PAVEMENT	
	BACK/TOP OF CURB	
	TOP OF SIDEWALK	
	TOP OF RETAINING WALL	
	BOTTOM OF RETAINING WALL	
	RIM FOR STRUCTURES	
	RISER FOR SANITARY SERVICE	
	INVERT FOR SEWERS	



LOCATION AND MWRD SEWER ROUTING MAP
1" = 3000'

SURVEY REFERENCE NOTE:

EXISTING CONDITIONS AND TOPOGRAPHY ARE SHOWN PER "TOPOGRAPHIC SURVEY," DATED MARCH 20, 2023 AS PREPARED BY COMPASS SURVEYING LTD.

CONTRACTOR SHALL FIELD VERIFY EXISTING SITE CONDITIONS AND ELEVATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES OR OMISSIONS.

BASIS OF BEARINGS:
NAD 83 ILLINOIS STATE PLANE COORDINATES, ZONE 1201 (ILLINOIS EAST)

BASIS OF ELEVATION:
ELEVATIONS ARE REFERENCED TO NAVD-88

BENCHMARKS AND LOCATIONS:

REFERENCE BENCHMARK:

VILLAGE OF BUFFALO GROVE CONTROL BENCHMARK, STATION NAME VBG BM 74. BRASS MONUMENT SET IN CONCRETE, 28' WEST OF THE CENTERLINE OF RADCLIFFE ROAD AND 27' NORTH OF THE CENTERLINE OF LEHIGH LANE, 2.5' WEST OF THE WEST EDGE OF THE SIDEWALK ON THE WEST SIDE OF RADCLIFFE ROAD.

ELEVATION=694.71 (NAVD88)

SITE BENCHMARKS:

SITE BENCHMARK #1: SOUTHEAST BONNET BOLT ON 1ST FIRE HYDRANT NORTH OF SOUTH WEST ENTRANCE ONTO PROPERTY ALONG THE EAST SIDE OF ARLINGTON HEIGHTS ROAD.

ELEVATION=701.15

SITE BENCHMARK #2: NORTHEAST BONNET BOLT ON 1ST FIRE HYDRANT NORTH OF MIDDLE ENTRANCE ONTO PROPERTY ALONG THE EAST SIDE OF ARLINGTON HEIGHTS ROAD.

ELEVATION=706.19

SITE BENCHMARK #3: NORTHEAST BONNET BOLT ON FIRE HYDRANT NEAR 2ND ENTRANCE EAST OF THE INTERSECTION OF ARLINGTON HEIGHTS ROAD AND DUNDEE ROAD ALONG THE SOUTH SIDE OF DUNDEE ROAD NEAR MIDDLE OF NORTHERLY PROPERTY LINE.

ELEVATION=700.06

SITE BENCHMARK #4: NORTHWEST BONNET BOLT ON FIRE HYDRANT NEAR THE NORTHEAST MOST ENTRANCE ONTO PROPERTY ALONG THE SOUTH SIDE OF DUNDEE ROAD.

ELEVATION=700.43

DRAWING INDEX

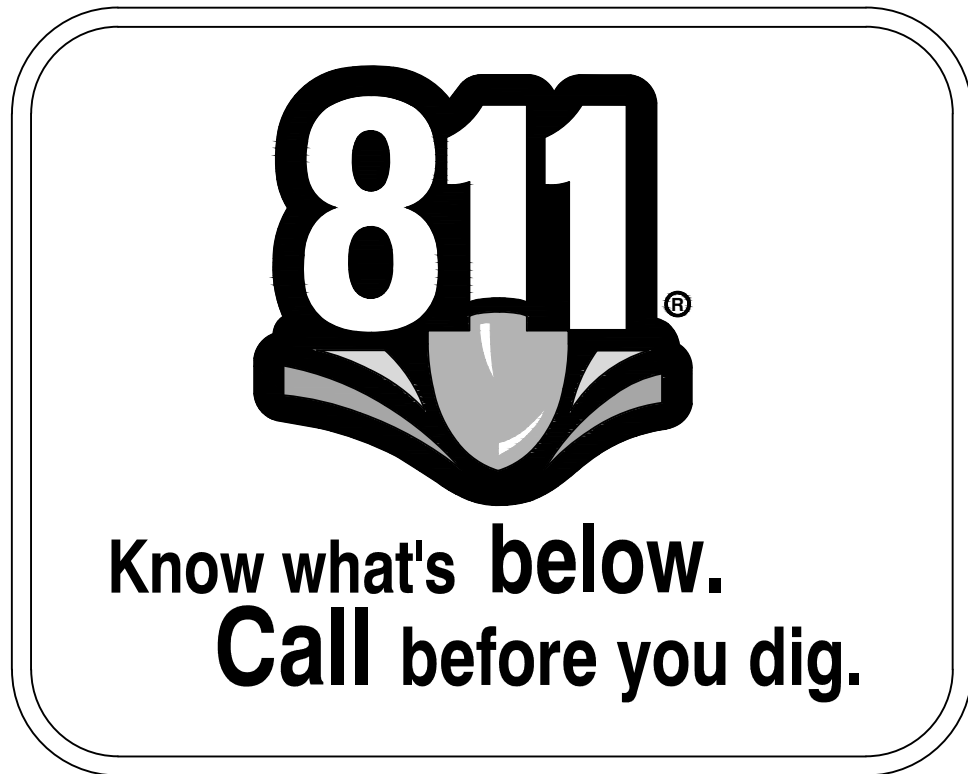
SHEET	TITLE
C1	COVER SHEET
C2	OVERALL SITE PLAN
C3.0-C3.1	EXISTING CONDITIONS AND DEMOLITION PLAN
C4.0-C4.1	DIMENSIONAL CONTROL AND PAVING PLAN
C5.0-C5.1	GRADING PLAN
C6.0-C6.1	UTILITY PLAN
C7.0-C7.1	EROSION CONTROL PLAN
C8.0-C8.1	STORMWATER POLLUTION PREVENTION PLAN
C9.0-C9.4	DETAILS
C10	GENERAL NOTES AND SPECIFICATIONS
C11	MWRD GENERAL NOTES AND SPECIFICATIONS
C12	MWRD DRAINAGE EXHIBIT

CONTACTS

CIVIL ENGINEER
JACOB & HEFNER ASSOCIATES, INC
1333 BUTTERFIELD ROAD, SUITE 300
DOWNERS GROVE, IL 60515
CONTACT: RYAN J. BLOCKER, P.E.
RBLOCKER@JACOBANDHEFNER.COM
(630) 652-4630

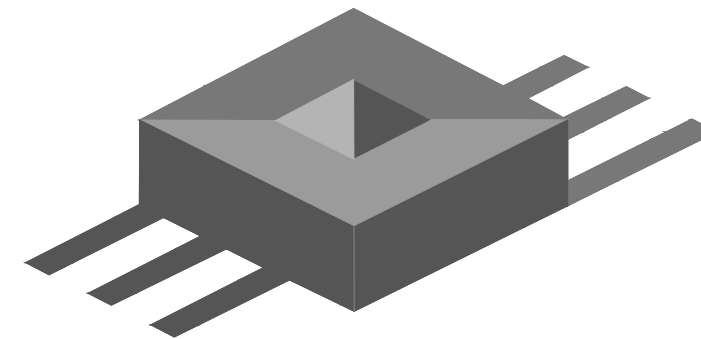
DEVELOPER
SHOREWOOD DEVELOPMENT GROUP
860 MILWAUKEE AVENUE, SUITE 100
BUFFALO GROVE, IL 60089
CONTACT: DAN ANGSPATT
DAN@SHOREWOODDEVELOPMENTGROUP.COM
(224) 532-2403

SURVEYOR
COMPASS SURVEYING LTD
2631 GINGER WOODS PARKWAY, SUITE 100
AURORA, IL 60502
CONTACT: DANIEL WALTER
DWALTER@CLSURVEYING.COM
(630) 820-9100



Municipality: BUFFALO GROVE
County: COOK
Section: 8
Township: 42N
Range: 11E

NO.	DESCRIPTION	DATE
1	PZC SUBMITTAL	9/5/23
REVISIONS		



JACOB & HEFNER

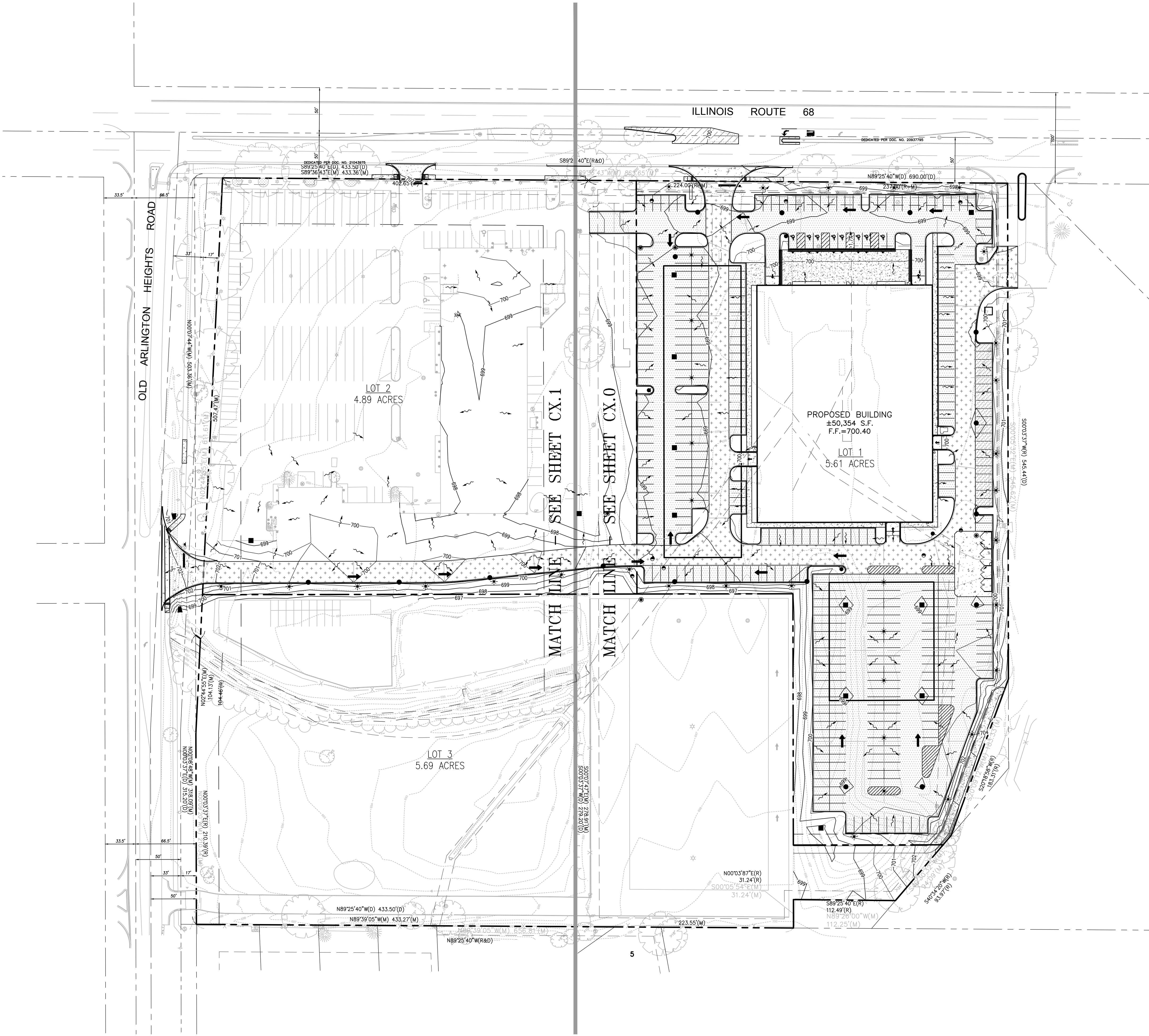
ASSOCIATES

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www.jacobandhefner.com

FOR REVIEW PURPOSES ONLY

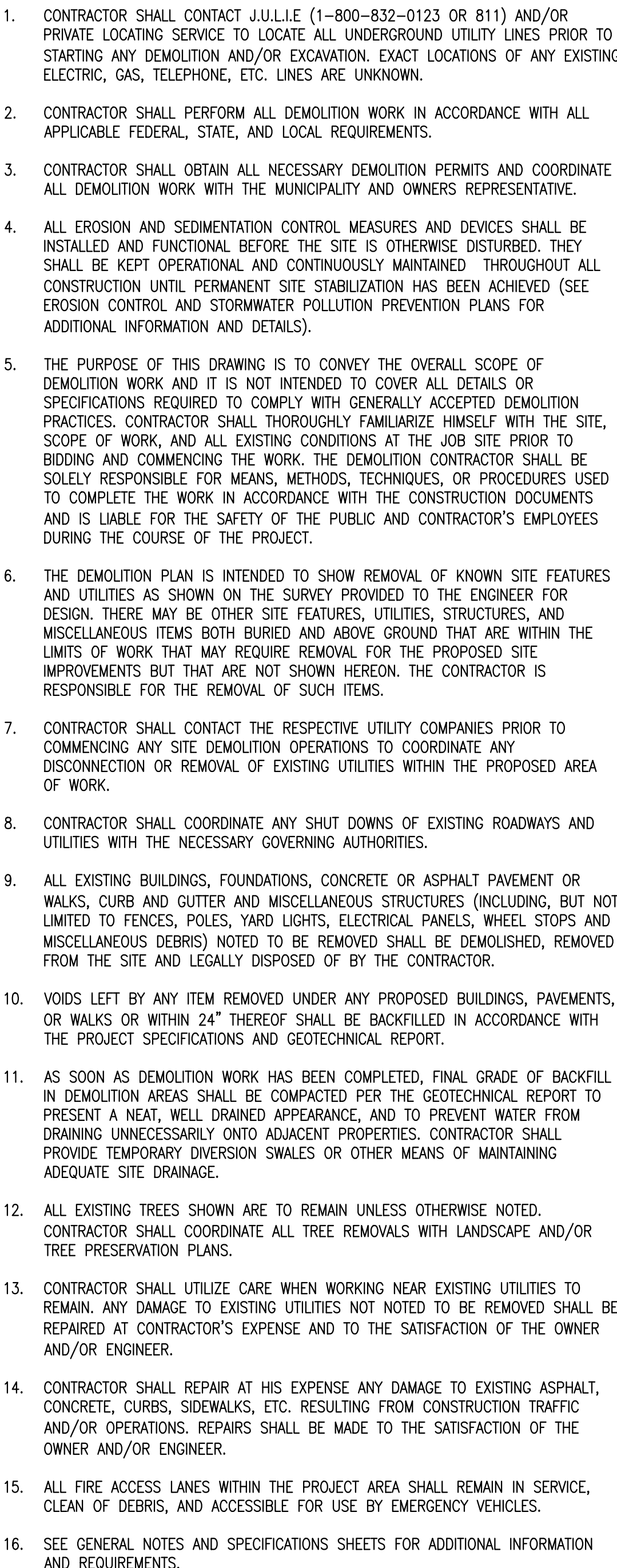


- PAVEMENT HATCH LEGEND:
- ASPHALT PAVEMENT
 - HEAVY DUTY ASPHALT PAVEMENT
 - HEAVY DUTY CONCRETE PAVEMENT
 - CONCRETE SIDEWALK
 - ROADWAY PAVEMENT

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		JACOB & HEFNER ASSOCIATES 1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515 PHONE: (630) 652-4600, FAX: (630) 652-4601 www.jacobandhefner.com		OVERALL SITE PLAN					
				BISON CROSSING					
				SHOREWOOD DEVELOPMENT GROUP					
				BUFFALO GROVE, ILLINOIS					
G850				1	PZC SUBMITTAL	9/5/23			
1" = 50'				No.	Description	Date			
C2									



MATCH LINE - SEE SHEET C3.1

EXISTING CONDITIONS AND DEMOLITION PLAN

BISON CROSSING

BUFFALO GROVE, ILLINOIS

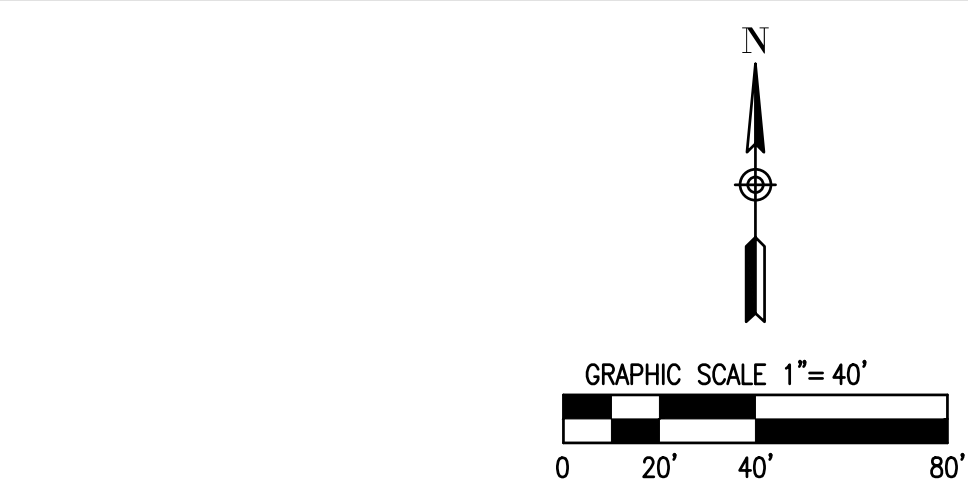
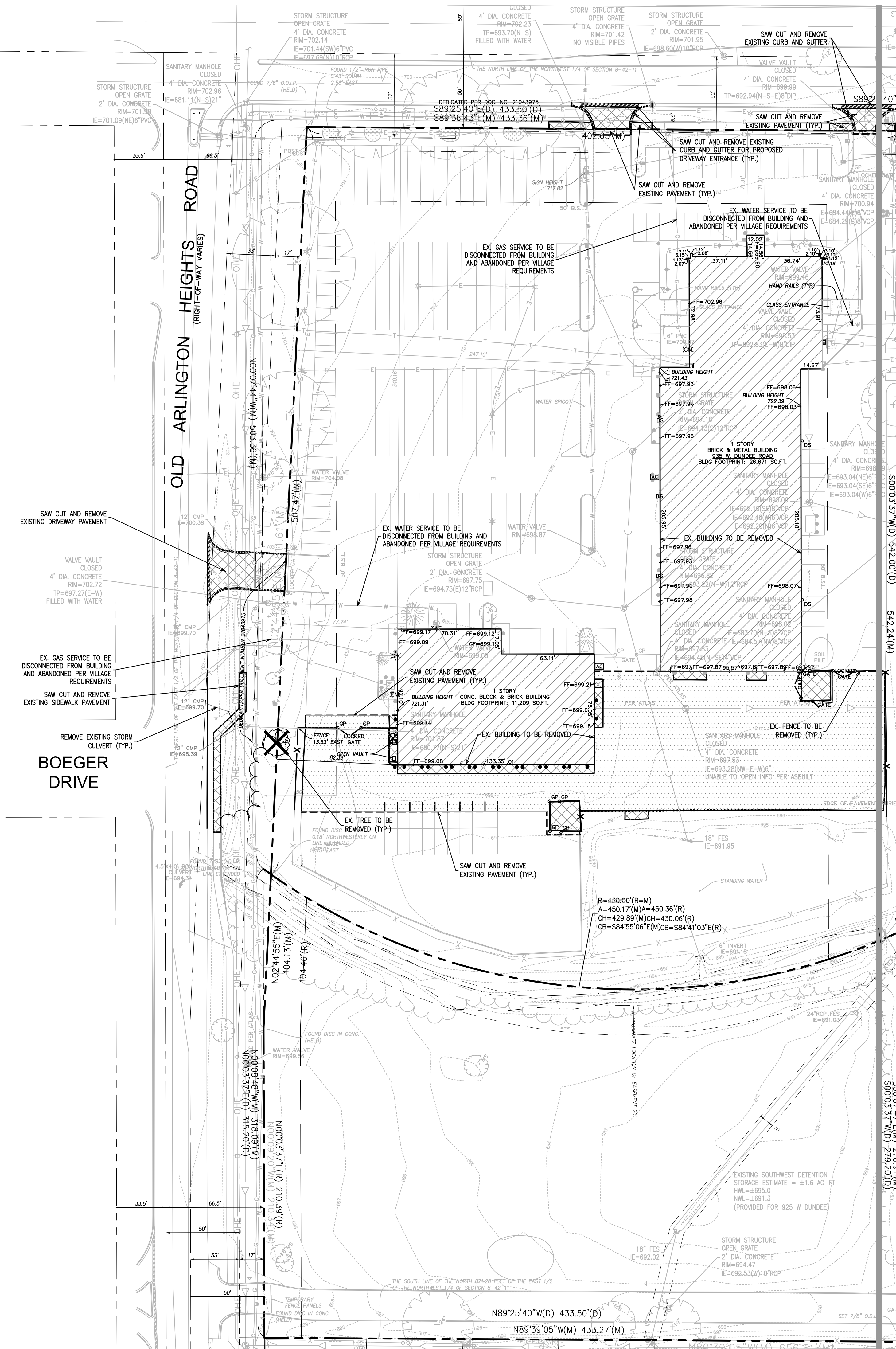
JACOB & HEFNER
ASSOCIATES

333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
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www.jacobandhelfner.com

G850

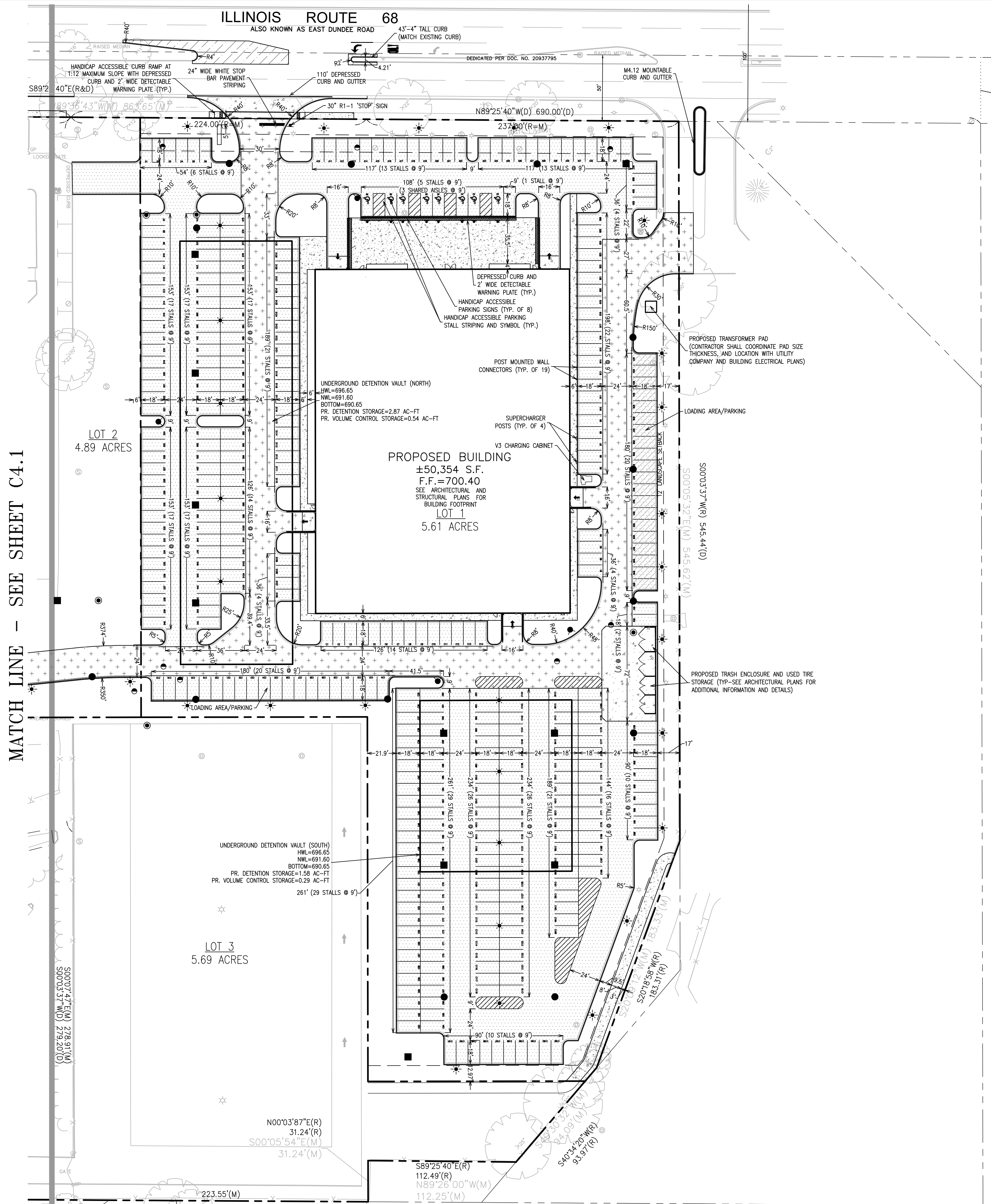
$$1'' = 40'$$

C3.0



<u>DEMOLITION LEGEND</u>	
	EXISTING TREE TO BE REMOVED
	EXISTING ASPHALT PAVEMENT TO BE REMOVED
	EXISTING CONCRETE PAVEMENT TO BE REMOVED
	EXISTING BUILDING TO BE REMOVED
	EXISTING WATERMAIN TO BE REMOVED
	EXISTING SANITARY SEWER TO BE REMOVED
	EXISTING STORM SEWER TO BE REMOVED
	EXISTING UNDERGROUND ELECTRIC LINES TO BE REMOVED
	EXISTING GAS LINES TO BE REMOVED
	EXISTING TELEPHONE LINES TO BE REMOVED
<u>DEMOLITION NOTES:</u>	
SEE SHEET C3.0 FOR ALL DEMOLITION NOTES	

C3.1	1" = 40'	G850	 JACOB & HEFNER ASSOCIATES 1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515 PHONE: (630) 652-4600, FAX: (630) 652-4601 www.jacobandhefner.com	EXISTING CONDITIONS AND DEMOLITION PLAN					
				BISON CROSSING					
				SHOREWOOD DEVELOPMENT GROUP					
				BUFFALO GROVE, ILLINOIS					
							No.	Description	Date
						1	PZC SUBMITTAL	9/5/23	



MATCH LINE - SEE SHEET C4.1

PAVEMENT HATCH LEGEND:

- | | |
|---|--|
|  | <p>ASPHALT PAVEMENT</p> <p>2" HMA SURFACE COURSE, MIX D, N50</p> <p>2-1/4" HMA BINDER COURSE, IL 19.0, N50</p> <p>8" CA-6 CRUSHED STONE</p> <p>COMPACTED SUBGRADE, 95% MODIFIED PROCTOR</p> |
|  | <p>HEAVY DUTY ASPHALT PAVEMENT</p> <p>2" HMA SURFACE COURSE, MIX D, N50</p> <p>3" HMA BINDER COURSE, IL 19.0, N50</p> <p>10" CA-6 CRUSHED STONE</p> <p>COMPACTED SUBGRADE, 95% MODIFIED PROCTOR</p> |
|  | <p>HEAVY DUTY CONCRETE PAVEMENT</p> <p>8" PORTLAND CEMENT CONCRETE</p> <p>4,000 PSI, A/E</p> <p>4" CA-6 CRUSHED STONE</p> <p>COMPACTED SUBGRADE, 95% MODIFIED PROCTOR</p> |
|  | <p>CONCRETE SIDEWALK</p> <p>5" PORTLAND CEMENT CONCRETE</p> <p>4,000 PSI, A/E</p> <p>4" CA-6 CRUSHED STONE</p> <p>COMPACTED SUBGRADE, 95% MODIFIED PROCTOR</p> |
|  | <p>ROADWAY PAVEMENT</p> <p>MATCH EXISTING PAVEMENT SECTION</p> |

CURB LEGEND:

- | | |
|---|-------------------------------------|
| | B6.12 CURB AND GUTTER |
|  | REVERSE PITCH B6.12 CURB AND GUTTER |
|  | DEPRESSED CURB AND GUTTER |

GEOMETRIC NOTES:

1. ALL DIMENSIONS ARE MEASURED FROM FACE OF CURB OR CENTER OF PAVEMENT MARKING UNLESS OTHERWISE NOTED.
2. ALL CURB RADII ARE 4.5" UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL COORDINATE ALL SITE IMPROVEMENTS WITH ARCHITECTURAL PLANS.
4. ALL PROPOSED PAVEMENT MARKINGS SHALL BE 4" UNLESS OTHERWISE NOTED. PAVEMENT MARKINGS SHALL CONFORM TO ARTICLE 1095.02 OF THE I.D.O.T. STANDARD SPECIFICATIONS.
5. BUILDING DIMENSIONS AND DOORWAY LOCATIONS ARE SHOWN FOR REFERENCE ONLY. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
6. CONTRACTOR SHALL REPAIR AT HIS EXPENSE ANY DAMAGE TO EXISTING ASPHALT, CONCRETE, CURBS, SIDEWALKS, ETC. RESULTING FROM CONSTRUCTION TRAFFIC AND/OR OPERATIONS. REPAIRS SHALL BE MADE TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
7. SEE LANDSCAPE PLANS FOR PROPOSED TREE AND PLANTING REQUIREMENTS.
8. SEE GENERAL NOTES AND SPECIFICATIONS SHEET FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

DIMENSIONAL CONTROL AND PAVING PLAN

BISON CROSSING

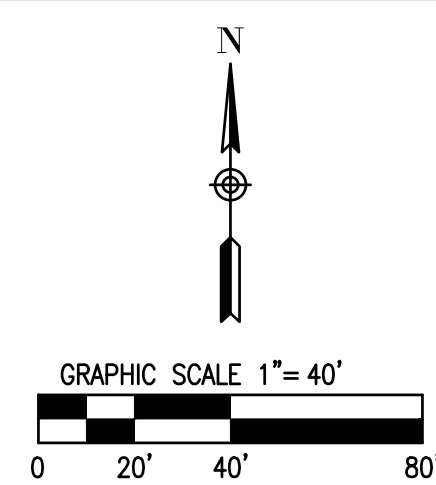
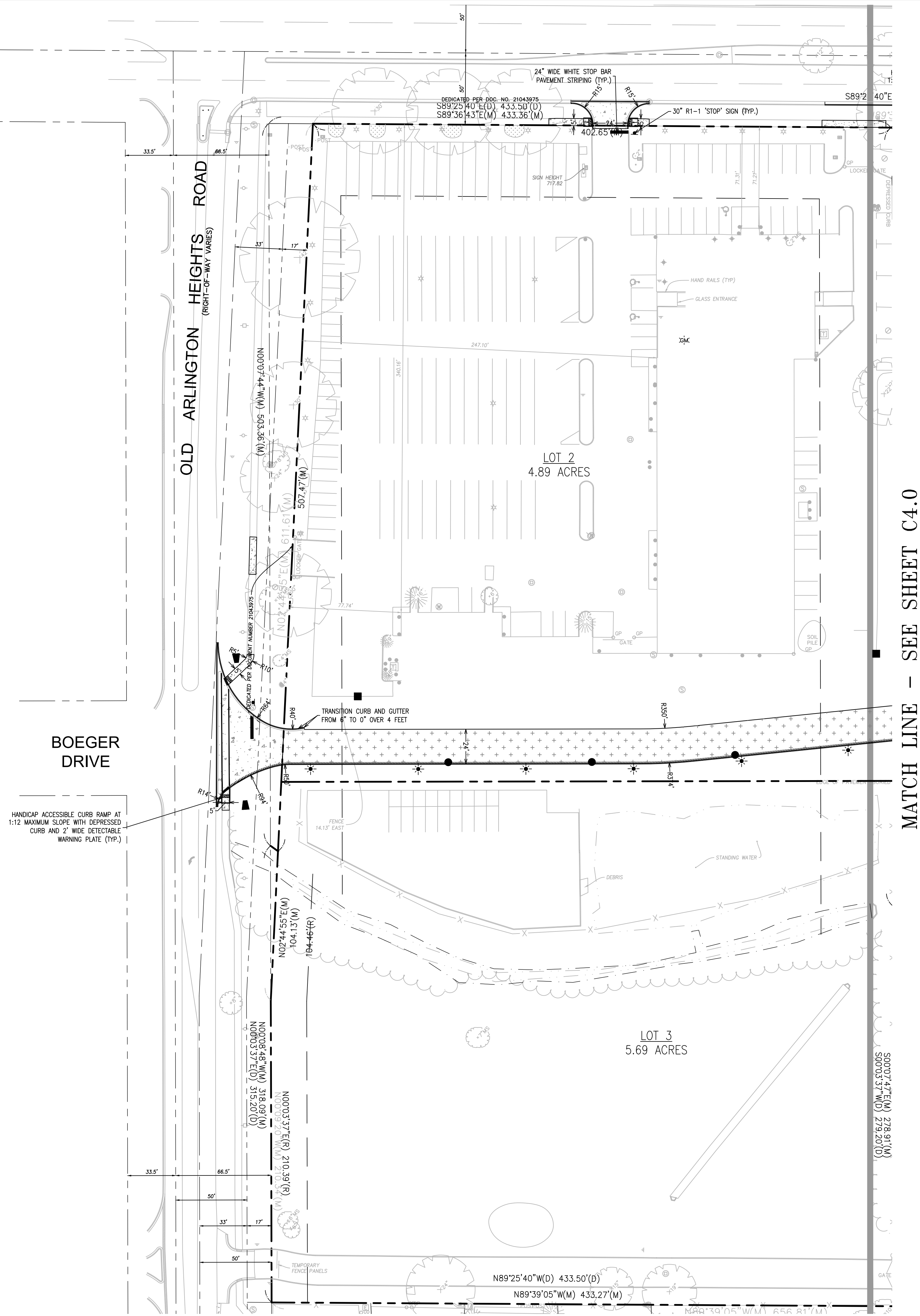
BUFFALO GROVE, ILLINOIS

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Attachment: RDA Exhibits (O-2024-12 : Ordinance Approving a Redevelopment Agreement for the Bison Crossing)

[illegible]



PAVEMENT HATCH LEGEND:

ASPHALT PAVEMENT
2" HMA SURFACE COURSE, MIX D, N50
2-1/4" HMA BINDER COURSE, IL 19.0, N50
8" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

HEAVY DUTY ASPHALT PAVEMENT
2" HMA SURFACE COURSE, MIX D, N50
3" HMA BINDER COURSE, IL 19.0, N50
10" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

HEAVY DUTY CONCRETE PAVEMENT
8" PORTLAND CEMENT CONCRETE
4,000 PSI, A/E
4" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

CONCRETE SIDEWALK
5" PORTLAND CEMENT CONCRETE
4,000 PSI, A/E
4" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

ROADWAY PAVEMENT
MATCH EXISTING PAVEMENT SECTION

CURB LEGEND:

B6.12 CURB AND GUTTER

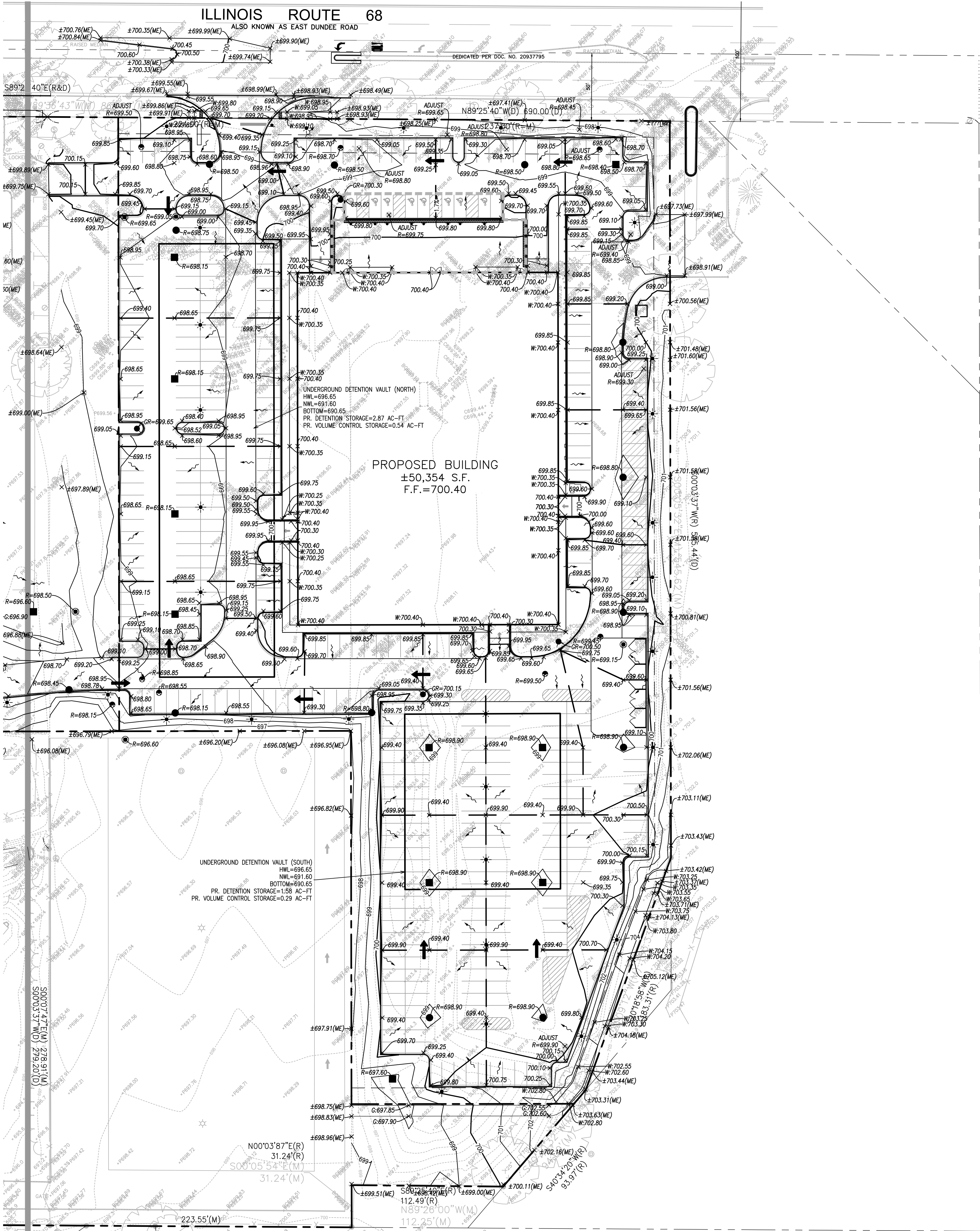
REVERSE PITCH B6.12 CURB AND GUTTER

DEPRESSED CURB AND GUTTER

GEOMETRIC NOTES:
SEE SHEET C4.0 FOR ALL GEOMETRIC NOTES.

	C4.1	1" = 40'	G850	 JACOB & HEFNER ASSOCIATES 1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515 PHONE: (630) 652-4600, FAX: (630) 652-4601 www.jacobandhefner.com	DIMENSIONAL CONTROL AND PAVING PLAN BISON CROSSING SHOREWOOD DEVELOPMENT GROUP BUFFALO GROVE, ILLINOIS	No.	Description	Date
						1	PZC SUBMITTAL	9/5/23

MATCH LINE - SEE SHEET C5.1



GRADING LEGEND:

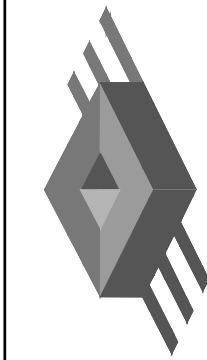
EXISTING CONTOUR	---
EXISTING SPOT ELEVATION	XXXXXX
PROPOSED CONTOUR	---
PROPOSED SPOT ELEVATION	XXXXXX
PROPOSED GROUND/FINISHED GRADE ELEVATION	XXXXXX
PROPOSED TOP OF SIDEWALK ELEVATION	XXXXXX
PROPOSED CURB CUT ELEVATION	CC=XXXXXX
PROPOSED RIM ELEVATION	R=XXXXXX
MATCH EXISTING ELEVATION	XXXXXX(ME)
PROPOSED TOP OF WALL ELEVATION	T/WALL=XXXXXX
PROPOSED FINISHED GRADE AT TOP OF WALL	T/WALL=XXXXXX(FG)
PROPOSED BOTTOM OF WALL ELEVATION	B/WALL=XXXXXX
PROPOSED DRAINAGE DIVIDE	---
DRAINAGE DIRECTION	---
OVERFLOW ROUTE	---

GRADING NOTES:

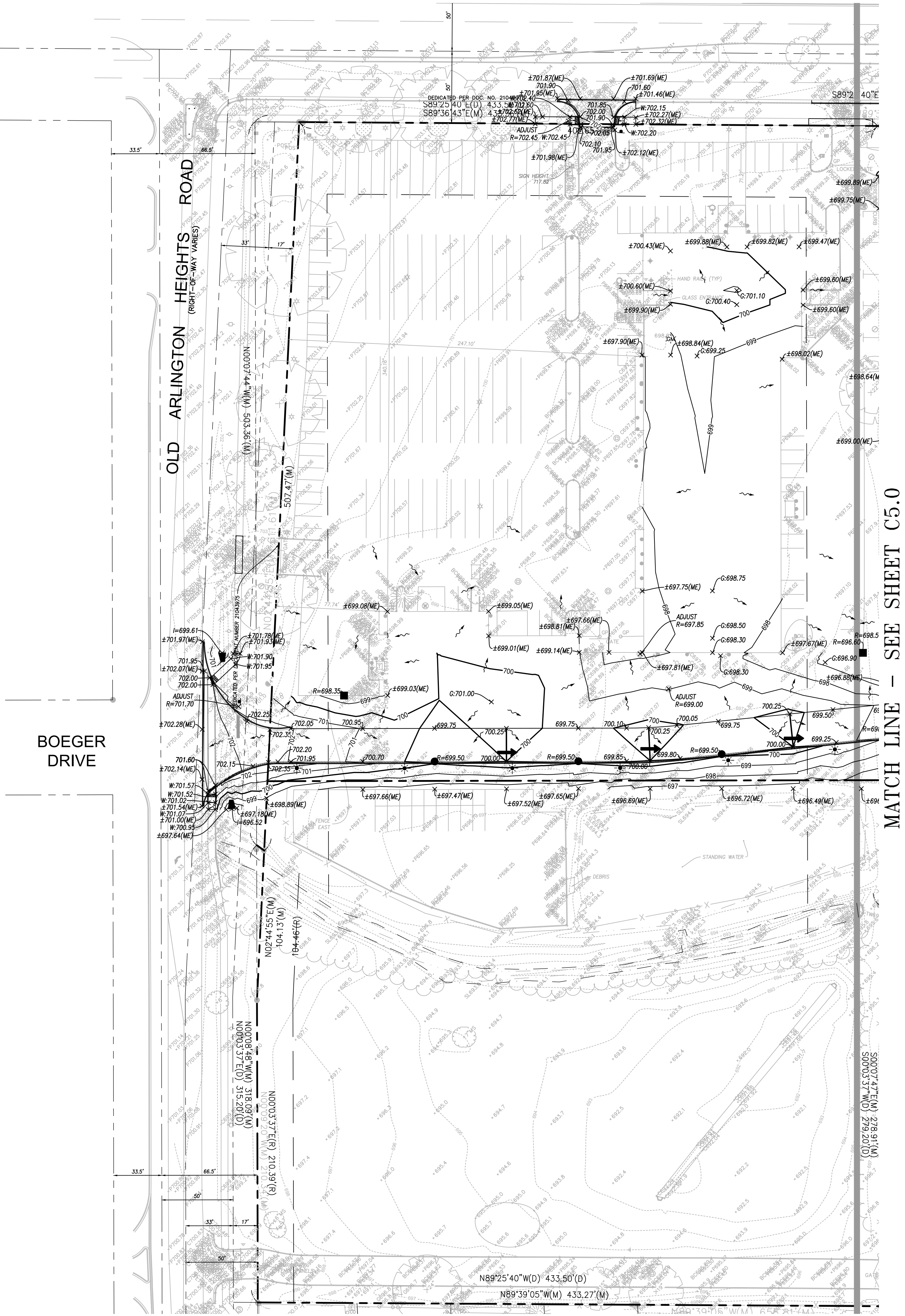
- ALL PROPOSED SPOT ELEVATIONS ARE TOP OF PAVEMENT OR FINISHED GRADE ELEVATIONS UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO COMMENCEMENT OF SITE GRADING OPERATIONS.
- ALL PROPOSED GRADING, PAVEMENT, APRONS, CURBS, SIDEWALKS, ETC. SHALL MATCH EXISTING GRADES FLUSH.
- MAXIMUM CROSS SLOPES AND LONGITUDINAL SLOPES FOR ALL CONCRETE SIDEWALKS AND HANDICAP ACCESSIBLE ROUTES SHALL NOT EXCEED 2% AND 5%, RESPECTIVELY.
- MAXIMUM SLOPES WITHIN THE HANDICAP ACCESSIBLE PARKING AREAS AND ACCESSIBLE ROUTE TO THE BUILDING SHALL NOT EXCEED 2% IN ANY DIRECTION. HANDICAP ACCESSIBLE ROUTE DENOTED BY: ---
- MAXIMUM GRADE DIFFERENCE BETWEEN PAVEMENT SURFACES AND ADJACENT CONCRETE SIDEWALKS FOR THE HANDICAP ACCESSIBLE ROUTE TO THE BUILDING SHALL NOT EXCEED 1/4" VERTICAL OR 1/2" WHEN BEVELED.
- CONTRACTOR SHALL COORDINATE EXTERIOR DOORWAY AND FINISHED GRADE ELEVATIONS WITH ARCHITECTURAL AND STRUCTURAL PLANS. ALL HANDICAP ACCESSIBLE DOORWAY LOCATIONS REQUIRE AN EXTERIOR LANDING THAT IS A MINIMUM OF FIVE (5) FEET IN LENGTH WITH A SLOPE NOT EXCEEDING 2% IN ANY DIRECTION.
- CONTRACTOR SHALL UTILIZE CARE WHEN WORKING NEAR EXISTING UTILITIES TO REMAIN. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
- CONTRACTOR SHALL CONTINUOUSLY MAINTAIN ALL EXISTING STORM SEWERS WITHIN THE PROJECT AREA DURING CONSTRUCTION OPERATIONS AS NECESSARY TO PREVENT SILT OR DEBRIS ACCUMULATION.
- SEE GENERAL NOTES AND SPECIFICATIONS SHEET FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

GRADING PLAN
BISON CROSSING
SHOREWOOD DEVELOPMENT GROUP
BUFFALO GROVE, ILLINOIS

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G850
1" = 40'
C5.0

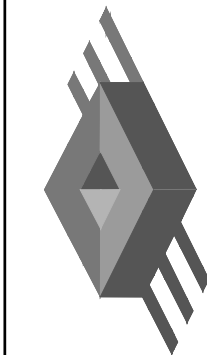


GRADING LEGEND:

EXISTING CONTOUR	---700---
EXISTING SPOT ELEVATION	x xxx.xx
PROPOSED CONTOUR	---700---
PROPOSED SPOT ELEVATION	x xxx.xx
PROPOSED GROUND/FINISHED GRADE ELEVATION	x G:xxx.xx
PROPOSED TOP OF SIDEWALK ELEVATION	x W:xxx.xx
PROPOSED CURB CUT ELEVATION	x CC=xxx.xx
PROPOSED RIM ELEVATION	x R=xxx.xx
MATCH EXISTING ELEVATION	x xxx.xx(ME)
PROPOSED TOP OF WALL ELEVATION	T/WALL:xxx.xx
PROPOSED FINISHED GRADE AT TOP OF WALL	T/WALL:xxx.xx(FG)
PROPOSED BOTTOM OF WALL ELEVATION	B/WALL:xxx.xx
PROPOSED DRAINAGE DITCH	---
DRAINAGE DIRECTION	~ ~ ~
OVERFLOW ROUTE	→

GRADING NOTES:

SEE SHEET C5.0 FOR ALL GRADING NOTES.



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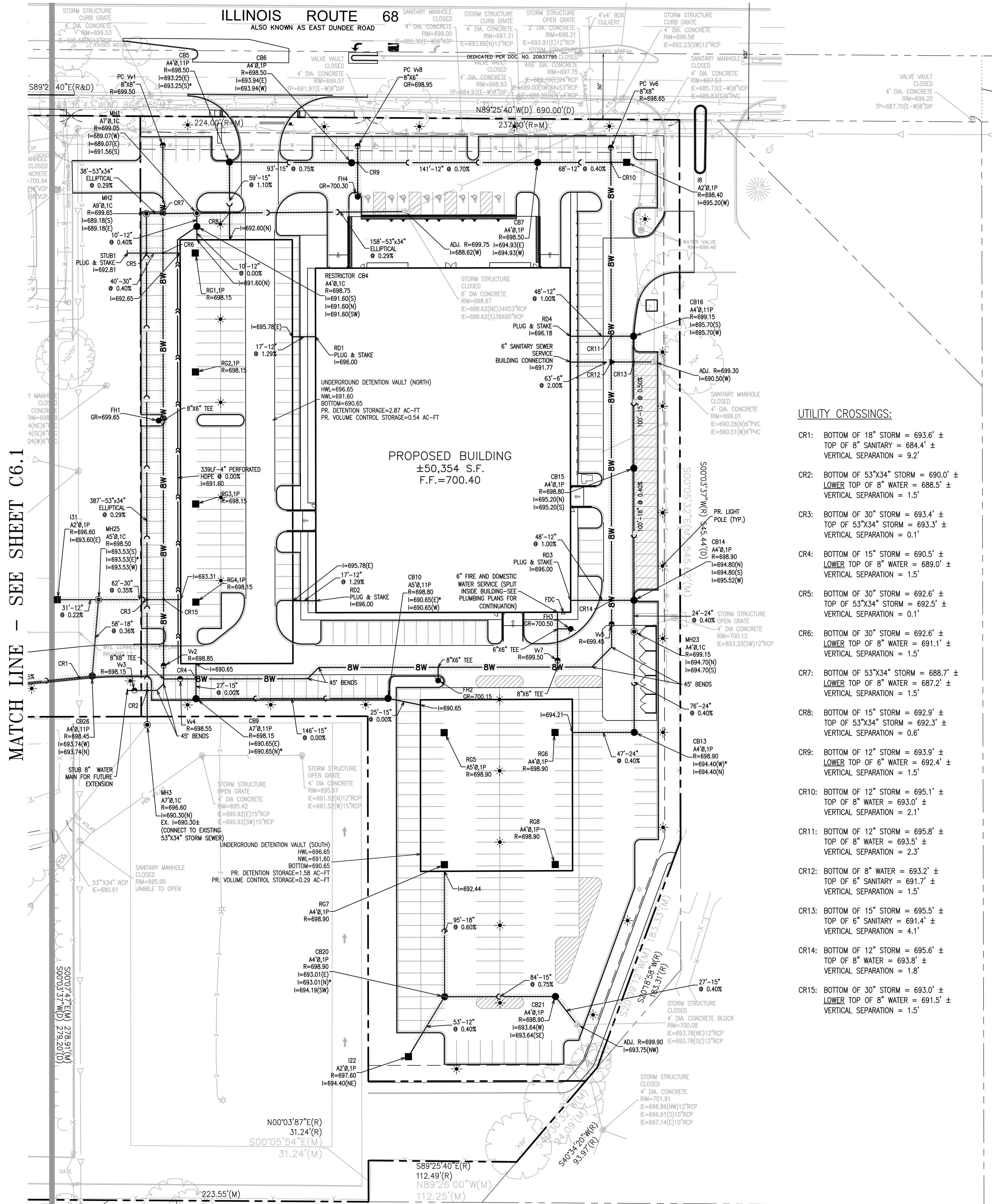
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GRADING PLAN
BISON CROSSING
SHOREWOOD DEVELOPMENT GROUP
BUFFALO GROVE, ILLINOIS

G850

1" = 40'

C5.1



UTILITY NOTES:

1. ALL UTILITY LENGTHS SHOWN ARE MEASURED FROM CENTER OF STRUCTURES TO LATERAL FEET.
2. ALL EXISTING UTILITY RIMS, GRADE RINGS, PEDESTALS, ETC. SHALL BE RAISED OR LOWERED AS REQUIRED TO MEET PROPOSED FINISHED GRADE.
3. ALL PROPOSED CONNECTIONS TO EXISTING UTILITY STRUCTURES OR PIPING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE GOVERNING AUTHORITY REQUIREMENTS AND SPECIFICATIONS.
4. GRANULAR TRENCH BACKFILL MATERIAL, IDOT GRADATION CA-7, SHALL BE PLACED AND COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR DENSITY, PER ASTM D1557, OVER ALL UTILITIES WHICH ARE CONSTRUCTED UNDER, OR WITHIN TWO (2) FEET OF, ANY PROPOSED OR EXISTING PAVEMENT, PARKING LOTS, SIDEWALKS, ETC. GRANULAR TRENCH BACKFILL NOTED ON THE PLANS BY:
5. CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST FORTY-EIGHT (48) HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED SITE IMPROVEMENTS SHOWN ON THE PLANS.
6. CONTRACTOR SHALL UTILIZE CARE WHEN WORKING NEAR EXISTING UTILITIES TO MINIMIZE ANY DAMAGE TO EXISTING UTILITIES NOT NOTED TO BE REMOVED SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
7. CONTRACTOR SHALL EXCAVATE AND FIELD VERIFY ALL EXISTING UTILITY LOCATIONS, SIZES, CONDITIONS AND ELEVATIONS AT PROPOSED POINTS OF CONNECTION PRIOR TO COMMENCING ANY UNDERGROUND CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO PROCEEDING WITH CONSTRUCTION.
8. CONTRACTOR SHALL CONTINUOUSLY MAINTAIN ALL EXISTING SEWER SYSTEMS DURING CONSTRUCTION OPERATIONS AS NECESSARY TO PREVENT SILT OR DEBRIS ACCUMULATION.
9. SEE GENERAL NOTES AND SPECIFICATIONS SHEET FOR ADDITIONAL INFORMATION AND REQUIREMENTS INCLUDING ALL PIPE MATERIAL AND JOINT SPECIFICATIONS.

STORM SEWER NOTES:

STORM SEWER STRUCTURE SYMBOL LEGEND:

CB = CATCH BASIN
MH = MANHOLE
FES = FLARED END SECTION
RD = ROOF DRAIN

STORM SEWER FRAME AND GRATE/LID SYMBOL LEGEND:
 1C: IDOT TYPE 1 (CLOSED), NEENAH R-1713, EJIW 1022Z3
 1P: IDOT TYPE 1 (OPEN), NEENAH R-2504-D, EJIW 1050Z1 (M3 GRATE)
 11P: IDOT TYPE 11, NEENAH R3281-A, EJIW 7210

EXAMPLE:
WH3
A44Ø,1P
MANHOLE #3, TYPE A, 4' DIAMETER, IDOT TYPE 1 FRAME AND GRATE (OPEN)

1. ALL 12" AND 15" STORM SEWER SHALL BE RCP CLASS V. ALL OTHER STORM SEWER SHALL BE RCP CLASS IV, UNLESS OTHERWISE NOTED ON THE PLANS.
2. ALL STORM SEWER UNDERDRAIN PIPE SHALL BE PERFORATED ADS N-12 OR APPROVED EQUAL UNLESS OTHERWISE NOTED
3. ALL STORM SEWER CASTINGS SHALL BE EMBOSSED WITH A FISH IMAGE AND "DUMP NO WASTE - DRAINS TO WATERWAYS"
4. ALL STORM SEWER INVERTS NOTED WITH (*) SHALL BE INSTALLED WITH A REMOVABLE SNOT HOOD OVER THE OUTLET PIPE INSIDE THE STRUCTURE TO PREVENT OIL AND SEDIMENT CONVEYANCE TO THE VOLUME CONTROL FACILITY.

SANITARY SEWER NOTES

SANITARY STRUCTURE SYMBOL LEGEND:

5 - SIGNATURE MANTOUE

ALL SANITARY MANHOLES SHALL HAVE THE FOLLOWING FRAME AND LID:
1C: IDOT TYPE 1 (CLOSED), NEENAH R-1713, EJIW 1050Z1

1. ALL SANITARY SEWER SHALL BE PVC SDR 26 UNLESS OTHERWISE NOTED ON THE PLANS.

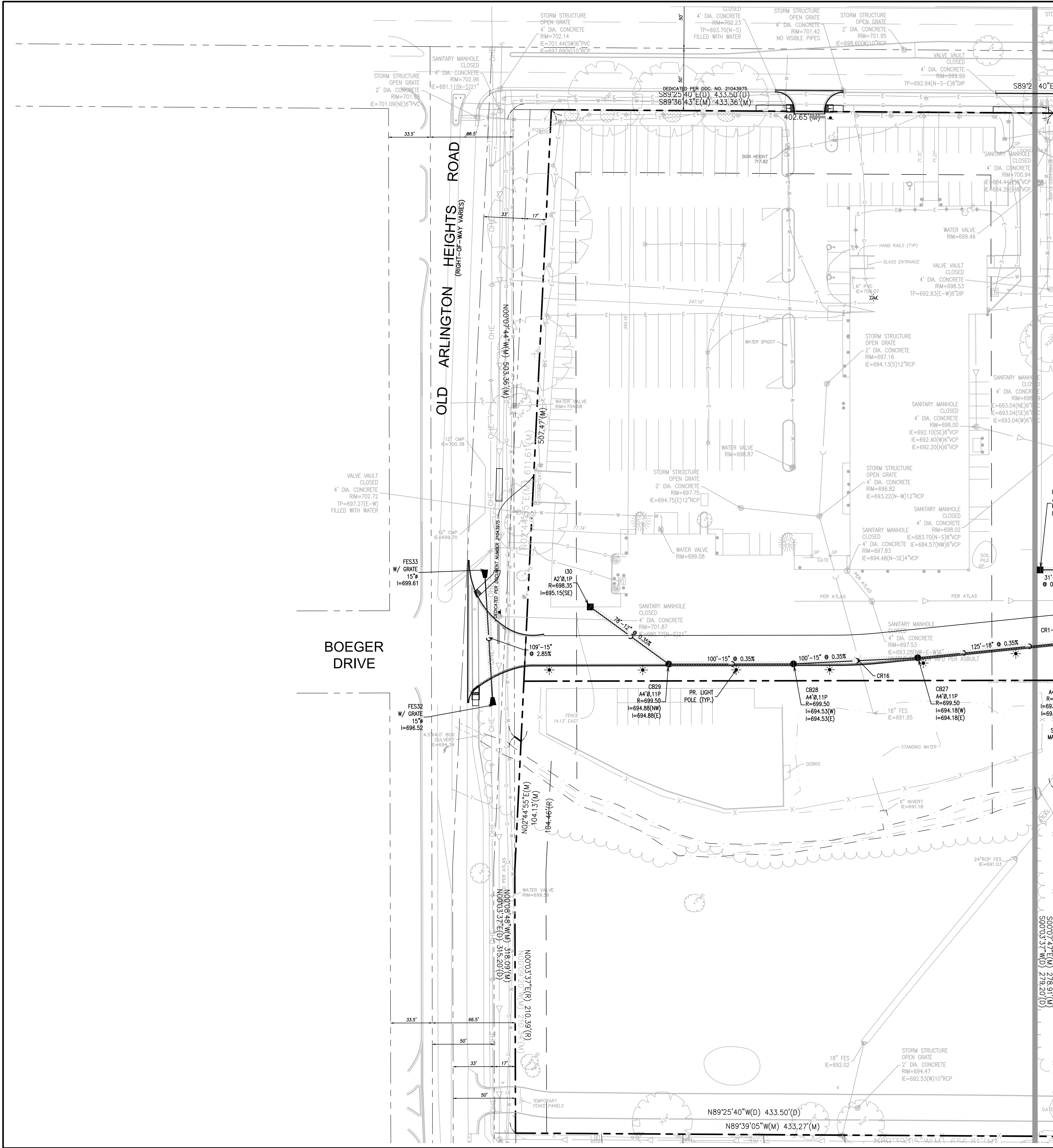
WATER MAIN NOTES:

WATER MAIN STRUCTURE SYMBOL LEGEND:

b = VALVE BOX
C = PRESSURE CONNECTION
H = FIRE HYDRANT ASSEMBLY WITH BOLLARDS (SEE DETAIL)
R = FIRE HYDRANT GRADE RING

1. ALL WATER MAIN SHALL BE DIP CLASS 52, UNLESS OTHERWISE NOTED ON THE PLANS.
2. ALL FIRE HYDRANT LEADS SHALL BE 6-INCH, CLASS 52 DIP UNLESS OTHERWISE NOTED ON THE PLANS.
3. BRASS WEDGES FOR LOCATING WATER MAINS SHALL BE INSTALLED PER SECTION 41-2.05 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS, AS AMENDED.
4. MAINTAIN A MINIMUM OF 5.5-FT OF COVER AS MEASURED FROM THE PROPOSED GRADE OVER THE WATER MAIN. MAINTAIN HORIZONTAL SEPARATION WITH OTHER UTILITIES PER IPEA REQUIREMENTS.

 JACOB & HIEFNER ASSOCIATES 1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515 PHONE: (630) 652-4600, FAX: (630) 652-4601 www.jacobandhiefner.com																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
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MATCH LINE - SEE SHEET C6.0

UTILITY CROSSINGS:

CR16: BOTTOM OF 15" STORM = 694.2' ±
TOP OF EX. 18" STORM = 694.0' ±
VERTICAL SEPARATION = 0.2'

UTILITY NOTES:

SEE SHEET C6.0 FOR ALL UTILITY NOTES.

STORM SEWER NOTES:

STORM SEWER STRUCTURE SYMBOL LEGEND:

I = INLET
CB = CATCH BASIN
MH = MANHOLE
FES = FLARED END SECTION
RD = ROOF DRAIN

STORM SEWER FRAME AND GRATE/LID SYMBOL LEGEND:

1C: IDOT TYPE 1 (CLOSED), NEENAH R-1713, EJIW 102223
1P: IDOT TYPE 1 (OPEN), NEENAH R-2504-D, EJIW 105021 (M3 GRATE)
11P: IDOT TYPE 11, NEENAH R3281-A, EJIW 7210

EXAMPLE:

MH3
A4@.1P
MANHOLE #3, TYPE A, 4' DIAMETER, IDOT TYPE 1 FRAME AND GRATE (OPEN)

- ALL 12" AND 15" STORM SEWER SHALL BE RCP CLASS V. ALL OTHER STORM SEWER SHALL BE RCP CLASS IV, UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL STORM SEWER UNDERDRAIN PIPE SHALL BE PERFORATED ADS N-12 OR APPROVED EQUAL UNLESS OTHERWISE NOTED
- ALL STORM SEWER CASTINGS SHALL BE EMBOSSED WITH A FISH IMAGE AND "DUMP NO WASTE - DRAINS TO WATERWAYS"
- ALL STORM SEWER INVERTS NOTED WITH (*) SHALL BE INSTALLED WITH A REMOVABLE SNOOT HOOD OVER THE OUTLET PIPE INSIDE THE STRUCTURE TO PREVENT OIL AND SEDIMENT CONVEYANCE TO THE VOLUME CONTROL FACILITY.

SANITARY SEWER NOTES

SANITARY STRUCTURE SYMBOL LEGEND:

S = SANITARY MANHOLE

ALL SANITARY MANHOLES SHALL HAVE THE FOLLOWING FRAME AND LID:

1C: IDOT TYPE 1 (CLOSED), NEENAH R-1713, EJIW 105021

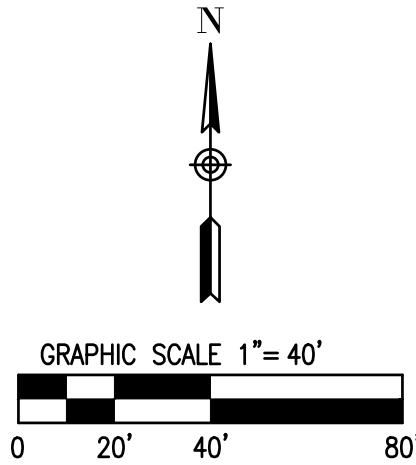
- ALL SANITARY SEWER SHALL BE PVC SDR 26 UNLESS OTHERWISE NOTED ON THE PLANS.

WATER MAIN NOTES:

WATER MAIN STRUCTURE SYMBOL LEGEND:

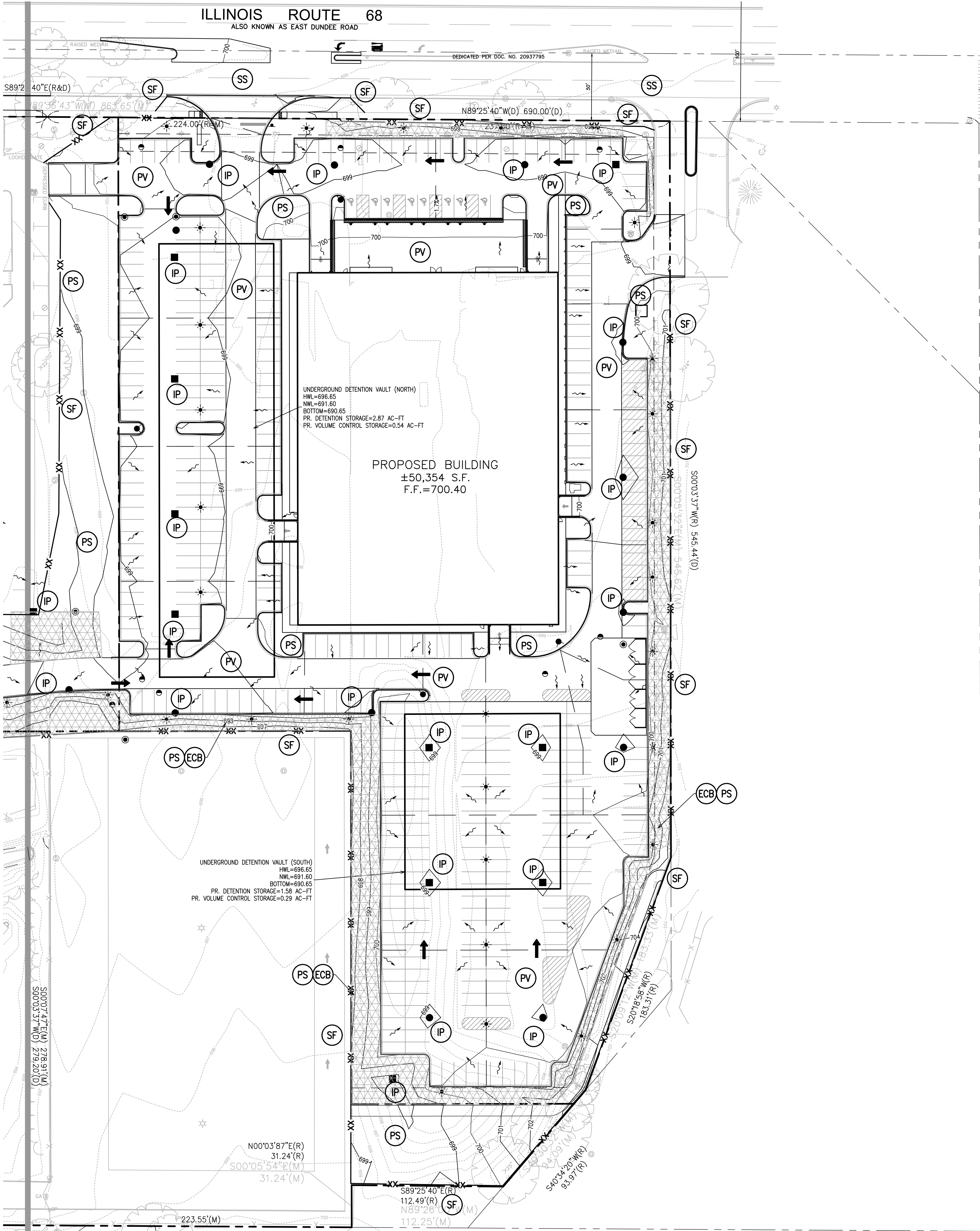
Vv = VALVE VAULT
Vb = VALVE BOX
PC = PRESSURE CONNECTION
FH = FIRE HYDRANT ASSEMBLY WITH BOLLARDS (SEE DETAIL)
GR = FIRE HYDRANT GRADE RING

- ALL WATER MAIN SHALL BE DIP CLASS 52, UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL FIRE HYDRANT LEADS SHALL BE 6-INCH, CLASS 52 DIP UNLESS OTHERWISE NOTED ON THE PLANS.
- BRASS WEDGES FOR LOCATING WATER MAINS SHALL BE INSTALLED PER SECTION 41-2.05C OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS, AS AMENDED.
- MAINTAIN A MINIMUM OF 5.5'-FT OF COVER AS MEASURED FROM THE PROPOSED GRADE OVER THE WATER MAIN. MAINTAIN HORIZONTAL SEPARATION WITH OTHER UTILITIES PER IEPA REQUIREMENTS.



G850				JACOB & HEFNER ASSOCIATES 1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515 PHONE: (630) 652-4600, FAX: (630) 652-4601 www.jacobandhefner.com		UTILITY PLAN				
1" = 40'						BISON CROSSING				
C6.1						SHOREWOOD DEVELOPMENT GROUP				
						BUFFALO GROVE, ILLINOIS				
						1 PZC SUBMITTAL		No.	Description	9/5/23 Date

MATCH LINE - SEE SHEET C7.1



EROSION CONTROL LEGEND:

- IP INLET PROTECTION
- SF SILT FENCE
- CW CONCRETE WASHOUT
- ECB EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S75)
- PS PERMANENT SEEDING
- SS STREET SWEEPING
- PV PAVEMENT
- LA LINED APRON

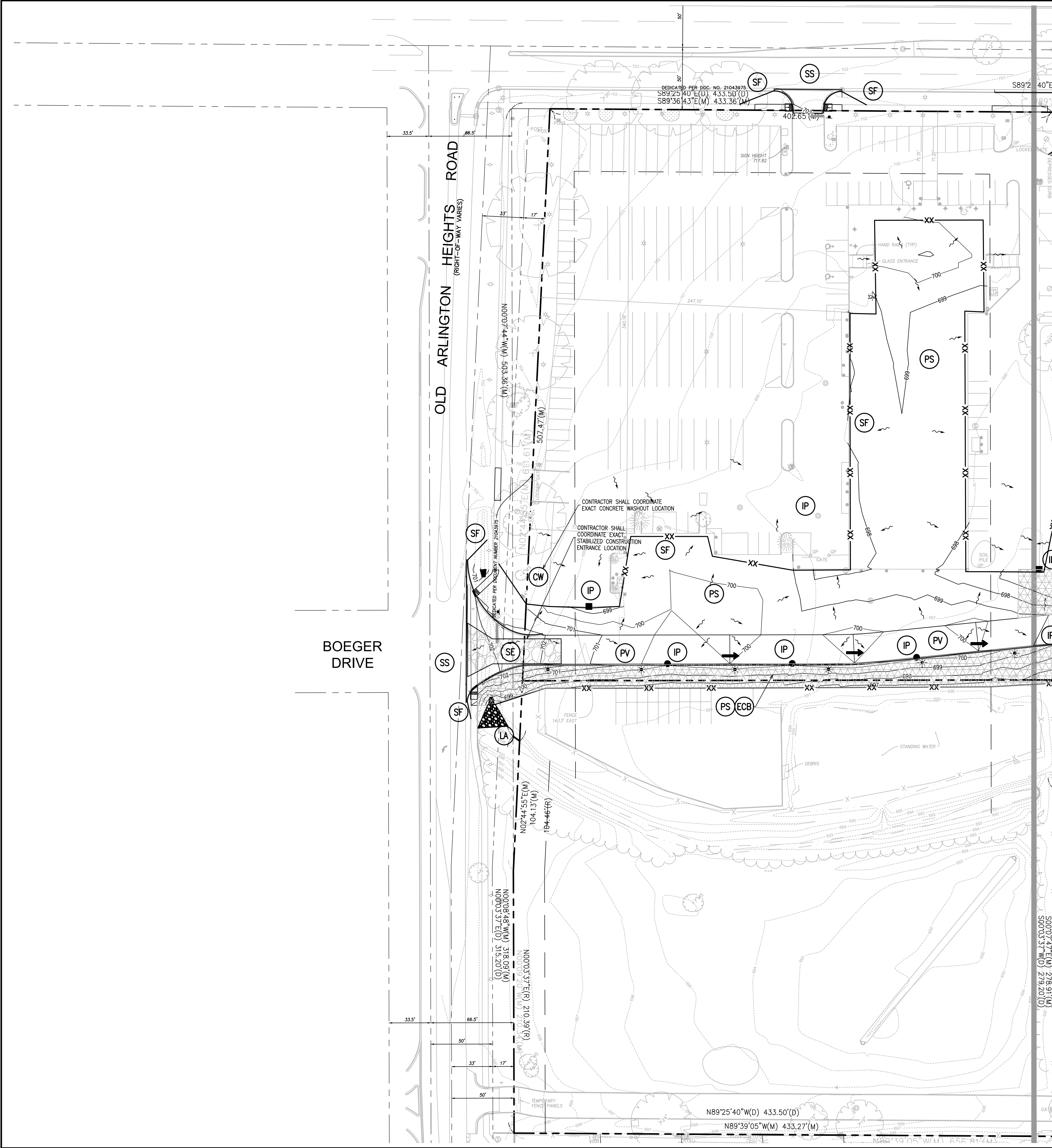
SWPPP CONSTRUCTION SCHEDULE:

- OBTAIN ALL APPLICABLE SITE PERMITS AND THOROUGHLY REVIEW PROJECT'S STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND EROSION CONTROL PLANS PRIOR TO COMMENCEMENT OF CONSTRUCTION OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND UPDATING THE SWPPP THROUGHOUT THE DURATION OF CONSTRUCTION AS NECESSARY UNTIL FINAL SITE STABILIZATION IS ACHIEVED.
- INSTALL PERIMETER SEDIMENT CONTROL MEASURES (I.E. SILT FENCE AND STABILIZED CONSTRUCTION ENTRANCE).
- INSTALL INLET PROTECTION DEVICES FOR EXISTING STORM SEWER INLETS AND DRAINAGE STRUCTURES.
- PERFORM STORMWATER POLLUTION PREVENTION SITE INSPECTIONS ON A WEEKLY BASIS AND WITHIN TWENTY-FOUR (24) HOURS OF THE END OF A RAINFALL EVENT THAT IS 0.5 INCH OR GREATER (OR EQUIVALENT SNOWFALL). AT A MINIMUM, THE INSPECTIONS SHALL INCLUDE THE DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED, ALL STRUCTURAL CONTROL MEASURES, LOCATIONS WHERE VEHICLES ENTER OR EXIST THE SITE, AND ANY ADDITIONAL BEST MANAGEMENT PRACTICES IDENTIFIED IN THE SWPPP.
 - ALL SITE EROSION AND SEDIMENT CONTROL MEASURES AND BEST MANAGEMENT PRACTICES SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SHALL BE CONTINUOUSLY MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION. CONTRACTOR SHALL MAKE AND COMPLETE THE REQUIRED REPAIRS WITHIN FORTY-EIGHT (48) HOURS OF THE INSPECTION.
 - CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL STRUCTURAL CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE SITE INSPECTIONS.
 - COPIES OF THE WEEKLY INSPECTION REPORT SHALL BE SUBMITTED TO THE PUBLIC WORKS SUPERINTENDENT AND THE VILLAGE ENGINEER.
- BEGIN SITE CLEARING AND GRADING OPERATIONS.
- PROVIDE TEMPORARY SEEDING AND/OR MULCHING FOR ALL DISTURBED SITE AREAS THAT WILL NOT BE WORKED ON FOR MORE THAN SEVEN (7) DAYS.
- INSTALL NEW STORM SEWERS AND OTHER SITE UTILITIES AS INDICATED ON THE PLANS.
- INSTALL TEMPORARY CONCRETE WASHOUT PRIOR TO COMMENCEMENT OF ANY CONCRETE WORK ON SITE.
- BEGIN SITE PAVING OPERATIONS (I.E. DRIVES, PARKING LOTS, ETC.)
- PERFORM STREET CLEANING OPERATIONS AND OTHER BEST MANAGEMENT PRACTICES AS NEEDED FOR AREAS ADJACENT TO THE PROJECT SITE.
- INSTALL BUILDING FOUNDATIONS AND COMPLETE BUILDING CONSTRUCTION AND REMAINING SITE IMPROVEMENTS INDICATED ON THE PLANS.
- PERFORM FINAL GRADING OPERATIONS AND ESTABLISH PERMANENT VEGETATIVE COVER IN ALL LANDSCAPED AREAS.
- REMOVE ALL TEMPORARY SITE EROSION AND SEDIMENT CONTROL MEASURES WITHIN THIRTY (30) DAYS OF FINAL SITE STABILIZATION.

EROSION CONTROL NOTES:

- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF SITE GRADING OR DEMOLITION OPERATIONS.
- CONTRACTOR SHALL IMPLEMENT APPROPRIATE DUST CONTROL MEASURES AS NECESSARY.
- EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS ANTICIPATED BY THE ENGINEER. ADDITIONAL MEASURES MAY BE REQUIRED DURING CONSTRUCTION AS WARRANTED BY SITE CONDITIONS OR AS DIRECTED BY THE ENGINEER AND/OR PROJECT GOVERNING AUTHORITIES.
- SEE GENERAL NOTES AND SPECIFICATIONS AND STORMWATER POLLUTION PREVENTION PLANS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

EROSION CONTROL PLAN		9.C.d
BISON CROSSING		9/5/23
SHOREWOOD DEVELOPMENT GROUP		1 PZC SUBMITTAL
BUFFALO GROVE, ILLINOIS		No. Description Date
JACOB & HEFNER ASSOCIATES		
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515		
PHONE: (630) 652-4600, FAX: (630) 652-4601		
www.jacobandhefner.com		
Attachment: RDA Exhibits (O-2024-12 : Ordinance Approving a Redevelopment Agreement for the Bison Crossing)		
G850		
1" = 40'		
C7.0		



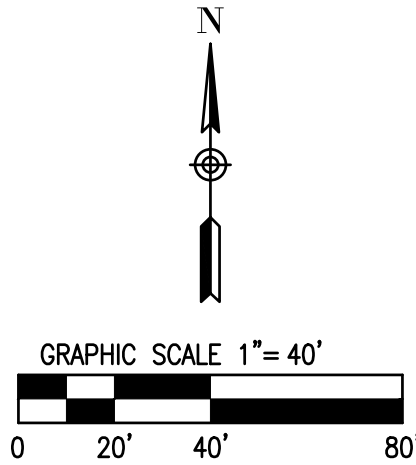
MATCH LINE - SEE SHEET C7.0

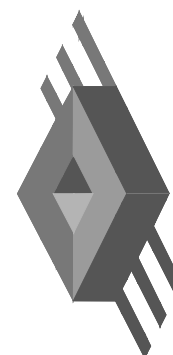
EROSION CONTROL LEGEND:

- IP INLET PROTECTION
- SF SILT FENCE
- CW CONCRETE WASHOUT
- ECB EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S75)
- PS PERMANENT SEEDING
- SS STREET SWEEPING
- PV PAVEMENT
- PV LINED APRON

SWPPP CONSTRUCTION SCHEDULE:
SEE SHEET C7.0 FOR SWPPP CONSTRUCTION SCHEDULE.

EROSION CONTROL NOTES:
SEE SHEET C7.0 FOR ALL EROSION CONTROL NOTES.



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CONTROL MEASURE GROUP	CONTROL MEASURE	APPLICABLE	SYMBOL	CONTROL MEASURE CHARACTERISTICS	TEMPORARY	PERMANENT	REQUIRED MAINTENANCE
VEGETATIVE SOIL COVER	TEMPORARY SEEDING		TS	PROVIDES QUICK TEMPORARY COVER TO CONTROL EROSION WHEN PERMANENT SEEDING IS NOT DESIRED OR TIME OF YEAR IS INAPPROPRIATE	☒		RESEED ANY FAILING AREAS
	PERMANENT SEEDING	☒	PS	PROVIDES PERMANENT VEGETATIVE COVER TO CONTROL EROSION AND FILTERS SEDIMENT FROM WATER. MAY BE PART OF FINAL LANDSCAPE PLAN		☒	RESEED ANY FAILING AREAS
	DORMANT SEEDING		DS	SAME AS PERMANENT SEEDING EXCEPT IS DONE DURING DORMANT SEASON. HIGHER RATES OF SEED APPLICATION ARE REQUIRED	☒	☒	RESEED AS NEEDED
	SODDING		SO	QUICK PERMANENT VEGETATIVE COVER USED TO CONTROL EROSION AND ESTABLISH VEGETATIVE FILTER STRIP. CAN BE USED ON STEEP SLOPES OR IN DRAINAGE WAYS OR OTHER AREAS WHERE SEEDING MAY BE DIFFICULT	☒	☒	N/A
NON VEGETATIVE SOIL COVER	MACHINE TRACKING		OC	PROVIDES SOIL ROUGHING TO PREVENT EROSION		☒	N/A
	POLYMER		P	USED AS ADDED INSURANCE IN CONJUNCTION WITH TEMPORARY OR PERMANENT SEEDING. PROVIDES TEMPORARY COVER WHERE VEGETATION CANNOT BE ESTABLISHED	☒	☒	REAPPLY EVERY 1-1/2 MONTHS
	AGGREGATE COVER		AG	PROVIDES SOIL COVER ON ROADS, PARKING LOTS AND OTHER AREAS WHERE VEGETATION CANNOT BE ESTABLISHED. PREVENTS MUD FROM BEING PICKED UP AND CARRIED OFF-SITE	☒	☒	CLEAN DIRT AND SEDIMENT FROM STONE AS NEEDED
	PAVING	☒	PV	PROVIDES PERMANENT COVER ON ROADS, PARKING LOTS AND OTHER AREAS WHERE VEGETATION CANNOT BE ESTABLISHED		☒	N/A
DIVERSIONS	RIDGE DIVERSION		RD	TYPICALLY USED ABOVE SLOPES TO COLLECT RUNOFF AND TRANSFER DOWNSTREAM	☒	☒	CLEAN OUT SILT WHEN HALF FULL
	CHANNEL DIVERSION		CD	TYPICALLY USED TO DIVERT RUNOFF TO PREVENT EROSION	☒	☒	REPLACE PROTECTION AS NEEDED
	COMBINATION DIVERSION		DC	TYPICALLY USED ANYWHERE ON A SLOPE. SOIL TAKEN OUT OF A CHANNEL IS USED TO BUILD THE RIDGE	☒	☒	REPLACE PROTECTION AS NEEDED
	CURB AND GUTTER		CG	SPECIAL CASE OF DIVERSION USED IN CONJUNCTION WITH A ROAD TO DIVERT RUNOFF FROM AN AREA NEEDING EROSION PROTECTION		☒	N/A
WATERWAYS	BENCHES		B	SPECIAL CASE OF DIVERSION CONSTRUCTED WHEN WORKING ON CUT SLOPES TO SHORTEN LENGTH OF SLOPE AND PROVIDE SLOPE STABILITY	☒	☒	N/A
	VEGETATIVE CHANNEL		VC	PROVIDES ADDITIONAL STABILITY TO CHANNEL AND USED WITH RELATIVELY LOW FLOW VELOCITIES	☒	☒	REDO ANY FAILING AREAS
	LINED CHANNEL		LC	USED WHEN VEGETATION IS INADEQUATE TO PROTECT A CHANNEL FROM HIGH FLOW VELOCITIES OR WHERE VEGETATION CANNOT BE ESTABLISHED	☒	☒	REPLACE PROTECTION AS NEEDED
	STORM SEWER	☒	STM	CAN BE USED TO CONVEY SEDIMENT LADEN RUNOFF TO SEDIMENT BASIN OR IN CONJUNCTION WITH A WATERWAY	☒	☒	CLEAN OUT SEDIMENT AS NEEDED
ENCLOSED DRAINAGE	UNDER DRAIN	☒	UD	USED TO LOWER WATER TABLE AND INTERCEPT GROUNDWATER FOR BETTER VEGETATION GROWTH AND SLOPE STABILITY. USED TO CARRY BASE FLOW IN WATERWAYS AND TO DENAMER SEDIMENT BASINS.	☒	☒	N/A
	STRAIGHT PIPE SPILLWAY		SPS	USED FOR RELATIVELY SMALL VERTICAL DROPS AND SMALL FLOWS OF WATER		☒	CLEAN OUT CONSTRUCTION DEBRIS AS NEEDED
	DROP INLET PIPE SPILLWAY		DIS	SAME AS PIPE SPILLWAY EXCEPT LARGER FLOWS AND LARGE VERTICAL DROPS CAN BE ACCOMMODATED		☒	CLEAN OUT CONSTRUCTION DEBRIS AS NEEDED
	WEIR SPILLWAY		W	USED FOR RELATIVELY SMALL VERTICAL DROPS AND FLOWS IN EXCESS OF THE STORM SEWER SYSTEM	☒	☒	CLEAN OUT CONSTRUCTION DEBRIS AS NEEDED
SPILLWAYS	BOX INLET WEIR SPILLWAY		BS	SAME AS WEIR SPILLWAY EXCEPT LARGER FLOWS CAN BE ACCOMMODATED DUE TO LOWER WEIR LENGTH	☒	☒	CLEAN OUT CONSTRUCTION DEBRIS AS NEEDED
	OUTLETS	☒	LA	PROTECTS DOWNSTREAM CHANNEL FROM HIGH VELOCITY OF FLOW DISCHARGING FROM FLARED END SECTIONS OR OTHER OUTLET STRUCTURES	☒	☒	REPAIR DISLOGGED STONES AND EROSION UNDER RIP-RAP AS NEEDED
	SEDIMENT BASINS		SB	USED TO COLLECT SMALLER PARTICLES AND TO DETAIN WATER WITH A CONTROLLED RELEASE	☒	☒	CLEAN OUT SEDIMENT WHEN HALF FULL
	SEDIMENT TRAP		ST	USED TO COLLECT LARGER PARTICLES AND TO DETAIN WATER WITH A CONTROLLED RELEASE	☒	☒	CLEAN OUT SEDIMENT WHEN HALF FULL
SEDIMENT FILTERS	SILT FENCE	☒	SF	USED TO FILTER SEDIMENT FROM RUNOFF	☒		CLEAN OUT SEDIMENT WHEN HALF FULL AND REPAIR AS NEEDED
	VEGETATIVE FILTER		VF	USED ALONG DRAINAGE WAYS OR PROPERTY LINES TO FILTER SEDIMENT FROM RUNOFF	☒	☒	REDO ANY FAILING AREAS
	MUD AND DUST CONTROL	☒	SE	PREVENTS MUD AND SEDIMENT FROM BEING PICKED UP AND CARRIED OFF-SITE	☒		SCRAPE MUD AND REPLACE STONE AS NEEDED
	DUST CONTROL	☒	DT	PREVENTS DUST FROM LEAVING CONSTRUCTION SITE	☒		REAPPLY AS NEEDED
EROSION CONTROL	EROSION CONTROL BLANKET	☒	ECB	PROTECTS SOIL, PREVENTS SEED WASHOUT AND HELPS GROW VEGETATION	☒		REPLACE AS NEEDED
	TURF REINFORCEMENT MAT		TRM	REINFORCES TURF IN CHANNELS, SHORELINES AND HIGH FLOW AREAS		☒	REPLACE AS NEEDED
	CELLULAR CONFINEMENT		CF	USED FOR SOIL STABILIZATION	☒	☒	REPLACE AS NEEDED
	GABIONS		GA	USED TO PREVENT EROSION IN HIGH FLOW AREAS	☒	☒	REPLACE AS NEEDED
SEDIMENT CONTROL	GEOTEXTILE FABRIC		GF	USED FOR EROSION AND SEDIMENT CONTROL, SOIL SEPARATION AND SOIL STABILIZATION	☒	☒	REPLACE AS NEEDED
	GEOBLOCK POROUS PAVEMENT		GP	USED FOR FIRE LANE ACCESS OR VEGETATIVE PAVEMENT	☒	☒	REPLACE AS NEEDED
	INLET PROTECTION	☒	IP	USED TO PREVENT SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM	☒		REPLACE OR CLEAN WHEN CLOGGED
	SLOPE INTERRUPT		SI	USED TO BREAK UP RUNOFF FLOW ON A SLOPE	☒		CLEAN OUT SEDIMENT WHEN HALF FULL
SEDIMENT CONTROL	DITCH CHECK		DC	USED FOR SEDIMENT FLOW CONTROL IN SWALES AND CHANNELS	☒	☒	CLEAN OUT SEDIMENT WHEN HALF FULL
	FLOC LOG		FL	USED TO CLARIFY WATER THAT HAS SEDIMENT IN THE WATERY COLUMN	☒	☒	REPLACE WHEN HALF DISSOLVED
	SILT CURTAIN		SC	USED FOR SEDIMENT CONTROL IN STREAMS, PONDS, ETC.	☒	☒	REPLACE WHEN FABRIC IS TORN OR HOLES BEGIN TO FORM
	PUMPING DISCHARGE BAG	☒	PB	USED FOR PUMP DISCHARGE LINES	☒		REPLACE WHEN HALF FULL, FABRIC IS TORN OR HOLES BEGIN TO FORM
SEDIMENT CONTROL	CONCRETE WASHOUT	☒	CW	USED TO WASH OUT CONCRETE TRUCKS	☒		CLEAN OUT WHEN HALF FULL AND CLEAN WASHOUT GRAVEL AREA AS NEEDED
	STREET SWEEPING	☒	SS	USED TO PREVENT SILT BUILD UP IN STREETS	☒	☒	CLEAN ONCE A WEEK OR AS NEEDED TO KEEP STREET CLEAN

SWPPP NOTES:

- THIS PLAN HAS BEEN PREPARED TO COMPLY WITH THE PROVISIONS OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT NUMBER ILR10, ISSUED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY, WHICH AUTHORIZES STORMWATER DISCHARGES RESULTING FROM CONSTRUCTION SITE ACTIVITIES AND THE SOIL EROSION AND SEDIMENT CONTROL ORDINANCES AND REQUIREMENTS OF THE LOCAL GOVERNING AUTHORITIES.
1. SITE DESCRIPTION
- A. THE FOLLOWING IS A DESCRIPTION OF THE PROPOSED CONSTRUCTION ACTIVITIES THAT ARE THE SUBJECT OF THIS PLAN:
- THE SITE IMPROVEMENTS ASSOCIATED WITH THE PROPOSED INDUSTRIAL DEVELOPMENT WILL INCLUDE THE FOLLOWING: DEMOLITION, MASS GRADING, UNDERGROUND DETENTION VAULT, PAVEMENT CONSTRUCTION, INSTALLATION OF UTILITIES INCLUDING STORM SEWERS, SANITARY SEWERS AND WATERMAIN AND SOIL EROSION AND SEDIMENTATION CONTROL MEASURES.
- B. THE FOLLOWING IS A DESCRIPTION OF THE INTENDED SEQUENCE OF MAJOR ACTIVITIES WHICH WILL DISTURB SOILS FOR MAJOR PORTIONS OF THE CONSTRUCTION SITE, SUCH AS GRUBBING, EXCAVATION, AND GRADING:
- THE SEQUENCE OF THE CONSTRUCTION ACTIVITIES MAY BE AS FOLLOWS: 1) INSTALL PERMETER CONTROLS INCLUDING SILT FENCE AND STABILIZED CONSTRUCTION ENTRANCE, 2) SITE DEMOLITION, 3) MASS GRADING, 4) UNDERGROUND UTILITIES INSTALLATION, 5) BUILDING FOUNDATIONS, 6) FINE GRADING IN PAVEMENT AREAS AND 7) PAVEMENT AND BUILDING CONSTRUCTION. THE SOIL EROSION AND SEDIMENTATION CONTROL ITEMS WILL BE CONSTRUCTED AND MAINTAINED AS NEEDED DURING THE ABOVE CONSTRUCTION ACTIVITIES.
- C. THE TOTAL AREA OF THE CONSTRUCTION SITE IS ESTIMATED TO BE .670 ACRES.
- THE TOTAL AREA OF THE SITE THAT IS ESTIMATED TO BE DISTURBED BY EXCAVATION, GRADING, OR OTHER CONSTRUCTION ACTIVITIES IS .670 ACRES.
- D. THE ESTIMATED RUNOFF COEFFICIENTS OF THE VARIOUS AREAS OF THE SITE AFTER CONSTRUCTION ACTIVITIES ARE COMPLETED ARE CONTAINED IN THE PROJECT DRAINAGE STUDY, TITLED STORMWATER MANAGEMENT REPORT FOR 915 W. DUNDEE ROAD, AS PREPARED BY JACOB & HEFNER ASSOCIATES, INC. WHICH IS HEREBY INCORPORATED BY REFERENCE IN THIS PLAN.
- THE ESTIMATED PROPOSED OVERALL SITE RUNOFF COEFFICIENT IS .082.
- E. EXISTING DATA DESCRIBING SOILS OR QUALITY OF DISCHARGE (SEE SOILS REPORT IF AVAILABLE) POOR/FAIR/GOOD/NOT AVAILABLE: FAIR
- F. NAME OF RECEIVING WATER(S): VILLAGE OF BUFFALO GROVE STORM SEWERS
NAME OF ULTIMATE RECEIVING WATER(S): DES PLAINES RIVER
- G. EXISTING AREAS EXHIBITING WETLAND CHARACTERISTICS: 0.00 ACRES
2. CONTROLS
- THIS SECTION OF THE PLAN ADDRESSES THE VARIOUS CONTROLS THAT WILL BE IMPLEMENTED FOR EACH OF THE MAJOR CONSTRUCTION ACTIVITIES DESCRIBED IN 1.B ABOVE. FOR EACH MEASURE DISCUSSED, THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR ITS IMPLEMENTATION AS INDICATED. EACH SUCH CONTRACTOR HAS SIGNED THE REQUIRED CERTIFICATION ON FORMS WHICH ARE ATTACHED TO, AND ARE A PART OF, THIS PLAN.
- A. EROSION AND SEDIMENT CONTROLS
- (i) STABILIZATION PRACTICES: PROVIDED BELOW IS A DESCRIPTION OF INTERIM AND PERMANENT STABILIZATION PRACTICES, INCLUDING SITE-SPECIFIC SCHEDULING OF THE IMPLEMENTATION OF THE PRACTICES. SITE PLANS WILL ENSURE THAT EXISTING VEGETATION IS PRESERVED WHERE ATTAINABLE AND DISTURBED PORTIONS OF THE SITE WILL BE STABILIZED. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 7 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED ON ALL DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY WILL NOT OCCUR FOR A PERIOD OF 21 OR MORE CALENDAR DAYS.
- WHERE THE INITIATION OF STABILIZATION MEASURES BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE THEREAFTER.
- THE FOLLOWING INTERIM AND PERMANENT STABILIZATION PRACTICES, AS A MINIMUM, WILL BE IMPLEMENTED TO STABILIZE THE DISTURBED AREA OF THE SITE:
1. PERMANENT SEEDING
2. SILT FENCE
3. VEGETATIVE FILTER
4. STABILIZED CONSTRUCTION ENTRANCE
5. BARRIER FILTER
- (ii) STRUCTURAL PRACTICES: PROVIDED BELOW IS A DESCRIPTION OF STRUCTURAL PRACTICES THAT WILL BE IMPLEMENTED, TO THE DEGREE ATTAINABLE, TO DIVERT FLOWS FROM EXPOSED SOILS, STORE FLOWS OR OTHERWISE LIMIT RUNOFF AND THE DISCHARGE OF POLLUTANTS FROM EXPOSED AREAS OF THE SITE. THE INSTALLATION OF THESE DEVICES MAY BE SUBJECT TO SECTION 404 OF THE CLEAN WATER ACT.
1. DETENTION/RETENTION POND(S)
2. STORM SEWER SYSTEM
3. RIP-RAP OUTLET PROTECTION
4. PERMANENT SEEDING
- (iii) DUST CONTROL: DUST CONTROL SHALL BE PROVIDED PER STANDARD 825 OF ILLINOIS URBAN MANUAL. THE FOLLOWING DUST CONTROL METHODS CAN BE USED:
1. IRRIGATION
2. SPRAY ON ADHESIVE
3. VEGETATIVE COVER
4. MULCHING
- B. STORMWATER MANAGEMENT
- (i) PROVIDED BELOW IS A DESCRIPTION OF MEASURES THAT WILL BE INSTALLED DURING THE CONSTRUCTION PROCESS TO CONTROL POLLUTANTS IN STORMWATER DISCHARGES THAT WILL OCCUR AFTER CONSTRUCTION OPERATIONS HAVE BEEN COMPLETED. THE INSTALLATION OF THESE DEVICES MAY BE SUBJECT TO SECTION 404 OF THE CLEAN WATER ACT.
- THE PRACTICES SELECTED FOR IMPLEMENTATION WERE DETERMINED ON THE BASIS OF THE TECHNICAL GUIDANCE CONTAINED IN EPA'S STANDARD SPECIFICATIONS FOR SOIL EROSION AND SEDIMENTATION CONTROL, AND OTHER ORDINANCES LISTED IN THE SPECIFICATIONS.
- THE STORMWATER POLLUTANT CONTROL MEASURES SHALL INCLUDE:
1. SILT FENCE
2. BARRIER FILTERS
3. STORM SEWER SYSTEM
4. DETENTION/RETENTION POND(S)
- (ii) VELOCITY DISSIPATION DEVICES WILL BE PLACED AT DISCHARGE LOCATIONS AND ALONG THE LENGTH OF ANY OUTFALL CHANNEL AS NECESSARY TO PROVIDE A NON-EROSIVE VELOCITY FLOW FROM THE STRUCTURE TO A WATER COURSE SO THAT THE NATURAL PHYSICAL AND BIOLOGICAL CHARACTERISTICS AND FUNCTIONS ARE MAINTAINED AND PROTECTED (E.G., MAINTENANCE OF HYDROLOGIC CONDITIONS, SUCH AS THE HYDROPERIOD AND HYDRODYNAMICS PRESENT PRIOR TO THE INITIATION OF CONSTRUCTION ACTIVITIES).
- STORMWATER MANAGEMENT CONTROL INCLUDES:
1. RIP-RAP FOR OUTLET PROTECTION
2. DITCH CHECKS
- C. OTHER CONTROLS
- (i) WASTE DISPOSAL: THE SOLID WASTE MATERIALS INCLUDING TRASH, CONSTRUCTION DEBRIS, EXCESS CONSTRUCTION MATERIALS, MACHINERY, TOOLS AND OTHER ITEMS WILL BE COLLECTED AND DISPOSED OF OFF-SITE BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE TO ACQUIRE ANY PERMIT REQUIRED FOR SUCH DISPOSAL. BURNING ON THE SITE WILL NOT BE PERMITTED. NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED INTO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
- (ii) THE PROVISIONS OF THIS PLAN SHALL ENSURE AND DEMONSTRATE COMPLIANCE WITH APPLICABLE STATE AND/OR LOCAL WASTE DISPOSAL, SANITARY SEWER OR SEPTIC SYSTEM REGULATIONS.
- ANY AND ALL SANITARY SEWAGE SHALL BE DISCHARGED TO THE EXISTING AND/OR PROPOSED SANITARY SEWER SYSTEM CONSTRUCTED PER IEPA AND LOCAL STANDARDS.
- D. APPROVED STATE OR LOCAL PLANS
- (i) THE MANAGEMENT PRACTICES, CONTROLS, AND OTHER PROVISIONS CONTAINED IN THIS PLAN ARE AT LEAST AS PROTECTIVE AS THE REQUIREMENTS CONTAINED IN THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY'S STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, DATED OCTOBER 1987, ILLINOIS PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION PLAN, AND THE MUNICIPAL SUBDIVISION ORDINANCE. REQUIREMENTS SPECIFIED IN SEDIMENT AND EROSION CONTROL SITE PLANS, STORMWATER MANAGEMENT SITE PLANS OR SITE PERMITS APPROVED BY LOCAL OFFICIALS THAT ARE APPLICABLE TO PROTECTING SURFACE WATER RESOURCES ARE, UPON SUBMITTAL OF AN NOI, TO BE AUTHORIZED TO DISCHARGE UNDER THIS PERMIT, INCORPORATED BY REFERENCE AND ARE ENFORCEABLE UNDER THIS PERMIT EVEN IF THEY ARE NOT SPECIFICALLY INCLUDED IN THE PLAN.

3. MAINTENANCE

THE FOLLOWING IS A DESCRIPTION OF PROCEDURES THAT WILL BE USED TO MAINTAIN, IN GOOD AND EFFECTIVE OPERATING CONDITIONS, VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THIS PLAN AND THE STANDARD SPECIFICATIONS.

- A. STABILIZED CONSTRUCTION ENTRANCE: THE ENTRANCE SHALL BE MAINTAINED TO PREVENT TRACKING OF SEDIMENT ONTO PUBLIC STREETS. THIS WILL BE DONE BY TOP DRESSING WITH ADDITIONAL STONES, REMOVING AND REPLACING TOP LAYER OF STONES OR WASHING THE ENTRANCE. THE SEDIMENT WASHED ON THE PUBLIC RIGHT-OF-WAY WILL BE REMOVED IMMEDIATELY.
- B. VEGETATIVE EROSION CONTROL MEASURES: THE VEGETATIVE GROWTH OF TEMPORARY AND PERMANENT SEEDING, SODDING, VEGETATIVE CHANNELS, VEGETATIVE FILTER, ETC., SHALL BE MAINTAINED PERIODICALLY AND SUPPLIED WITH ADEQUATE WATERING AND FERTILIZER. THE VEGETATIVE COVER SHALL BE REMOVED AND RESEDED AS NECESSARY.
- C. SEDIMENTATION BASINS/TRAPS: SEDIMENT SHALL BE REMOVED WHEN 40-50 PERCENT OF THE TOTAL ORIGINAL CAPACITY OF THE SEDIMENT BASIN/TRAP IS FILLED WITH SEDIMENT, IN NO CASE SHALL THE SEDIMENT BE BUILT UP TO MORE THAN 1 FOOT BELOW THE CREST ELEVATION. AT THIS STAGE, THE BASIN SHALL BE CLEANED OUT TO RESTORE ITS ORIGINAL VOLUME.
- D. SILT FENCE: THE DAMAGED SILT FENCE SHALL BE RESTORED TO MEET THE STANDARDS OR REMOVED AND REPLACED AS NEEDED.
- E. STRAW BALE BARRIER FILTERS: THE STRAW BALE BARRIER FILTER SHALL BE INSPECTED FREQUENTLY AND SHALL BE REPAIRED OR REMOVED AND REPLACED AS NEEDED.
- F. RIP-RAP OUTLET PROTECTION: RIP-RAP OUTLET PROTECTION SHALL BE INSPECTED AFTER HIGH FLOWS FOR ANY SCOUR BENEATH THE RIP-RAP OR FOR STONES THAT HAVE BEEN DISLOOGED. IT SHALL BE REPAIRED IMMEDIATELY AS NEEDED.

4. INSPECTIONS

THE OWNER OR OWNER'S REPRESENTATIVE SHALL PROVIDE QUALIFIED PERSONNEL TO INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE WHICH HAVE NOT BEEN FINALLY STABILIZED. STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE. SUCH INSPECTIONS SHALL BE CONDUCTED AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT THAT IS 0.5 INCHES OR GREATER OR EQUIVALENT SNOWFALL.

- A. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF SITE SEDIMENT TRACKING.
- B. BASED ON THE RESULTS OF THE INSPECTION, THE DESCRIPTION OF POTENTIAL POLLUTANT SOURCES IDENTIFIED IN SECTION 1 ABOVE AND POLLUTION PREVENTION MEASURES IDENTIFIED IN SECTION 2 ABOVE SHALL BE REVISED AS APPROPRIATE AS SOON AS PRACTICABLE AFTER SUCH INSPECTION. ANY CHANGES TO THIS PLAN RESULTING FROM THE REQUIRED INSPECTIONS SHALL BE IMPLEMENTED WITHIN SEVEN (7) CALENDAR DAYS FOLLOWING THE INSPECTION.
- C. A REPORT SUMMARIZING THE SCOPE OF THE INSPECTION, NAME(S) AND QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THIS STORMWATER POLLUTION PREVENTION PLAN, AND ACTIONS TAKEN IN ACCORDANCE WITH SECTION 4.B. SHALL BE MADE AND RETAINED AS PART OF THE PLAN FOR AT LEAST THREE (3) YEARS AFTER THE DATE OF THE INSPECTION. THE REPORT SHALL BE SIGNED IN ACCORDANCE WITH PART VI.G OF THE GENERAL NPDES PERMIT.
- D. IF ANY VIOLATION OF THE PROVISIONS OF THIS PLAN IS IDENTIFIED DURING THE CONDUCT OF THE CONSTRUCTION WORK COVERED BY THIS PLAN, THE RESIDENT ENGINEER OR RESIDENT TECHNICIAN SHALL COMPLETE AND FILE AN "INCIDENT OF NONCOMPLIANCE" (ION) REPORT FOR THE IDENTIFIED VIOLATION. THE RESIDENT ENGINEER OR RESIDENT TECHNICIAN SHALL USE FORMS PROVIDED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY AND SHALL INCLUDE SPECIFIC INFORMATION ON THE CAUSE OF NONCOMPLIANCE, ACTIONS WHICH WERE TAKEN TO PREVENT ANY FURTHER CAUSES OF NONCOMPLIANCE, AND A STATEMENT DETAILING ANY ENVIRONMENTAL IMPACT WHICH MAY HAVE RESULTED FROM THE NONCOMPLIANCE. ALL REPORTS OF NONCOMPLIANCE SHALL BE SIGNED BY A RESPONSIBLE AUTHORITY IN ACCORDANCE WITH PART VI. G OF THE GENERAL NPDES PERMIT. THE REPORT OF NONCOMPLIANCE SHALL BE MAILED TO THE FOLLOWING ADDRESS:
- ALL PACKAGES:
ILLINOIS ENVIRONMENTAL PROTECTION AGENCY
DIVISION OF WATER POLLUTION CONTROL
ATTN: COMPLIANCE ASSURANCE SECTION
1021 NORTH GRAND AVENUE, EAST
SPRINGFIELD, IL 62764

ALL LETTERS:
ILLINOIS ENVIRONMENTAL PROTECTION AGENCY
DIVISION OF WATER POLLUTION CONTROL
ATTN: COMPLIANCE ASSURANCE SECTION
POST OFFICE BOX 19276
SPRINGFIELD, IL 62794-9276
5. NON-STORMWATER DISCHARGE

EXCEPT FOR FLOWS FROM FIRE FIGHTING ACTIVITIES, SOURCES OF NON-STORMWATER THAT MAY BE COMBINED WITH STORMWATER DISCHARGES ASSOCIATED WITH THE CONSTRUCTION ACTIVITY ADDRESSED IN THIS PLAN ARE DESCRIBED BELOW:

1. WATER MAIN FLUSHING
2. FIRE HYDRANT FLUSHING
3. WATERING FOR DUST CONTROL
4. IRRIGATION DRAINAGE FOR VEGETATIVE GROWTH FOR SEEDING, ETC.

THE FIRE HYDRANT AND WATER MAIN SHALL NOT BE FLUSHED DIRECTLY ONTO ANY EXPOSED PAVEMENT AREA OR SUBGRADE. HOSES SHALL BE USED TO DIRECT THE FLOW INTO THE STORM SEWER SYSTEM.

STORMWATER POLLUTION PREVENTION CONSTRUCTION AND MAINTENANCE SCHEDULE												
EROSION/SEDIMENT CONTROL MEASURE			INSTALLATION SEQUENCE					MAINTENANCE FREQUENCY				
TEMPORARY DIVERSION SWALE AND SILT TRAPS			PRIOR TO CLEARING AND GRADING					AS NEEDED				
STONE STABILIZED CONSTRUCTION ENTRANCE			PRIOR TO CLEARING AND GRADING					AS NEEDED				
SILT FENCE			PRIOR TO CLEARING AND GRADING					WEEKLY, AFTER STORM EVENTS AND AS NEEDED				
EXISTING INLET PROTECTION			PRIOR TO CLEARING AND GRADING					WEEKLY, AFTER STORM EVENTS AND AS NEEDED				
TREE PROTECTION			PRIOR TO CLEARING AND GRADING					WEEKLY, AFTER STORM EVENTS AND AS NEEDED				
TEMPORARY DIVERSIONS			ALONG WITH ROUGH GRADING					WEEKLY, AFTER STORM EVENTS AND AS NEEDED				
TEMPORARY SEEDING			AFTER ROUGH GRADING					WATER AS NEEDED				
PERMANENT SEEDING, SOD, LANDSCAPING			AFTER FINISH GRADING					WATER AS NEEDED				
EROSION CONTROL MATTING			AFTER FINISH GRADING					WEEKLY, AFTER STORM EVENTS AND AS NEEDED				
INLET PROTECTION			AFTER EACH INLET IS CONSTRUCTED					WEEKLY, AFTER STORM EVENTS AND AS NEEDED				
REMOVAL OF EROSION/SEDIMENT CONTROL MEASURES			AFTER ALL DISTURBED AREAS ARE STABILIZED					N/A				
SEEDING CHART												
STABILIZATION TYPE	JAN.	FEB.	MARCH	APRIL	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			A —————			* —————	* —————		—————▶			
DORMANT SEEDING	B —————		—————▶								B —————▶	
TEMPORARY SEEDING			C —————			—————▶	D —————		—————▶			
SODDING			E **						—————▶			
MULCHING	F —————											—————▶
A. KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE												
C. SPRING OATS 100 LBS/ACRE												
* IRRIGATION NEEDED DURING JUNE AND JULY												
B. KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + 2 TONS STRAW MULCH/ACRE												
D. WHEAT OR CEREAL RYE 150 LBS/ACRE												
** IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD												
E. SOD												
F. STRAW MULCH 2 TONS/ACRE												

9.C.d

DATE

9/5/23

1 PCZ SUBMITTAL

No.

Description

STORMWATER POLLUTION PREVENTION PLAN

BISON CROSSING

SHOREWOOD DEVELOPMENT GROUP

BUFFALO GROVE, ILLINOIS

JACOB & HEFNER ASSOCIATES

1335 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

G850

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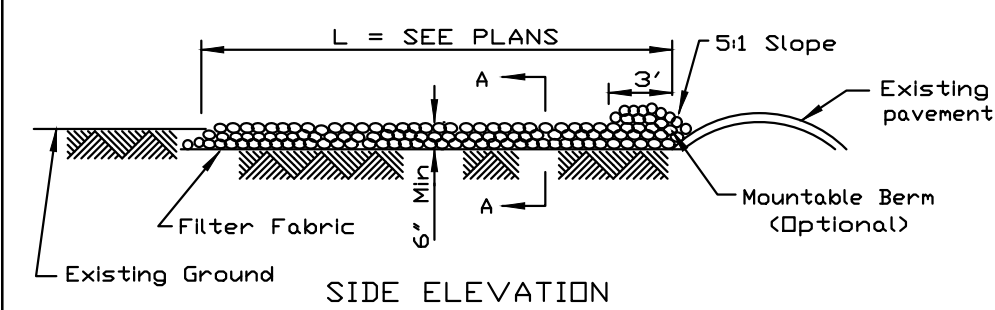
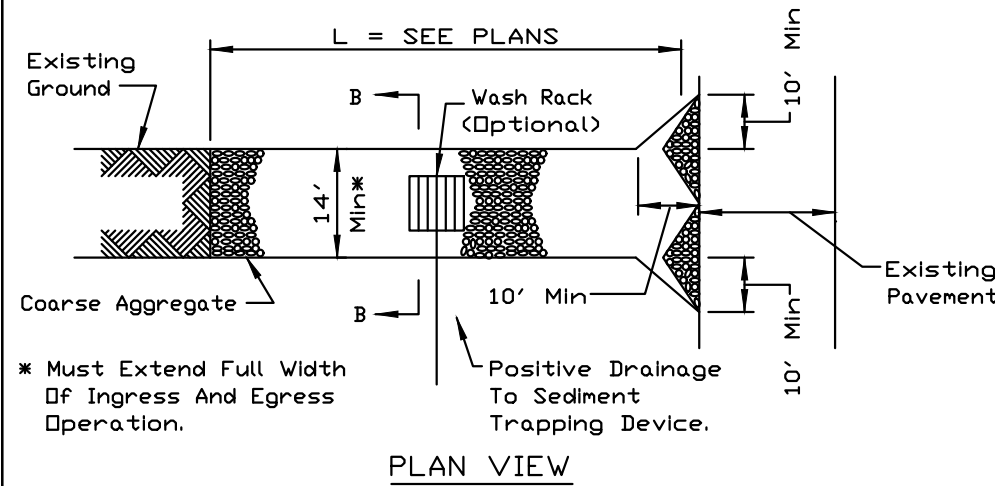
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Attachment: RDA Exhibits (O-2024-12 - Ordinance Approving a Redevelopment Agreement for the Bison Crossing)

Packet Pg. 417

RIP-RAP DIMENSION TABLE							
PIPE DIAMETER (N)	LENGTH OF APRON La (FT)	WIDTH OF APRON W1 (FT)	WIDTH OF APRON W2 (FT)	DEPTH OF RIP-RAP d (N)	IDOT GRADATION RR--	VOLUME OF RIP-RAP (CY)	
12	10	3	13	15	3	3.7	
15	10	3.75	13.75	15	3	4.1	
18	15	4.5	19.5	20	4	11.1	
24	18	6	24	20	4	16.7	
30	20	7.5	27.5	20	4	21.6	
36	24	9	33	28	5	43.6	
42	27	10.5	37.5	30	5	60.0	
48	27	12	39	32	6	68.0	
54	27	13.5	40.5	32	6	72.0	
60	36	15	51	32	6	118.0	
72	44	18	62	32	6	174.0	

SE STABILIZED CONSTRUCTION ENTRANCE PLAN



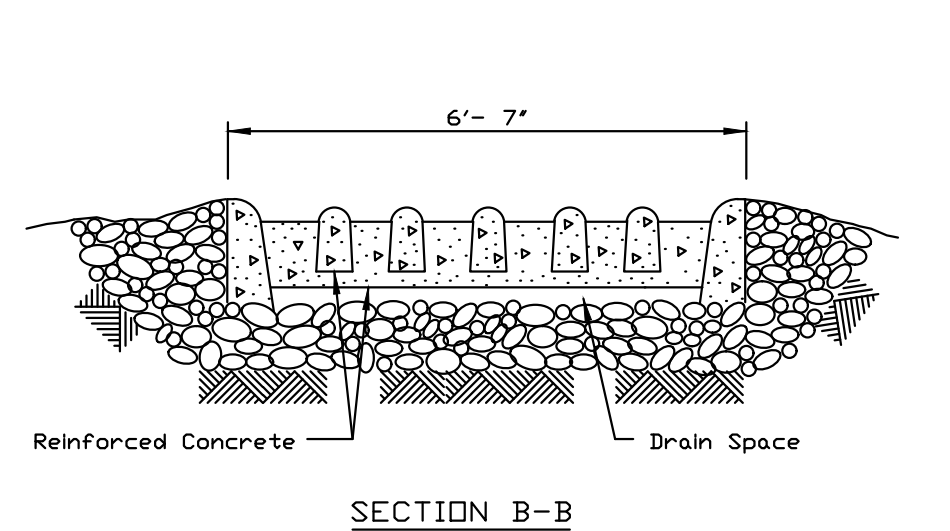
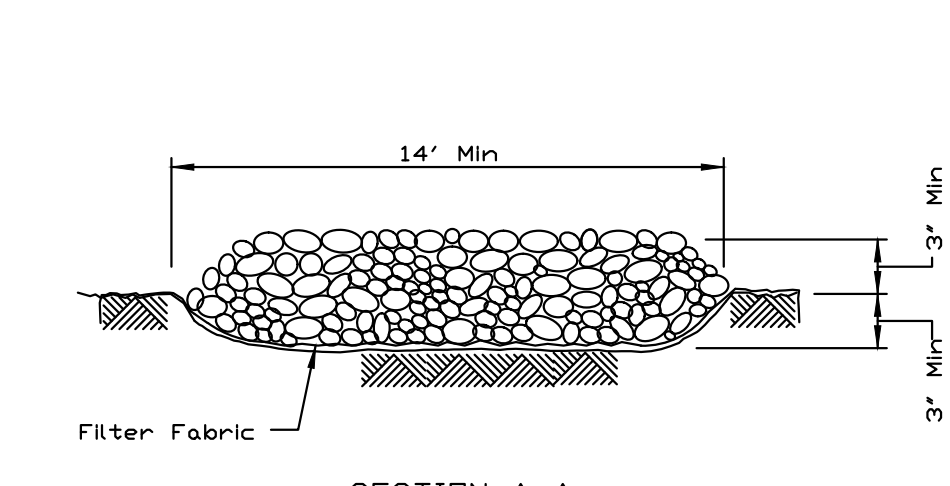
- NOTES:
- Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table 1 or 2, Class I, II or IV and shall be placed over the cleared area prior to the placing of rock.
 - Rock or reclaimed concrete shall meet one of the following IDOT coarse aggregate gradation, CA-1, CA-2,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

REFERENCE	Project	Date
Designed	_____	_____
Checked	_____	_____
Approved	_____	_____



STANDARD DWG. NO.	1L-630
Project	Designed
Checked	_____
Approved	_____

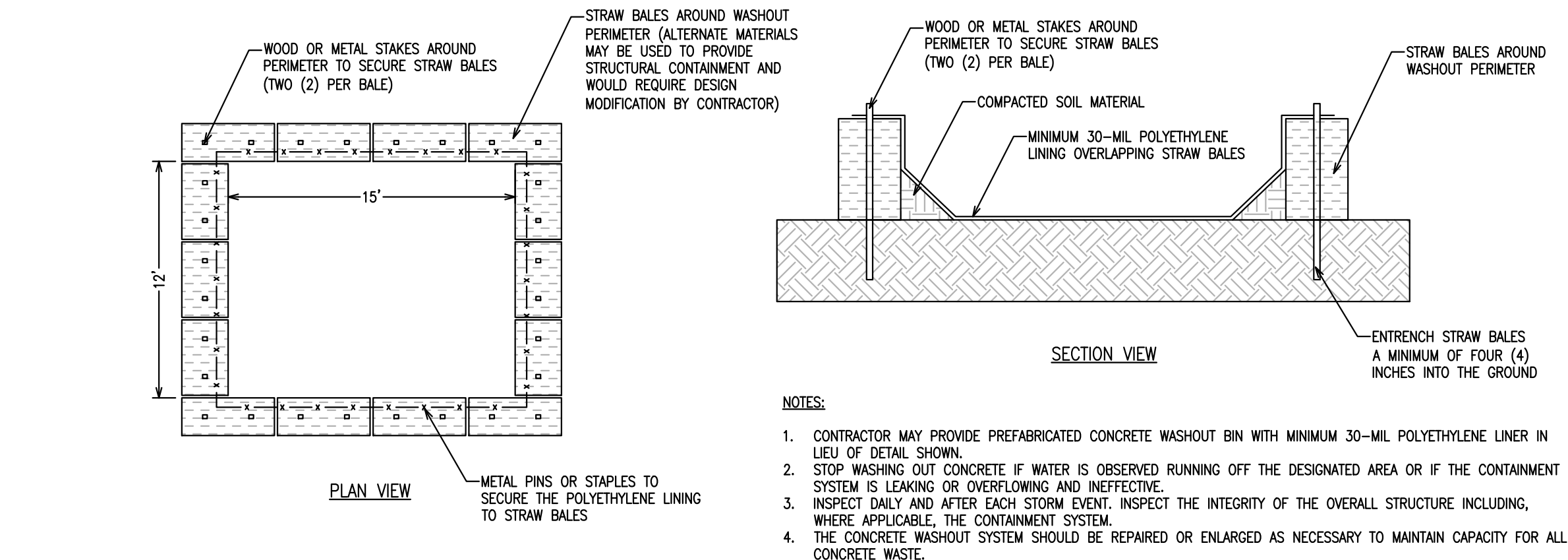
SE STABILIZED CONSTRUCTION ENTRANCE PLAN



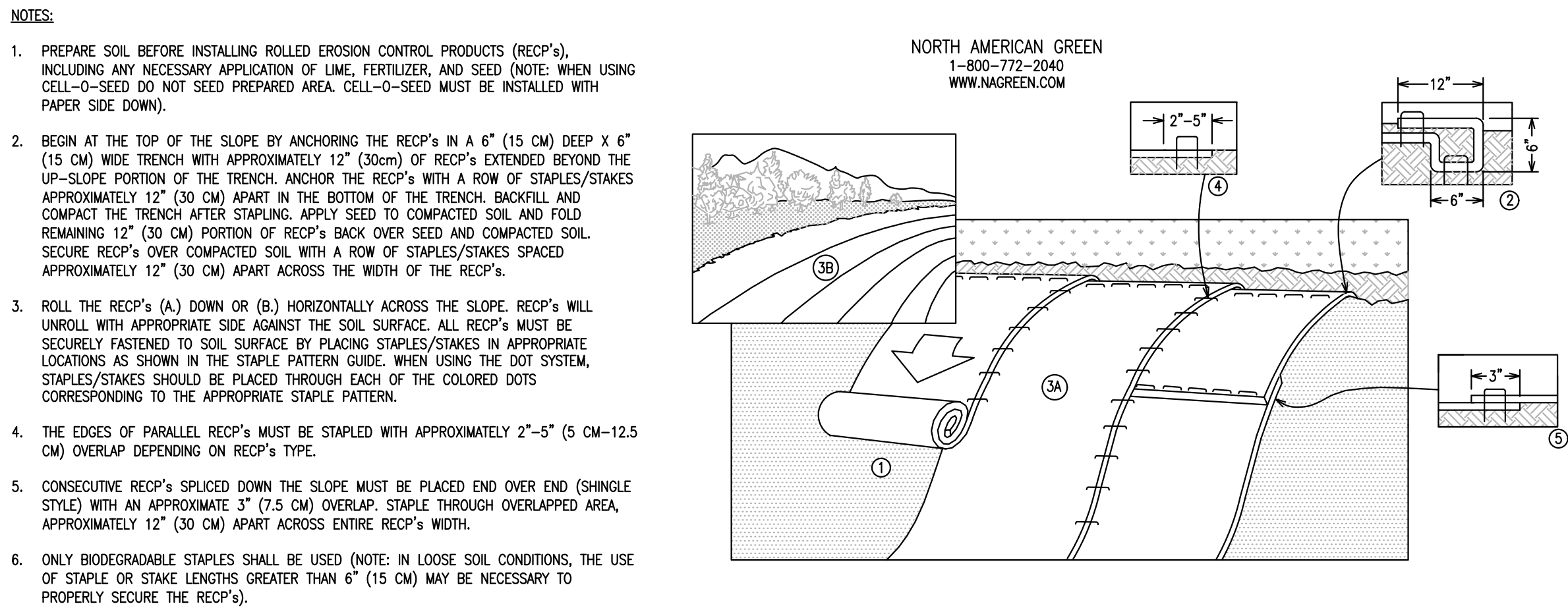
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Designed	_____	_____
Checked	_____	_____
Approved	_____	_____



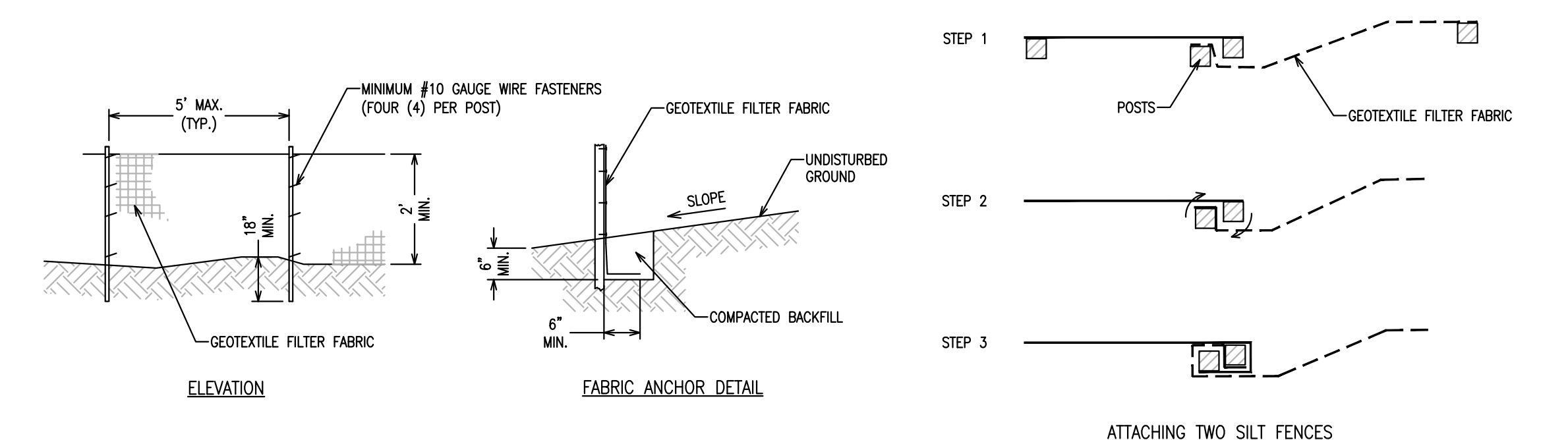
STANDARD DWG. NO.	1L-630
Project	Designed
Checked	_____
Approved	_____



CW CONCRETE WASHOUT DETAIL

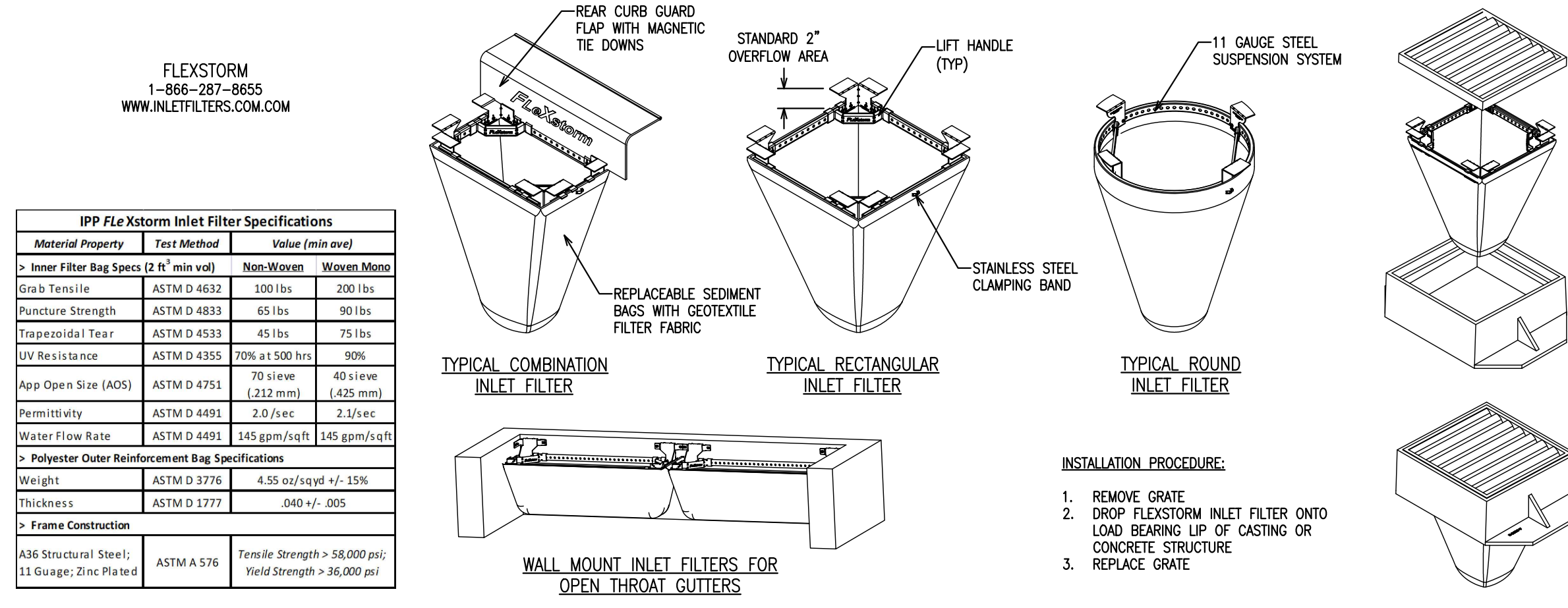


ECB EROSION CONTROL BLANKET DETAIL



- NOTES:
- TEMPORARY SILT FENCE SHALL BE INSTALLED AROUND PROJECT PERIMETER PRIOR TO ANY GRADING WORK IN THE AREA TO BE PROTECTED. THEY SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND REMOVED IN CONJUNCTION WITH THE FINAL GRADING AND SITE STABILIZATION.
 - GEOTEXTILE FILTER FABRIC SHALL BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.
 - FENCE POSTS SHALL BE EITHER STANDARD STEEL OR WOOD POSTS WITH A MINIMUM CROSS SECTIONAL AREA OF THREE (3) SQUARE INCHES.

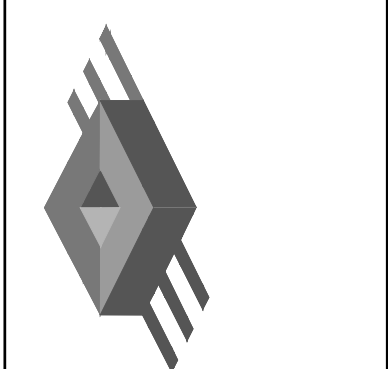
SF SILT FENCE DETAIL



IP INLET PROTECTION DETAIL

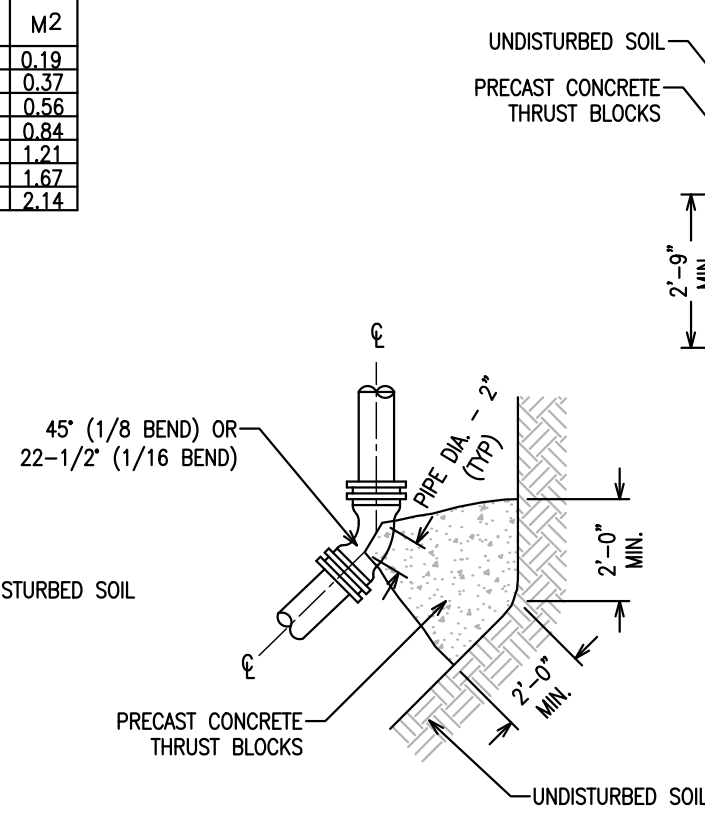
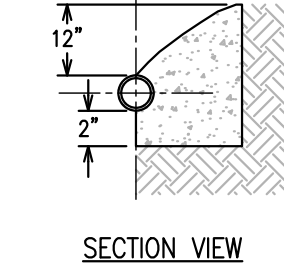
STORMWATER POLLUTION PREVENTION PLAN
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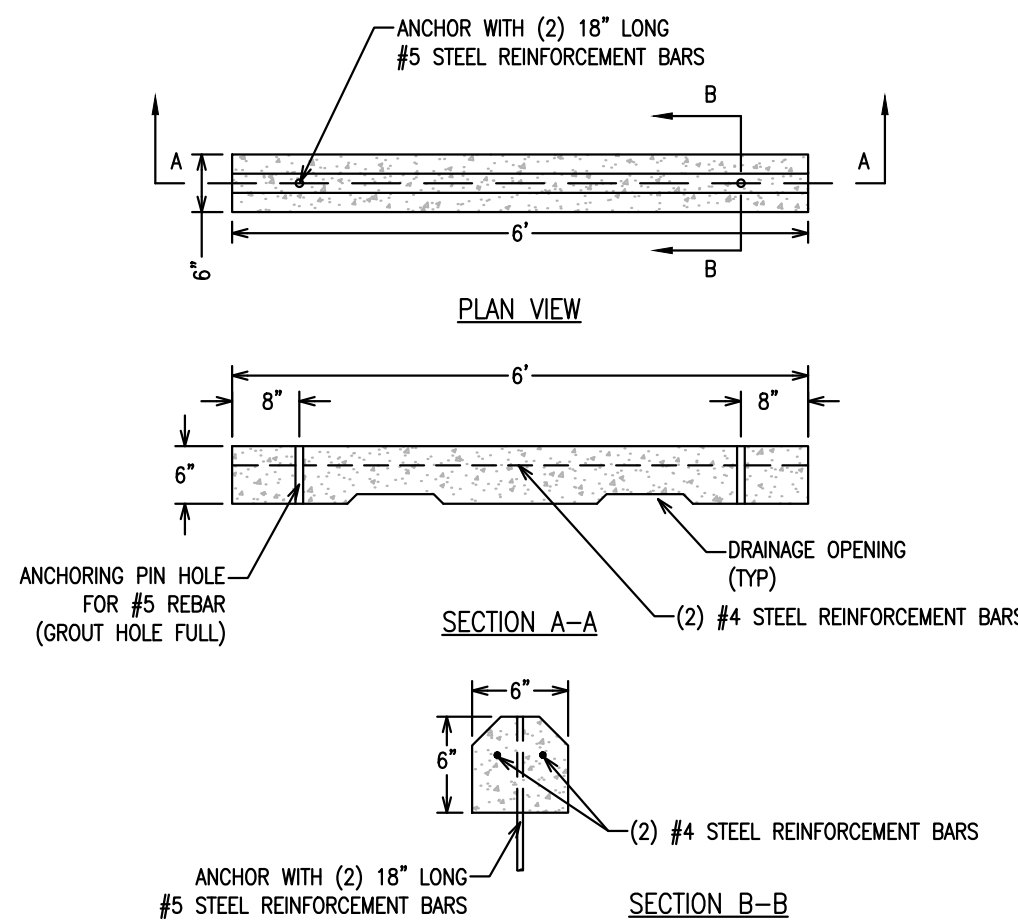
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AREA OF BEARING FACE OF CONCRETE THRUST BLOCKS						
PIPE SIZE (IN)	1/4 BEND (SQ. FT.)	M2	1/8 BEND (SQ. FT.)	M2	TEES, PLUGS, CAPS AND HYDRANTS	M2
4	2	0.19	2	0.19	2	0.19
6	5	0.46	3	0.28	4	0.37
8	8	0.74	5	0.46	6	0.56
10	13	1.21	7	0.65	9	0.84
12	18	1.67	10	0.93	13	1.21
14	25	2.32	14	1.30	18	1.67
16	32	2.97	18	1.67	23	2.14

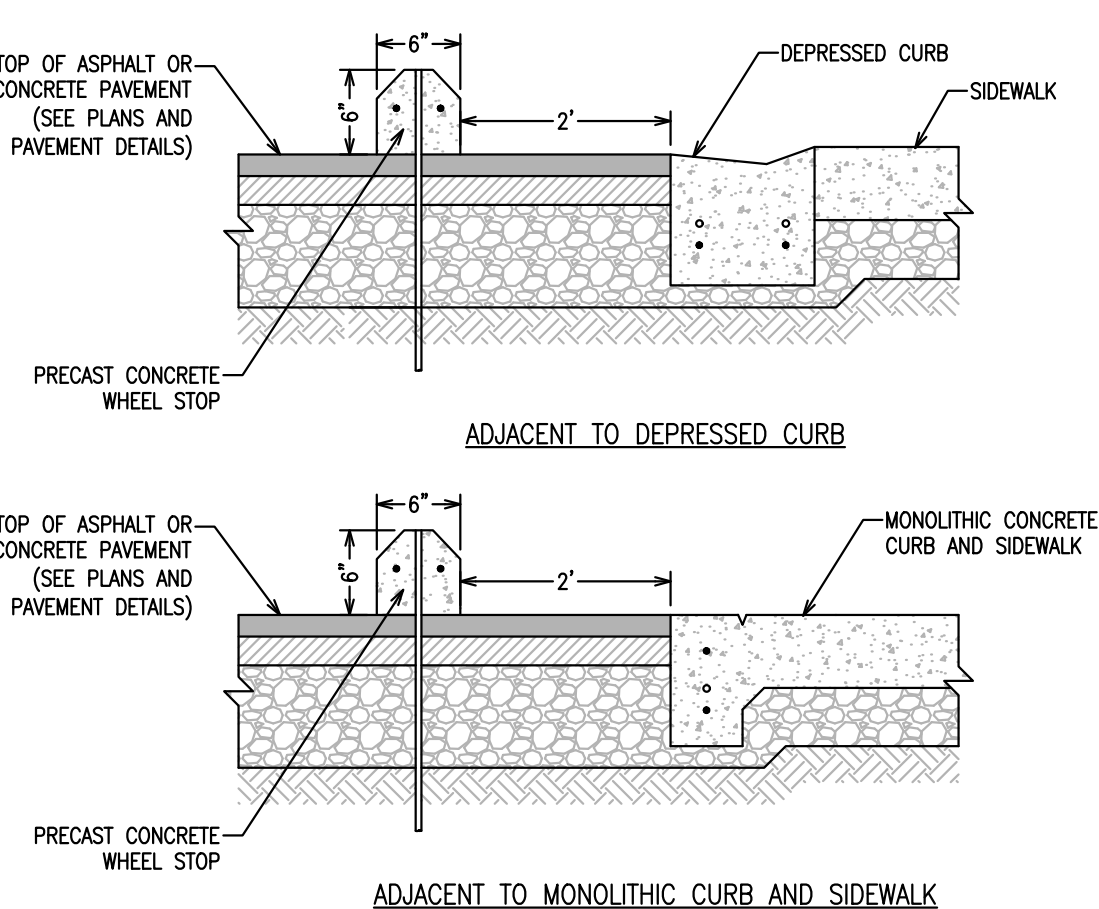


- NOTES:
- THRUST BLOCK CONCRETE SHALL BE PRECAST CONCRETE BLOCKING AND SHALL HAVE A MINIMUM OF 2,500 PSI STRENGTH AT 3 DAYS.
 - BEARING AREAS OF UNDISTURBED EARTH SHALL HAVE A MINIMUM ALLOWABLE BEARING CAPACITY OF 2000 PSF.
 - BEARING AREA OF SOIL BASED ON 65 PSI WATER MAIN PRESSURE.
 - BLOCKING SHALL BE APPLIED FOR ALL TEES, PLUGS, CAPS & 22-1/2° OR MORE BENDS.

WATERMAIN THRUST BLOCK DETAIL



CONCRETE WHEEL STOP DETAIL



PRESSURE CONNECTION VALVE VAULT DETAIL

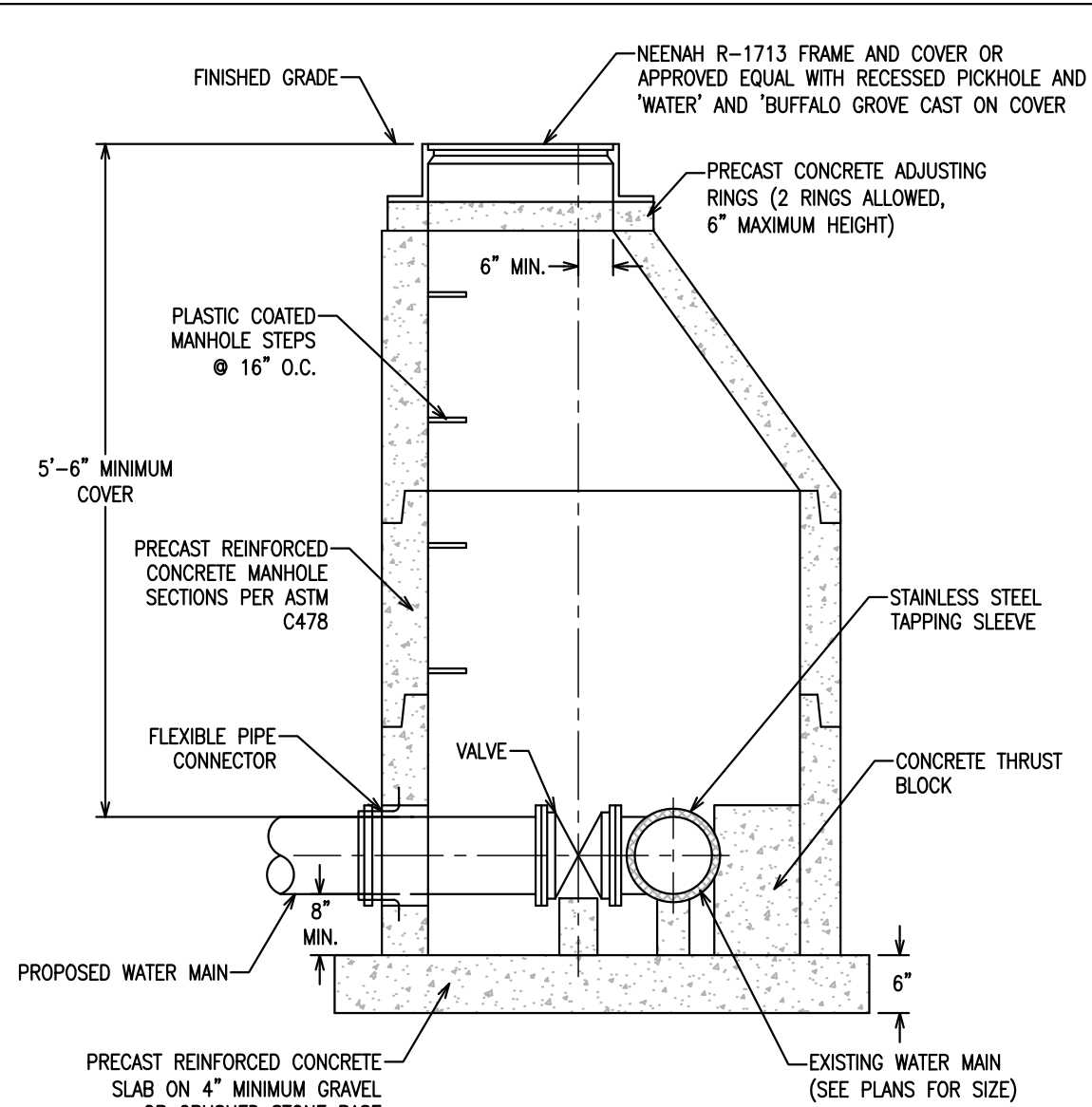
- NOTES:
- ECCENTRIC CONE SECTION REQUIRED.
 - USE 4" VAULT FOR WATER MAIN SIZES 4" THRU 10"; USE 5" VAULT FOR WATER MAIN SIZES 12" THRU 20"; USE 6" VAULT FOR WATER MAIN SIZES 20" OR GREATER.
 - PROVIDE BITUMINOUS MASTIC OR RUBBER GASKET SEAL FOR VALVE VAULT STRUCTURE.

HANDICAP ACCESSIBLE PARKING SYMBOL DETAIL

- NOTE:
- SYMBOL SHALL BE CENTERED ON WIDTH OF PARKING STALL AND PAINTED WHITE ON BLUE BACKGROUND UNLESS OTHERWISE DIRECTED BY LOCAL BUILDING CODES.

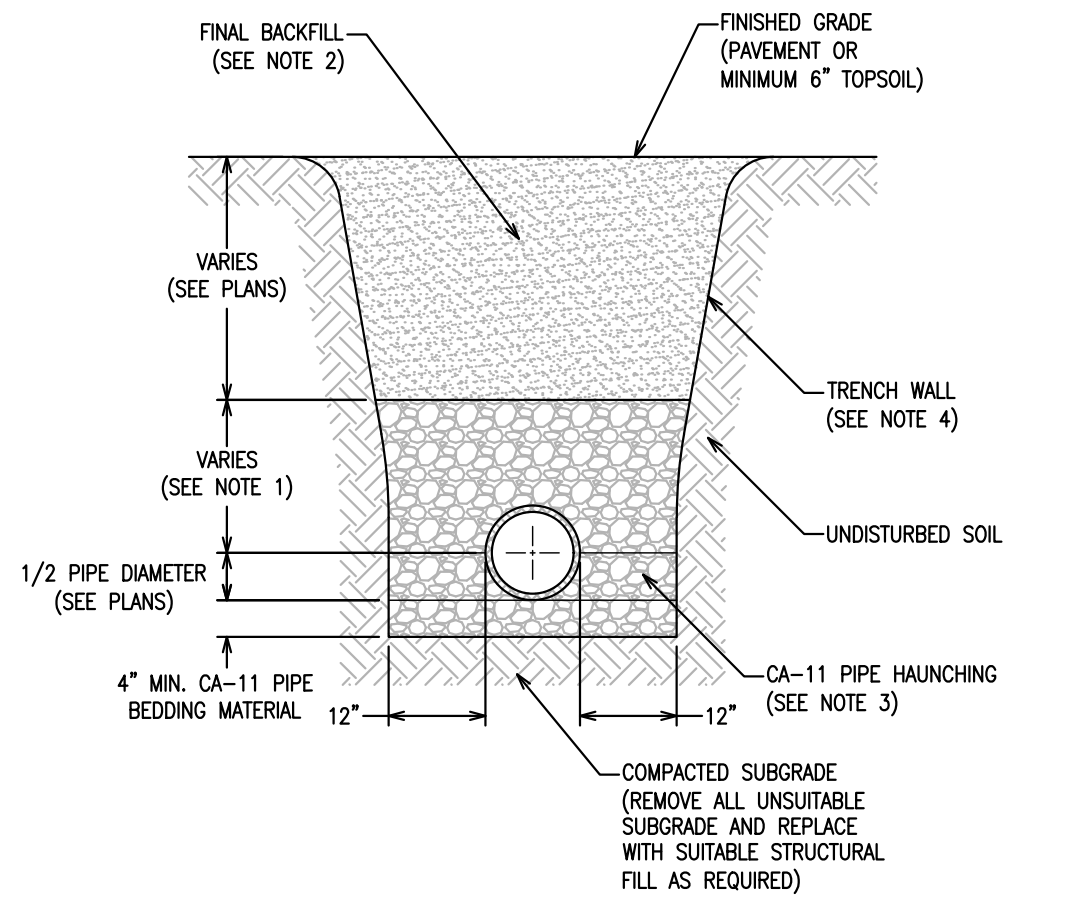
- NOTES:
- ALL PAVEMENT STRIPING SHALL BE WHITE UNLESS OTHERWISE DIRECTED BY LOCAL BUILDING CODES.
 - MAXIMUM SLOPE WITHIN ALL HANDICAP ACCESSIBLE PARKING STALLS SHALL NOT EXCEED 2% IN ANY DIRECTION.

HANDICAP ACCESSIBLE PARKING STALL DETAIL



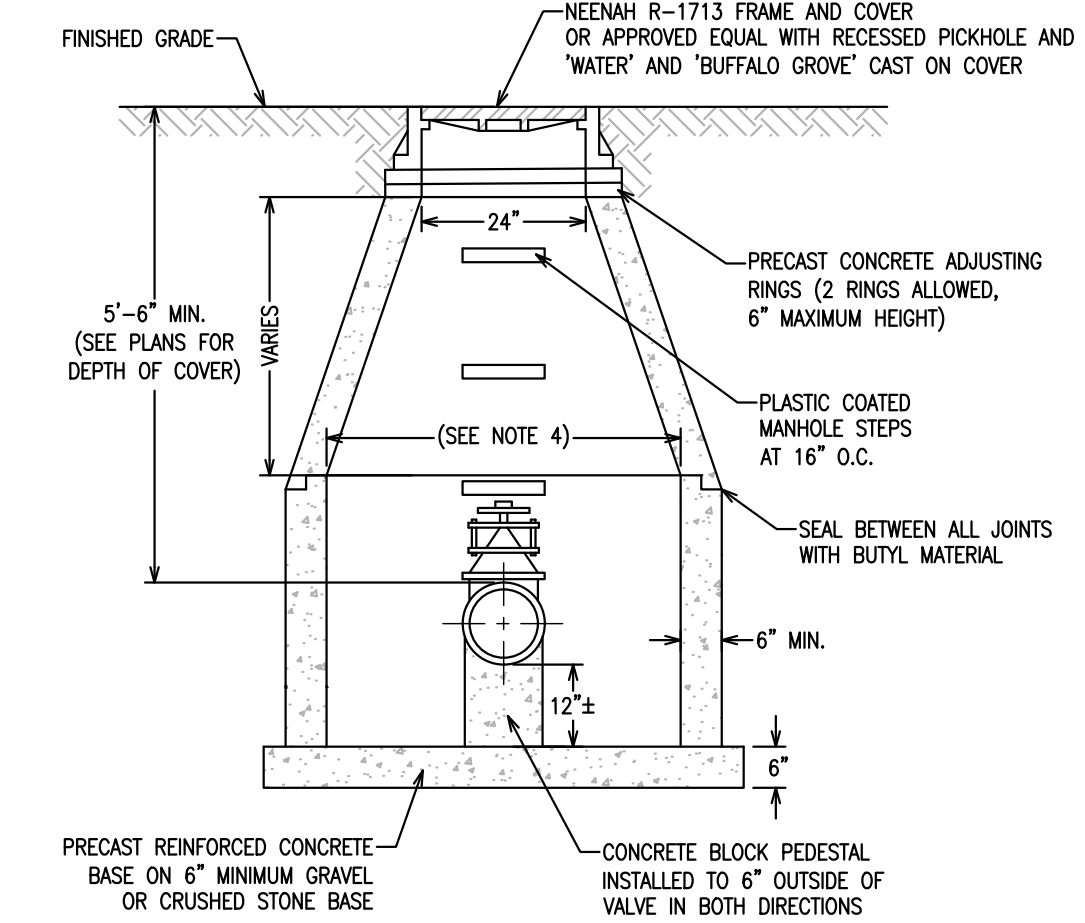
RIGID PIPE TRENCH DETAIL

- NOTES:
- BACKFILL TRENCH WITH INORGANIC EXCAVATED MATERIAL EXCEPT WHERE UNDER OR WITHIN TWO (2) FEET OF PAVEMENT WHERE CA-6 GRANULAR BACKFILL MATERIAL IS REQUIRED.
 - ALL BACKFILL MATERIALS SHALL BE PLACED AND PROPERLY COMPACTED TO 98% OF THE MATERIALS MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D698 AND THE GEOTECHNICAL ENGINEERING REPORT RECOMMENDATIONS.
 - ALL TRENCH EXCAVATIONS SHALL BE PROTECTED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS, LAWS AND RULES. AT A MINIMUM, THEY SHALL NOT BE LESS THAN THE STANDARDS AND REGULATIONS ESTABLISHED BY OSHA IN 29 CFR PART 1926.



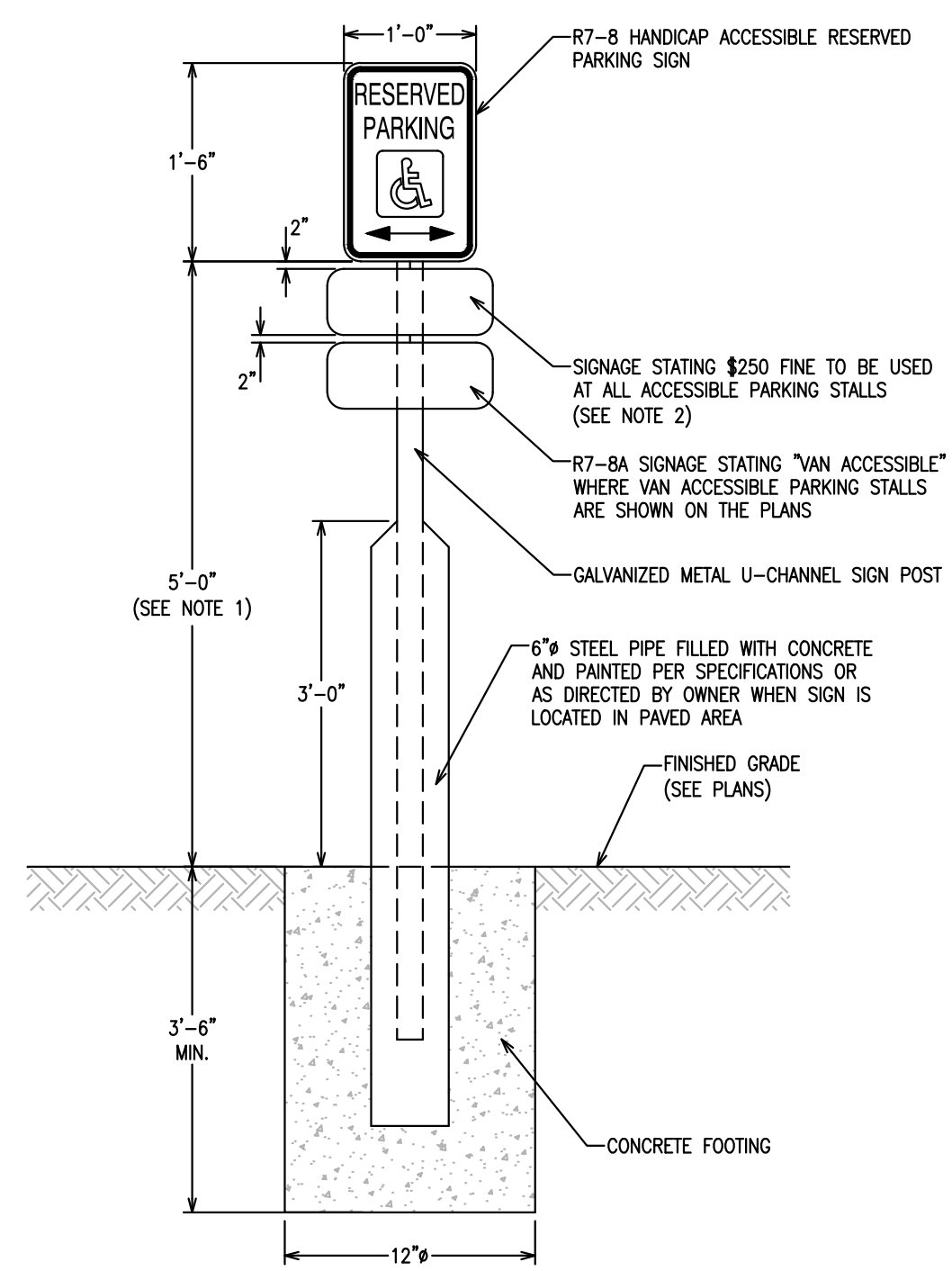
- NOTES:
- 12" MINIMUM CA-11 INITIAL GRANULAR BACKFILL REQUIRED OVER TOP OF PIPE.
 - BACKFILL TRENCH WITH INORGANIC EXCAVATED MATERIAL EXCEPT WHERE UNDER OR WITHIN TWO (2) FEET OF PAVEMENT WHERE CA-6 GRANULAR BACKFILL MATERIAL IS REQUIRED.
 - ALL BACKFILL MATERIALS SHALL BE PLACED AND PROPERLY COMPACTED TO 98% OF THE MATERIALS MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D698 AND THE GEOTECHNICAL ENGINEERING REPORT RECOMMENDATIONS.
 - ALL TRENCH EXCAVATIONS SHALL BE PROTECTED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS, LAWS AND RULES. AT A MINIMUM, THEY SHALL NOT BE LESS THAN THE STANDARDS AND REGULATIONS ESTABLISHED BY OSHA IN 29 CFR PART 1926.

FLEXIBLE PIPE TRENCH DETAIL



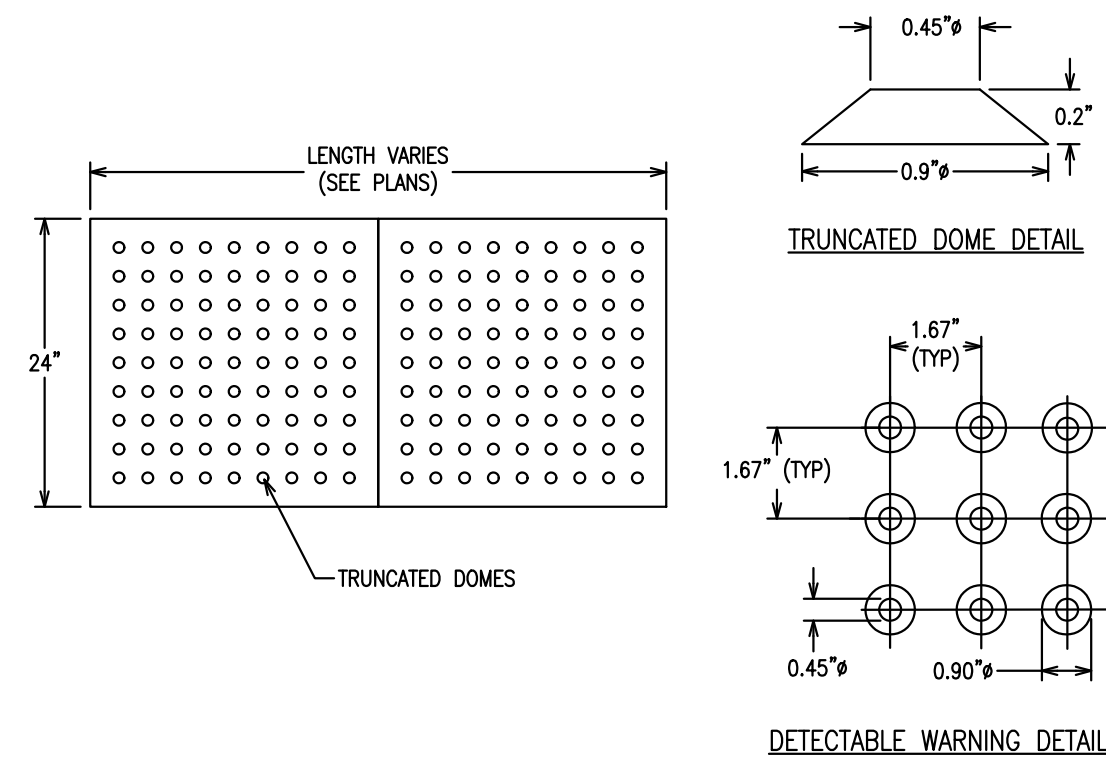
- NOTES:
- VALVES SHALL BE RESILIENT WEDGE GATE VALVES AS MANUFACTURED BY U.S. PIPE, CLOW OR MUELLER.
 - VALVES WITHIN PAVED AREAS SHALL BE INSTALLED WITH A VALVE VAULT.
 - ECCENTRIC CONE SECTION REQUIRED.
 - VALVE VAULT DIAMETERS SHALL BE AS FOLLOWS:
4.1. 4" DIAMETER FOR VALVES 10" AND SMALLER
4.2. 5" DIAMETER FOR VALVES 12" AND LARGER

WATER MAIN VALVE VAULT DETAIL



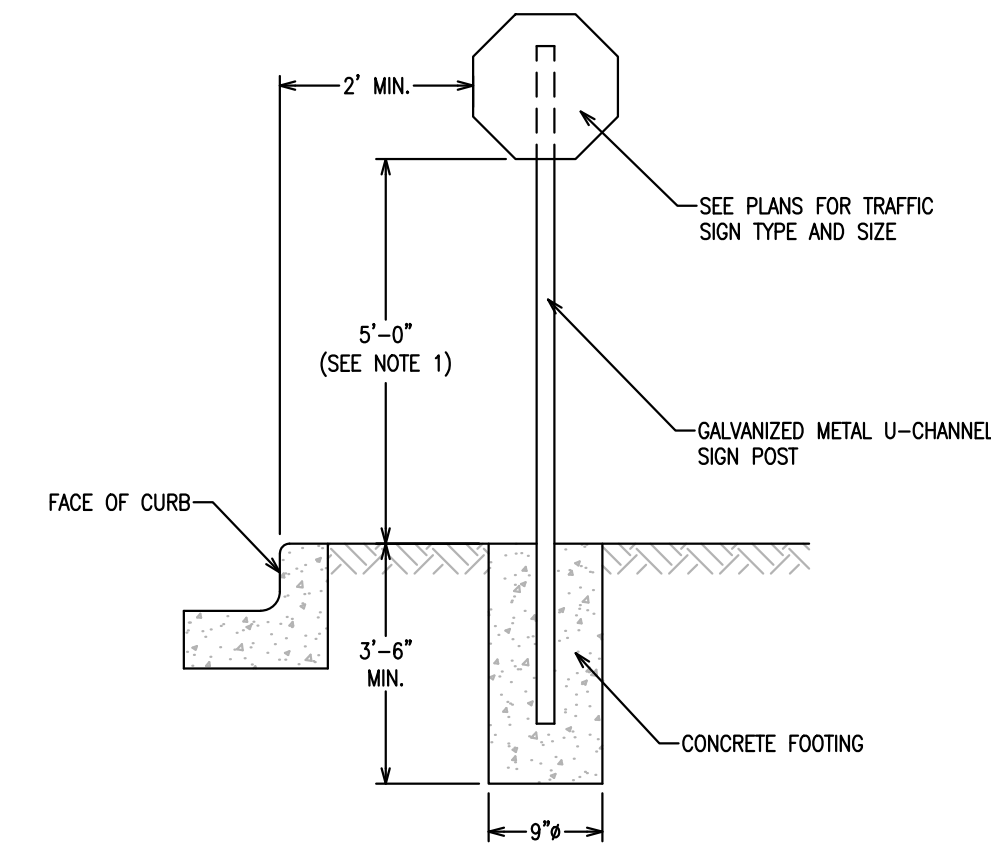
- NOTES:
- ACCESSIBLE PARKING SIGNS SHALL BE CENTERED AT THE FRONT OF EACH PARKING STALL AND INSTALLED WITH A MINIMUM HEIGHT OF FIVE (5) FEET ABOVE FINISHED PAVEMENT OR GRADE ELEVATION UNLESS OTHERWISE DIRECTED BY LOCAL BUILDING CODES.
 - CONTRACTOR SHALL VERIFY FINE AMOUNT WITH LOCAL BUILDING CODES PRIOR TO INSTALLATION.

HANDICAP ACCESSIBLE PARKING SIGN DETAIL



- NOTES:
- DETECTABLE WARNINGS SHALL BE VERIFIED POLYMER COMPOSITE TILES BY ARMOR-TILE OR APPROVED EQUAL.
 - TILES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES AND SHALL BE COLORED RED UNLESS OTHERWISE DIRECTED BY LOCAL BUILDING CODES.
 - TILES SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

DETECTABLE WARNING DETAIL



- NOTES:
- TRAFFIC SIGN POSTS SHALL BE LOCATED A MINIMUM OF 2' FROM FACE OF CURB AND SIGNS SHALL BE INSTALLED WITH A MINIMUM HEIGHT OF FIVE (5) FEET ABOVE FINISHED PAVEMENT OR GRADE ELEVATION UNLESS OTHERWISE DIRECTED BY LOCAL BUILDING CODES.
 - TRAFFIC SIGNS SHALL BE IN FURNISHED IN ACCORDANCE WITH THE LATEST U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."

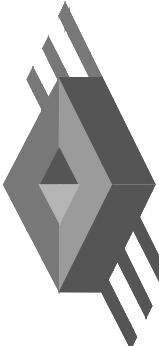
TRAFFIC SIGN DETAIL – GRASS AREA

DETAILS

BISON CROSSING
SHOREWOOD DEVELOPMENT GROUP
BUFFALO GROVE, ILLINOIS

JACOB & HEFNER
ASSOCIATES

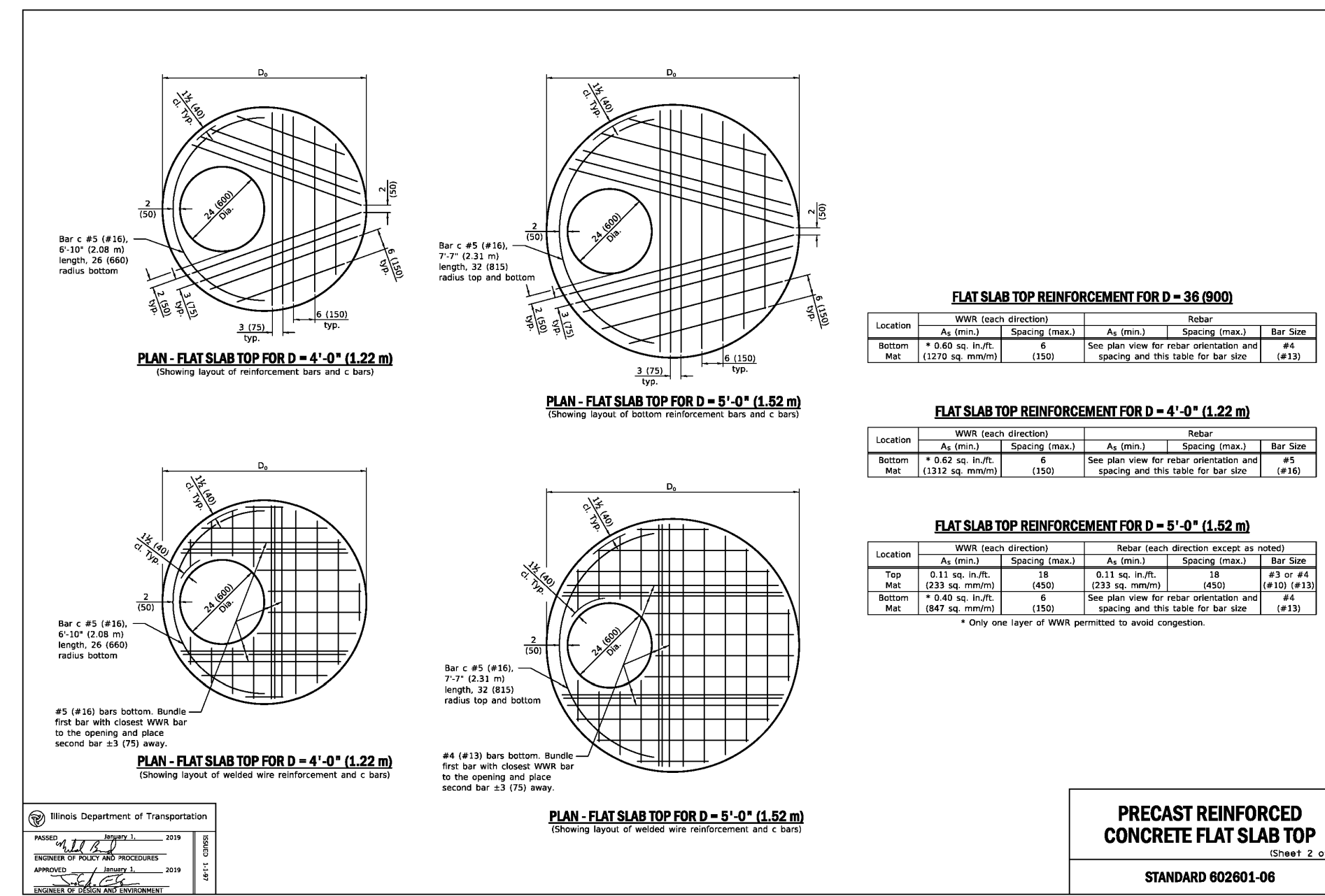
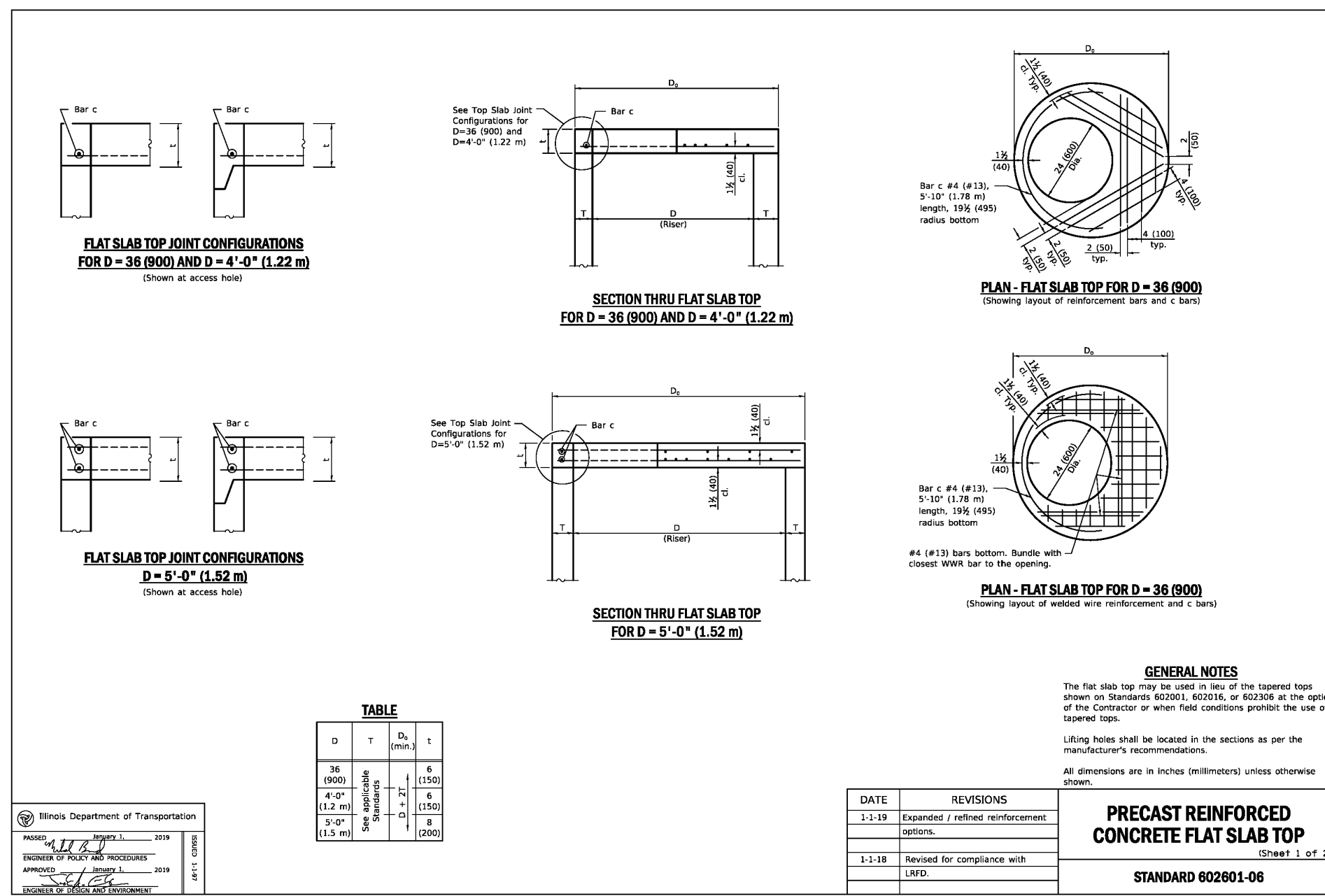
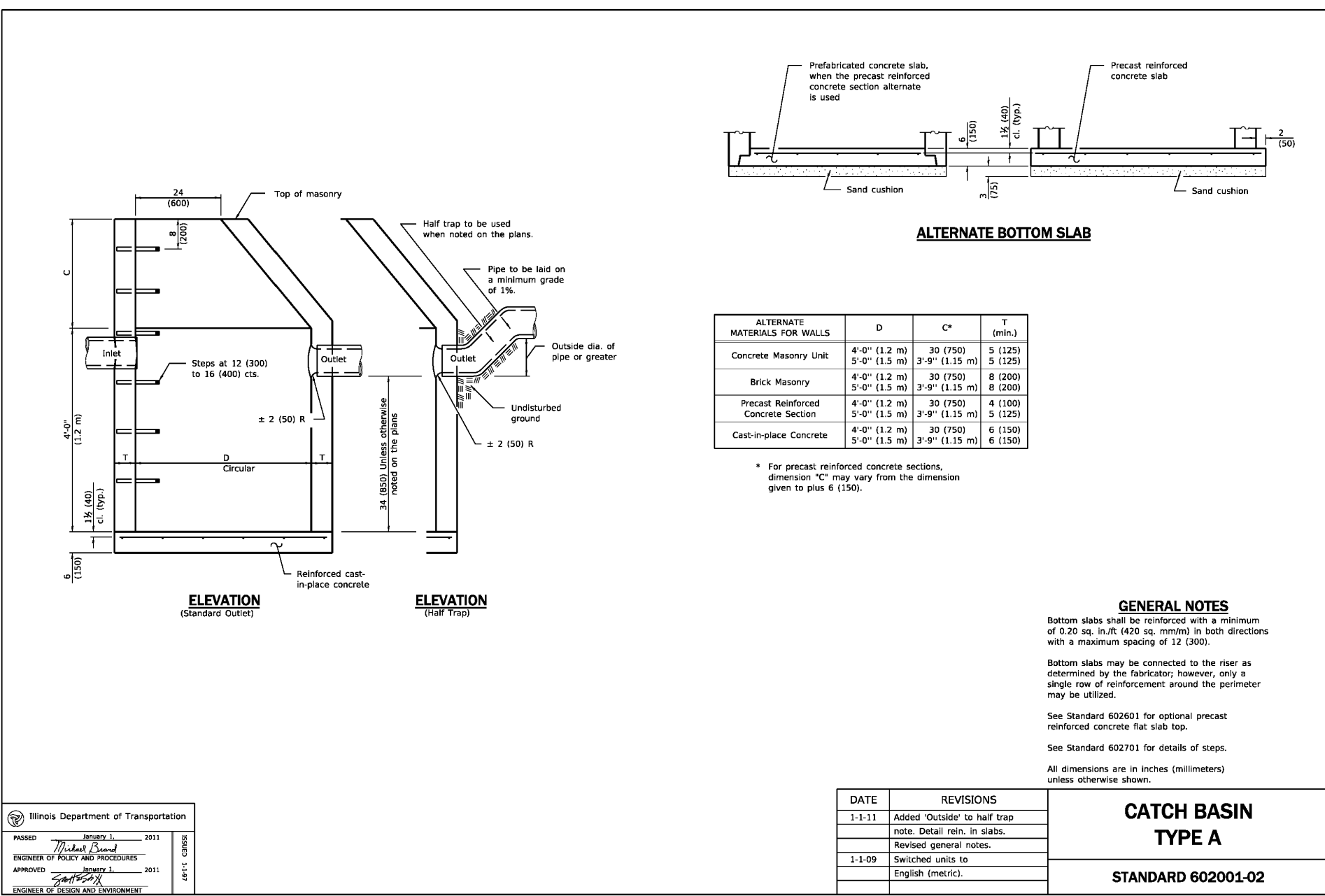
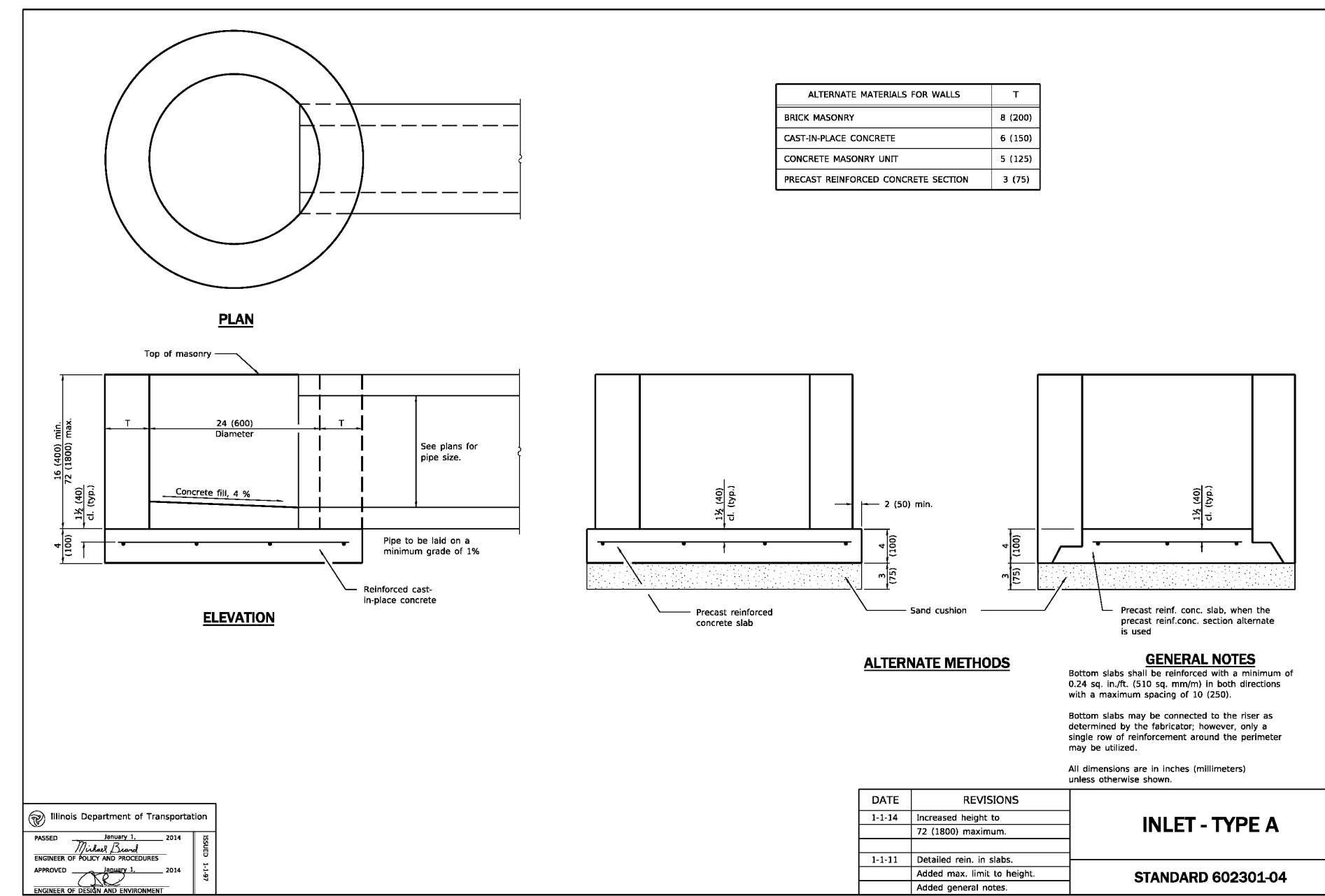
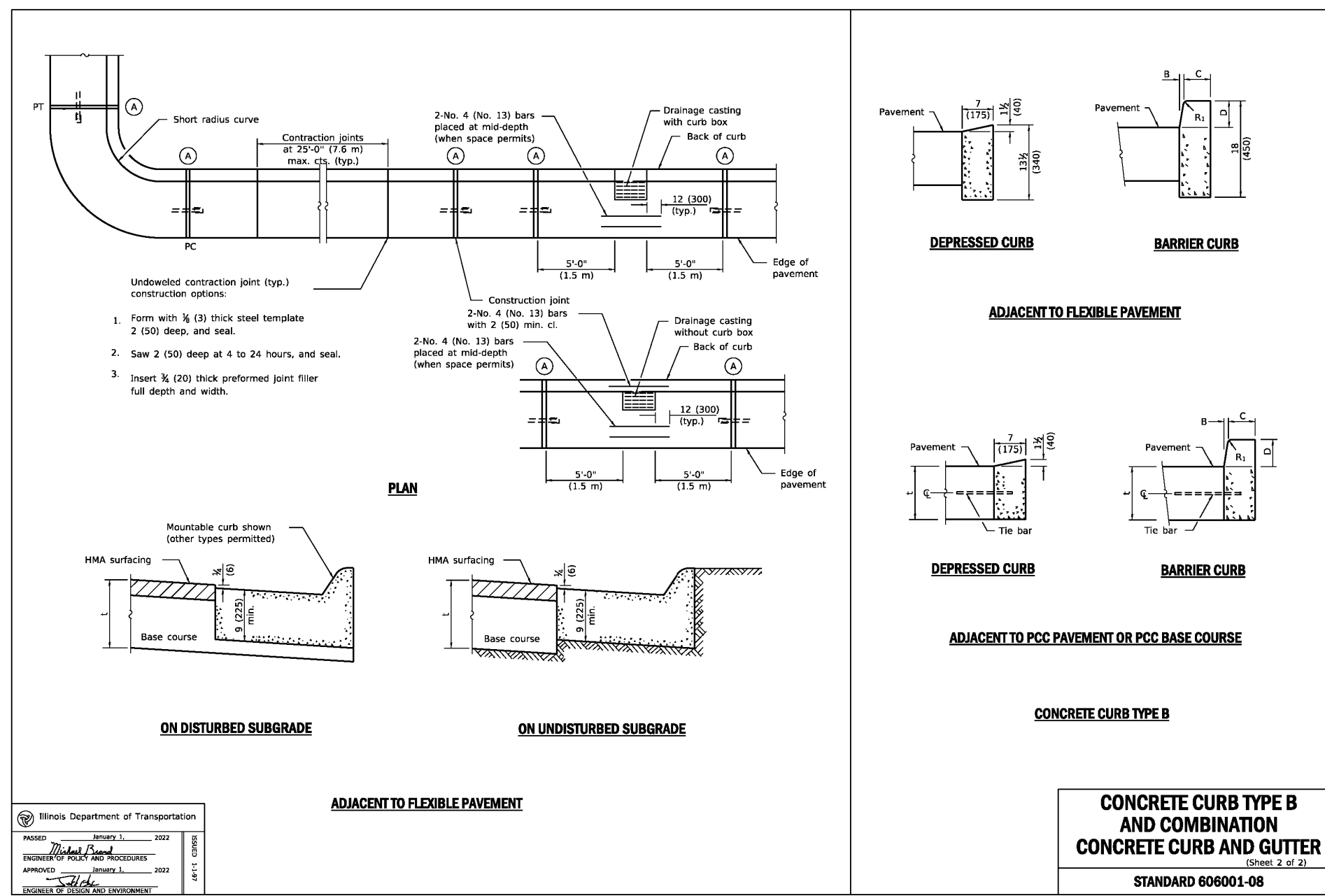
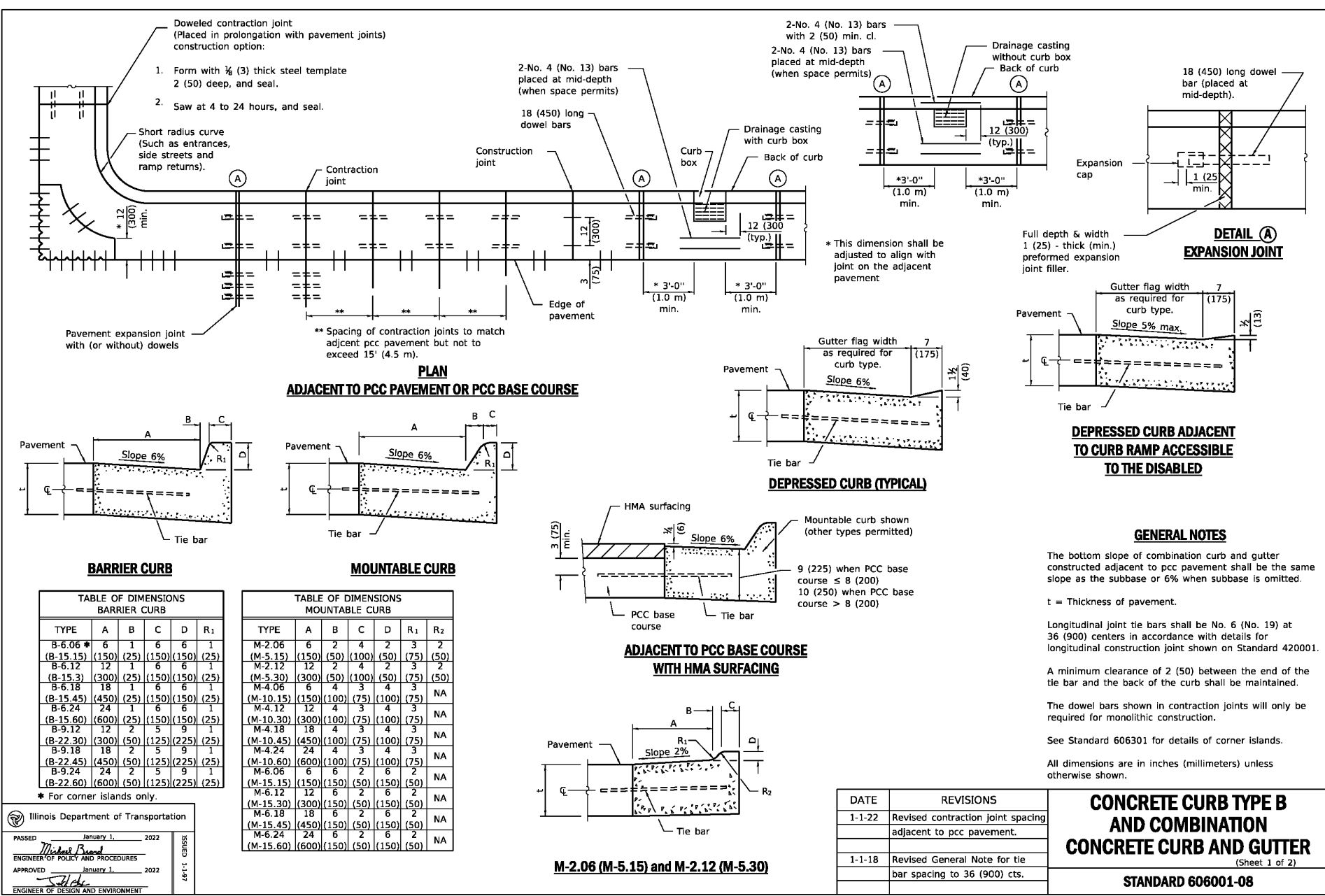
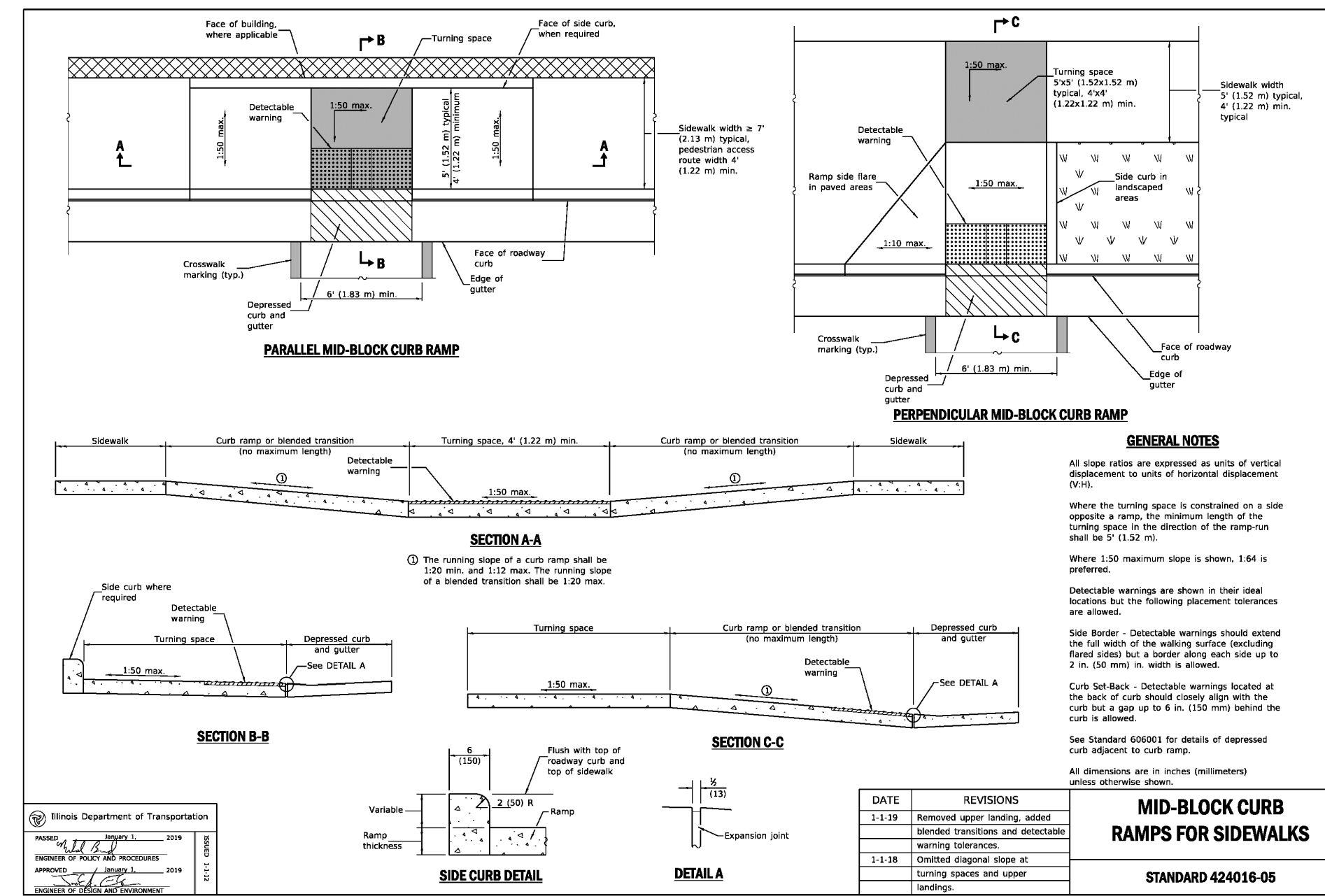
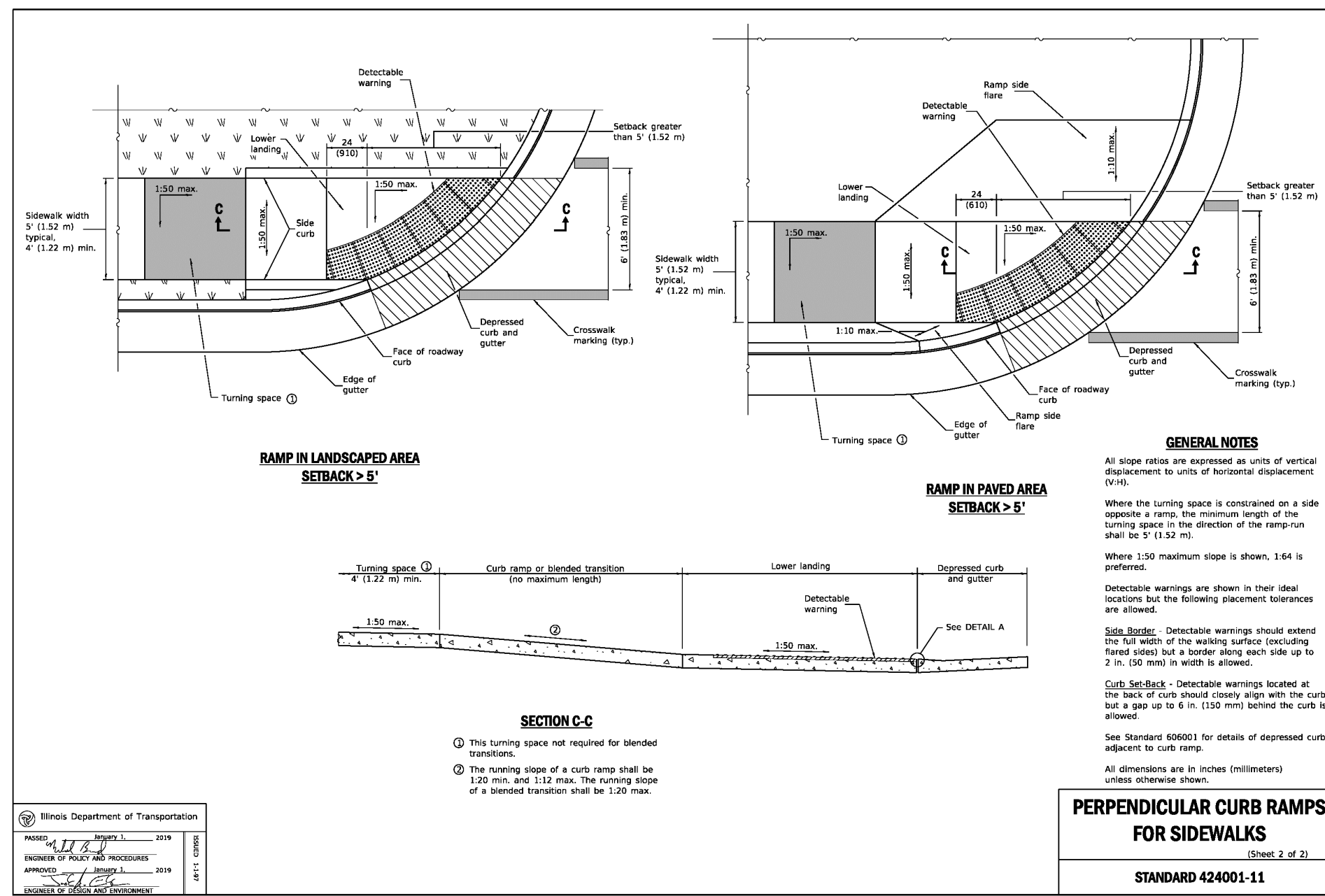
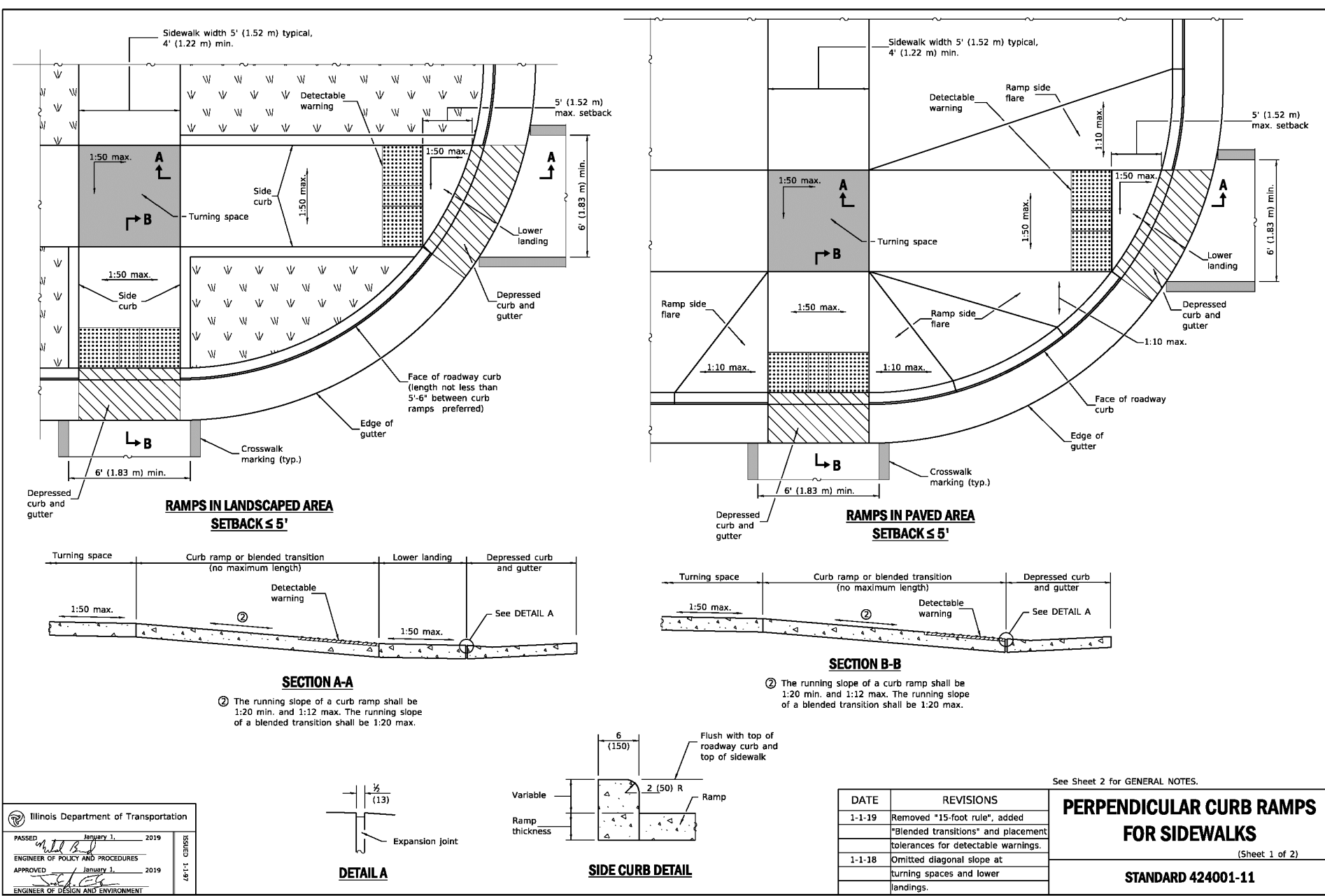
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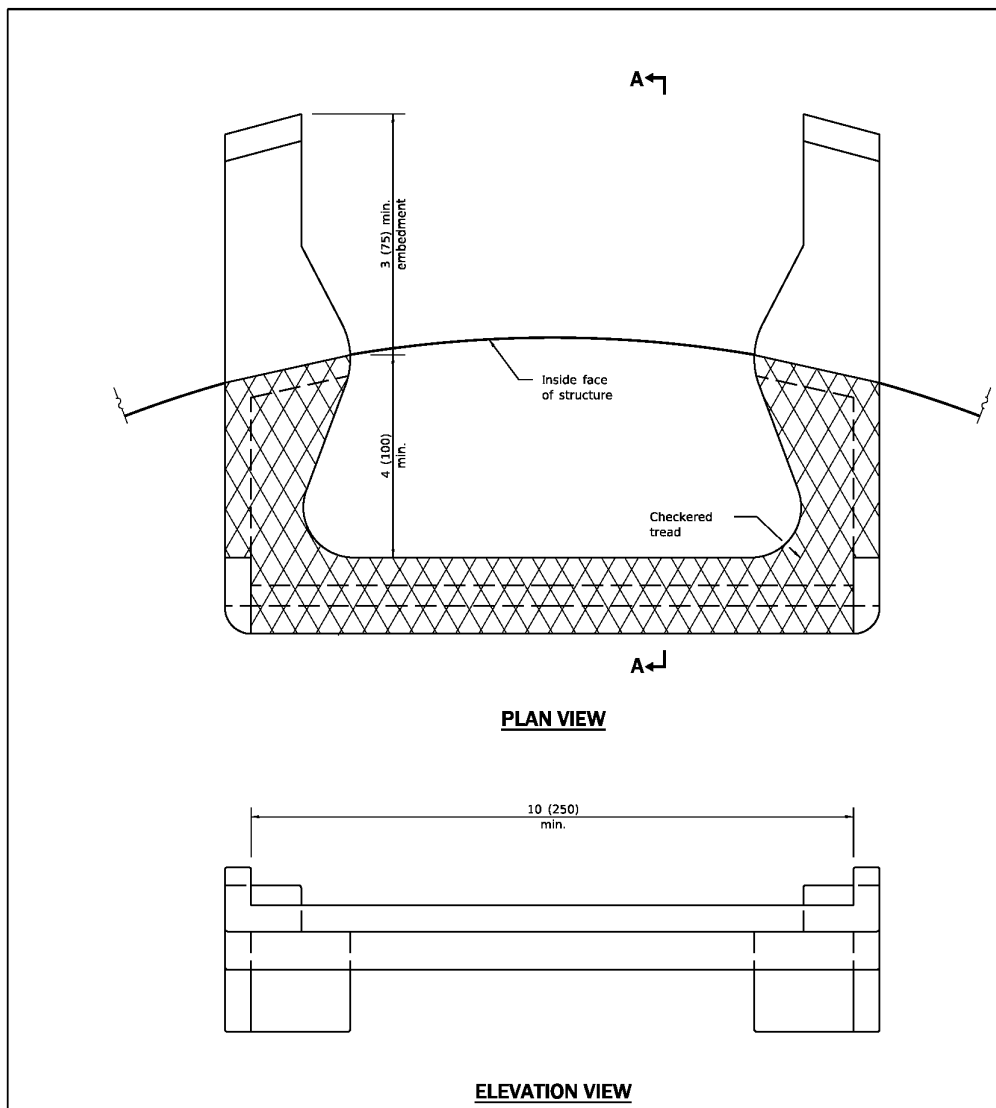


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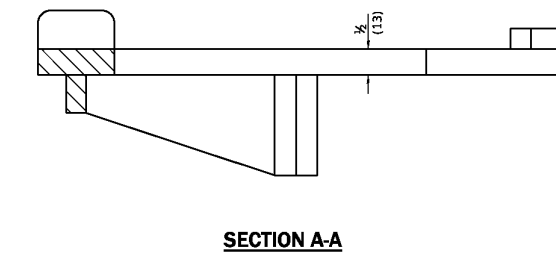




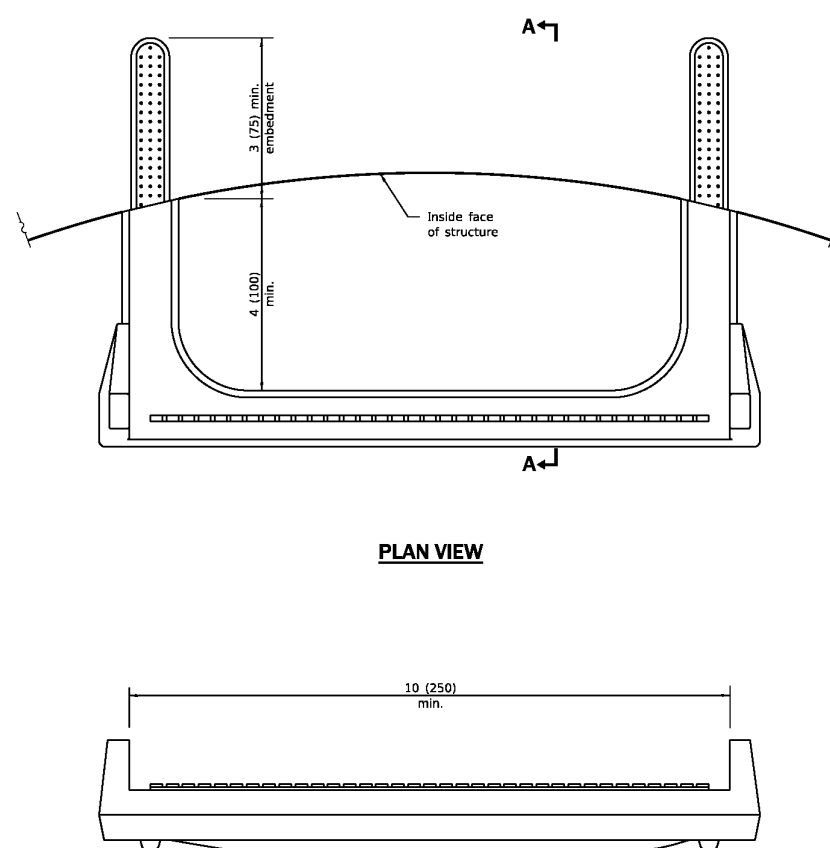
 Illinois Department of Transportation	
PASSED	January 3, 2009
ENGINEER OF POLICY AND PROCEDURES	
APPROVED	January 1, 2009
ENGINEER OF DESIGN AND ENVIRONMENT	

DATE	REVISIONS
1-1-09	Switched units to English (metric).
4-1-06	Revised title, drawings, and added plastic steel on sheet 2

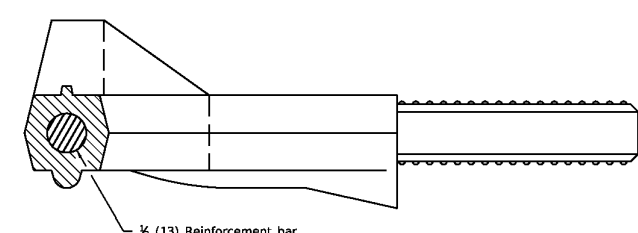
MANHOLE STEPS
(Sheet
STANDARD 602701-02



SECTION A-A



ELEVATION VIEW



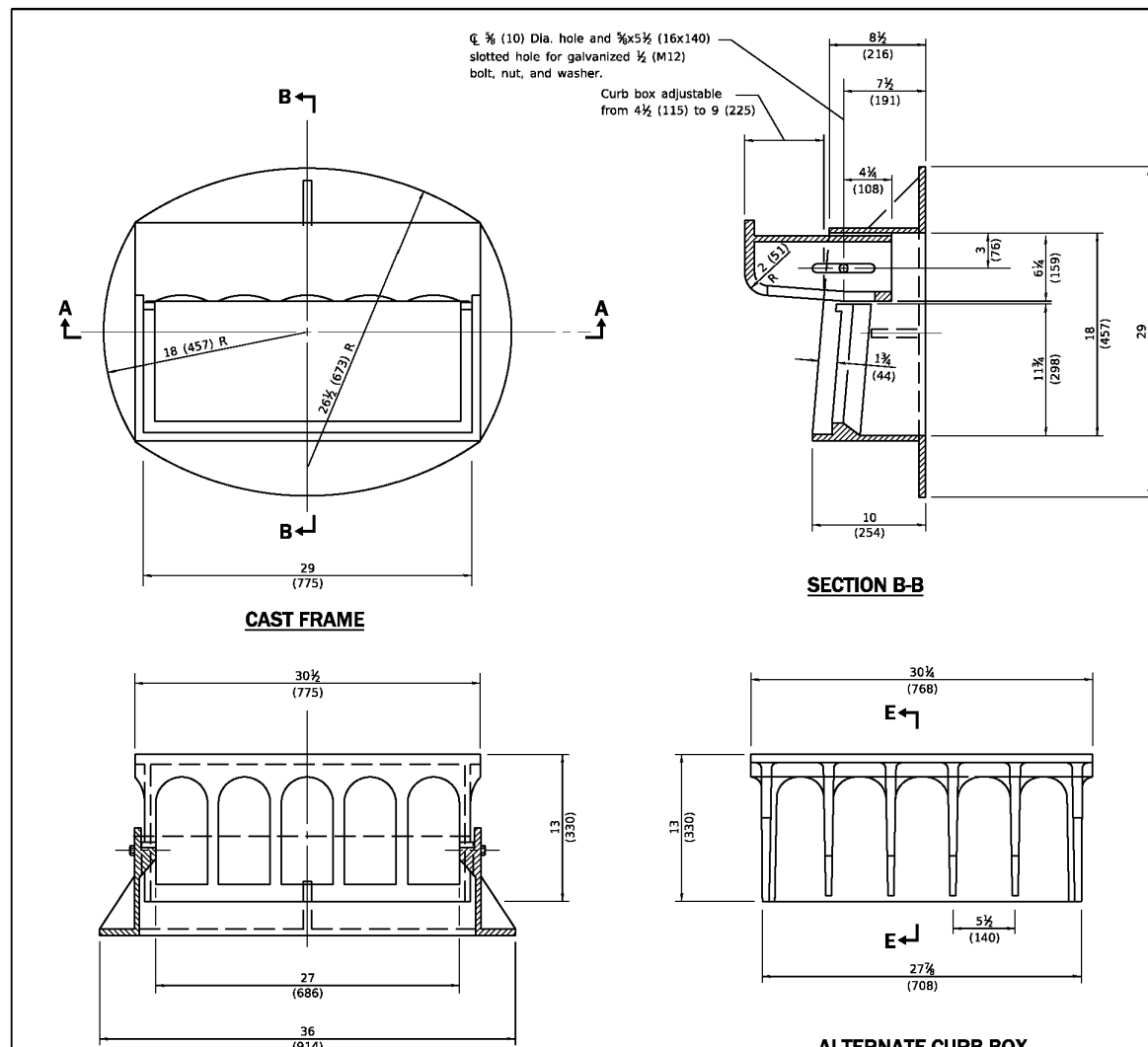
SECTION A-A

 Illinois Department of Transportation	
PASSED	January 2, 2009
	
ENGINEER OF POLICY AND PROCEDURES	
APPROVED	January 1, 2009
ENGINEER OF DESIGN AND ENVIRONMENT	

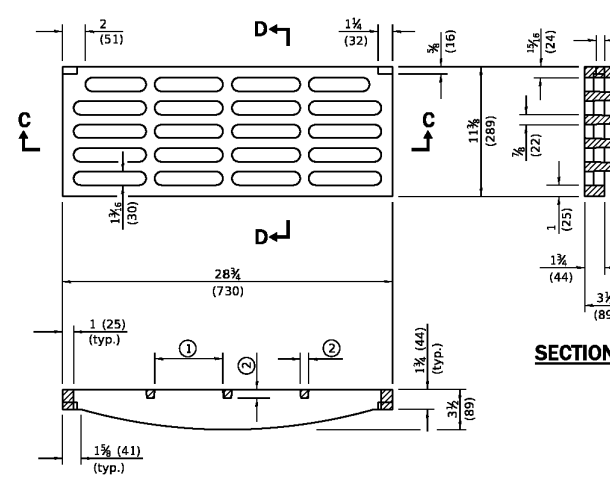
MANHOLE STEPS

1 Sheet 2 of 2

STANDARD 602701-02



SECTION A-A



T GRAT

① = 4¼ (159) max. (typ.)
② = ¾ (19) min. (typ.)

DATE	REVISIONS
1-1-15	Revised dimensions of frame and alternate curb box.
4-1-09	Switched units to English (metric).

**FRAME AND GRATE
TYPE 11**

STANDARD 604051-04



JACOB & HEFNER
ASSOCIATES

3333 Butterfield Rd, Suite 300, Downers Grove, IL 60515

630) 652-4600, FAX: (630) 652-4601

www.jacobandhefner.com

Attachment: RDA Exhibits (O-2024-12 : Ordinance Approving a Redevelopment Agreement for the Bison Crossing)

DETAILS

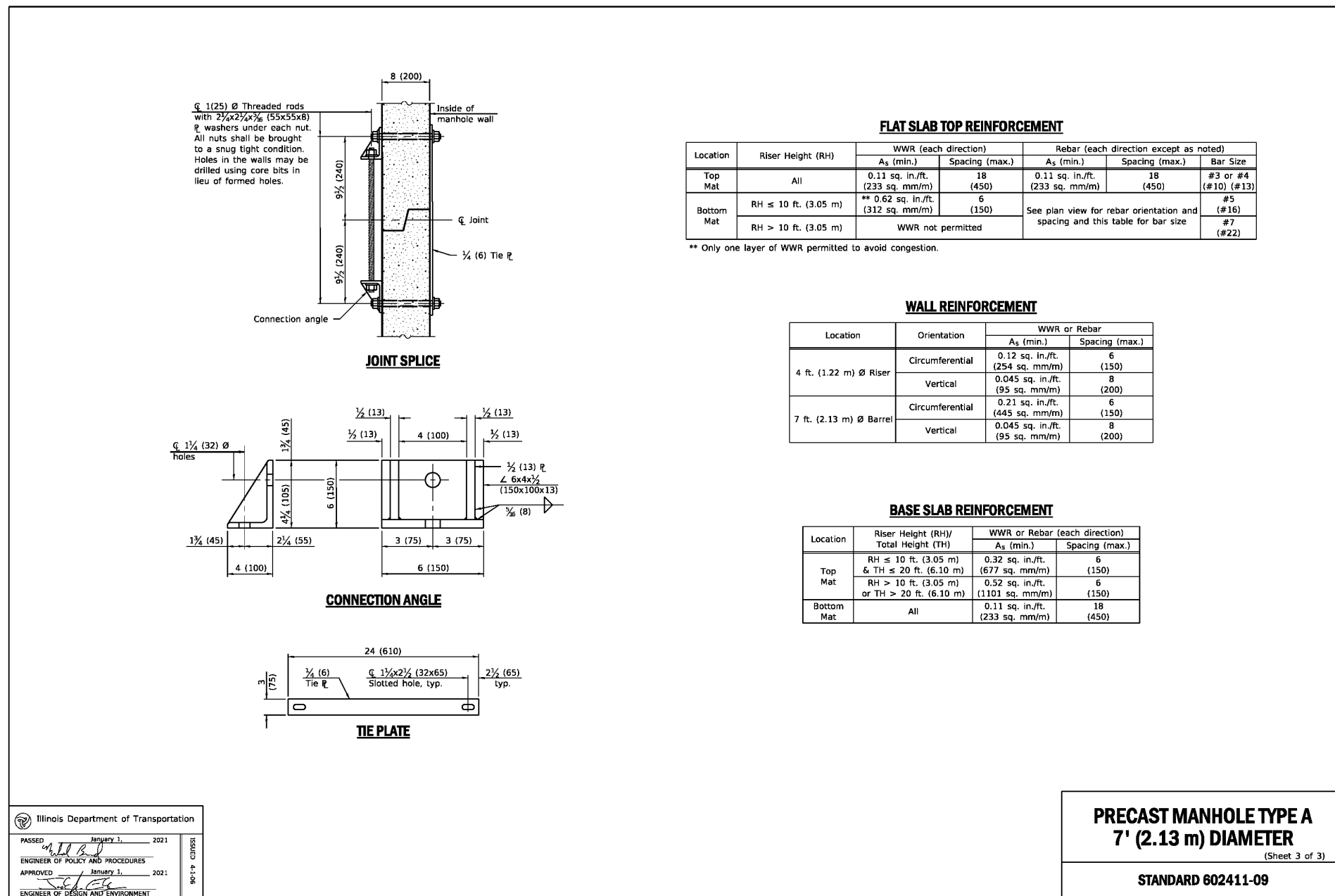
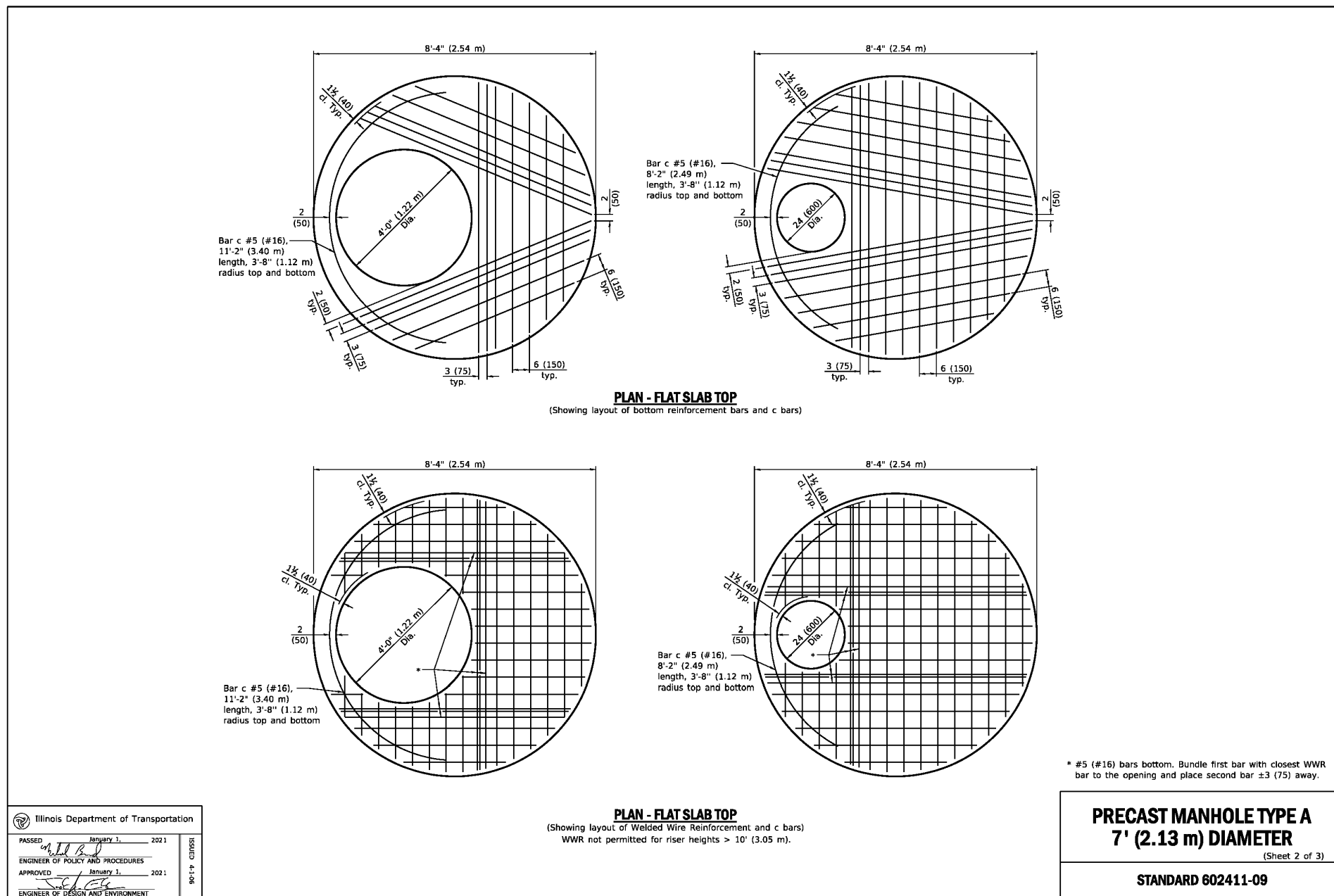
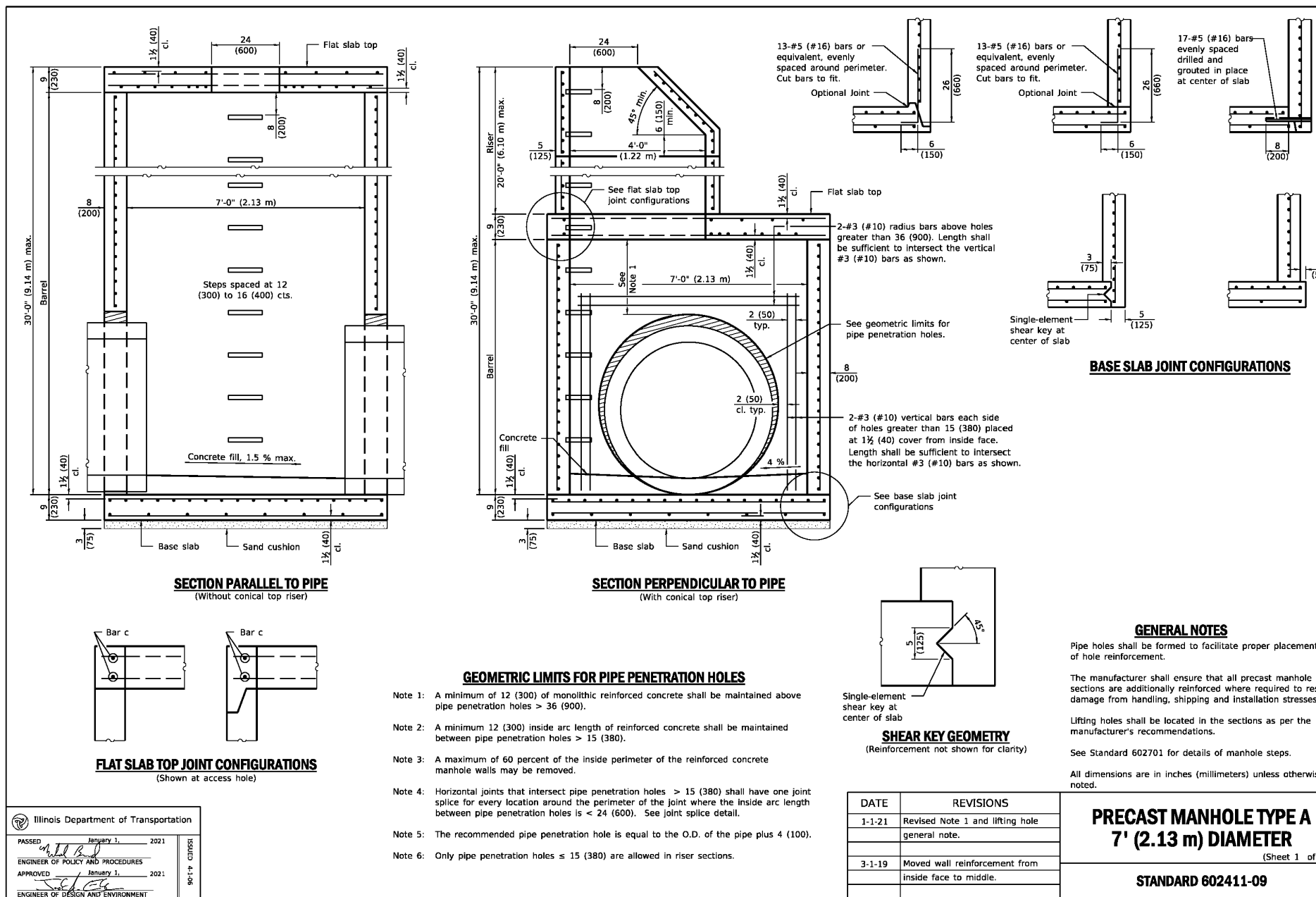
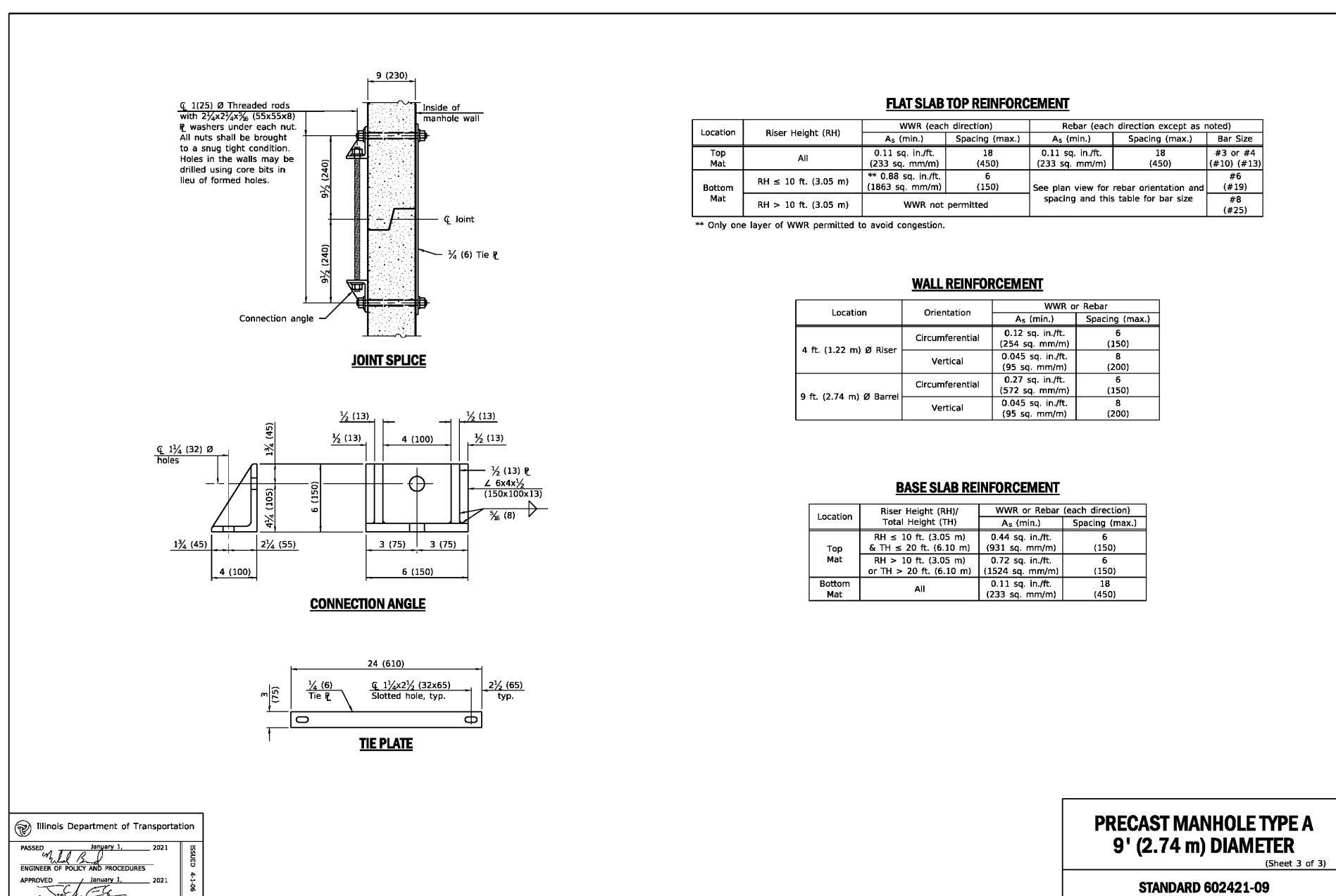
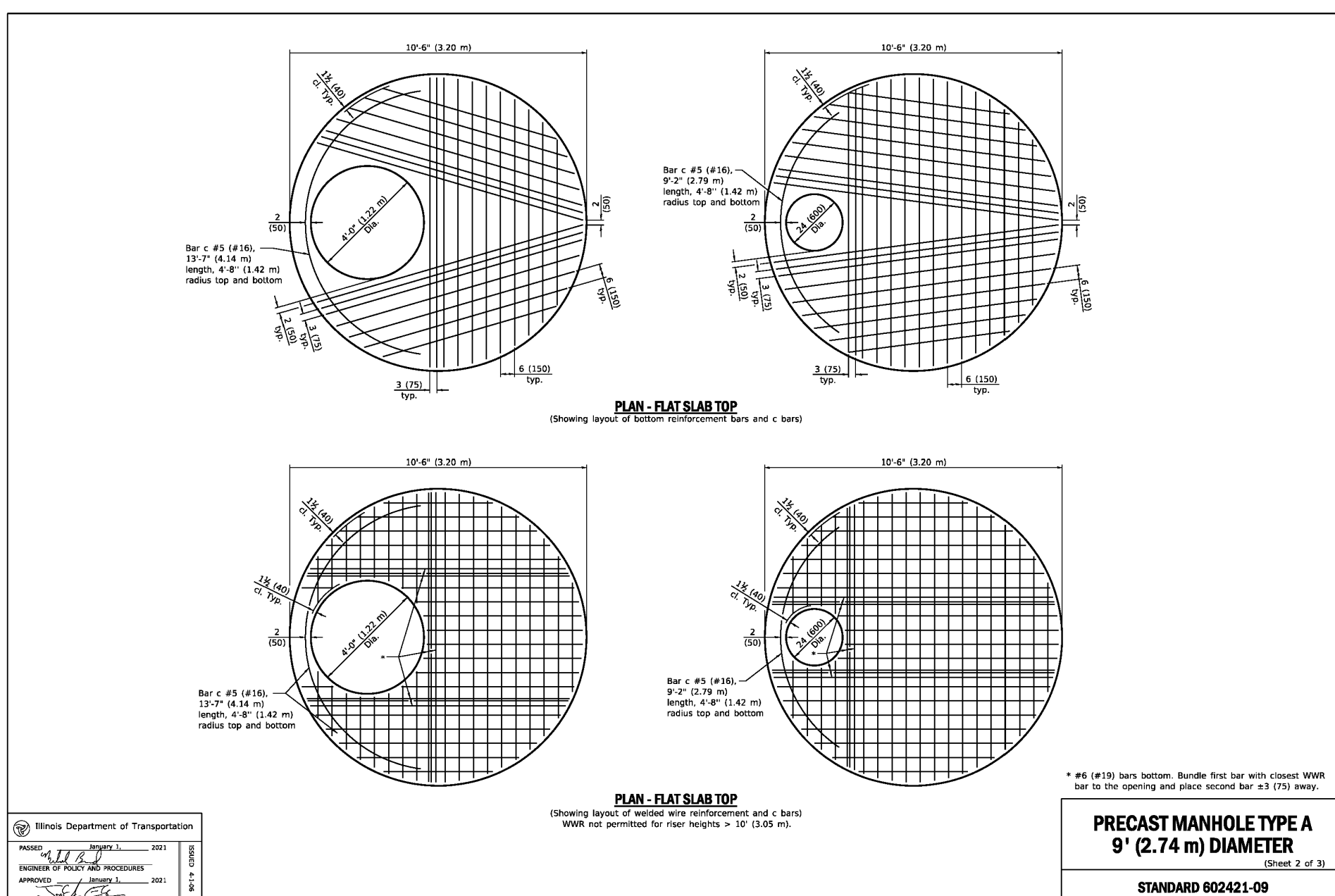
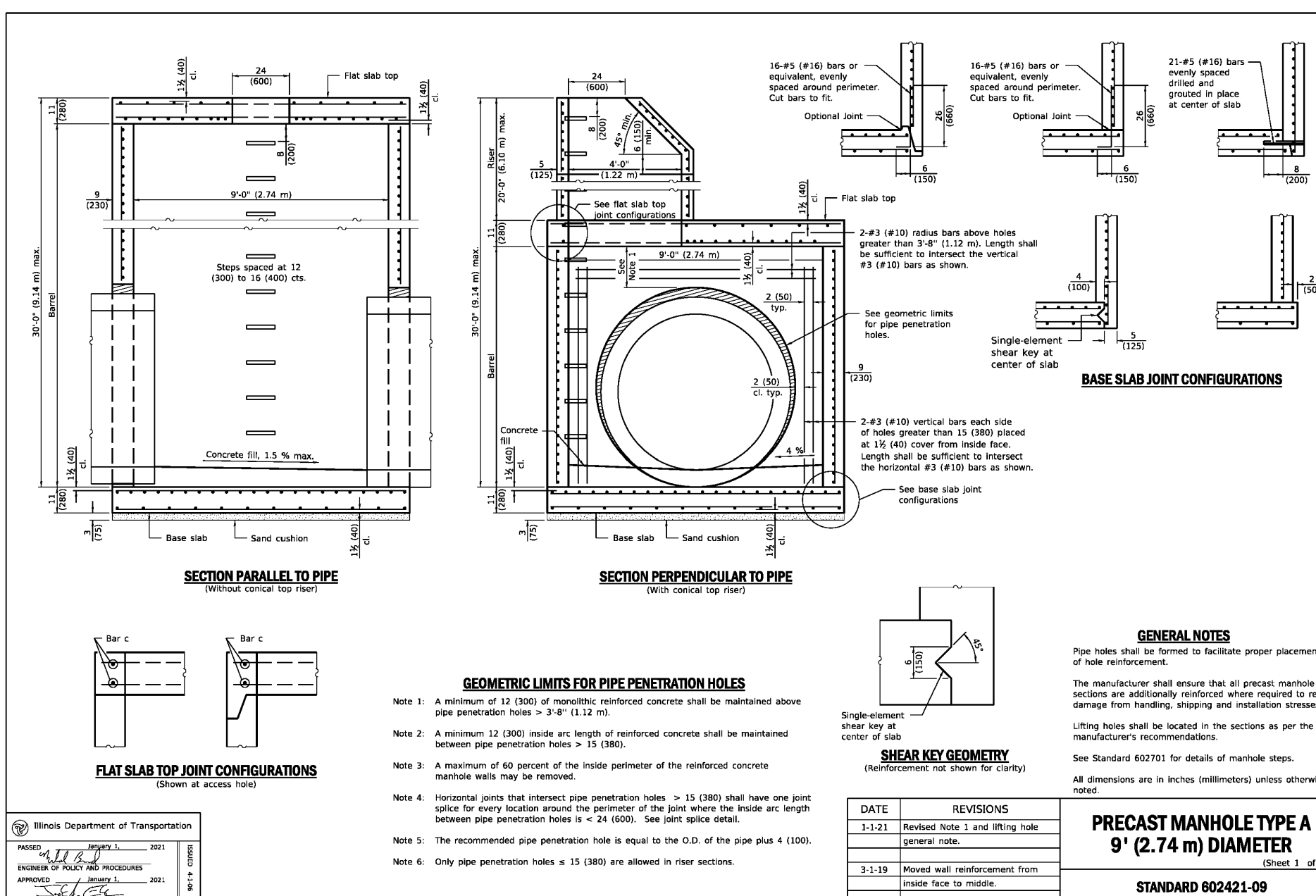
BISON CROSSING
 SHOREWOOD DEVELOPMENT GROUP
 BUFFALO GROVE, ILLINOIS

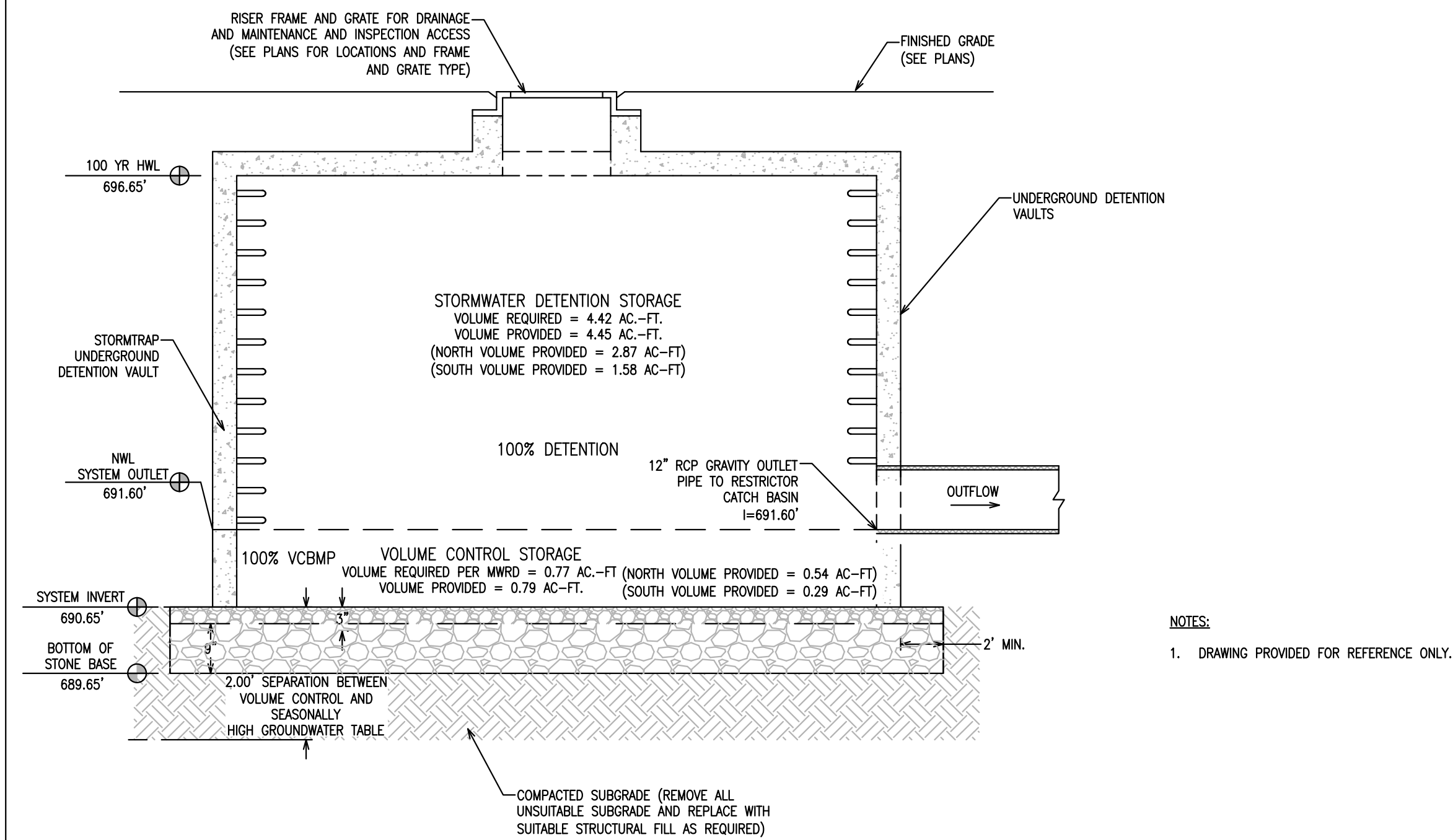
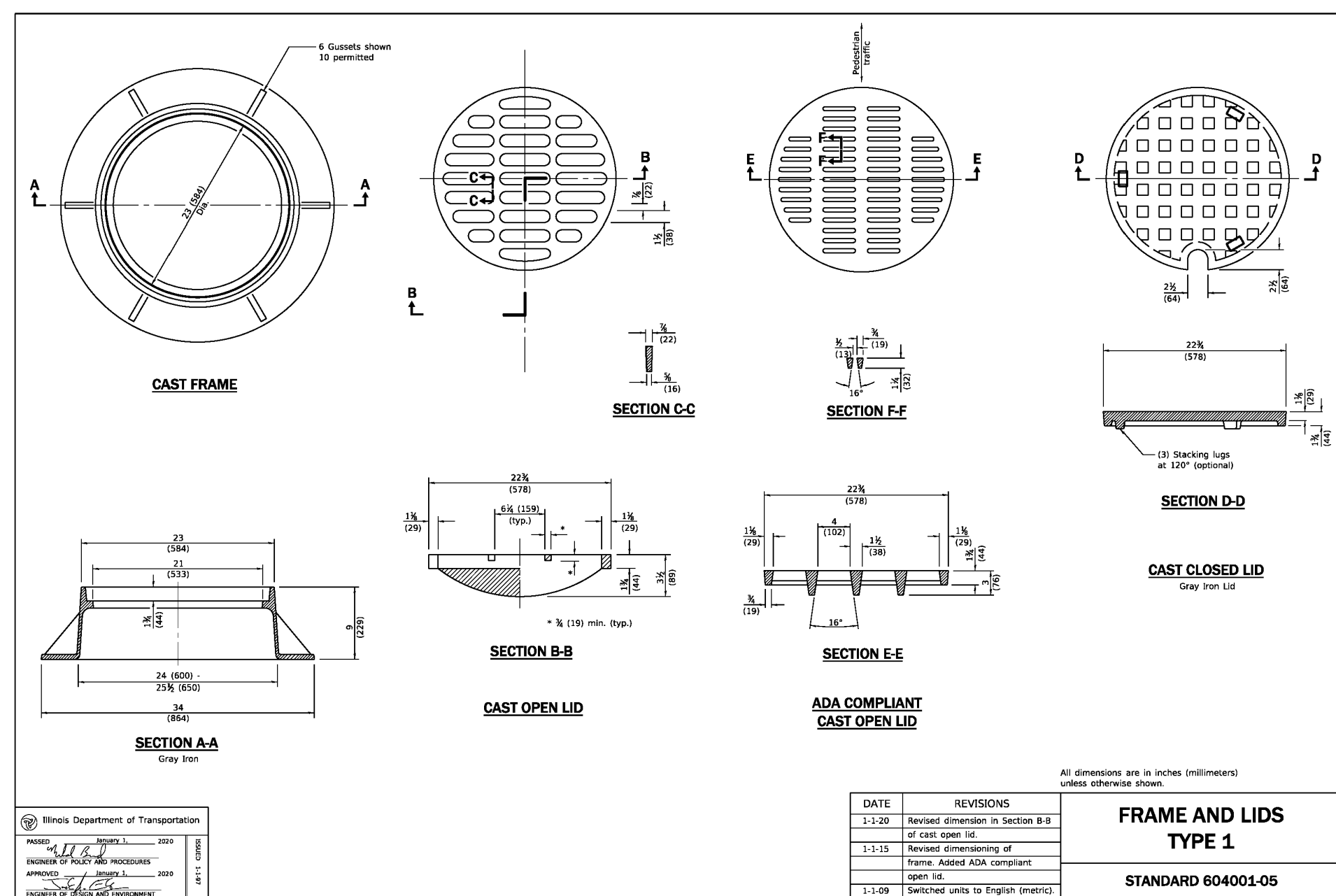
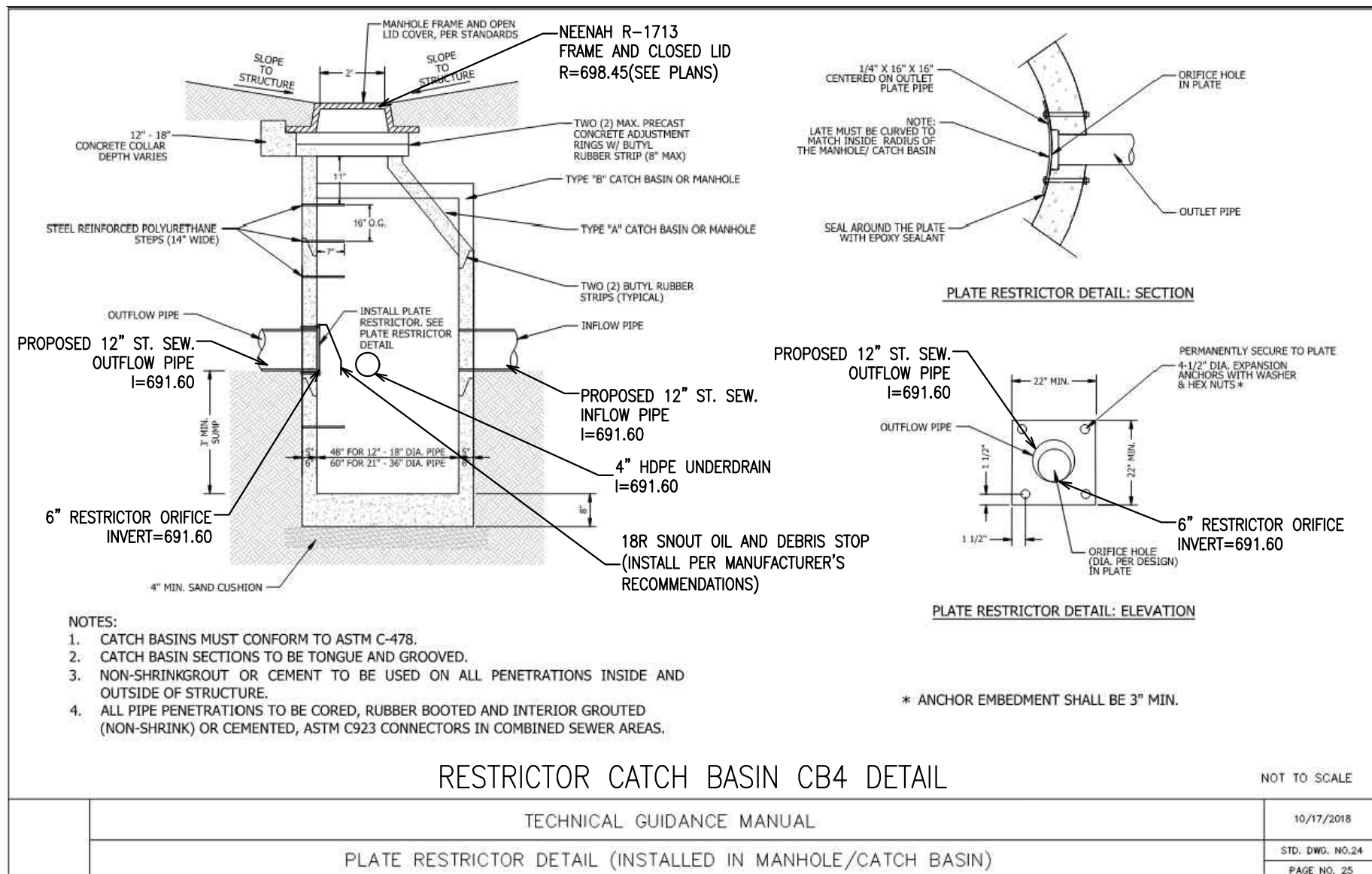
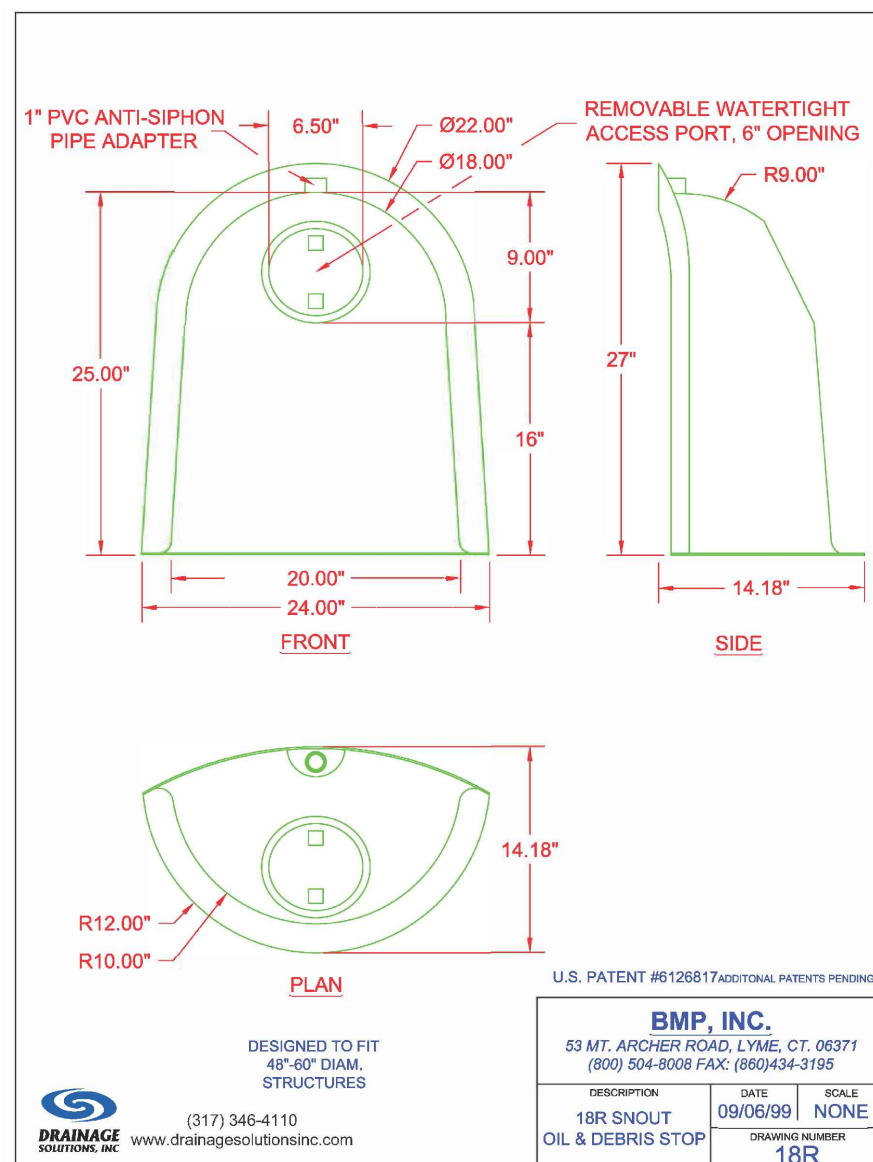
BUFFALO GROVE, ILLINOIS

ment for the Bison Crossing)

C SUBMITTAL	Description
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UNDERGROUND DETENTION AND VOLUME CONTROL FACILITY CROSS SECTION DETAIL

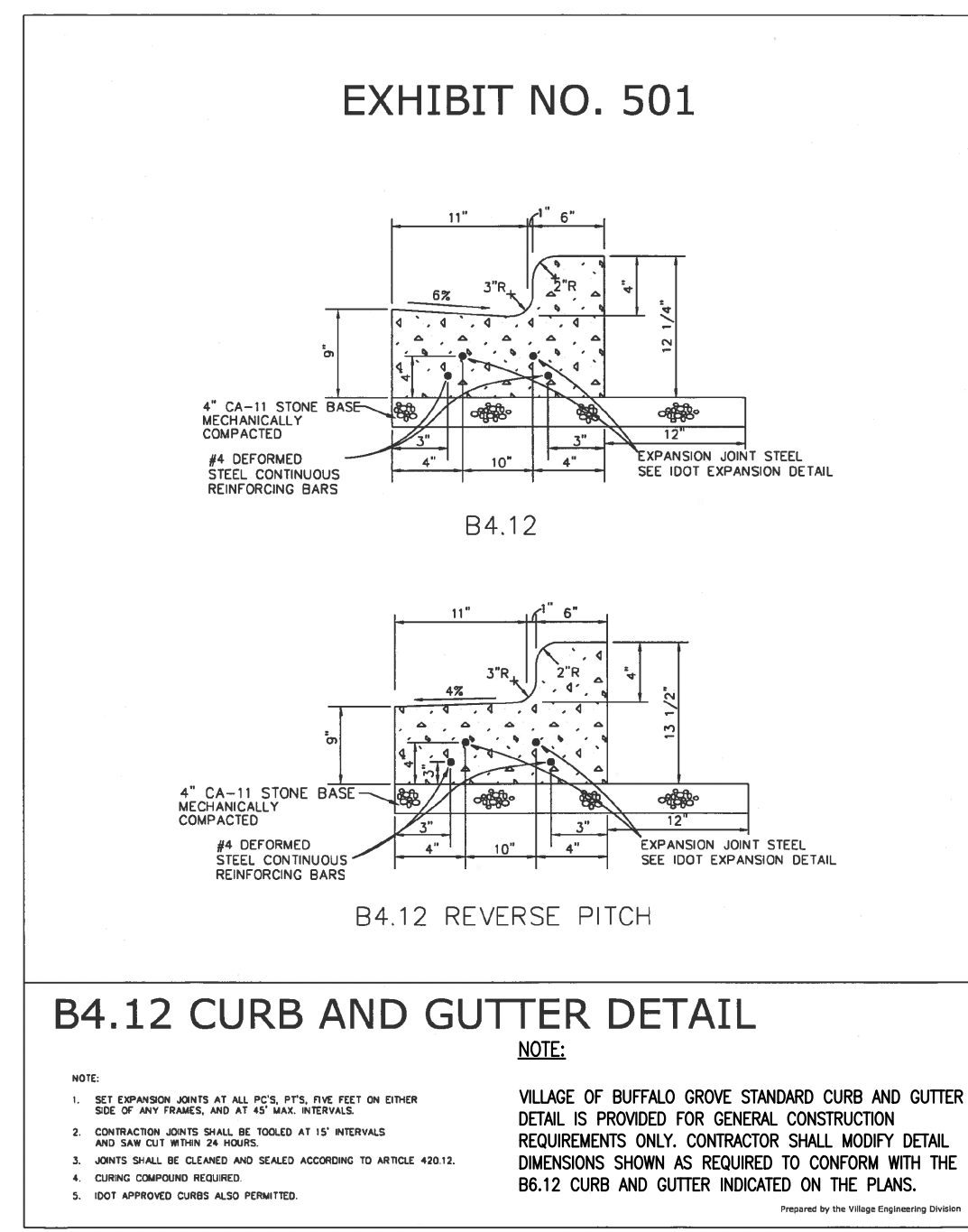
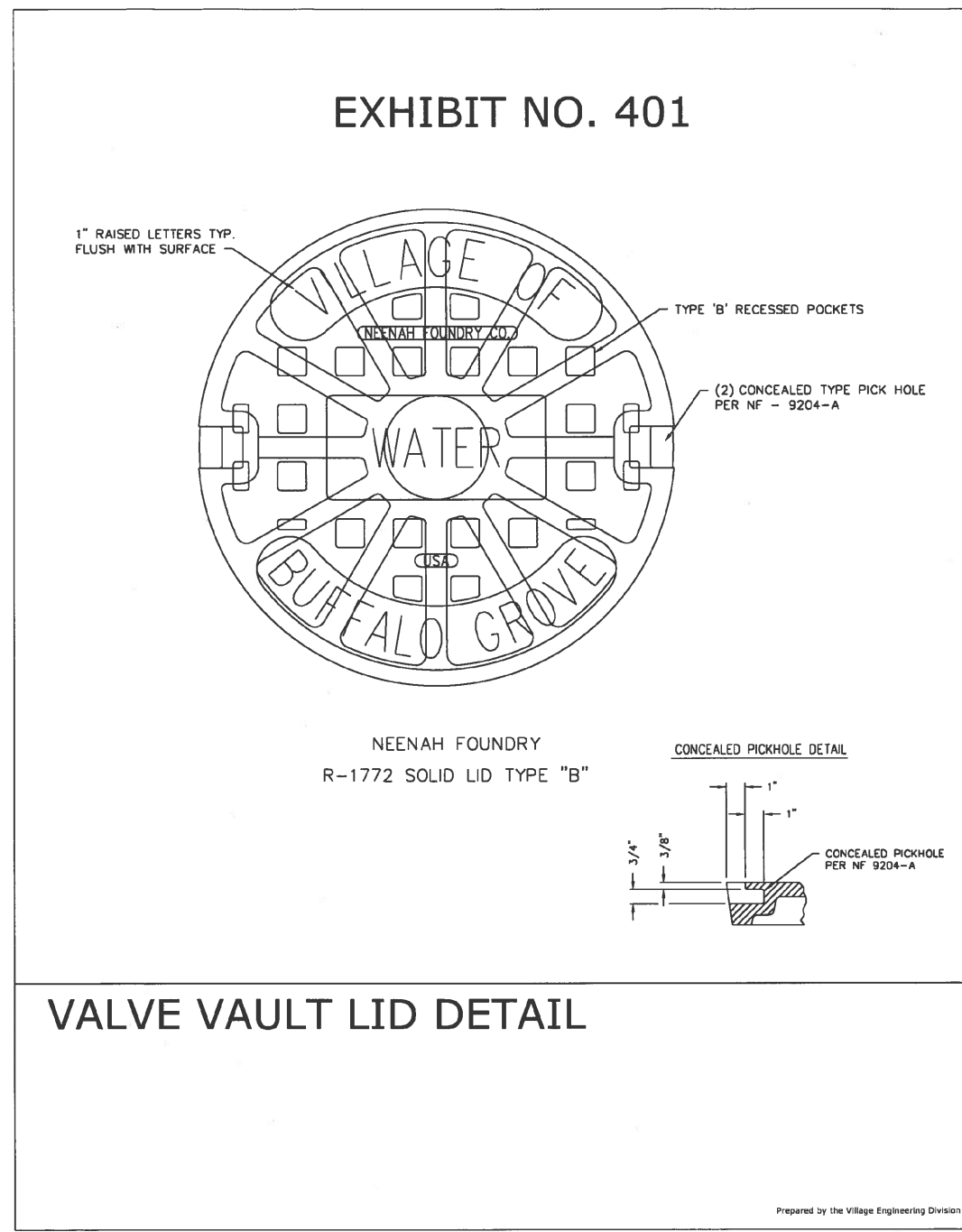
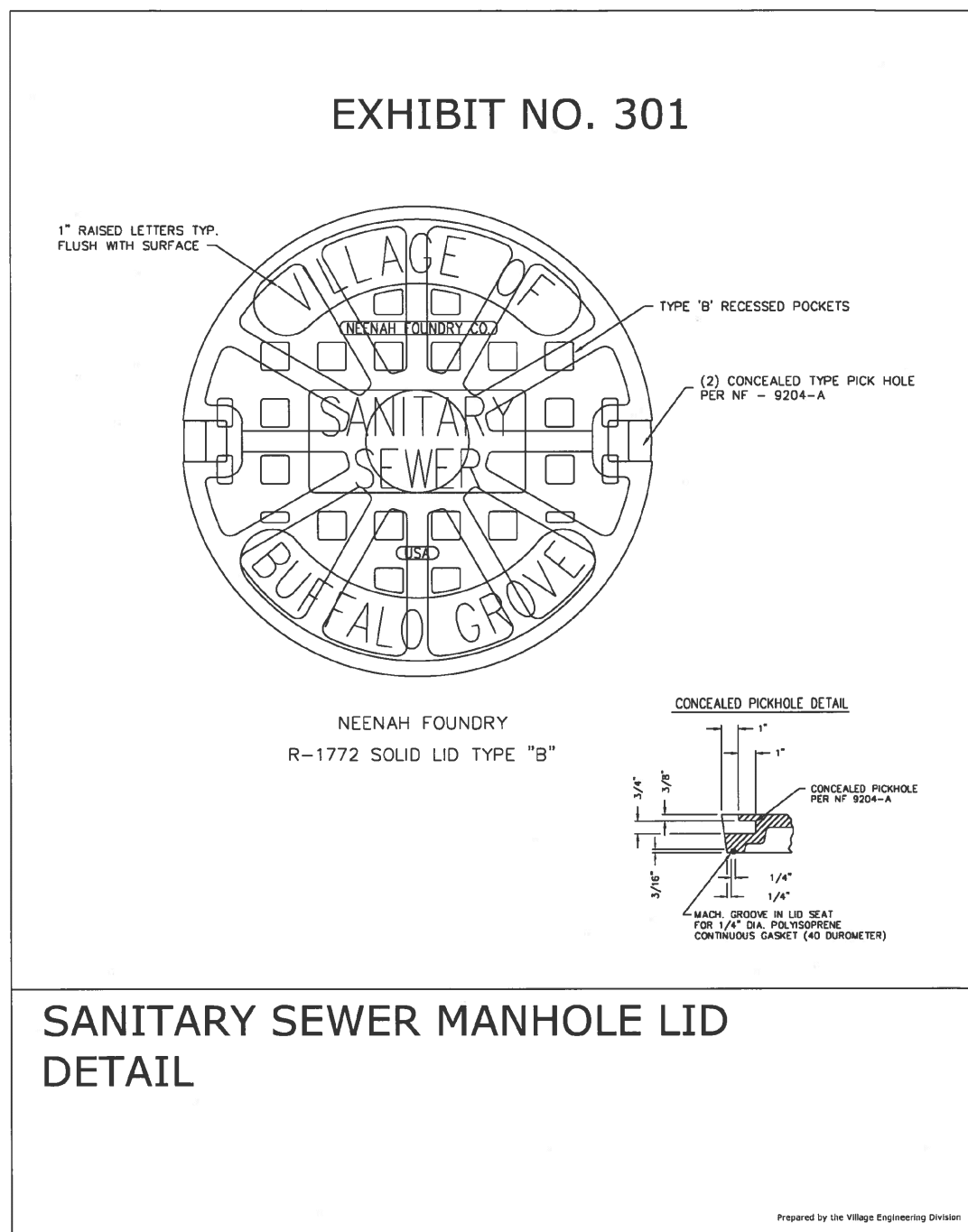
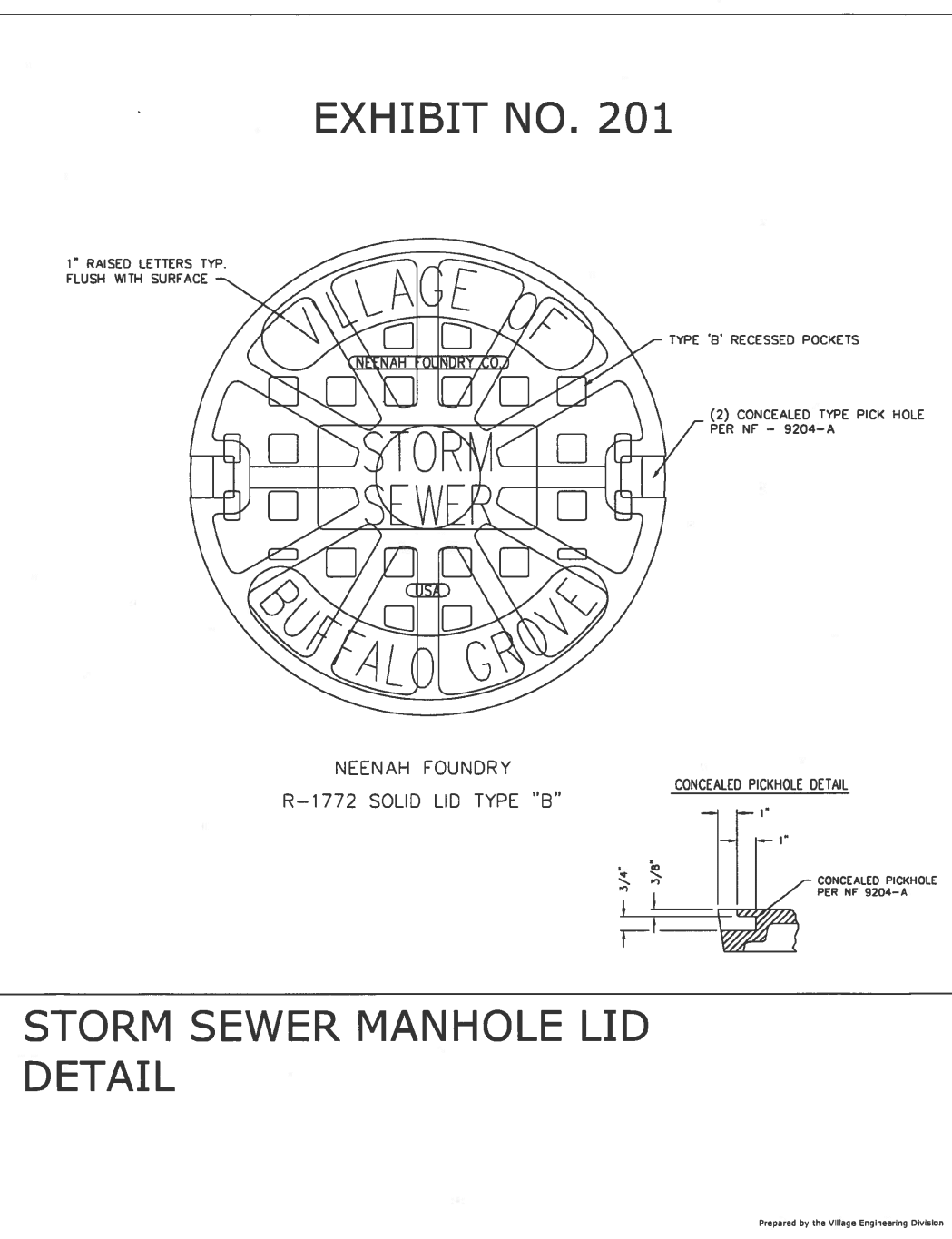
	EXHIBIT NO.109 MATERIALS LIST	Date of revision : 1/16
Water Distribution Main Pipe	Ductile Iron Pipe, Pipe class thickness—AWWA C150, minimum thickness Class 35, Pipe —AWWA C151, Water Pipe joints—AWWA C108, Flanges—AWWA C153, Joints—mechanical and push-on, AWWA C101, Wrap—No. 1, X-Lam conforming to ASTM F1717, 1/2” and 3/4” AWWA C900, 24” and 30” degree bells allowed. All stainless steel used.	
Valves.	American Flow Control, Series 2500 resilient wedge gate valve, All sizes two inch to fourteen inch, counter clockwise to open, AWWA C900, C924, Cast AWWA C900 Ductile-Iron Valve for slotted inlet and adjacent joint end—mechanical, AWWA C111. All stainless steel used.	
Water Vault.	All structures shall be monolithically precast with designed openings mechanically closed in the field and shall have rubber boots conforming to ASTM C591. Dog holes are excluded from these requirements where permitted by Village Engineer. Size: For six and eight inch diameter valves, water vaults shall have a minimum internal diameter; for precast manhole connections and valves ten inches and larger in diameter, water vaults shall have a sixty inch inside diameter. All water vault contents must be economical terms with valve properly aligned.	
Ceilings.	Nearash No.R-1772, embedded per Exhibit No. 401.	
Fire Hydrant.	Waterase Model WB67-520, AWWA C502, painted fire engine red color above ground, with resilient wedge auxiliary gate valve. Nozzles, two and one half inch, one set for each hydrant with breakable connection to National Standard Specifications. Frangible section (breakaway type) with break fire line flange located one inch above finished grade. Joint end, six inch mechanical or push-on, All stainless steel used. Auxiliary boxes and hydrants shall be a direct flange-to-flange connection.	
Fire hydrant extension	Fire hydrant extensions and tees to be manufactured by Rubber valve box stabilizer company. All stainless steel.	
Hydrant Valve Box/Vault boxes	Hydrant Valve Box Tyler 664S, Ltd. embedded “WATER” Rubber valve box stabilizer required.	
Service Pipe.	Copper tube, two inches and smaller, ASTM B88, Type K (1” minimum) copper tube, larger than two inches, schedule 40, all material coated under Service upgrade for existing water main requires a stainless steel tap repress clamp. Form Feed MSL-CX, minimum length 15’ long.	
Corporation Stop.	Muelser H15000, 1” minimum, AWWA C900, 1” Direct tap at 0° 134° and 180° angle shall use Ford R1200 stainless steel corporation stop.	
Curb Stop	Copper service, Mueller H15154, Stainless steel service, Resilient wedge counter clockwise to open, AWWA C900 Joint end—mechanical, AWWA C111.	
Curb box	Copper service, Mueller H10042, Ductile iron service, conform to Hydroflex Valve List of contractors approved by Village Engineer and Hydrex Water Vastion section above.	
Copper to Copper Fittings	Muelser Corporation Model PH1-5440, An all threaded coupling is required, not welded, all fittings shall be stainless steel.	
Pressure Connections	Ford F155 styte tapping sleeve, American Flow Control Series 2500 tapping sleeve, minimum 1/2” size.	

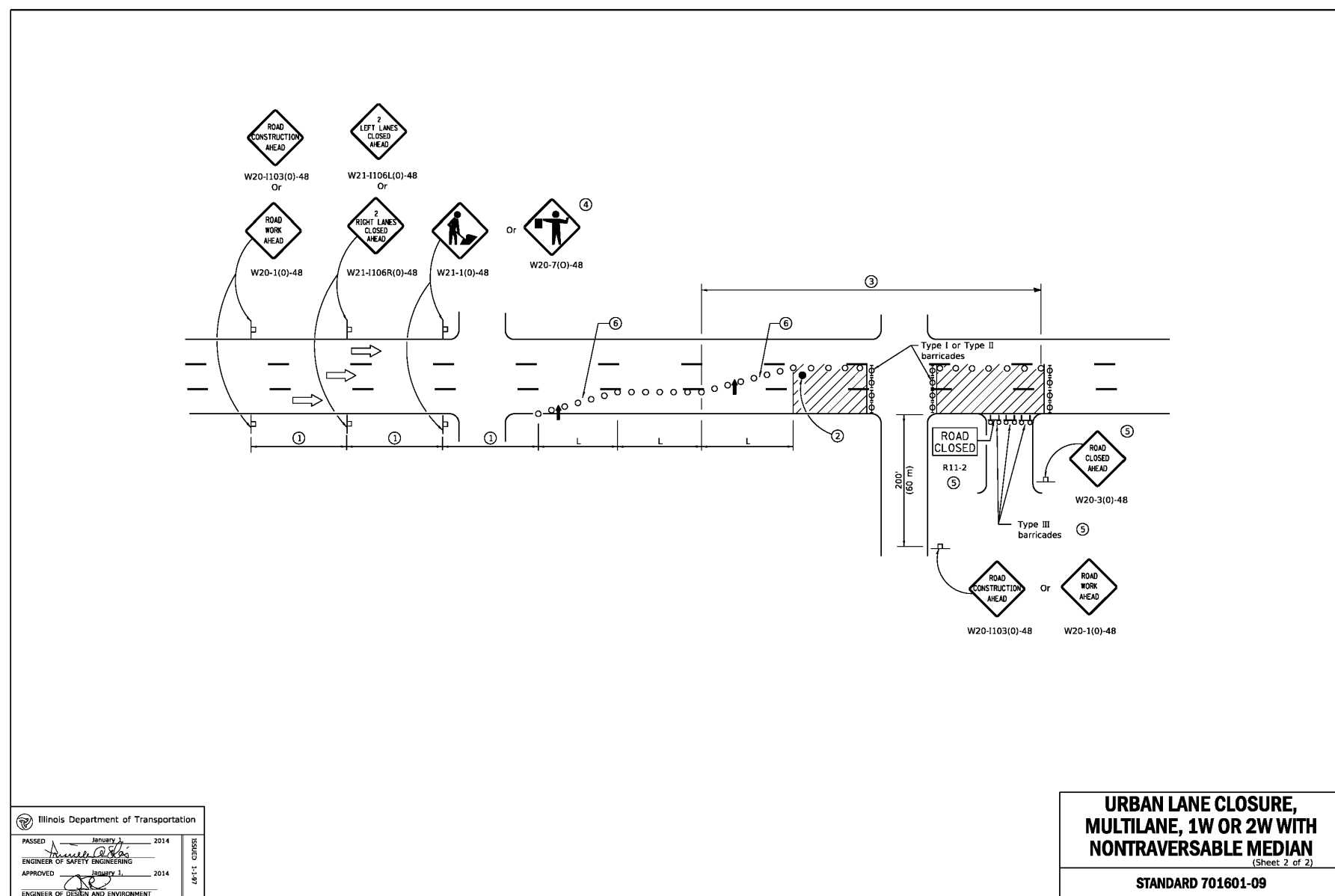
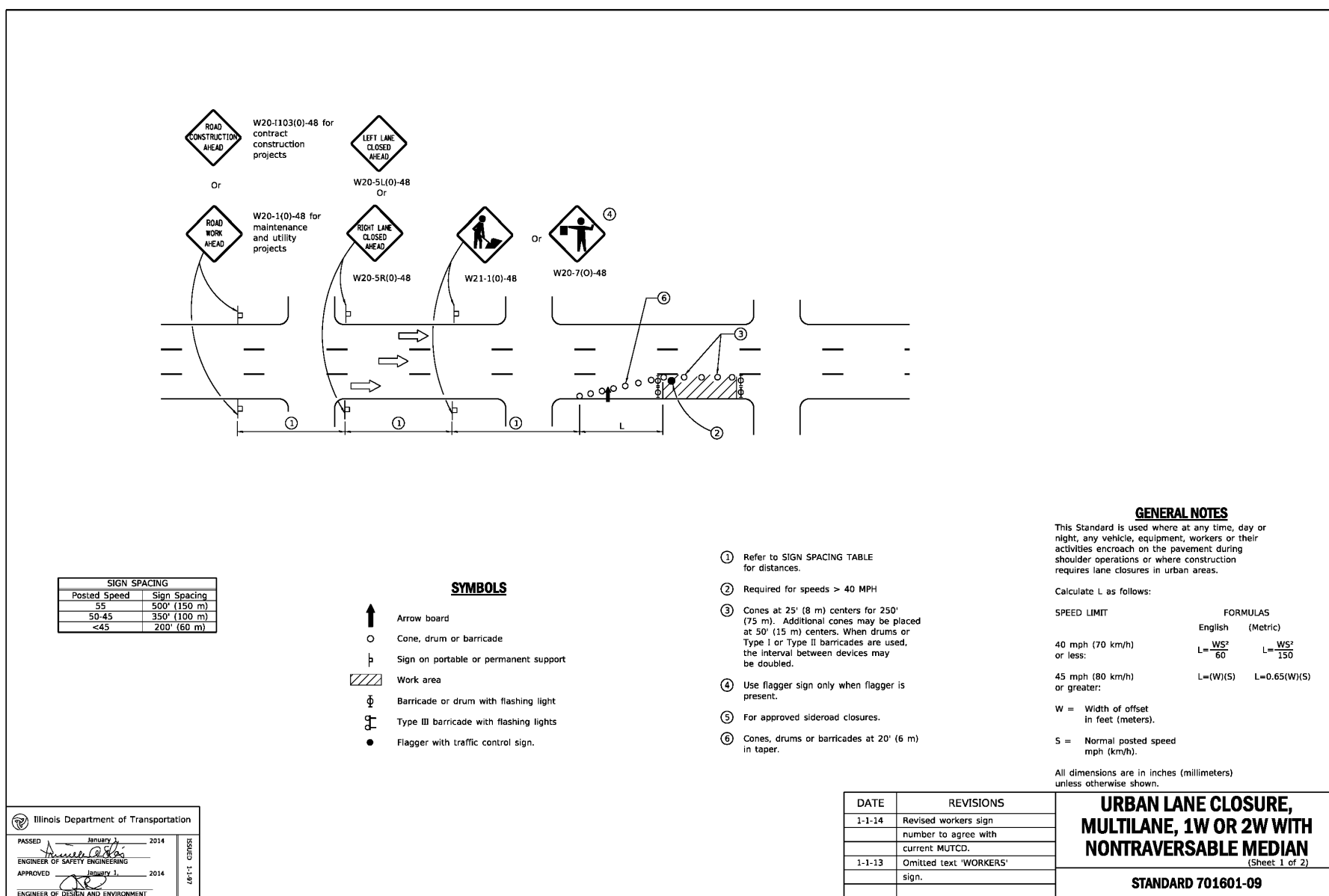
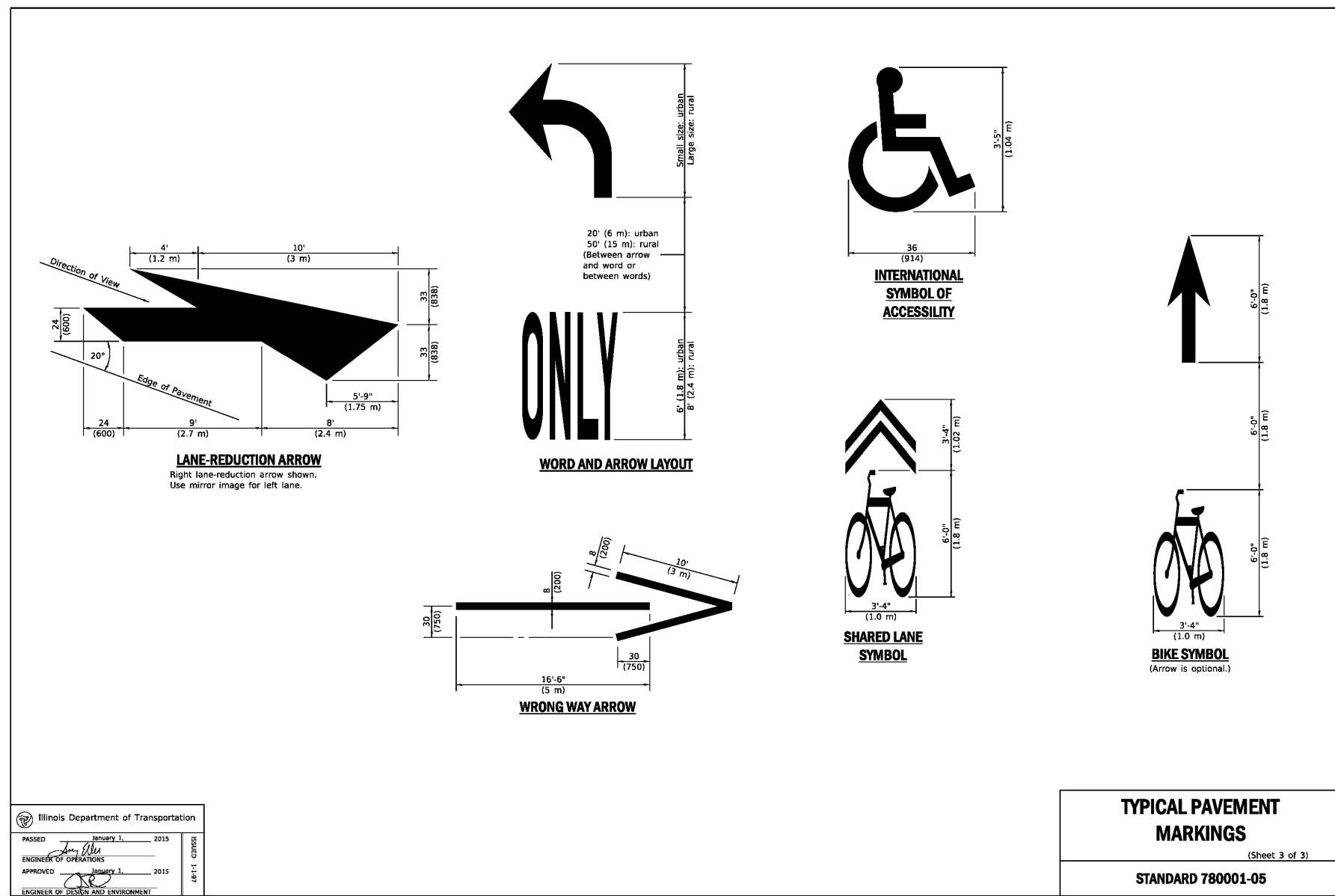
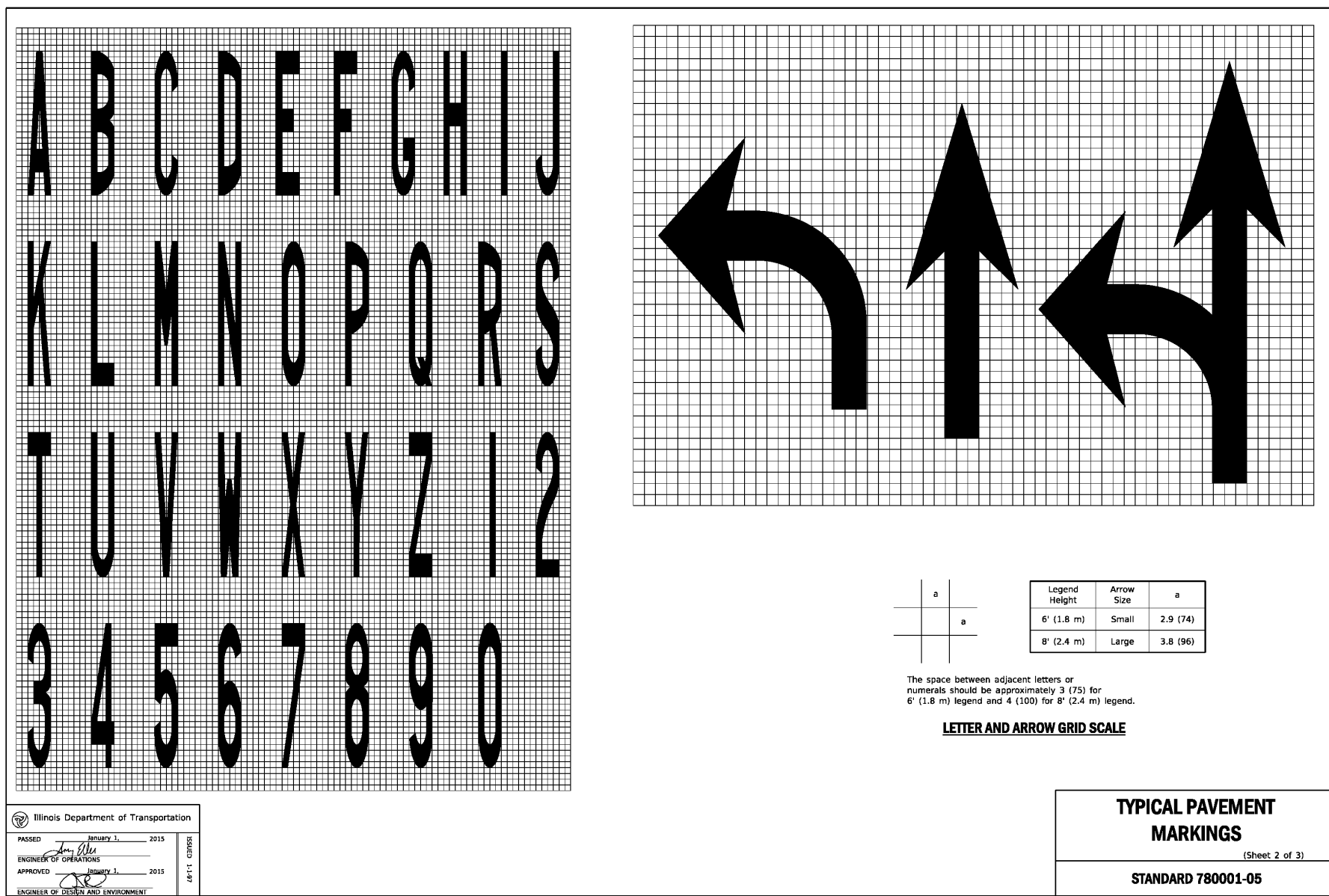
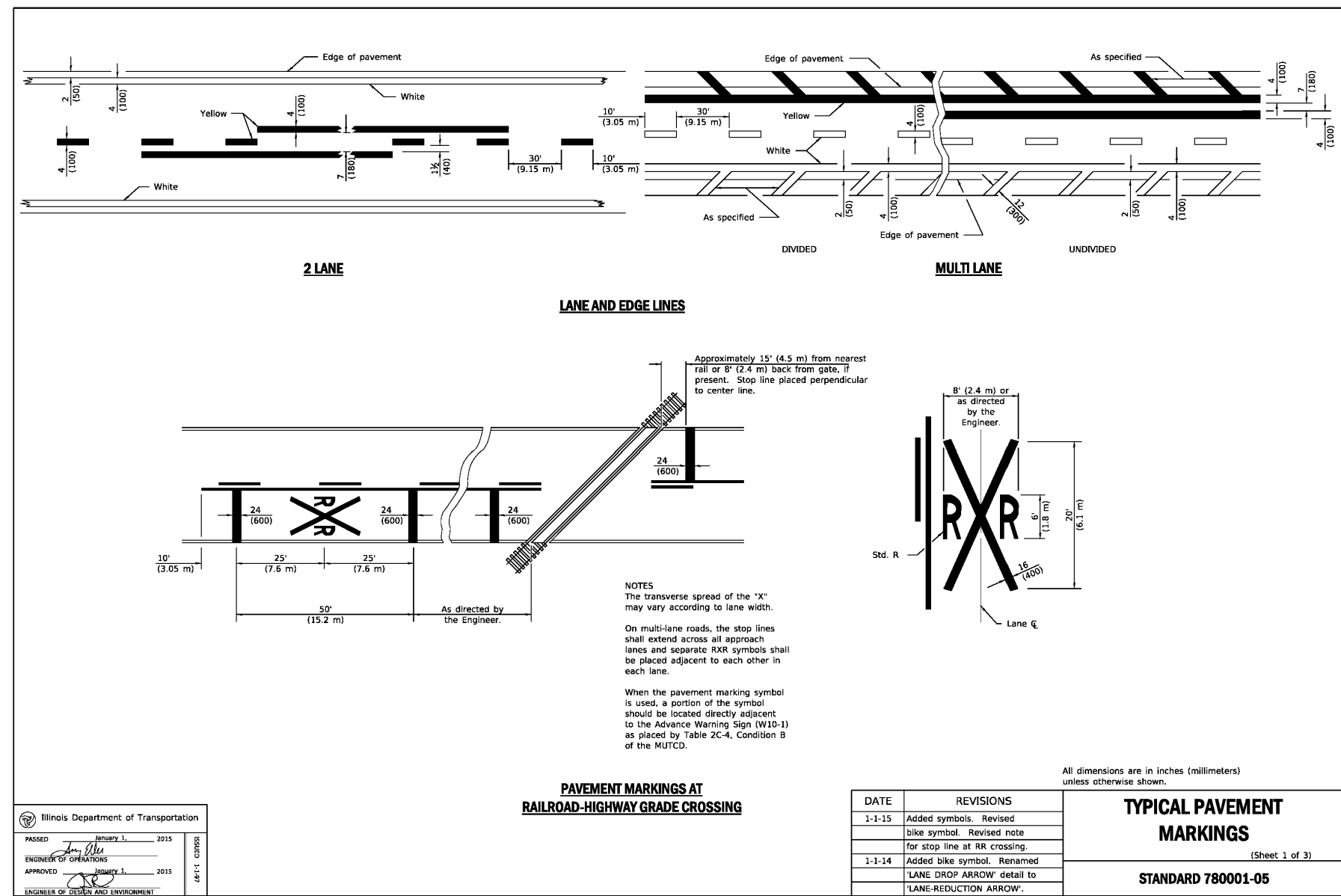
Sewer / Sewer Material Specifications:	Reinforced concrete pipe—circular dimension, minimum Class 3 ASTM C760. PVC solid wall pipe—ASTM D2034 or equivalent pipe to six feet inches in diameter.
Sewer and Sewer Connection Pipe Joints:	Reinforced concrete pipe—ASTM C443. PVC solid wall (SDR-26) pipe—ASTM D3121 for six to sixteen inches in diameter.
Sewer and Sewer Connection Pipe Fittings:	PVC solid wall (SDR-26) pipe—ASTM D2034 for six to six feet inches in diameter.
Casting Pipes:	Steel pipe—ASTM A132; three-eighths inch minimum thickness.
Manholes	Size: For sewer eighth inch diameter or less, manhole shall have a forty-eight inch inside diameter. For sewer twenty-one inch or larger than eighth inch diameter, manhole shall have a sixty inch inside diameter. For sewer greater than thirty-six inch diameter, manhole shall have a seventy-two inch inside diameter. All structures shall be monolithically precast including base and invert floor. Reinforced concrete manhole shall be eight-inch thick inside diameter. All structures shall be monolithically precast including base and invert floor. See Note No. R-2379.
Castings:	Neshua No. R-1772, with self-lining lid and recessed kick pad, embossed per Exhibit No. 301.
Storm Sewer Material Specifications:	
Structures:	All structures shall be precast with designed openings or mechanically corrod in the field.
Castings:	Open Load Lid Type — Neshua No. R-1772, standard 12 by 48 or other built-up type. Type I — Neshua No. R-1772, standard 12 by 48 or other built-up type. Type II — Neshua No. R-2355, standard 12 by 48 or other built-up type. Reinforced concrete pipes—ASTM C443 or C561. PVC solid wall (SDR-26) pipe—ASTM D3122 for six to fifteen inches in diameter.
Sewer Pipe Joints:	4" PVC solid wall sewer pipe SDR-35; blind connections must be core drilled through upper and pipe connection to provide a rubber boot with stainless steel band. Pump sump per Exhibit No. 202 and underground per Exhibit No. 203.
Material Specifications For All Utilities:	
Bedding	CA-11, Class B or better. All stone shall be compacted to 90% modified proctor density by ASTM D1557 or AASHTO T-98. Recycled materials permitted from IDOT approved sources meeting the correct gradations.
Trench Backfill	CA-11, Class B or better. This item shall meet the requirements of Class B bedding per the IDOT specifications for trench backfills for Roadway Construction. All stone shall be crushed; rounded aggregate will not be permitted. The stone shall be placed at a maximum of 27" may be used within the trench. Recycled materials permitted from IDOT approved sources meeting the correct gradations.
Adjustments	No more than two percent correction adjusting rings for six inch maximum height adjustment shall be allowed, minimum one 2' ring installed on each structure. Only one HDPE ring with a max of 27" may be used within the trench permitted. Only present concrete or HDPE adjustment rings are permitted. 3.5" x 3.5" material to be used between all frames, rings and structures. Mortar around rings and structures.

Disinfectant/Material Specifications:	
Disinfectant Warnings	Quick connect plates or bolted plates by Neneah Enterprises, Inc. Color shall be brick red.
Concrete	In accordance with IDOT Standard Specifications for Road and Bridge Construction 16.05.070
Asphalt	In accordance with IDOT Standard Specifications for Road and Bridge Construction and Chapter 16.05.070 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 100 in the manner provided for in this Title. The Village Engineer may approve alternative materials that are not specifically required by the title when: 1. The materials 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

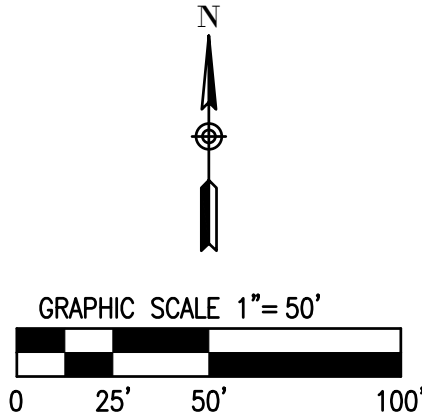
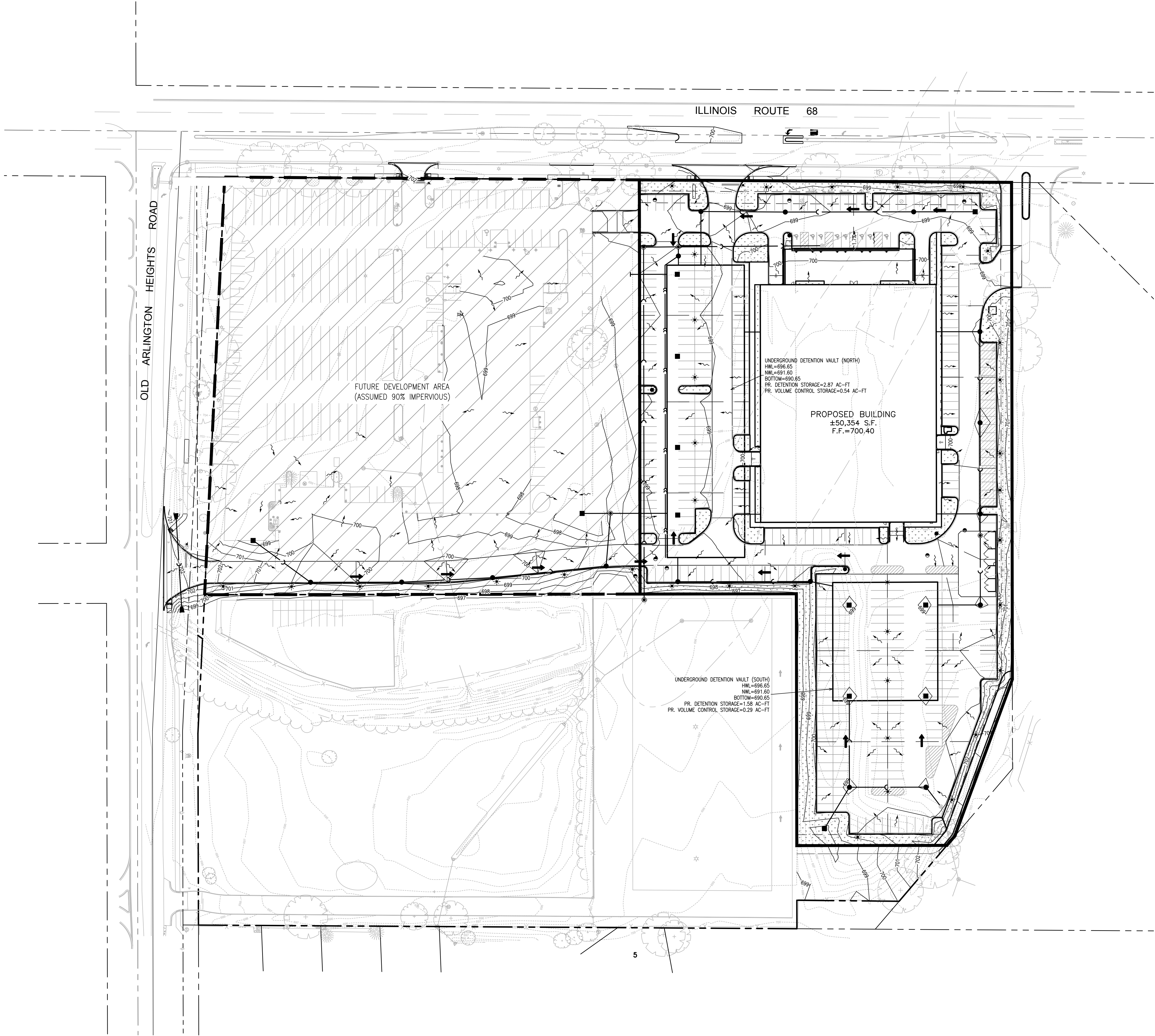
NOTE:

IN THE EVENT OF A CONFLICT BETWEEN THE VILLAGE OF BUFFALO GROVE MATERIALS LIST SPECIFICATIONS (EXHIBIT NO. 109) ON THIS SHEET AND THOSE LISTED ON THE GENERAL NOTES AND SPECIFICATIONS SHEET C10, THE VILLAGE OF BUFFALO GROVE MATERIALS LIST SPECIFICATIONS SHALL TAKE PRECEDENCE.





GENERAL NOTES		GENERAL NOTES (CONTINUED)		PAVEMENT		WATER MAIN AND WATER SERVICES		SANITARY SEWER		GENERAL NOTES AND SPECIFICATIONS		BISON CROSSING		SHOREWOOD DEVELOPMENT GROUP		BUFFALO GROVE, ILLINOIS		9/5/23		Date	
1. ALL PAVING AND RELATED CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION BY ILLINOIS DEPARTMENT OF TRANSPORTATION AND ALL AMENDMENTS THERETO AND IN ACCORDANCE WITH THE LATEST EDITION OF THE SUBDIVISION REGULATIONS OF THE MUNICIPALITY. IN CASE OF CONFLICT, THE MORE STRINGENT CODE SHALL TAKE PRECEDENCE. 2. ALL STORM SEWER, SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION, AND IN ACCORDANCE WITH THE CURRENT SUBDIVISION REGULATIONS OF THE MUNICIPALITY UNLESS OTHERWISE NOTED ON THE PLANS. 3. STANDARD SPECIFICATIONS, SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS, CONSTRUCTION PLANS, AND SUBSEQUENT DETAILS ARE ALL TO BE CONSIDERED AS 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. 4. 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.L.I.E. AT 1-800-892-0123, AND THE MUNICIPALITY FOR UTILITY LOCATIONS. 5. NO CONSTRUCTION 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 WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEER'S 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 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. 6. NOTIFICATION OF COMMENCING CONSTRUCTION 6.1. THE CONTRACTOR SHALL NOTIFY THE OWNER AND/OR HIS REPRESENTATIVE AND THE AFFECTED GOVERNMENTAL AGENCIES IN WRITING AT LEAST THREE 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. 6.2. 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. 7. ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL TYPES OF TRAFFIC. AT NO TIME SHALL ACCESS BE DENIED TO PROPERTIES SURROUNDING THE SITE. 8. ALL PROPOSED ELEVATIONS SHOWN ON THE PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS OTHERWISE SPECIFIED. 9. 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 AT CONTRACTOR'S COST. 10. ALL FRAMES AND LIDS FOR STORM AND SANITARY SEWER STRUCTURES ARE TO BE ADJUSTED TO MEET FINAL FINISH GRADE. THIS ADJUSTMENT IS TO BE MADE BY THE SEWER CONTRACTOR AND THE COST IS TO BE CONSIDERED INCIDENTAL. THESE ADJUSTMENTS TO FINISHED GRADE WILL NOT ALLEViate THE CONTRACTOR FROM ANY ADDITIONAL ADJUSTMENTS AS REQUIRED BY THE COUNTY UPON FINAL INSPECTION OF THE PROJECT. FINAL GRADES TO BE DETERMINED BY THE COUNTY AT THE TIME OF FINAL INSPECTION AND MAY VARY FROM PLAN GRADE. 11. 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 DIRECTED BY THE ENGINEER. 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. 12. REMOVAL OF SPECIFIED 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. 13. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM OR SHALL BE RESTORED 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 UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED BY THE OWNER AND/OR PROJECT GOVERNING AUTHORITY. 14. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF 12 MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WATERVATER NATURE DURING THAT PERIOD. 15. 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 BY THE OWNER AND MUNICIPALITY. 16. UPON AWARDING OF THE CONTRACT AND WHEN REQUIRED BY THE MUNICIPALITY, THE CONTRACTOR SHALL FURNISH A LABOR, MATERIAL AND PERFORMANCE BOND AND INSURANCE IN THE AMOUNT REQUIRED BY THE MUNICIPALITY GUARANTEEING COMPLETION OF THE WORK. THE UNDERWRITER SHALL BE ACCEPTABLE TO THE MUNICIPALITY. 17. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO KNOWN 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 OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION, JACOB AND HEFNER ASSOCIATES, INC. IS RESPONSIBLE TO RESOLVE THE CONFLICT. JACOB AND HEFNER ASSOCIATES, INC. IS NOT RESPONSIBLE FOR THE COST OF CONSTRUCTION. 18. 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. 19. 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. 20. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY ON THE JOB IN ACCORDANCE WITH OSHA REGULATIONS. 21. THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS, STAKES OR LATI SET BY SUPERVISORS FOR CONSTRUCTION, AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT AT NO 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. 22. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING, WARNING DEVICES AND THE SAFE MANAGEMENT OF TRAFFIC AND PEDESTRIANS WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND THEIR INSTALLATION SHALL CONFORM TO THE ILLINOIS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS, LATEST EDITION AND IN CONFORMANCE WITH REGULATIONS OF THE MUNICIPALITY OR D.O.T. 23. NO UNDERGROUND WORK SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE COUNTY. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE COUNTY PRIOR TO INSTALLING PAVEMENT BASE, BINDER, SURFACE AND PRIOR TO POURING ANY CONCRETE AFTER FORMS HAVE BEEN SET. 24. 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. 25. 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. 26. TREES NOT MARKED FOR REMOVAL SHALL BE CONSIDERED AS DESIGNATED TO BE SAVED AND SHALL BE PROTECTED UNDER THE PROVISIONS OF ARTICLE 201.05 OF THE STANDARD SPECIFICATIONS. 27. LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN APPROVED LANDSCAPE ARCHITECT AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION. 28. ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THIS WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE. 29. ALL CUTS OVER ONE-INCH IN DIAMETER SHALL BE MADE FLUSH WITH THE NEXT LARGE BRANCH. WOUNDS OVER ONE-INCH IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT. 30. ANY DETERIORATION 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. IN THE EXTRA WORK, IN THE EXTERNALS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN 0.5 TSF ARE ENCOUNTERED IN SEWER AND WATER MAIN CONSTRUCTION, THE CONTRACTOR SHALL (UPON APPROVAL OF THE OWNER AND/OR ENGINEER) OVER-EXCAVATE TO A DEPTH OF AT LEAST ONE (1) FOOT BELOW THE BOTTOM OF THE PIPE AND BACKFILL WITH COMPACTED CRUSHED STONE, PROPERLY FORMED TO FIT THE BOTTOM OF THE PIPE. 31. CONTRACTOR SHALL RECORD VIDEO OF THE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.		32. TRENCH BACKFILL WILL BE REQUIRED TO THE FULL DEPTH ABOVE ALL UNDERGROUND UTILITIES WITHIN TWO FEET OF PROPOSED OR EXISTING PAVEMENTS, UTILITIES, BUILDINGS, AND SIDEWALKS. THE TRENCH BACKFILL SHALL BE DONE IN ACCORDANCE WITH IDOT STANDARD SPECIFICATIONS. THE TRENCH BACKFILL MATERIAL SHALL CONSIST OF CRUSHED GRAVEL CONFORMING TO IDOT GRADATION C-A-6. 33. WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND SYSTEMS SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. 34. HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ONTO THE ROAD SUBGRADES. WHEREVER POSSIBLE, HOSES SHALL BE USED TO DIRECT THE WATER INTO STORM SEWERS. DAMAGE TO THE ROAD SUBGRADE OR LOT AREAS DUE TO EXCESSIVE WATER SATURATION AND/OR EROSION FROM HYDRANT FLUSHING OR FROM LEAKS IN THE WATER DISTRIBUTION SYSTEM, WILL BE THE RESPONSIBILITY OF THE CONTRACTOR FLUSHING OR USING THE HYDRANT TO MAKE ALL NECESSARY REPAIRS AT HIS EXPENSE. THE CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION WATER AT HIS EXPENSE. 35. AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED THE CONTRACTOR SHALL PLACE EROSION CONTROL AT LOCATIONS SHOWN ON THE PLANS OR AS SELECTED IN THE FIELD BY THE ENGINEER. INLET PROTECTION (INLET BASKETS) SHALL BE INSTALLED IN EACH STRUCTURE AS SOON AS THE STRUCTURE INSTALLATION IS COMPLETE. THE PURPOSE OF THE EROSION CONTROL WILL BE TO MINIMIZE THE AMOUNT OF SILTATION, WHICH NORMALLY WOULD ENTER THE STORM SEWER SYSTEM FROM ADJACENT AND/OR UPSTREAM DRAINAGE AREAS. 36. EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH ILLINOIS URBAN MANUAL AND SHALL BE MAINTAINED BY THE CONTRACTOR AND SHALL REMAIN IN PLACE UNTIL A SUITABLE GROWTH OF GRASS ACCEPTABLE TO THE ENGINEER HAS BEEN DEVELOPED. 37. UPON PROJECT COMPLETION, THE CONTRACTOR SHALL PROVIDE FINAL RECORD DRAWINGS TO THE OWNER AND ENGINEER FOR REVIEW PRIOR TO ANY REQUEST FOR FINAL INSPECTION. AT A MINIMUM, THE RECORD DRAWINGS SHALL INDICATE THE FINAL LOCATION AND LAYOUT OF ALL SITE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, VERIFICATION OF ALL BUILDING PAD AND FINISHED FLOOR ELEVATIONS, UTILITY ROW AND INVERT ELEVATIONS, SPOT GRADE ELEVATIONS, LOCATIONS OF ALL WATER SERVICE B-BOXES, SANITARY SEWER SERVICES, AND STORM SEWER SERVICES AND SHALL INCORPORATE ALL FIELD DESIGN CHANGES INCLUDING THOSE APPROVED BY THE OWNER, ENGINEER AND/OR PROJECT GOVERNING AUTHORITY. RECORD DRAWINGS SHALL BE PREPARED BY OR UNDER THE DIRECT SUPERVISION OF A LICENSED PROFESSIONAL LAND SURVEYOR.		1. FINE GRADING A. PRIOR TO THE CONSTRUCTION OF CURB AND GUTTER AND PLACEMENT OF THE BASE MATERIAL, THE STREETS SHALL BE FINE GRADED TO WITHIN 0.05 FEET OF FINAL SUBGRADE ELEVATION, TO A POINT TWO FEET BEYOND THE BACK OF CURB. 2. CURB AND GUTTER A. THE TYPE OF THE CURB AND GUTTER SHALL BE AS DETAILED ON THE ENGINEERING PLANS. B. THE CURBS SHALL BE BACKFILLED AFTER CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE. C. THE STONE COST UNDER THE CURB AND GUTTER SHALL BE CONSIDERED INCIDENTAL. D. DEPRESSED CURBS FOR DRIVEWAYS AND HANDICAPPED RAMPS SHALL BE INSTALLED PER THE PLANS AND IDOT STANDARDS. 3. PAVEMENT A. THE PAVEMENT MATERIALS SHALL BE AS DETAILED ON THE ENGINEERING PLANS. DEPTHS SPECIFIED SHALL BE CONSIDERED THE MINIMUM COMPACTED THICKNESS. 4. GENERAL THE PAVING CONTRACTOR SHALL: A. REPAIR ANY BASE COURSE AND BINDER COURSE FAILURES PRIOR TO THE INSTALLATION OF THE FINAL BITUMINOUS CONCRETE SURFACE COURSE. B. SWEEP CLEAN THE BINDER COURSE PRIOR TO THE INSTALLATION OF THE FINAL BITUMINOUS CONCRETE SURFACE COURSE. ANY DAMAGE TO THE BINDER COURSE SHALL BE REPAIRED BY THE CONTRACTORS AT NO ADDITIONAL COST TO THE OWNER. D. PROVIDE CONSTRUCTION, EXPANSION AND CONTRACTION JOINTS FOR CURB AND GUTTER AND P.C.C. SIDEWALK PER IDOT STANDARDS AND MUNICIPAL STANDARDS. E. REMOVE ALL EXCESS MATERIALS AND DEBRIS. DISPOSE OF MATERIALS OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. 5. TESTING AND FINAL ACCEPTANCE A. PRIOR TO THE PLACEMENT OF THE BASE COURSE, THE SUBGRADE MUST BE PROOF ROLLED AND INSPECTED FOR UNSUITABLE LOCATIONS. IF UNSUITABLE SUBGRADE IS ENCOUNTERED, IT SHALL BE REMOVED AND REPLACED WITH GRANULAR MATERIAL APPROVED BY THE OWNER OR HIS REPRESENTATIVE. THE SUBGRADE SHALL HAVE A MINIMUM IIR VALUE OF 3.0. B. PRIOR TO PLACEMENT OF THE BITUMINOUS CONCRETE SURFACE COURSE, THE CONTRACTOR SHALL OBTAIN SPECIMENS OF THE BINDER COURSE WITH A CORE DRILL WHERE DIRECTED AND AS REQUIRED. THICKNESS VERIFICATION WILL BE IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION". C. FINAL ACCEPTANCE OF THE TOTAL PAVEMENT INSTALLATION SHALL BE SUBJECT TO THE TESTING AND VERIFICATION REQUIREMENTS CITED ABOVE. 6. METHOD OF MEASUREMENT A. CURB AND GUTTER AND BASE COURSE SHALL BE MEASURED IN THE FIELD BY THE CONTRACTOR. THE QUANTITIES SHALL BE SUBMITTED TO THE ENGINEER FOR VERIFICATION WHEN REQUESTED BY THE OWNER. B. WHEN REQUESTED BY THE OWNER, DOCUMENTATION FOR THE INSTALLED BASE COURSE, BITUMINOUS CONCRETE BINDER AND SURFACE COURSE, SHALL BE SUBMITTED TO THE ENGINEER FOR VERIFICATION AS REQUIRED BY THE MUNICIPALITY. WHERE DIRECTED, THE CONTRACTOR SHALL OBTAIN SPECIMENS OF THE BITUMINOUS CONCRETE WITH A CORE DRILL TO CONFIRM THE PLAN THICKNESS. DEFICIENCIES IN THICKNESS SHALL BE ADJUSTED BY THE METHOD DESCRIBED IN THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION." 7. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING, WARNING DEVICES AND SAFE TRAFFIC MANAGEMENT WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND THEIR INSTALLATION SHALL CONFORM TO THE ILLINOIS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS. LATEST EDITION, THIS SHALL BE IN ACCORDANCE WITH THE SUBDIVISION CONTROL ORDINANCE OF THE MUNICIPALITY. 8. LONGITUDINAL JOINT CONSTRUCTION A. AS MANY LONGITUDINAL JOINTS AS PRACTICAL SHALL BE CLOSED AT THE END OF EACH DAY OF PAVING. A TACK COAT SHALL BE APPLIED TO THE "COLD" SIDE OF THE LONGITUDINAL JOINT PRIOR TO THE PLACEMENT OF THE HOT SIDE MAT. B. LONGITUDINAL JOINT CONSTRUCTION SHALL BE COMPLETED BEFORE THE "COLD" SIDE OF THE JOINT FALLS BELOW 200°F. C. IN THE EVENT THE TEMPERATURE OF THE "COLD" SIDE OF A JOINT FALLS BELOW 200°F PRIOR TO JOINT CONSTRUCTION COMPLETION, THE CONTRACTOR SHALL PERFORM THE FOLLOWING: 1. HEAT THE COLD SIDE JOINT TO 200°F EITHER BY MEANS OF A HAND TORCH OR AN INFRARED HEATER. THE CONTRACTOR SHALL AVOID BURNING THE ASPHALT DURING REHEATING. 2. APPLY TACK COAT TO THE REHEATED JOINT PRIOR TO ASPHALT PLACEMENT. D. THE CONTRACTOR SHALL OFFSET SURFACE COURSE JOINTS FROM BINDER COURSE JOINTS, WHEREVER PRACTICABLE. 9. LONGITUDINAL JOINT DENSITY SPECIFICATIONS A. COMPLETED LONGITUDINAL JOINTS SHALL BE ASSESSED BASED ON SECTION 1030 OF THE STANDARD SPECIFICATIONS AND THE "HOT MIX ASPHALT – DENSITY TESTING OF LONGITUDINAL JOINTS" (BOE) AS FOLLOWS: LONGITUDINAL JOINT DENSITY TESTING SHALL BE PERFORMED AT EACH RANDOM DENSITY TEST LOCATION. LONGITUDINAL JOINT TESTING SHALL BE LOCATED AT A DISTANCE EQUAL TO THE LIFT THICKNESS OR A MINIMUM OF TWO INCHES FROM EACH PAVEMENT EDGE, I.E. FOR A FOUR INCH LIFT, THE NEAR EDGE OF THE DENSITY GAUGE OR CORE BARREL SHALL BE WITHIN FOUR INCHES FROM THE EDGE OF PAVEMENT. LONGITUDINAL JOINT DENSITY TESTING SHALL BE PERFORMED USING EITHER A CORRELATED NUCLEAR GAUGE OR CORES. 1. CONFINED EDGE: EACH CONFINED EDGE DENSITY TEST SHALL BE REPRESENTED BY A ONE MINUTE NUCLEAR DENSITY READING OR A CORE DENSITY. THE TESTING SHALL BE INCLUDED IN THE AVERAGE OF DENSITY READINGS OR CORE DENSITIES TAKEN ACROSS THE MAT, WHICH REPRESENTS THE INDIVIDUAL TEST. 2. UNCONFINED EDGE: EACH UNCONFINED EDGE JOINT DENSITY TEST SHALL BE REPRESENTED BY AN AVERAGE OF THREE, ONE MINUTE DENSITY READINGS OR A SINGLE CORE DENSITY AT THE GIVEN DENSITY TEST LOCATION. THE TESTING SHALL MEET THE DENSITY REQUIREMENTS SPECIFIED HEREIN. THE THREE, ONE MINUTE READINGS SHALL BE SPACED TEN FEET APART LONGITUDINALLY ALONG THE UNCOMPLETED PAVEMENT EDGE AND CENTERED AT THE RANDOM DENSITY TEST LOCATION.		1. WATER MAINS SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP), CLASS 52, CONFORMING TO AWWA C-151 (ANSI A-21.51) WITH CEMENT MORTAR LINING AND BITUMINOUS SEAL COATING, CONFORMING TO ANSI-A-21.4 (AWWA C-104). ALL WATER MAIN SHALL BE POLYETHYLENE ENCASED. THE POLYETHYLENE MATERIAL SHALL BE IN CONFORMANCE WITH THE MUNICIPAL REGULATIONS. 2. THE JOINTS SHALL BE PUSH-ON JOINTS CONFORMING TO ANSI A-211.1 (AWWA C-111) AND ALL RETAINING GLANDS SHALL BE SET SCREW OR MEGA-LUG TYPE. WATER MAIN FITTINGS SHALL BE OF DUCTILE IRON WITH CEMENT MORTAR LINING AND SEAL COATING WITH PUSH-ON JOINTS, CONFORMING TO ANSI A21.10 (AWWA C-110). 3. THRUST BLOCKING OR RESTRAINED JOINTS SHALL BE INSTALLED ON ALL WATER MAINS AT ALL BENDS, TEES, ELBOWS, ETC. 4. DISTRIBUTION SYSTEM VALVES SHALL BE RESILIENT SEAT VALVE, CONFORMING TO AWWA C-509, LATEST STANDARDS AND SHALL BE APPROVED BY THE MUNICIPALITY. EACH VALVE SHALL BE INSTALLED IN A VALVE VAULT OR BOX OF SIZE SHOWN ON THE PLANS. THE LIDS SHALL BE NEEHAH R-1713-B OR APPROVED EQUIVALENT. LETTERING ON THE CAST IRON FRAME AND LID SHALL INDICATE "WATER" AND THE MUNICIPALITY NAME. 5. A MINIMUM DEPTH OF COVER OF 5'-6" SHALL BE MAINTAINED OVER THE WATER LINES. 6. ALL WATER MAINS SHALL BE PRESSURE TESTED, FLUSHED AND DISINFECTED IN ACCORDANCE WITH AWWA SPECIFICATIONS. EACH VALVE SECTION SHALL BE PRESSURE TESTED FOR A MINIMUM OF FOUR HOURS. THE ONLY ALLOWABLE LEAKAGE IS AS PREDETERMINED BY THE STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS. AT NO TIME IS THERE TO BE ANY VISIBLE LEAKAGE FROM THE MAIN. 7. FIRE HYDRANTS SHALL BE INSTALLED WITH AN AUXILIARY VALVE WITH CAST IRON VALVE BOX. FIRE HYDRANTS SHALL CONFORM TO MEET ALL REQUIREMENTS DESCRIBED IN THE SUBDIVISION CONTROL ORDINANCE OF THE MUNICIPALITY. THE HYDRANT SHALL FACE THE ROADWAY. THE FIRE HYDRANTS SHALL BE PAINTED PER THE MUNICIPALITY. THE VALVE BOX LID SHALL HAVE WORD "WATER" EMBOSSED ON THE LID. 8. MAXIMUM DEFLECTION AT PIPE JOINTS SHALL BE IN ACCORDANCE WITH CURRENT MANUFACTURER'S RECOMMENDATIONS AND AWWA SPECIFICATIONS. 9. BEDDING FOR ALL NEW WATER MAINS SHALL CONSIST OF A MINIMUM OF FOUR INCHES OF COMPACTED CRUSHED GRAVEL OR STONE. 10. WATER SERVICE LINES 2" IN DIAMETER OR SMALLER SHALL BE TYPE "K" COPPER TUBING CONFORMING TO ASTM B88-98. NO COUPLINGS SHALL BE PERMITTED BETWEEN THE CORPORATION AND CURB STOPS OR BETWEEN THE CURB STOP AND THE BUILDING. 11. WATER SERVICE BOXES SHALL BE OF SUFFICIENT LENGTH TO PERMIT THE TOP TO BE INSTALLED FLUSH WITH THE FINISHED GRADE. EACH SERVICE BOX SHALL BE PROVIDED WITH A CAP WITH THE WORD "WATER" CAST IN THE TOP. 12. IEPA WATER MAIN PROTECTION A. WATER MAINS: 1) HORIZONTAL SEPARATION: a) WATER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED DRAIN, STORM SEWER, SANITARY SEWER OR SEWER SERVICES CONNECTION. b) WATER MAINS MAY BE LAID CLOSER THAN 10 FEET TO A SEWER LINE WHEN: 1) LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF 10 FEET 2) THE WATER MAIN INVERT IS AT LEAST 18 INCHES ABOVE THE CROWN OF THE SEWER 3) THE WATER MAIN IS IN A SEPARATE TRENCH. c) BOTH THE WATER MAIN AND DRAIN OR SEWER SHALL BE CONSTRUCTED OF PIPE EQUIVALENT TO WATER MAIN STANDARDS OF CONSTRUCTION WHEN IT IS IMPOSSIBLE TO MEET CONDITION (a) OR (b) ABOVE. THE DRAIN OR SEWER SHALL BE PRESSURE TESTED TO THE MAXIMUM EXPECTED SURGEHEAD BEFORE BACKFILLING. 2) VERTICAL SEPARATION: a) A WATER MAIN SHALL BE LAID SO THAT ITS INVERT IS 18 INCHES ABOVE THE CROWN OF THE DRAIN OR SEWER. CROSS STORM SEWERS, SANITARY SEWERS OR SEWER SERVICE CONNECTIONS, THE VERTICAL SEPARATION SHALL BE MAINTAINED FOR THAT PORTION OF THE WATER MAIN LOCATED WITHIN 10 FEET HORIZONTALLY OF ANY SEWER OR DRAIN CROSSED. A LENGTH OF WATER MAIN PIPE SHALL BE CENTERED OVER THE SEWER TO BE CROSSED WITH JOINTS EQUIVALENT FROM THE SEWER OR DRAIN. b) IF IT IS IMPOSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION AS DESCRIBED IN (a) OR THE WATER MAIN PASSES UNDER A SEWER OR DRAIN, THEN ONE OF THE FOLLOWING METHODS SHALL BE FOLLOWED: 1) THE STORM DRAIN SHALL BE CONSTRUCTED OF "O" RING JOINTS AND SANITARY SEWER SHALL BE CONSTRUCTED WITH PIPE EQUIVALENT TO WATER MAIN STANDARDS. 2) THE WATER MAIN MAY BE ENCASED IN A WATERTIGHT CARRIER PIPE AS INDICATED ON THE PLANS AND AS PER THE SPECIAL CROSSING DETAIL SHOWN ON THE DETAIL SHEET. c) A VERTICAL SEPARATION OF 18 INCHES BETWEEN THE INVERT OF THE SEWER OR DRAIN AND THE CROWN OF THE WATER MAIN PIPE SHALL BE MAINTAINED WHERE A WATER MAIN CROSSES UNDER SEWER. SUPPORT THE SEWER OR DRAIN LINES TO PREVENT SETTLING AND BREAKING THE															



PROPOSED DRAINAGE EXHIBIT LEGEND:

- PROPERTY AREA
- PROPERTY TRIBUTARY AREA
- IMPERVIOUS AREA (CN=98)
- PERVIOUS AREA (CN=80)
- EXISTING CONTOUR
- PROPOSED CONTOUR
- OVERFLOW ROUTE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER

STORMWATER MANAGEMENT SUMMARY TABLE:

TOTAL TRIBUTARY AREA	10.50 ACRES
PROPERTY AREA	5.61 ACRES
IMPERVIOUS AREA (CN=98)	4.77 ACRES
PERVIOUS AREA (CN=80)	0.84 ACRES
FUTURE TRIBUTARY AREA (ASSUMED 90% IMPERVIOUS)	4.89 ACRES
IMPERVIOUS AREA (CN=98)	4.40 ACRES
PERVIOUS AREA (CN=80)	0.49 ACRES
COMPOSITE RUNOFF CURVE NUMBER	95.72
ADJUSTED RUNOFF CURVE NUMBER	87.84
ALLOWABLE 100-YEAR RELEASE RATE (0.20 CFS/ACRE)	2.10 CFS
ACTUAL 100-YEAR RELEASE RATE	1.98 CFS
TOTAL DETENTION VOLUME REQUIRED	4.38 ACRE-FEET
REQUIRED DETENTION VOLUME	4.28 ACRE-FEET
EXISTING COMPENSATORY STORAGE	0.10 ACRE-FEET
DETENTION VOLUME PROVIDED	4.45 ACRE-FEET
NORTH DETENTION VAULT	2.87 ACRE-FEET
SOUTH DETENTION VAULT	1.58 ACRE-FEET
VOLUME CONTROL STORAGE REQUIRED	0.77 ACRE-FEET
VOLUME CONTROL STORAGE PROVIDED	0.83 ACRE-FEET
NORTH DETENTION VAULT	0.54 ACRE-FEET
SOUTH DETENTION VAULT	0.29 ACRE-FEET

JACOB & HEFNER ASSOCIATES

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www.jacobandhefner.com

MWRD DRAINAGE EXHIBIT

BISON CROSSING

SHOREWOOD DEVELOPMENT GROUP

BUFFALO GROVE, ILLINOIS

G850

1" = 50'

C12

9/5/23

1 PZC SUBMITTAL

No.

Description

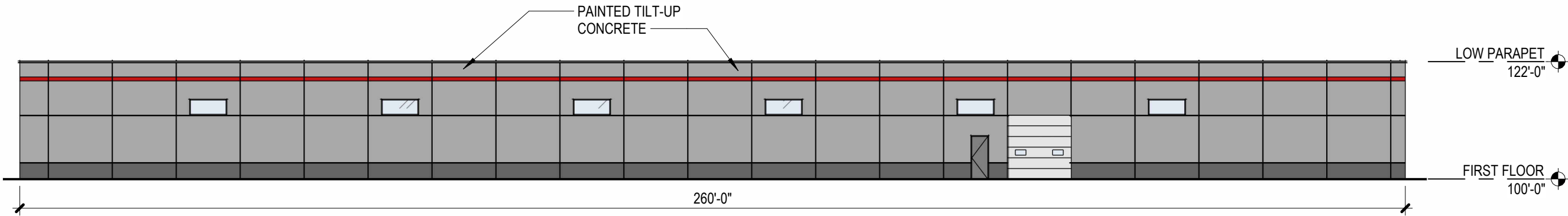
Date

Attachment: RDA Exhibits (O-2024-12 : Ordinance Approving a Redevelopment Agreement for the Bison Crossing)

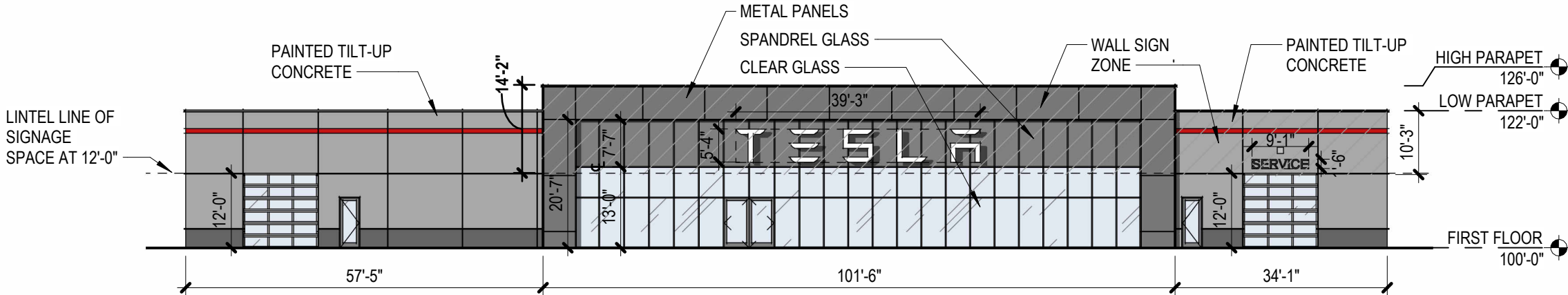
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Packet Pg. 426

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2 EAST ELEVATION
3/64" = 1'-0"



1 NORTH ELEVATION
3/64" = 1'-0"

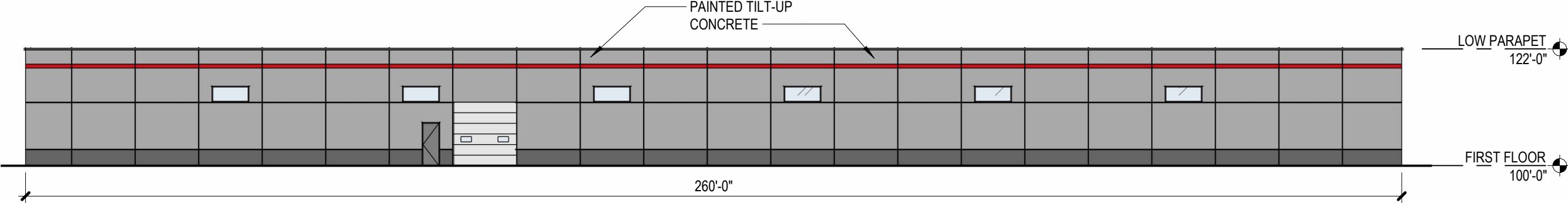
WALL SIGNS:
ONE WALL SIGN FOR EACH OCCUPANCY WITHIN A DEVELOPED PARCEL.

INDIVIDUAL LETTER SIGNS:
THE LETTERS MUST FIT INTO A RECTANGLE WITH THE LENGTH OF THE RECTANGLE BEING NOT GREATER THAN ONE-THIRD OF FRONTAGE, AND THE HEIGHT OF THE RECTANGLE BEING NOT GREATER THAN ONE-HALF OF THE PORTION OF THE BUILDING ABOVE THE LINTEL

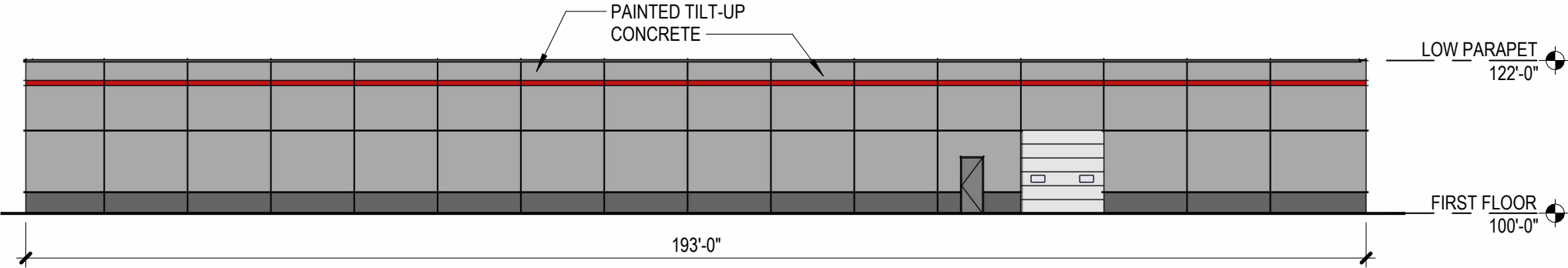
PROPOSED TENANT SIGNAGE:	
ALLOWABLE HEIGHT: 7'-1"	PROPOSED HEIGHT: 5'-4"
ALLOWABLE LENGTH: 38'-5"	PROPOSED LENGTH: 39'-3"
	PROPOSED SF: 209.65 SF

PROPOSED SERVICE SIGNAGE:	
ALLOWABLE HEIGHT: 5'-1"	PROPOSED HEIGHT:- 1'-6"
ALLOWABLE LENGTH: 11'-4"	PROPOSED LENGTH: 9'-1"
	PROPOSED SF: 14.67 SF

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2 WEST ELEVATION
3/64" = 1'-0"



1 SOUTH ELEVATION
3/64" = 1'-0"

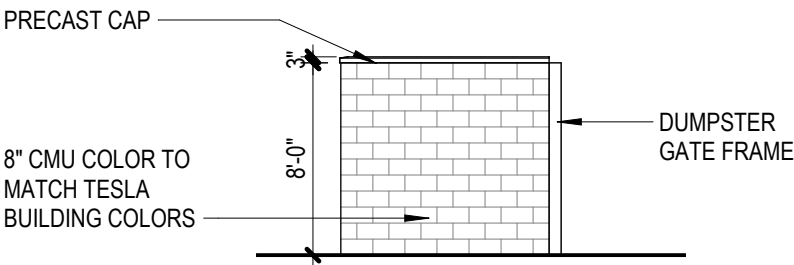




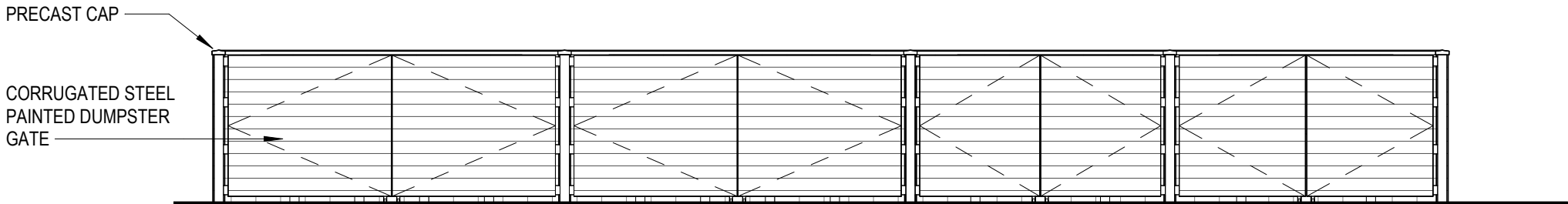


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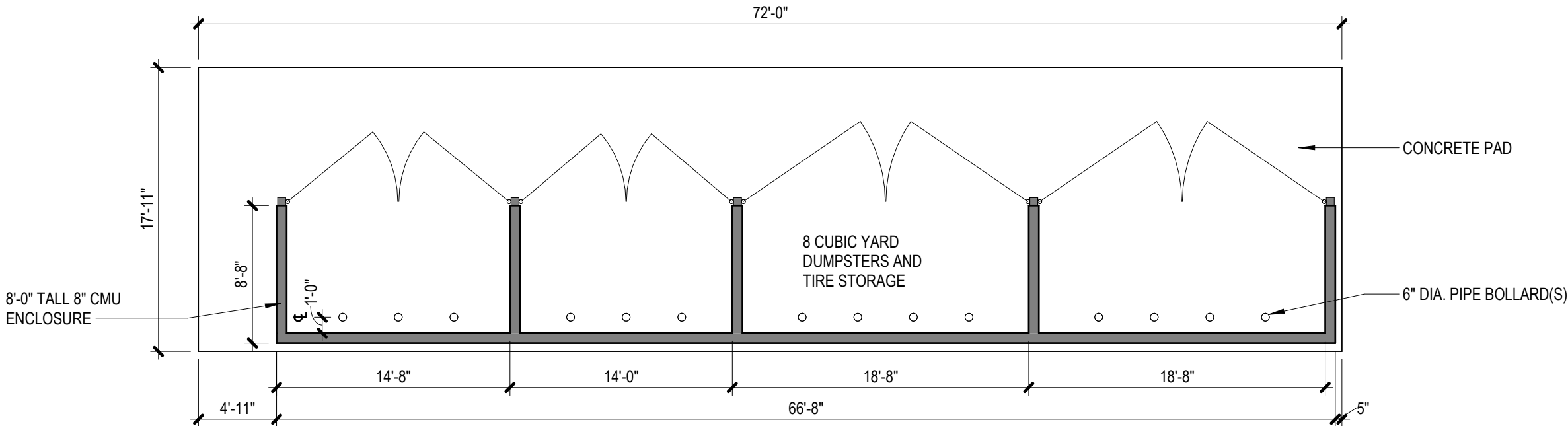
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3 DUMPSTER ELEVATION - SIDE
1/8" = 1'-0"



2 DUMPSTER ELEVATION - FRONT
1/8" = 1'-0"

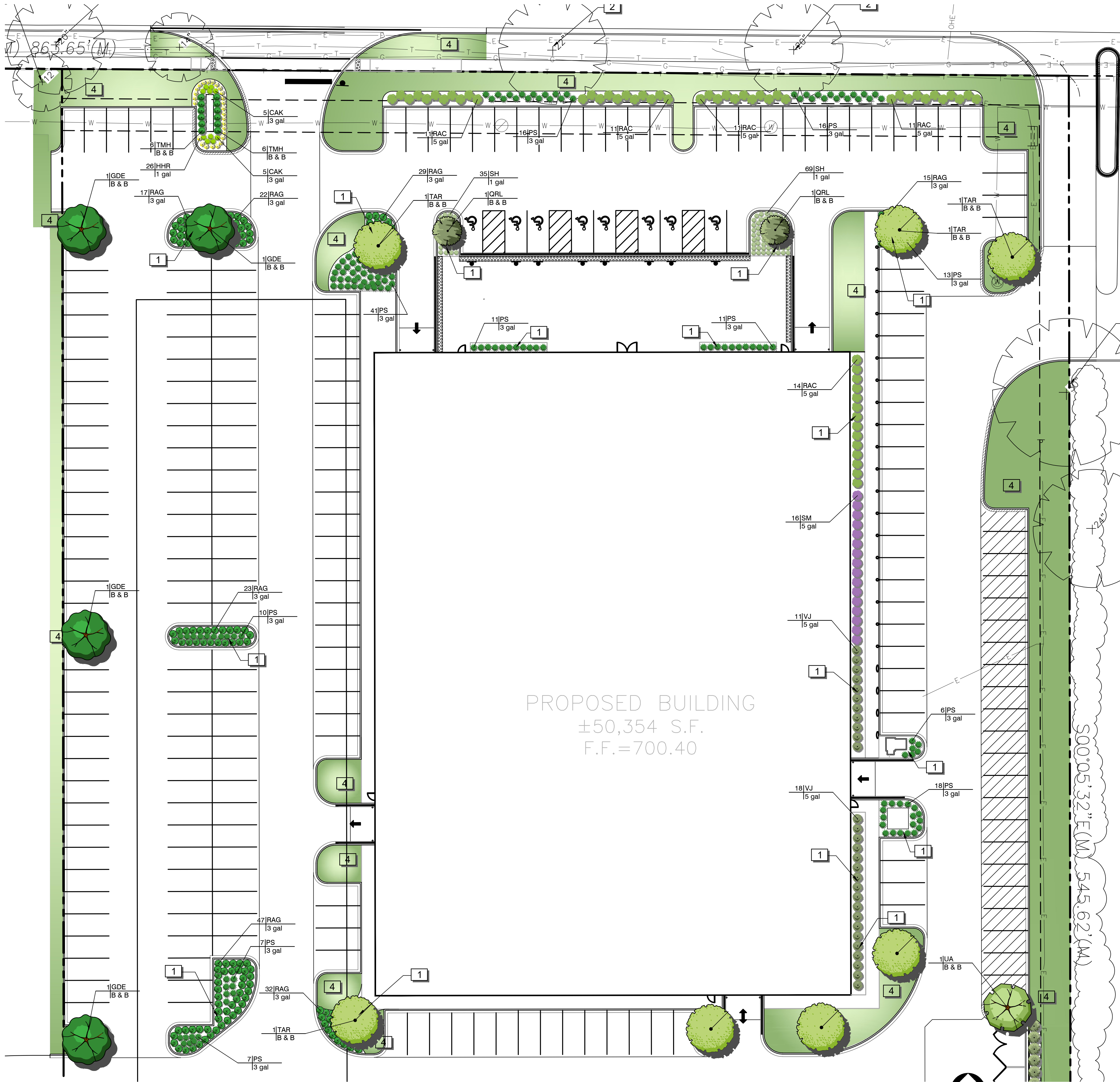


1 DUMPSTER ENCLOSURE - PLAN
1/8" = 1'-0"



THE OWNER, TENANT, OR AGENT, IF ANY, SHALL BE RESPONSIBLE FOR PROVIDING, PROTECTING AND MAINTAINING ALL LANDSCAPING IN HEALTHY GROWING CONDITIONS, REPLACING IT WHEN NECESSARY TO ENSURE CONTINUOUS CONFORMANCE WITH THESE GUIDELINES AND KEEPING IT FREE FROM REFUSE AND DEBRIS. MAINTENANCE SHALL INCLUDE THE REPLACEMENT OF ALL DEAD PLANT MATERIAL WITHIN THE GUARANTEED CONTRACT PERIOD.

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PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME
8	8	GYMNOCLADUS DIOICA 'ESPRESSO' / KENTUCKY COFFEETREE
2	2	QUERCUS ROBUR X BICOLOR 'LONG' / REGAL PRINCE® OAK STRONG CENTRAL LEADER
7	7	TILIA AMERICANA 'REDMOND' / REDMOND AMERICAN LINDEN STRONG CENTRAL LEADER
8	8	ULMUS X MORTON' / ACCOLADE™ ELM STRONG CENTRAL LEADER
SHRUBS	QTY	BOTANICAL / COMMON NAME
8	8	HYDRANGEA ARBORESCENS 'ABETWO' / INCREDIBALL® HYDRANGEA
185	185	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC
58	58	RIBES ALPINUM 'COMPACTA' / COMPACT ALPINE CURRANT
16	16	SYRINGA PATULA 'MISS KIM' / MISS KIM KOREAN LILAC
12	12	TAXUS X MEDIA 'HICKSI' / HICKS ANGLO-JAPANESE YEW
14	14	THUJA OCCIDENTALIS 'TECHNY' / TECHNY ARBORVITAE
29	29	VIBURNUM X JUDDII / JUDD VIBURNUM
ANNUALS/PERENNIALS	QTY	BOTANICAL / COMMON NAME
26	26	HEMEROCALLIS X 'HAPPY RETURNS' / HAPPY RETURNS DAYLILY
28	28	RUDBECKIA FULGIDA 'FOREVER GOLD' / FOREVER GOLD CONEFLOWER
GRASSES	QTY	BOTANICAL / COMMON NAME
16	16	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS
170	170	PANICUM VIRGATUM 'SHENANDOAH' / SHENANDOAH SWITCH GRASS
104	104	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED
SOD/SEED	QTY	BOTANICAL / COMMON NAME
42,276 SF	42,276 SF	POA PRATENSIS / KENTUCKY BLUEGRASS BLEND 30% PARK KENTUCKY BLUEGRASS 30% DAWSON CREEPING RED FESCUE 30% FULTS PUCCELLINIA DISTANS 10% PENNFPINE PERENNIAL RYEGRASS

REFERENCE NOTES SCHEDULE

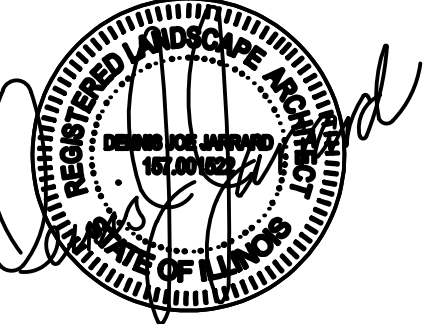
SYMBOL	DESCRIPTION
1	CONTRACTOR TO INSTALL SHREDDED BARK MULCH TO A 3" DEPTH ON WEED BARRIER IN ALL PLANT BEDS.
2	EXISTING TREES TO REMAIN ARE TO BE PROTECTED DURING THE ENTIRE CONSTRUCTION PROCESS. FENCING TO BE INSTALLED PRIOR TO ANY DEMOLITION ON SITE.
4	INSTALL SEED TURF WITH EROSION CONTROL BLANKET.
5	6' HEIGHT CEDAR SCREEN FENCE.

DENNIS J JARRARD
Landscape Architect

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Glen Ellyn, IL 60137
t: 248.212.4920

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professional seal:



professional in charge:
DENNIS JARRARD, PLA
checked by:
DJJ
drawn by:
DJJ

project:

915 WEST
DUNDEE ROAD

BUFFALO GROVE
ILLINOIS

915 W. DUNDEE ROAD

#20230001.0

shorewood
DEVELOPMENT GROUP

sheet title:

LANDSCAPE
PLANTING PLAN

date:
08/23/20

revisions:
date description
08/05/23 PDC SUBMITTAL
08/29/23 COMMENT RESPONSE

sheet:

L1.1

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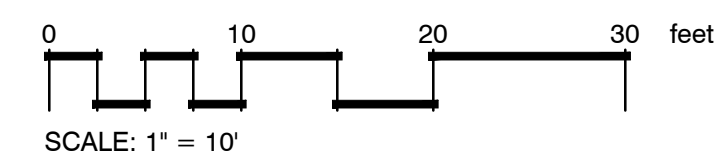
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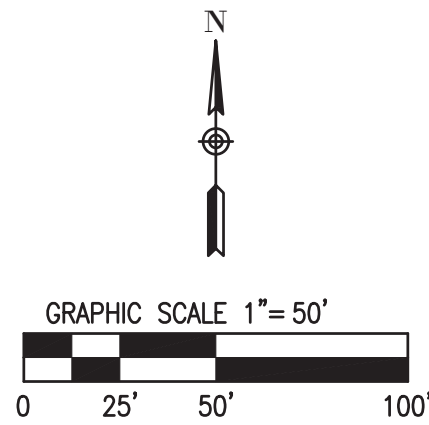
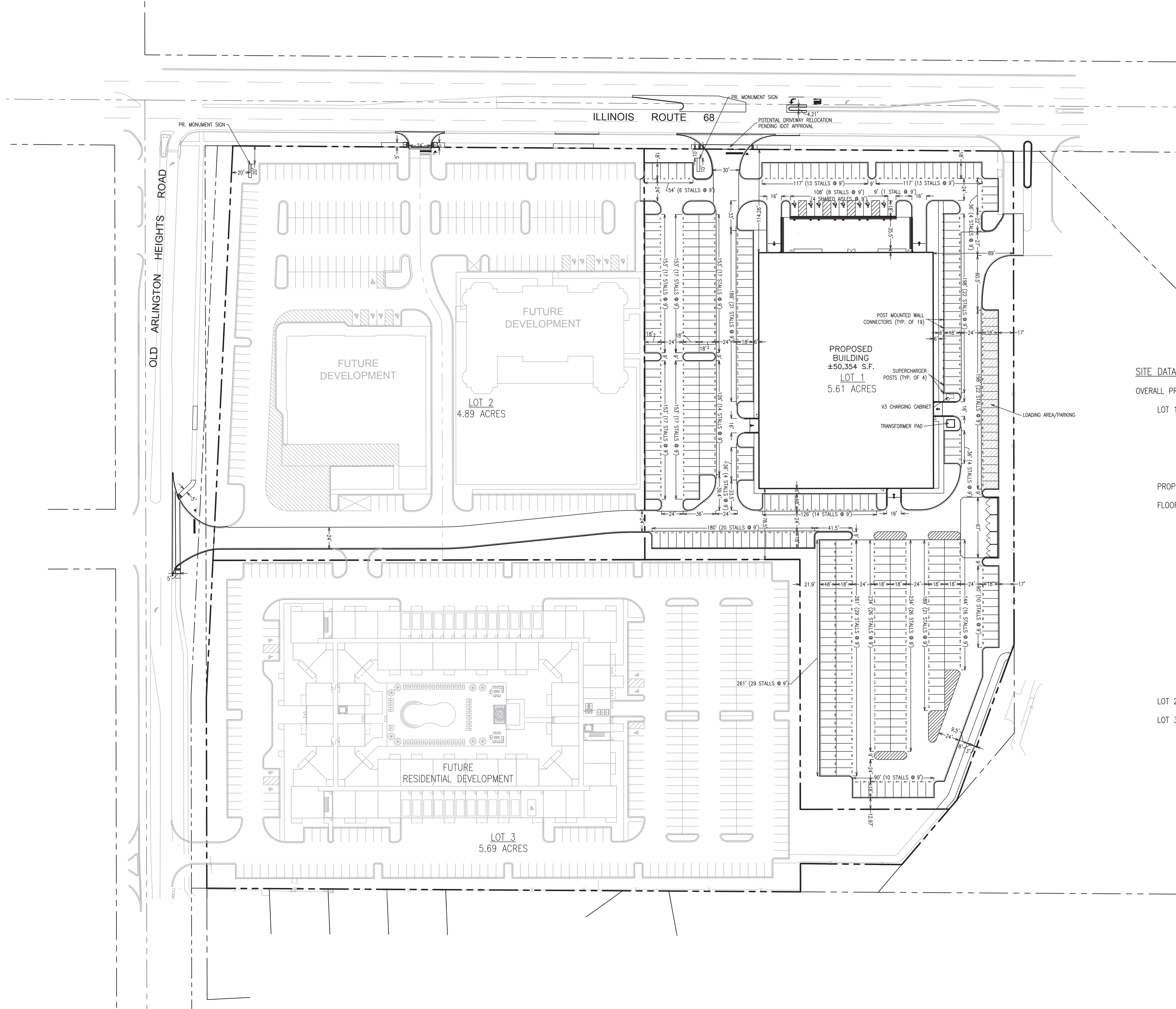
shorewood
DEVELOPMENT GROUP

revisions:	
date	description
08/06/23	F2C SUBMITTAL
08/29/23	COMMENT RESPONSE

L1.2

Packet Pg. 435

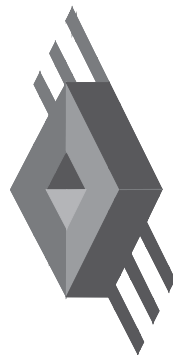
[illegible]



SITE DATA TABLE:

OVERALL PROPERTY AREA	16.19 ACRES
LOT 1	5.61 ACRES
IMPERVIOUS AREA: (85.0%)	4.77 ACRES
PERVIOUS AREA: (15.0%)	0.84 ACRES
PROPOSED BUILDING AREA:	50,354 SQ. FT.
FLOOR AREA RATIO:	0.20
TOTAL CAR PARKING PROVIDED:	418 STALLS
STANDARD PARKING:	352 STALLS
HANDICAP ACCESSIBLE PARKING:	8 STALLS
DEALERSHIP STORAGE PARKING:	58 STALLS
HANDICAP ACCESSIBLE PARKING REQUIRED PER 352 STANDARD STALLS:	8 STALLS
PER SECTION:	
TOTAL SECTION A PARKING:	35 STALLS
TOTAL SECTION B PARKING:	62 STALLS
TOTAL SECTION C PARKING:	191 STALLS
TOTAL SECTION D PARKING:	130 STALLS
LOT 2	4.89 ACRES
LOT 3	5.69 ACRES

G850		SITE PLAN		11 PER VILLAGE	9/21/23
1" = 50'		BISON CROSSING		10 PER CLIENT	9/19/23
SP-1		SHOREWOOD DEVELOPMENT GROUP LLC		9 PZC SUBMITTAL	9/5/23
		BUFFALO GROVE, ILLINOIS		8 CLIENT REVIEW	9/17/23
				7 CLIENT REVIEW	8/10/23
				6 CLIENT REVIEW	8/2/23
				1 CLIENT REVIEW	6/23/23
				No.	Date
				Description	



JACOB & HEFNER

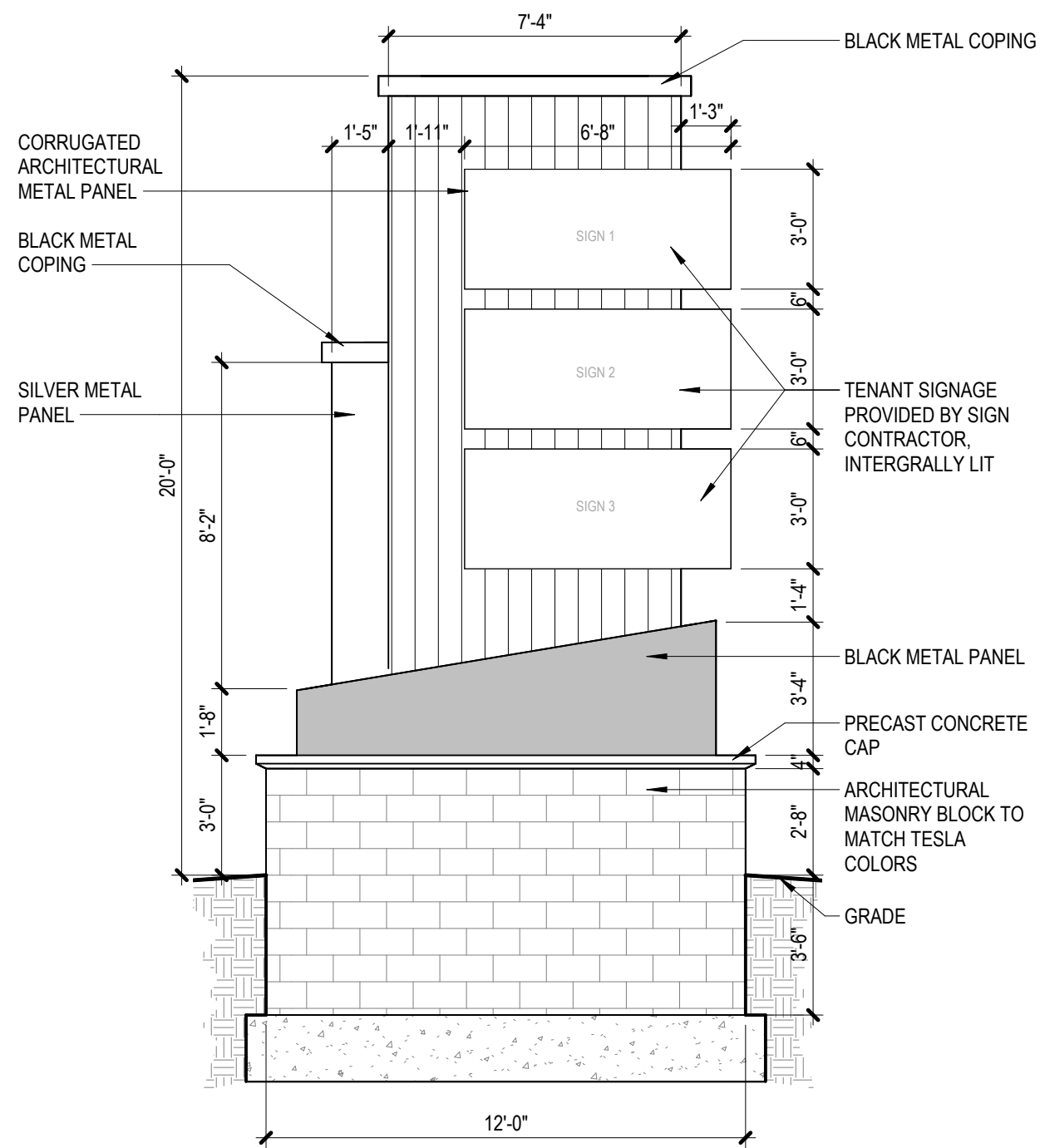
ASSOCIATES

1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515

PHONE: (630) 652-4600, FAX: (630) 652-4601

www.jacobandhefner.com

Autodesk Docs://95310002-4 - Shorewood Buffalo Grove IL New Build/95310002-SDG-Buffer/02/2023 12:41:44 PM Groves_IL-ARCH.rvt



2

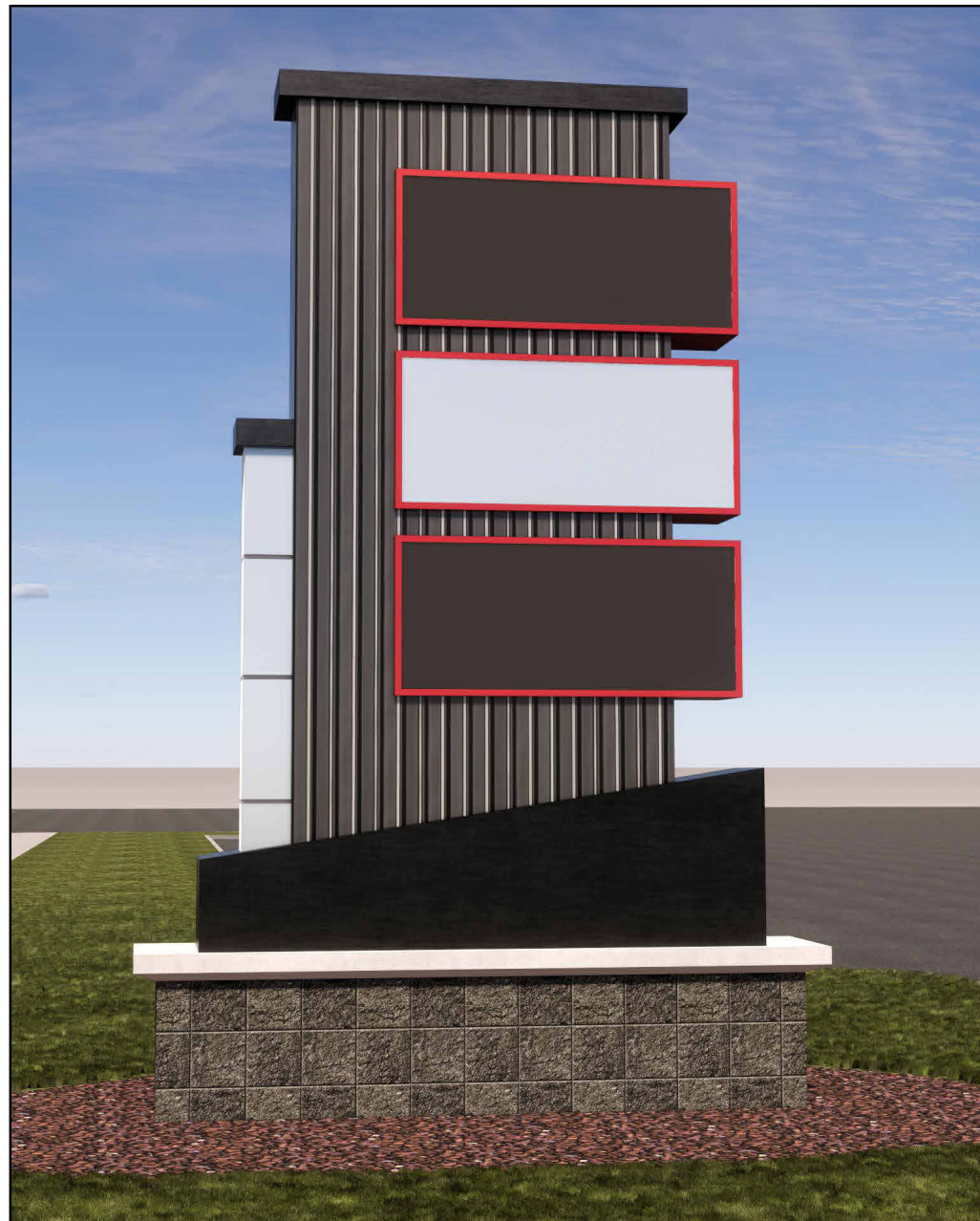
LARGE MONUMENT - FRONT

1/4" = 1'-0"

1

LARGE MONUMENT RENDERING

1 1/2" = 1'-0"



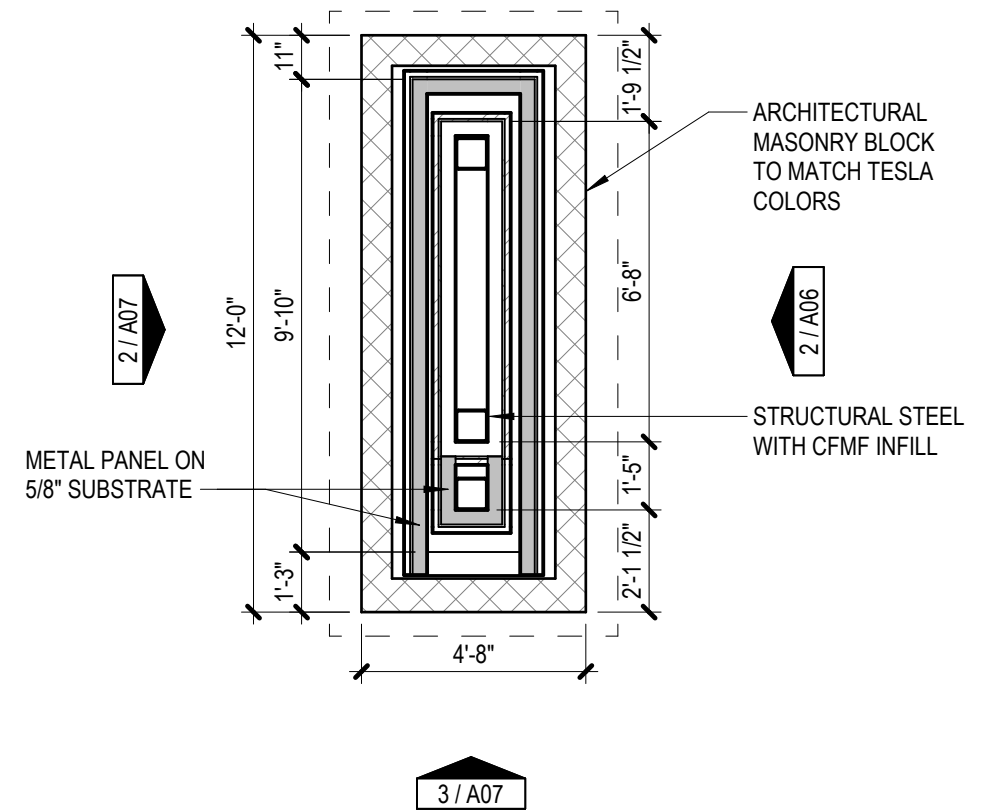
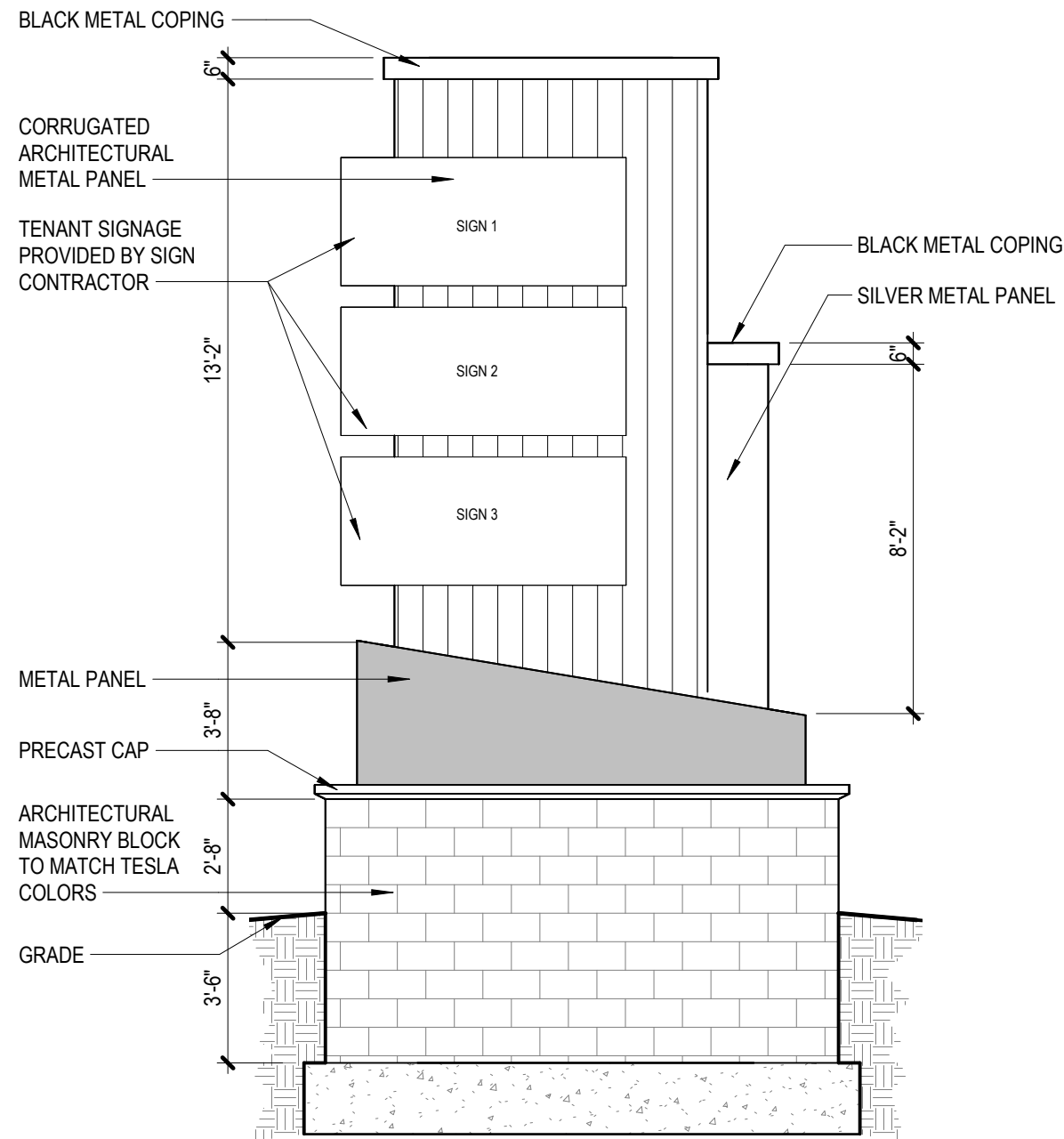
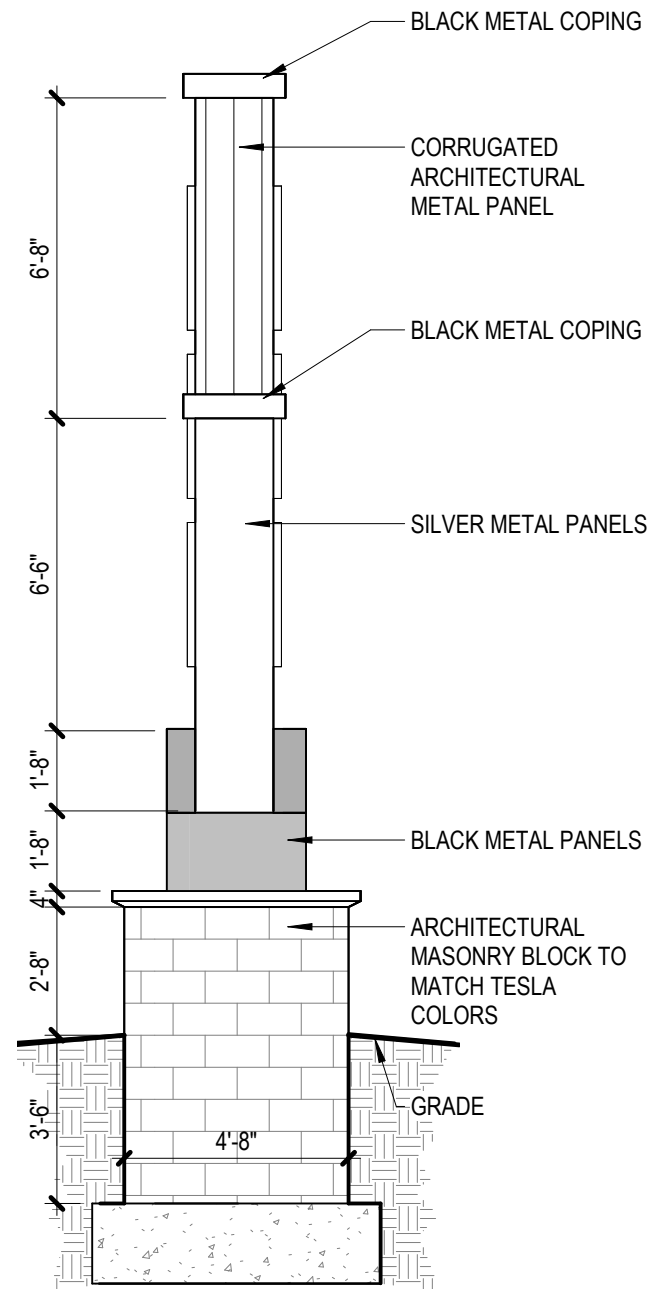
GROUND SIGNS:

THE MAXIMUM AREA OF A GROUND SIGN FOR PROPERTY FRONTAGE, COMBINATION OF THREE PARCELS, OF 600-800 LINEAL FEET IS 120 SF EACH SIDE. MAXIMUM HEIGHT ALLOWED: 15'-0" ALLOWED DISTANCE FROM PROPERTY LINE: 20'-0"

LARGE MONUMENT SIGNAGE
PROPOSED HEIGHT: 20'-0"
PROPOSED LENGTH: 12'-0"
PROPOSED WIDTH: 4'-8"

PROPOSED SF SIGN 1: 20 SF EACH SIDE, TOTAL 40SF
PROPOSED SF SIGN 2: 20 SF EACH SIDE, TOTAL 40SF
PROPOSED SF SIGN 3: 20 SF EACH SIDE, TOTAL 40SF
TOTAL SF OF 3 SIGNS: 120 SF

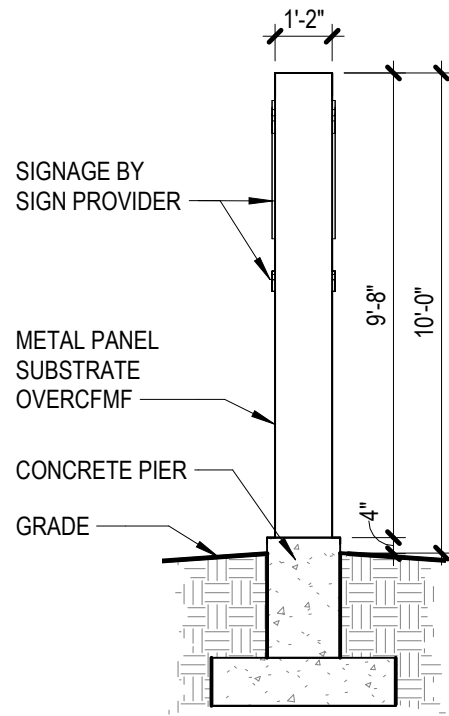
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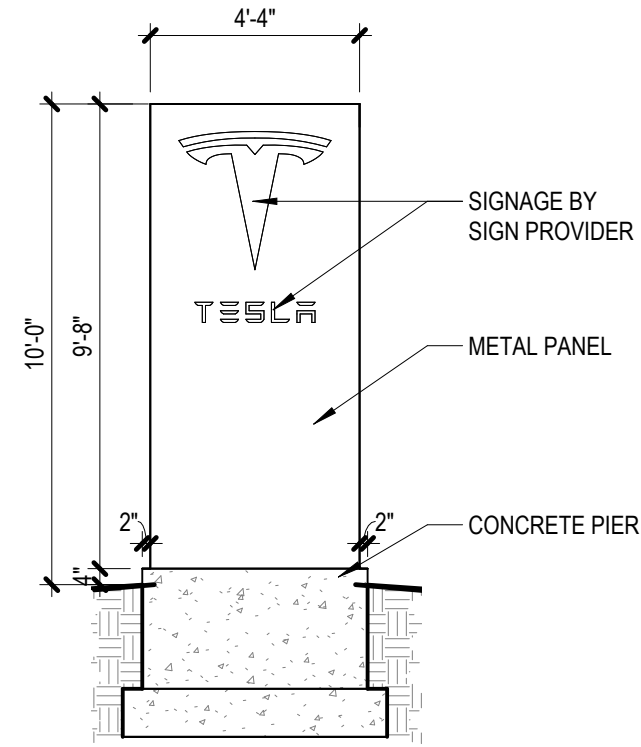
3 LARGE MONUMENT - SIDE
1/4" = 1'-0"

2 LARGE MONUMENT - BACK
1/4" = 1'-0"

1 LARGE MONUMENT SIGN - PLAN
1/4" = 1'-0"



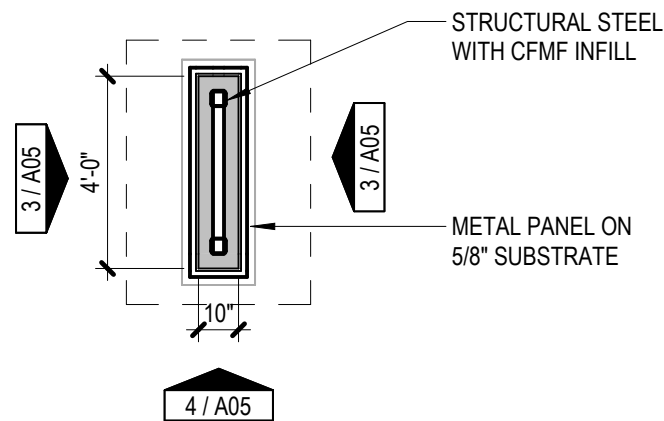
4 SMALL MONUMENT SIGN - SIDE
1/4" = 1'-0"



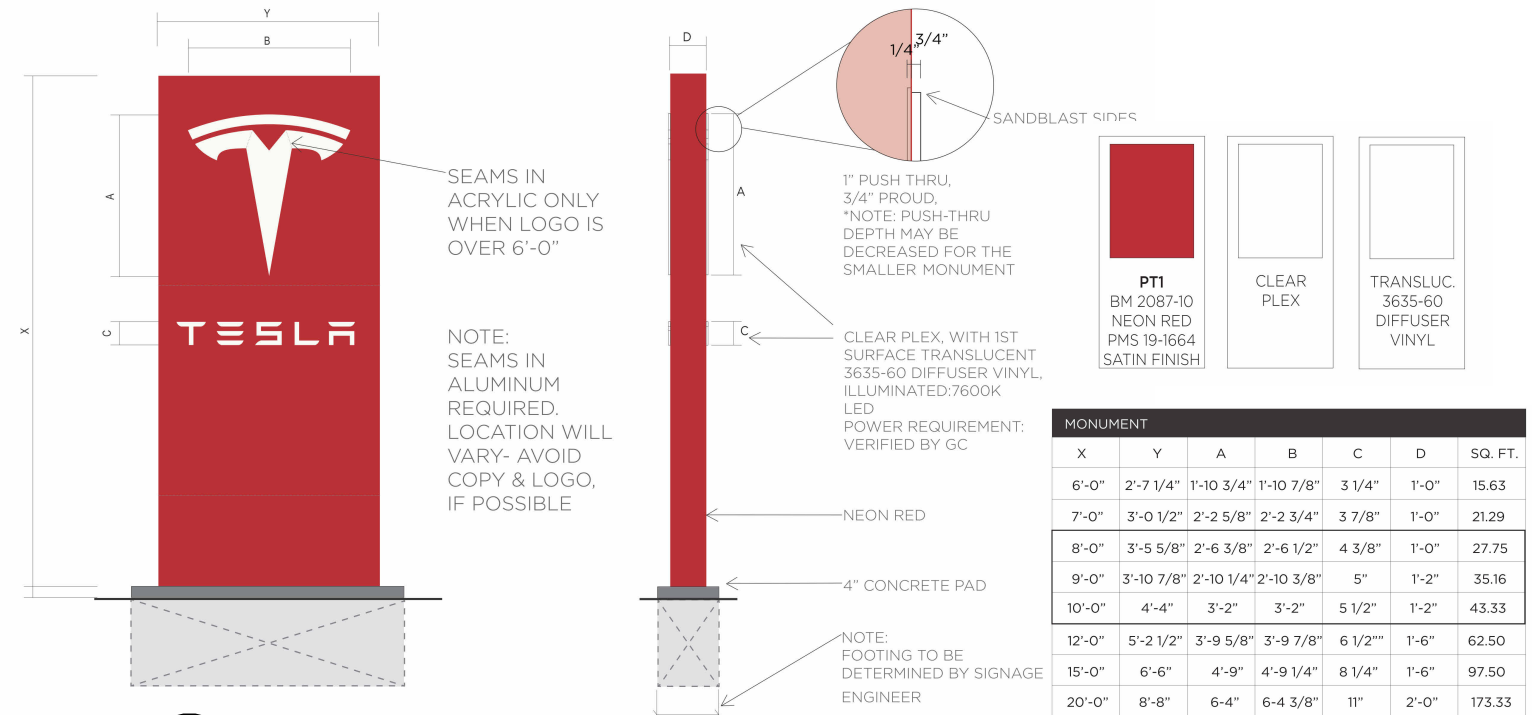
3 SMALL MONUMENT SIGN - FRONT AND BACK
1/4" = 1'-0"

GROUND SIGNS:
ONE GROUND SIGN IS PERMITTED FOR EACH DEVELOPED PARCEL.
THE MAXIMUM AREA OF A GROUND SIGN FOR PROPERTY FRONTAGE OF 400-600 LINEAL FEET IS 100 SF EACH SIDE.
MAXIMUM HEIGHT ALLOWED: 15'-0"
ALLOWED DISTANCE FROM PROPERTY LINE: 20'-0"

SMALL MONUMENT SIGNAGE
PROPOSED HEIGHT: 10'-0"
PROPOSED LENGTH: 4'-4"
PROPOSED SF: 43.5 SF EACH SIDE; TOTAL 87 SF

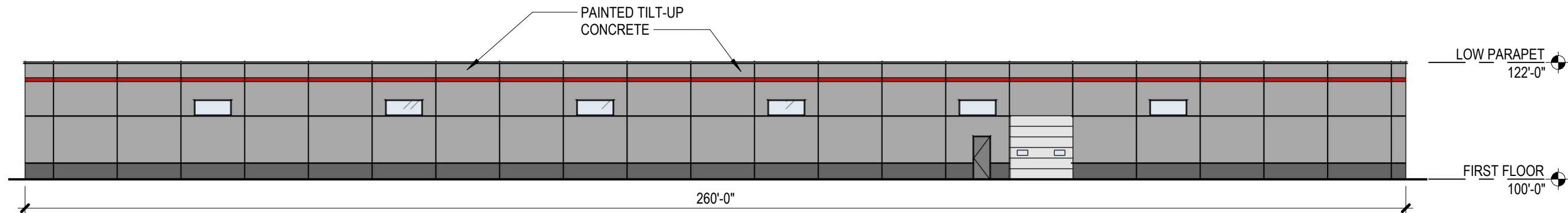


2 SMALL MONUMENT SIGN - PLAN
1/4" = 1'-0"

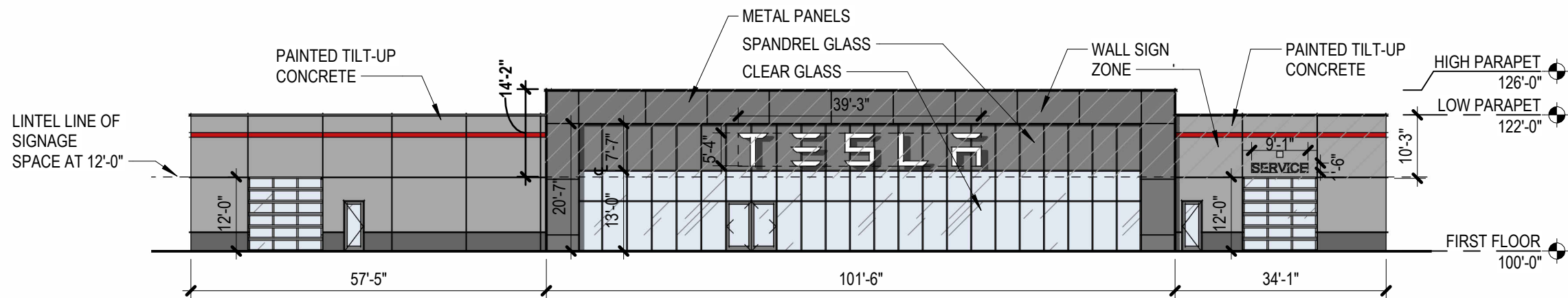


1 SMALL MONUMENT SIGN
1 1/2" = 1'-0"

Autodesk Docs://95310002-4 - Shorewood Buffalo Grove IL New Build/95310002-SDG-Buffalo28/2023 12:41:41 PM
Groves_IL-ARCH.rvt

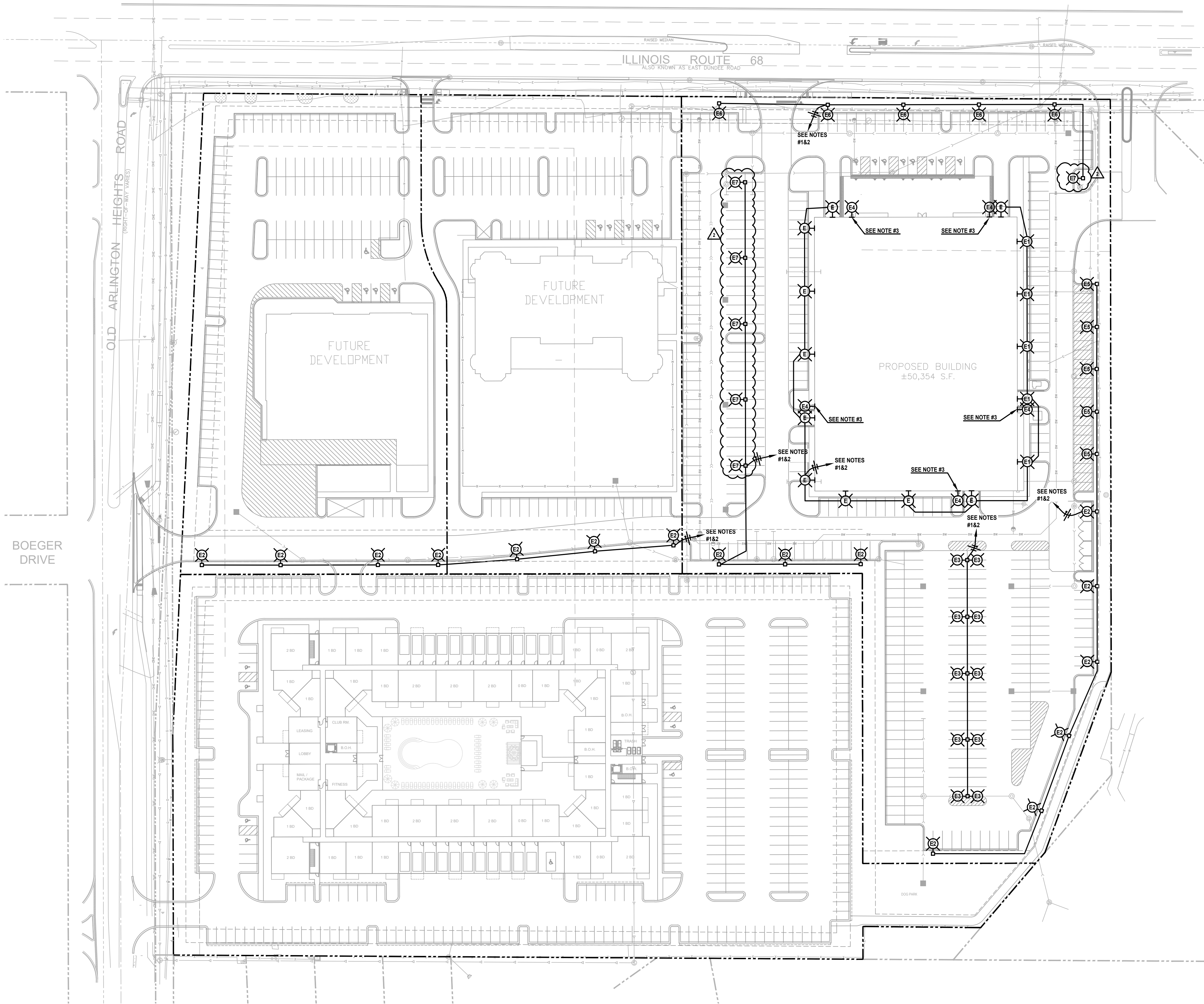


2 EAST ELEVATION
3/64" = 1'-0"



1 NORTH ELEVATION
3/64" = 1'-0"

WALL SIGNS: ONE WALL SIGN FOR EACH OCCUPANCY WITHIN A DEVELOPED PARCEL.		
INDIVIDUAL LETTER SIGNS: THE LETTERS MUST FIT INTO A RECTANGLE WITH THE LENGTH OF THE RECTANGLE BEING NOT GREATER THAN ONE-THIRD OF FRONTAGE, AND THE HEIGHT OF THE RECTANGLE BEING NOT GREATER THAN ONE-HALF OF THE PORTION OF THE BUILDING ABOVE THE LINTEL		
PROPOSED TENANT SIGNAGE:		
ALLOWABLE HEIGHT: 7'-1"	PROPOSED HEIGHT: 5'-4"	
ALLOWABLE LENGTH: 38'-5"	PROPOSED LENGTH: 39'-3"	
	PROPOSED SF: 209.65 SF	
PROPOSED SERVICE SIGNAGE:		
ALLOWABLE HEIGHT: 5'-1"	PROPOSED HEIGHT:- 1'-6"	
ALLOWABLE LENGTH: 11'-4"	PROPOSED LENGTH: 9'-1"	
	PROPOSED SF: 14.67 SF	



ELECTRICAL SITE PLAN
SCALE: 1"=50'-0"

- NOTES:**
1. EACH LIGHT FIXTURE TO HAVE MOTION SENSOR CONTROL. LIGHT FIXTURES TO DIM TO 33% IN UNOCCUPIED MODE. ALL LIGHTS TO COME TO FULL BRIGHTNESS WHEN ONE MOTION SENSOR IS ACTIVATED.
 2. 2 #8 THWN & 1 #8 GND. IN 3/4" C. TO LIGHTING PANEL VIA PHOTOCELL-ON, TIMECLOCK-OFF.
 3. 2 #8 THWN & 1 #8 GND. IN 3/4" C. TO LIGHTING PANEL VIA PHOTOCELL-ON/OFF.

DAVID B. KORNACKI
062.052986
Date: 10/03/23
Lic. Exp.: 11/30/23

KORNACKI & ASSOCIATES, INC.
Electrical Design Consultants
262-784-3323
2845 S. Moorland Rd., New Berlin, WI 53151

JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd. Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

ELECTRICAL SITE PLAN
BISON CROSSING
SHOREWOOD DEVELOPMENT GROUP LLC
BUFFALO GROVE, ILLINOIS

AS NOTED
23150
E1

No.	Description	Date
1	PZC SUBMITTAL	09/01/23
2	PERMIT REVIEW COMMENTS	09/26/23
3	PERMIT REVIEW COMMENTS	10/03/23

**LIGHTING ANALYSIS NOTES:
(BUFFALO GROVE REQUIREMENTS)**

- 1. AVERAGE FOOTCANDLES:** N/A
- 2. MAXIMUM FOOTCANDLES:** N/A
- 3. MINIMUM FOOTCANDLES:** N/A
- 4. MAXIMUM/MINIMUM RATIO:** N/A
- 5. AVERAGE/MINIMUM RATIO:** N/A
- 6. MAXIMUM OF 0.5 FOOTCANDLE
AT THE PROPERTY LINE.**

**LIGHTING ANALYSIS NOTES:
(TESLA REQUIREMENTS)**

1. AVERAGE FOOTCANDL
2. MAXIMUM FOOTCANDL
3. MINIMUM FOOTCANDLE
4. MAXIMUM/MINIMUM RA
5. AVERAGE/MINIMUM RA
6. HAULER DROP OFF:

LIGHTING ANALYSIS NOTES:
(DRIVE)

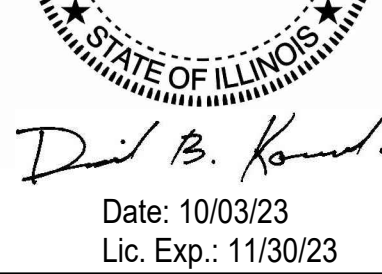
1. **AVERAGE FOOTCANDLES:** 1.9
2. **MAXIMUM FOOTCANDLES:** 3.3
3. **MINIMUM FOOTCANDLES:** 0.7
4. **MAXIMUM/MINIMUM RATIO:** 4.5
5. **AVERAGE/MINIMUM RATIO:** 2.6

**LIGHTING ANALYSIS NOTES:
(HAULER DROP OFF)**

1.	AVERAGE FOOTCANDLES:	5.66
2.	MAXIMUM FOOTCANDLES:	6.23
3.	MINIMUM FOOTCANDLES:	4.04
4.	MAXIMUM/MINIMUM RATIO:	1.4:1
5.	AVERAGE/MINIMUM RATIO:	1.3:1

LIGHTING ANALYSIS NOTES:
(PARKING)

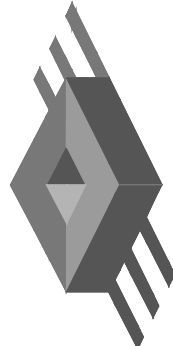
1.	AVERAGE FOOTCANDLES:	3.18
2.	MAXIMUM FOOTCANDLES:	9.54
3.	MINIMUM FOOTCANDLES:	1.07
4.	MAXIMUM/MINIMUM RATIO:	8.9:1
5.	AVERAGE/MINIMUM RATIO:	3.0:1



AS NOTED
23150
E2

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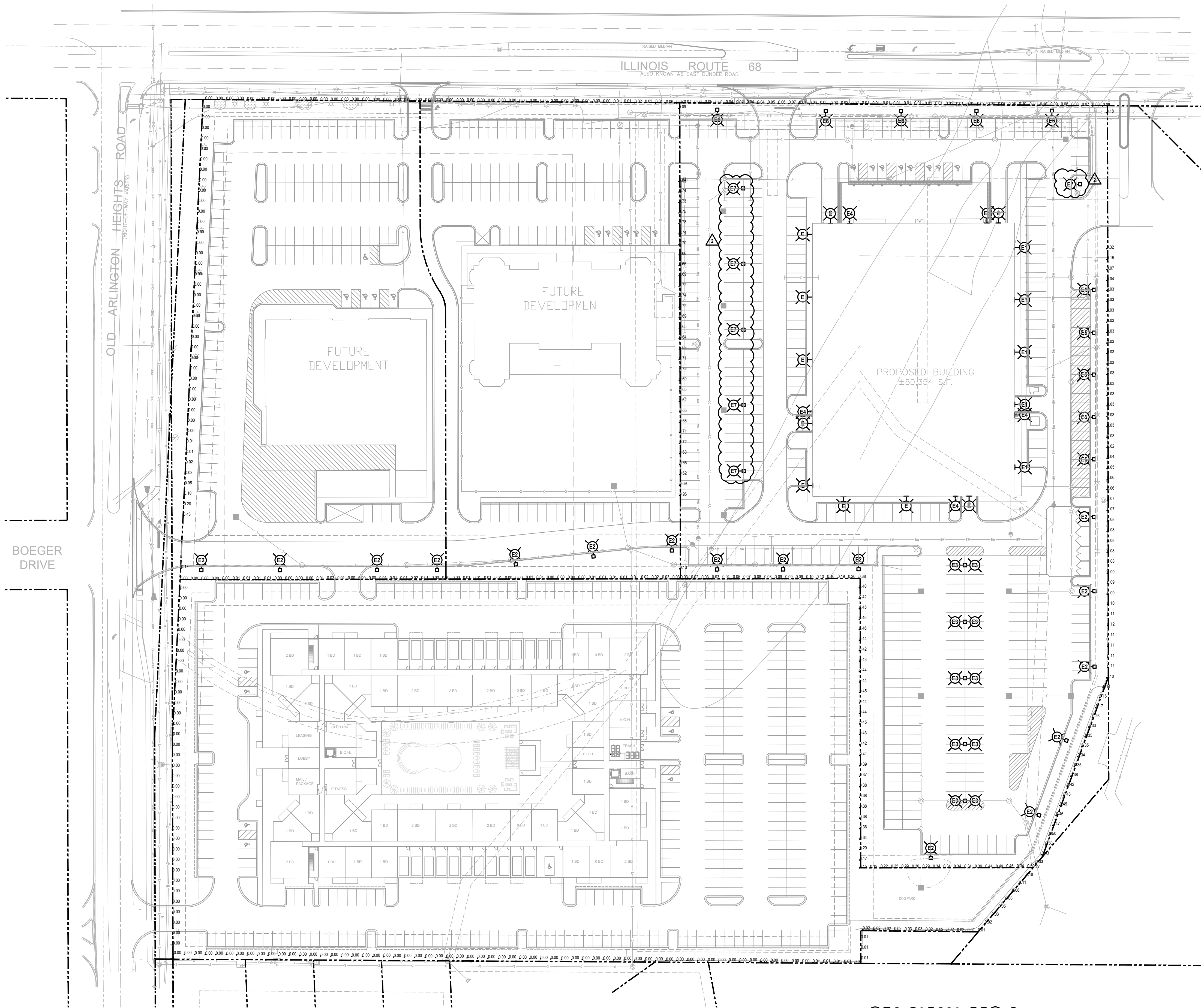
AS NOTED
23150
E2

[illegible]

PHOTOMETRIC SITE PLAN

BISON CROSSING

BUFFALO GROVE, ILLINOIS



PROPERTY LINE PHOTOMETRIC PLAN
SCALE: 1"=50'-0"

LIGHTING ANALYSIS NOTES:
(BUFFALO GROVE REQUIREMENTS)

1. MAXIMUM OF 0.5 FOOTCANDLES
AT THE PROPERTY LINE.

- MAXIMUM AT EXTERIOR PROPERTY
LINE IS LESS THAN 0.5 FOOTCANDLES
EXCEPT AT DRIVEWAY ENTRANCES.

- MAXIMUM AT INTERIOR PROPERTY
LINE ON WEST SIDE OF PARKING IS
LESS THAN 1.0 FOOTCANDLES.



David B. Kornacki
Date: 10/03/23
Lic. Exp.: 11/30/23

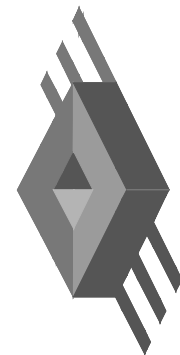
KORNACKI & ASSOCIATES, INC.
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2845 S. Moorland Rd., New Berlin, WI 53151
Corporation Registration #154-005374

AS NOTED

23150

E3

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PROPERTY LINE PHOTOMETRIC PLAN
BISON CROSSING
SHOREWOOD DEVELOPMENT GROUP LLC
BUFFALO GROVE, ILLINOIS

No.	Description	Date
1	PZC SUBMITTAL	09/01/23
	PERMIT REVIEW COMMENTS	09/26/23
	PERMIT REVIEW COMMENTS	10/03/23

DOUBLE EAGLE DEVELOPMENT

332 North Arlington Heights Road

Project Narrative

Double Eagle Development (“Double Eagle”) has commenced a partnership with Shorewood Development (“Shorewood”) to develop approximately 5.63 acres of land located at 332 North Arlington Heights Road. Shorewood is under contract to purchase approximately 16 acres of land at the southeast corner of North Old Arlington Heights Road and East Dundee Road. Shorewood plans to develop 10.5 acres for retail use and sell the remaining 5.63 acres to Double Eagle to develop a multifamily residential community.

Presently the 16 acres consist of car dealerships that have been vacant for over 10 years. The development vision is to revitalize this blighted area with new retail along Dundee Road and luxury rental housing on the southwest interior portion of the site.

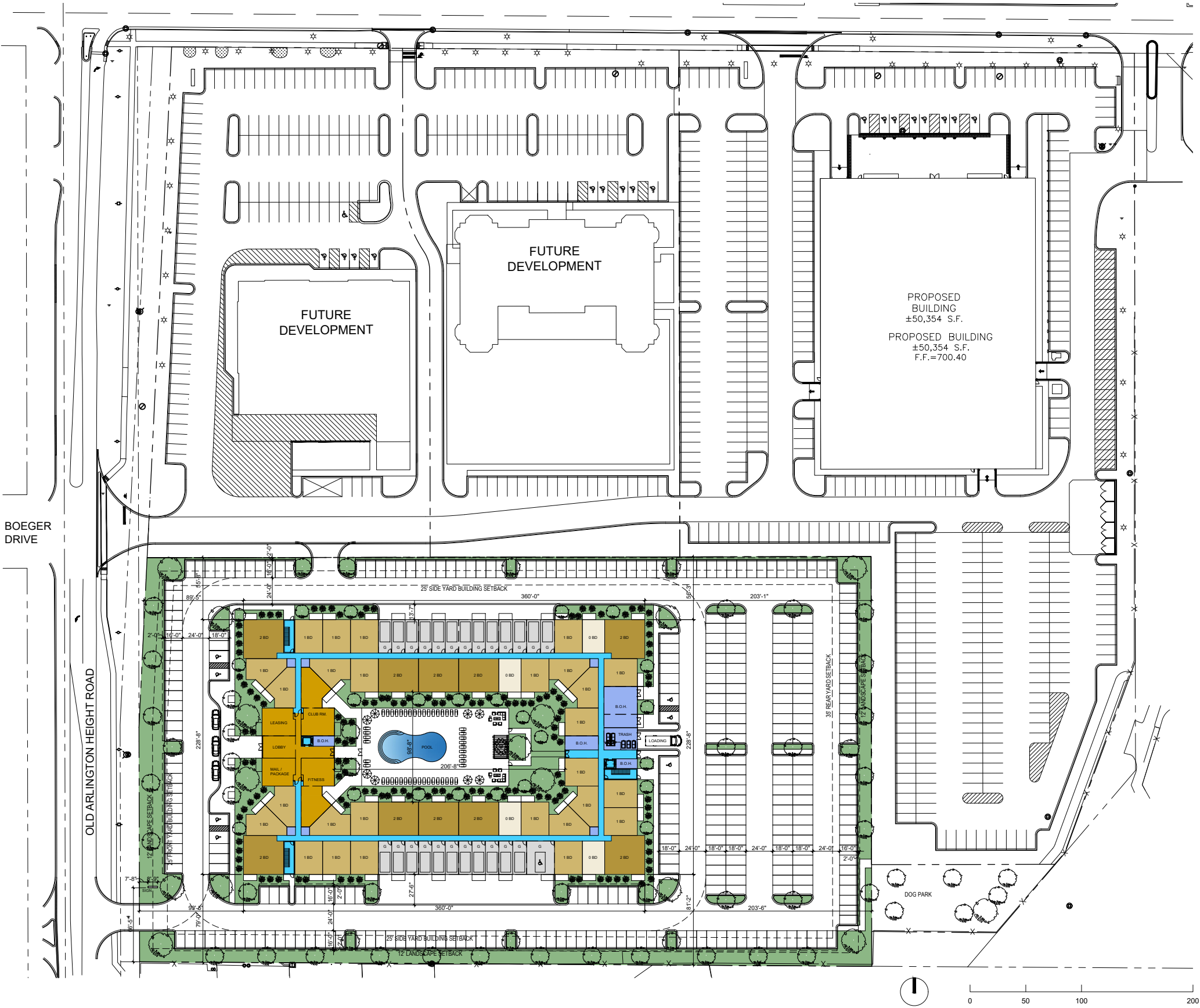
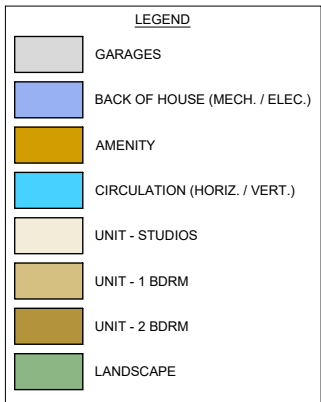
The partnership’s goal is to provide high quality redevelopment of the 16 acres that will benefit the Village of Buffalo Grove and its residents by creating job opportunities, strengthening the Dundee commercial corridor, enhancing the tax base, and diversifying the housing stock with underrepresented luxury rental offerings. Double Eagle and Shorewood are committed to delivering thoughtfully designed buildings that will reactivate the area and serve the community.

Double Eagle’s proposed vision for the residential development is to create an elegant and well-appointed community that will attract and retain residents to Buffalo Grove and compliment the surrounding neighborhood. Our goal is to provide much needed new luxury rental offerings that will cater to the needs of today’s suburban lifestyle.

The project will consist of approximately 224 residences situated within a four-story luxury buildings. The building design will reflect the architectural character of the modern homes recently built in the area. Throughout the community there will be lush landscaping. Residents in the community will enjoy a variety of convenient amenities including a fitness center, coworking area, reservable lounge, outdoor pool, grill stations, fire pits, and a dog park. The building will offer 25 private single car garages with direct access to the interior corridor. Ground floor units will have outdoor patios. Upper floor units will have elevator access, balconies or Juliet balconies.

The benefits of the design lie in its balance of proper height, practical density, varied parking options, and a serene resort-style central courtyard. Residents will be attracted to the community because of its relatability to sophisticated suburban single-family living combined with white glove professional management and convenient amenities.

The proposed project will deliver a type of residential offering that has been ultra successful in like-kind communities such as Deer Park, Vernon Hills, and Wheeling. Double Eagle is honored to have the opportunity to deliver a beautiful and enduring development to the Buffalo Grove community.



PARKING LANDSCAPING
SCREEN, TYP.

ORNAMENTAL TREE, TYP

FOUNDATION PLANTING WITH ORNAMENTAL
TREES, SHRUBS, PERENNIALS, GRASSES, AND
GROUNDCOVER, TYP.

LANDSCAPING
SCREEN / BERM, TYP

STREET
TREE,
TYP.

LAWN, TYP.

OLD ARLINGTON HEIGHT ROAD

12' LANDSCAPE SETBACK

25' FRONT YARD BUILDING SETBACK

SIGNAGE LANDSCAPING

25' SIDE YARD BUILDING SETBACK

25' SIDE YARD BUILDING SETBACK

12' LANDSCAPE SETBACK

35' REAR YARD SETBACK

12' LANDSCAPE SETBACK

DOG PARK



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Suite #400
Chicago, IL 60661
888.456.5849
ktgy.com

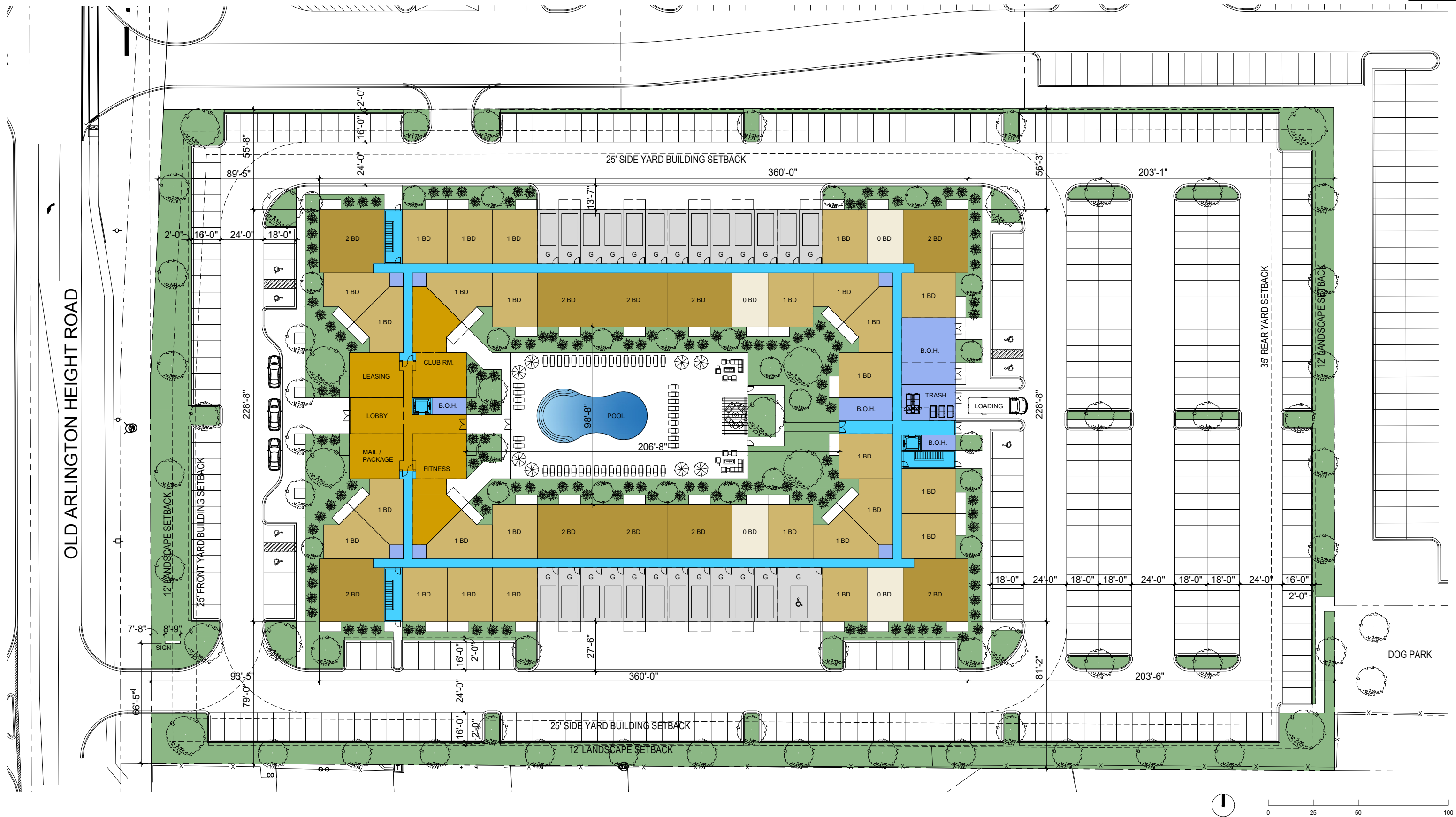
DOUBLE EAGLE
DEVELOPMENT

BUFFALO GROVE
BUFFALO GROVE, IL # 2023-0554

CONCEPT PLAN
OCTOBER 06, 2023

LANDSCAPE PLAN

L1.0



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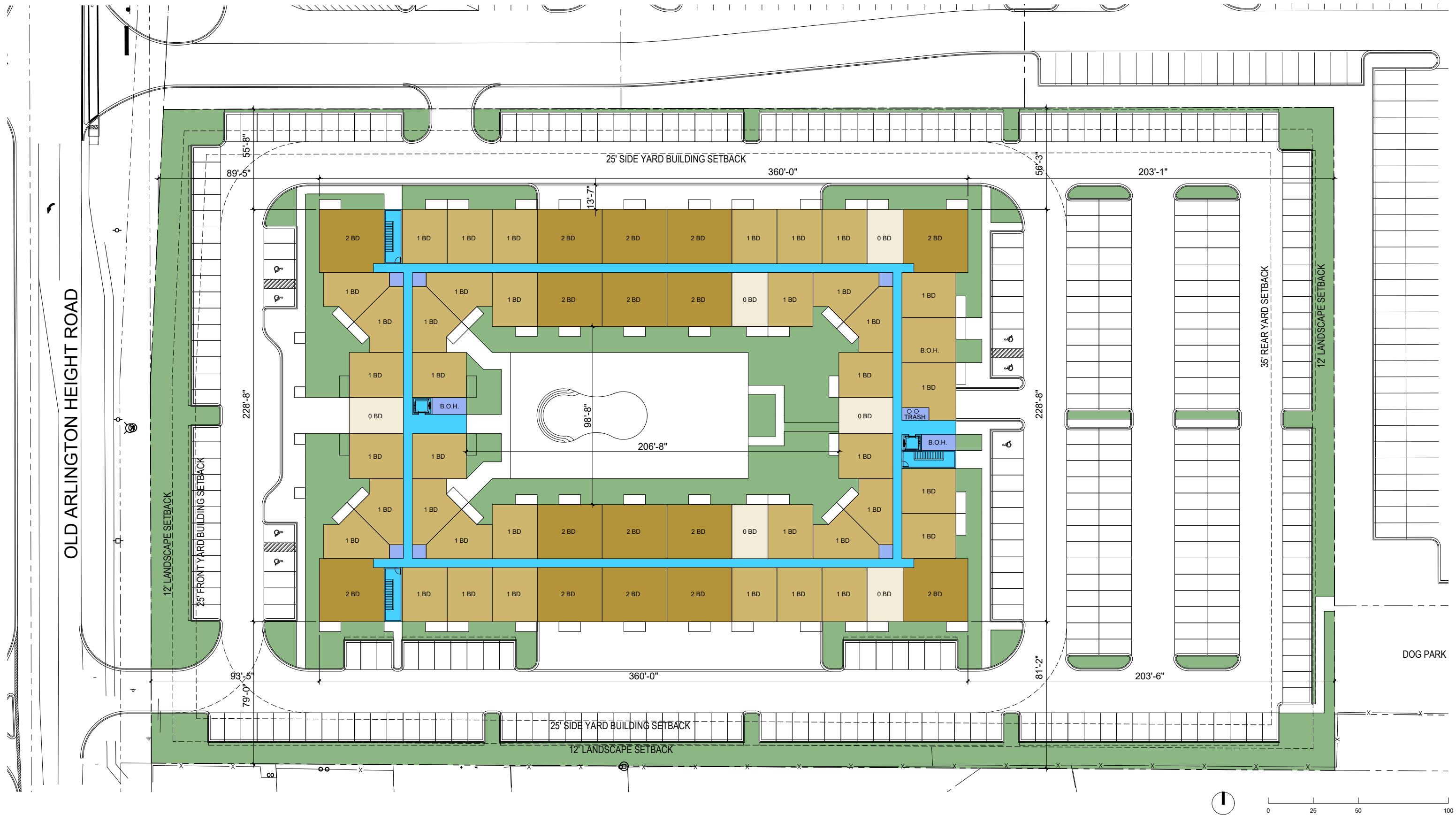
DOUBLE EAGLE
DEVELOPMENT

BUFFALO GROVE
BUFFALO GROVE, IL # 2023-0554

CONCEPT PLAN
OCTOBER 06, 2023

SITE & GROUND FLOOR PLAN

A1.1



Attachment: RDA Exhibits (O-2024-12 : Ordinance Approving a Redevelopment Agreement for the Bison Crossing)



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DOUBLE EAGLE
DEVELOPMENT

BUFFALO GROVE
BUFFALO GROVE, IL # 2023-0554

CONCEPT PLAN
OCTOBER 06, 2023

LEVEL 2-4 FLOOR PLAN

A1.2



Attachment: RDA Exhibits (O-2024-12 : Ordinance Approving a Redevelopment Agreement for the Bison Crossing)



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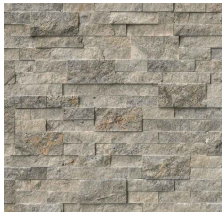
DOUBLE EAGLE
DEVELOPMENT

BUFFALO GROVE
BUFFALO GROVE, IL # 2023-0554

CONCEPT PLAN
OCTOBER 06, 2023

SOUTHWEST PERSPECTIVE

A2.0



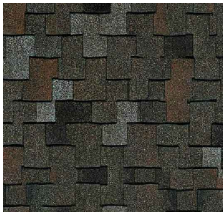
1 STONE VENEER



7 VERTICAL BOARD AND BATTEN SIDING



13 TREX DECKING OR SIMILAR



14 ASPHALT SHINGLE ROOF



2 CAST STONE BAND



8 PRE-FINISHED METAL COPING



3 FIBER CEMENT PANEL-COLOR 1



9 PRE-FINISHED METAL BALCONY FRAMING / SHADE STRUCTURES



4 FIBER CEMENT PANEL-COLOR 2



10 THERMALLY BROKEN ALUMINUM STOREFRONT



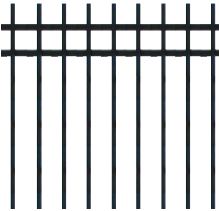
5 FIBER CEMENT PANEL-COLOR 3



11 HIGH EFFICIENCY VINYL WINDOWS



6 FIBER CEMENT PANEL-LAP SIDING



12 PRE-FINISHED METAL BALCONY RAILINGS



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DOUBLE EAGLE
DEVELOPMENT

BUFFALO GROVE
BUFFALO GROVE, IL # 2023-0554

CONCEPT PLAN
OCTOBER 06, 2023

MATERIAL BOARD

A2.1

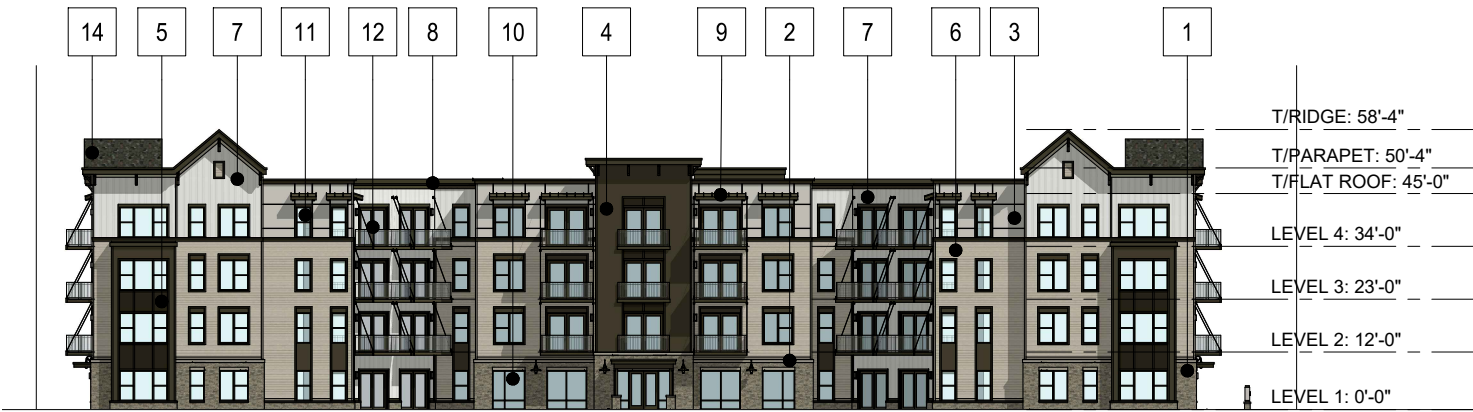
1	STONE VENEER	2	CAST STONE BAND	3	FIBER CEMENT- COLOR 1	4	FIBER CEMENT- COLOR 2	5	FIBER CEMENT- COLOR 3	6	FIBER CEMENT LAP SIDING	7	VERTICAL BOARD AND BATTEN
8	PRE-FINISHED MTL. COPING	9	PRE-FINISHED MTL. BALCONY FRAMING/ SHADE STRUCTURES	10	THERMALLY BROKEN ALUMINUM STOREFRONT	11	HIGH EFFICIENCY VINYL WINDOWS	12	PRE-FINISHED MTL. BALCONY RAILINGS	13	TREX DECKING/SIMILAR	14	ASPHALT SHINGLE ROOF



OVERALL SOUTH ELEVATION	SCALE: 1"=40'	3
NOTE: NORTH ELEVATION- SIMILAR		



OVERALL EAST ELEVATION	SCALE: 1"=40'	2
------------------------	---------------	---



OVERALL WEST ELEVATION	SCALE: 1"=40'	1
------------------------	---------------	---



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DOUBLE EAGLE
DEVELOPMENT

BUFFALO GROVE
BUFFALO GROVE , IL # 2023-0554

CONCEPT PLAN
OCTOBER 06, 2023

OVERALL ELEVATIONS

A2.2

BUFFALO GROVE, IL									ktgy Architecture+Planning DOUBLE EAGLE DEVELOPMENT			
9/25/2023												
Site Area:		239,144	SF		5.49	Acres	41	D.U/AC				
AREA MATRIX												
FLOOR	RESIDENTIAL FTF (FT)	GROSS AREA (SF)	AMENITY (SF)	RESIDENTIAL GROSS (SF)	RESIDENTIAL RENTABLE (SF)	RESIDENTIAL (UNITS/ FLOOR)	GARAGE RENTABLE (SF)	GARAGE PARKING	PARKING (SPACES/ SURFACE)	Studio 600 avg.	1 Bed 740 avg.	2 Bed 1,115avg.
LEVEL 4	11.00	57,298	0	57,298	50,249	61	0	0	0	6	39	16
LEVEL 3	11.00	57,298	0	57,298	50,249	61	0	0	0	6	39	16
LEVEL 2	11.00	57,298	0	57,298	50,249	61	0	0	0	6	39	16
LEVEL 1	11.00	57,298	5,595	42,223	35,562	41	9,480	25	334	4	27	10
TOTAL	44.00	229,192	5,595	214,117	186,309	224	9,480	25	334	22	144	58
									% Mix	10%	64%	26%
Total Surface Parking	334	1.49	Ratio									
Total Garage Parking	25	0.11	Ratio									
Total Parking	359	1.60	Ratio									
Overall Residential Efficiency	81.3%											
Typical Floor Residential Efficiency	87.7%											
Average Unit Size	832	SF										



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DOUBLE EAGLE
DEVELOPMENT

BUFFALO GROVE
BUFFALO GROVE , IL # 2023-0554

CONCEPT PLAN
OCTOBER 06, 2023

BUILDING MATRIX

A3.0

PRELIMINARY SITE IMPROVEMENT PLANS

FOR

LOT 3 - MULTIFAMILY RESIDENTIAL

BISON CROSSING

BUFFALO GROVE, ILLINOIS

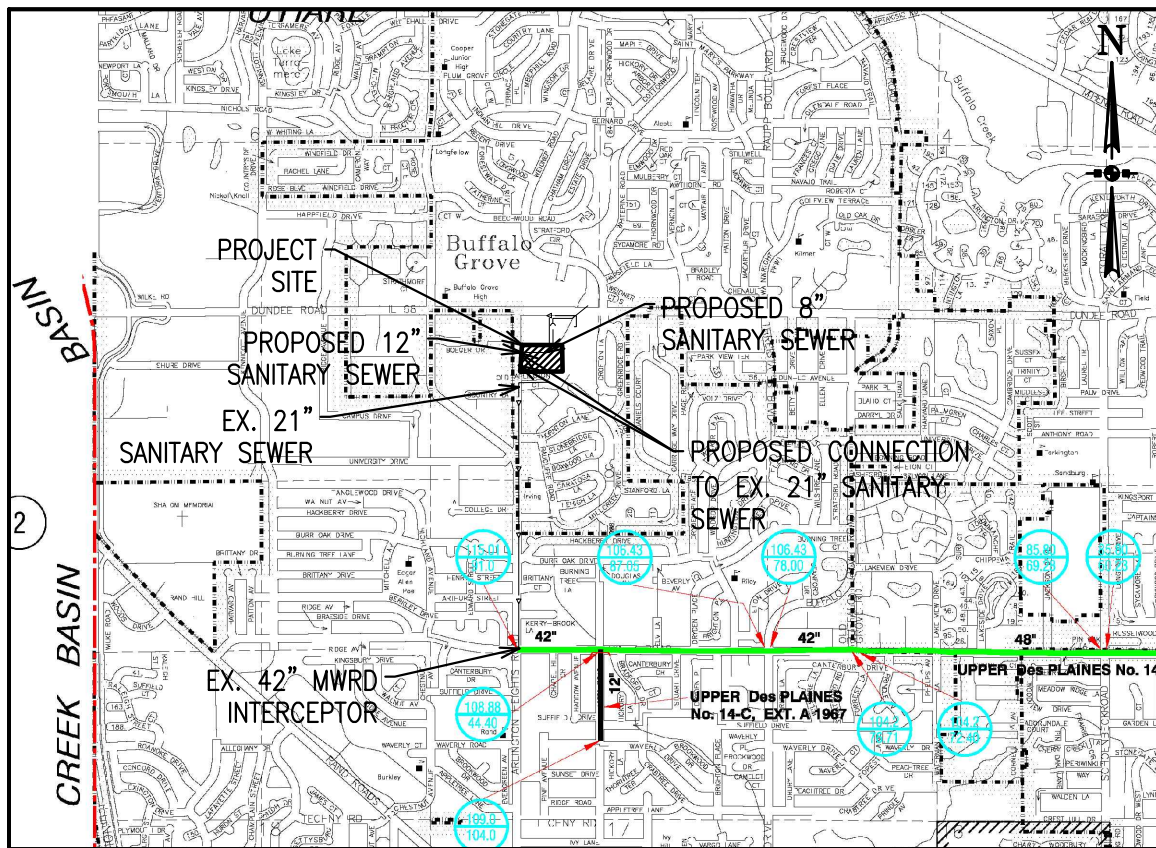
DOUBLE EAGLE DEVELOPMENT

PRELIMINARY SET
FOR REVIEW
PURPOSES ONLY

G850a
LOT 3
9/27/23

DRAWING INDEX

SHEET	TITLE
C1	COVER SHEET
C2	OVERALL SITE PLAN
C3	DIMENSIONAL CONTROL AND PAVING PLAN
C4	GRADING PLAN
C5	UTILITY PLAN
C6	MWRD DRAINAGE EXHIBIT



LOCATION AND MWRD SEWER ROUTING MAP

1" = 3000'

SURVEY REFERENCE NOTE:

EXISTING CONDITIONS AND TOPOGRAPHY ARE SHOWN PER 'ALTA AND TOPOGRAPHIC SURVEY,' DATED MARCH 20, 2023 AS PREPARED BY COMPASS SURVEYING LTD.

CONTRACTOR SHALL FIELD VERIFY EXISTING SITE CONDITIONS AND ELEVATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES OR OMISSIONS.

BASIS OF BEARINGS:
NAD 83 ILLINOIS STATE PLANE COORDINATES, ZONE 1201 (ILLINOIS EAST)

BASIS OF ELEVATION:
ELEVATIONS ARE REFERENCED TO NAVD-88

BENCHMARKS AND LOCATIONS:

REFERENCE BENCHMARK:
VILLAGE OF BUFFALO GROVE CONTROL BENCHMARK, STATION NAME VBG BM 74. BRASS MONUMENT SET IN CONCRETE, 28' WEST OF THE CENTERLINE OF RADCLIFFE ROAD AND 27' NORTH OF THE CENTERLINE OF LEHIGH LANE, 2.5' WEST OF THE WEST EDGE OF THE SIDEWALK ON THE WEST SIDE OF RADCLIFFE ROAD.
ELEVATION=694.71 (NAVD88)

SITE BENCHMARKS:
SITE BENCHMARK #1: SOUTHEAST BONNET BOLT ON 1ST FIRE HYDRANT NORTH OF SOUTH WEST ENTRANCE ONTO PROPERTY ALONG THE EAST SIDE OF ARLINGTON HEIGHTS ROAD.
ELEVATION=701.15

SITE BENCHMARK #2: NORTHEAST BONNET BOLT ON 1ST FIRE HYDRANT NORTH OF MIDDLE ENTRANCE ONTO PROPERTY ALONG THE EAST SIDE OF ARLINGTON HEIGHTS ROAD.
ELEVATION=706.19

SITE BENCHMARK #3: NORTHEAST BONNET BOLT ON FIRE HYDRANT NEAR 2ND ENTRANCE EAST OF THE INTERSECTION OF ARLINGTON HEIGHTS ROAD AND DUNDEE ROAD ALONG THE SOUTH SIDE OF DUNDEE ROAD NEAR MIDDLE OF NORTHERLY PROPERTY LINE.
ELEVATION=700.06

SITE BENCHMARK #4: NORTHWEST BONNET BOLT ON FIRE HYDRANT NEAR THE NORTHEAST MOST ENTRANCE ONTO PROPERTY ALONG THE SOUTH SIDE OF DUNDEE ROAD.
ELEVATION=700.43

CONTACTS

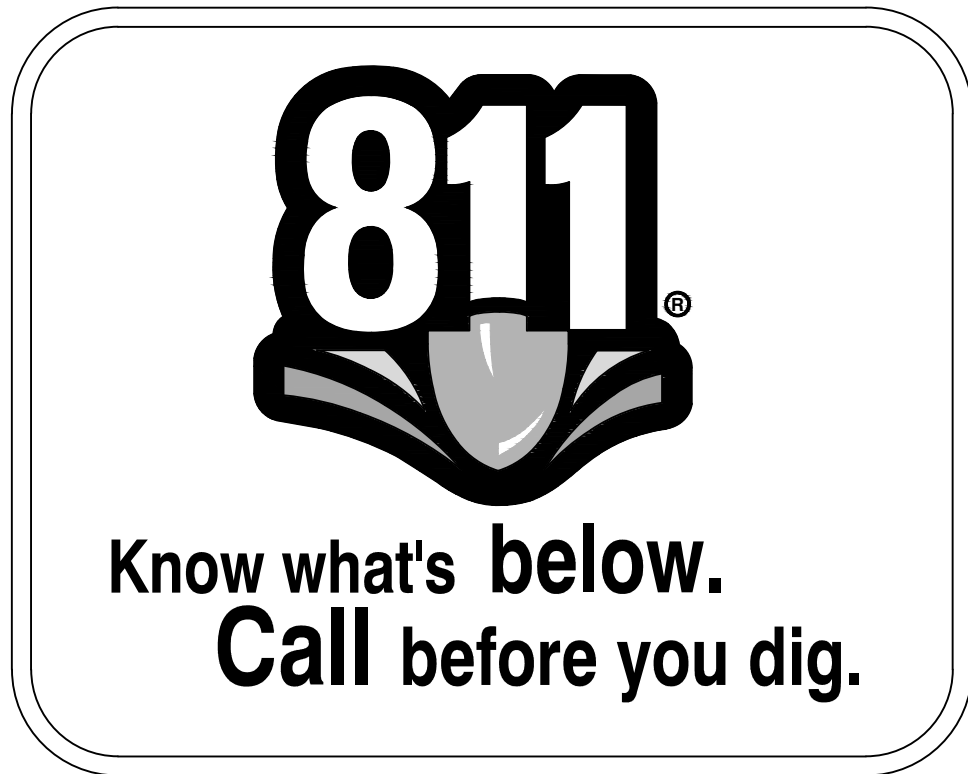
CIVIL ENGINEER
JACOB & HEFNER ASSOCIATES, INC
1333 BUTTERFIELD ROAD, SUITE 300
DOWNERS GROVE, IL 60515
CONTACT: RYAN J. BLOCKER, P.E.
RBLOCKER@JACOBANDHEFNER.COM
(630) 652-4630

DEVELOPER
DOUBLE EAGLE DEVELOPMENT
13075 MANCHESTER ROAD, SUITE 250
ST. LOUIS, MO 63131
CONTACT: ANDREW JURIS
AJURIS@DOUBLEEAGLE-DEVELOPMENT.COM
(847) 609-4427

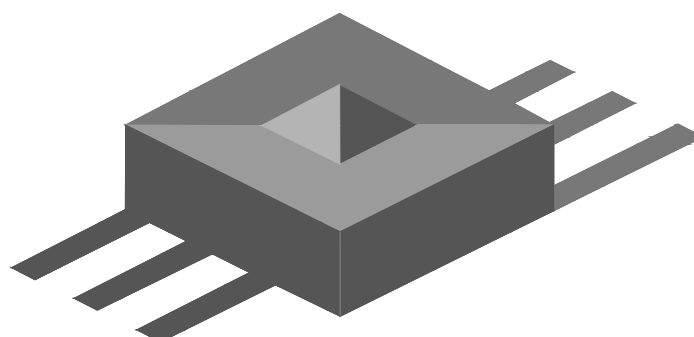
LANDSCAPE ARCHITECT
GARY R. WEBER ASSOCIATES, INC.
402 WEST LIBERTY DRIVE
WHEATON, IL 60187
CONTACT: GAGE BERGER, P.L.A.
GBERGER@GRWAINC.COM
(630) 668-7197

SURVEYOR
COMPASS SURVEYING LTD
2631 GINGER WOODS PARKWAY, SUITE 100
AURORA, IL 60502
CONTACT: DANIEL WALTER
DWALTER@CLSURVEYING.COM
(630) 820-9100

PROPOSED	DESCRIPTION	EXISTING
—C—C—	STORM SEWER	—C—C—
—8W—	WATER MAIN (WITH SIZE)	—W—
—<—<—	SANITARY SEWER	—<—<—
—E—	FORCE MAIN	—E—
—OHE—	UNDERGROUND ELECTRIC	—OHE—
—T—	OVERHEAD ELECTRIC	—T—
—G—	UNDERGROUND TELEPHONE	—G—
—700—	UNDERGROUND GAS	—G—
—·—·—	CONTOUR	—·—·—
—XX—	HIGH/NORMAL WATER LEVEL	—·—·—
—XX—	SILT FENCE	—·—·—
—XX—	RIGHT-OF-WAY	—·—·—
—XX—	CURB	—·—·—
—XX—	DEPRESSED CURB FOR RAMP/DRIVEWAY	—·—·—
—X—	REVERSE PITCH CURB	—X—
—X—	FENCE LINE	—X—
—X—	GUARD RAIL	—X—
—X—	SANITARY MANHOLE	—X—
—X—	STORM MANHOLE	—X—
—X—	STORM INLET	—X—
—X—	STORM CATCH BASIN	—X—
—X—	CLEAN OUT	—X—
—X—	FIRE HYDRANT	—X—
—X—	GATE VALVE AND VAULT	—X—
—X—	STREET LIGHT	—X—
—X—	STREET LIGHT WITH MAST	—X—
—X—	TRANSFORMER	—X—
—X—	UTILITY POLE	—X—
—X—	SIGN	—X—
—X—	DRAINAGE DIRECTION	—X—
—X—	OVERFLOW ROUTE	—X—
—X—	SPOT GRADE	—X—
—X—	FINISHED FLOOR	—X—
—X—	TOP OF FOUNDATION	—X—
—X—	GROUND	—X—
—X—	EDGE OF PAVEMENT	—X—
—X—	BACK/TOP OF CURB	—X—
—X—	TOP OF SIDEWALK	—X—
—X—	TOP OF RETAINING WALL	—X—
—X—	BOTTOM OF RETAINING WALL	—X—
—X—	RIM FOR STRUCTURES	—X—
—X—	RISER FOR SANITARY SERVICE	—X—
—X—	INVERT FOR SEWERS	—X—



NO.	DESCRIPTION	DATE
1	VILLAGE REVIEW	9/27/23
REVISIONS		

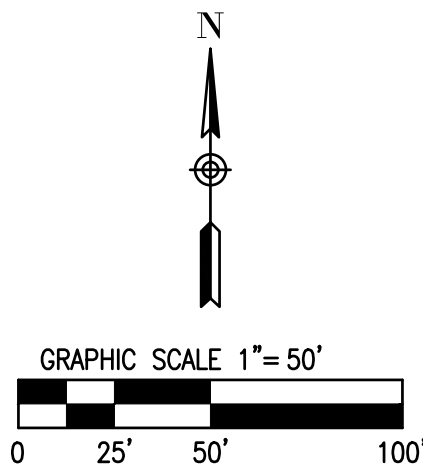
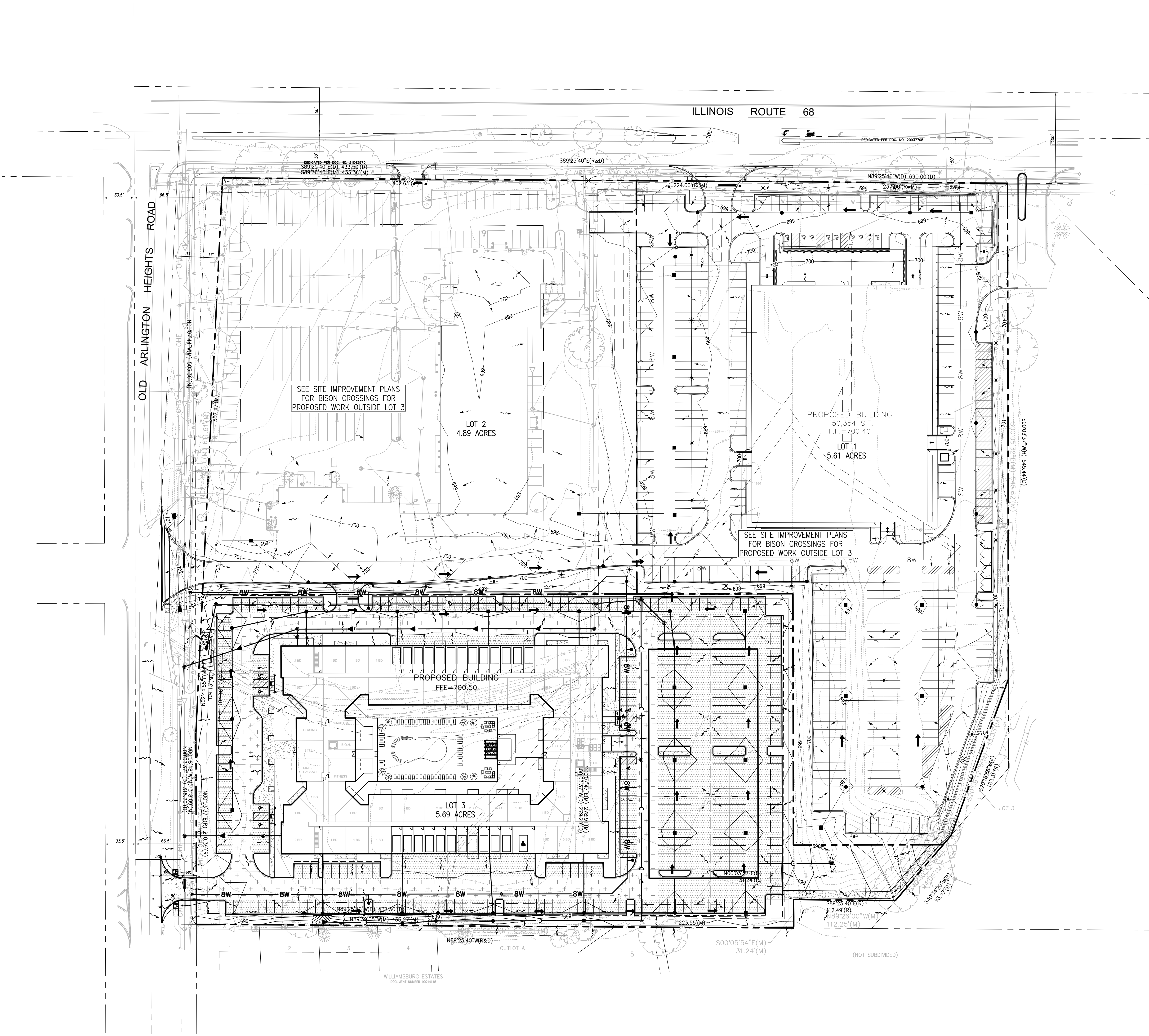


JACOB & HEFNER
ASSOCIATES

1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

Municipality: BUFFALO GROVE
County: COOK
Section: 8
Township: 42N
Range: 11E

FOR REVIEW PURPOSES ONLY



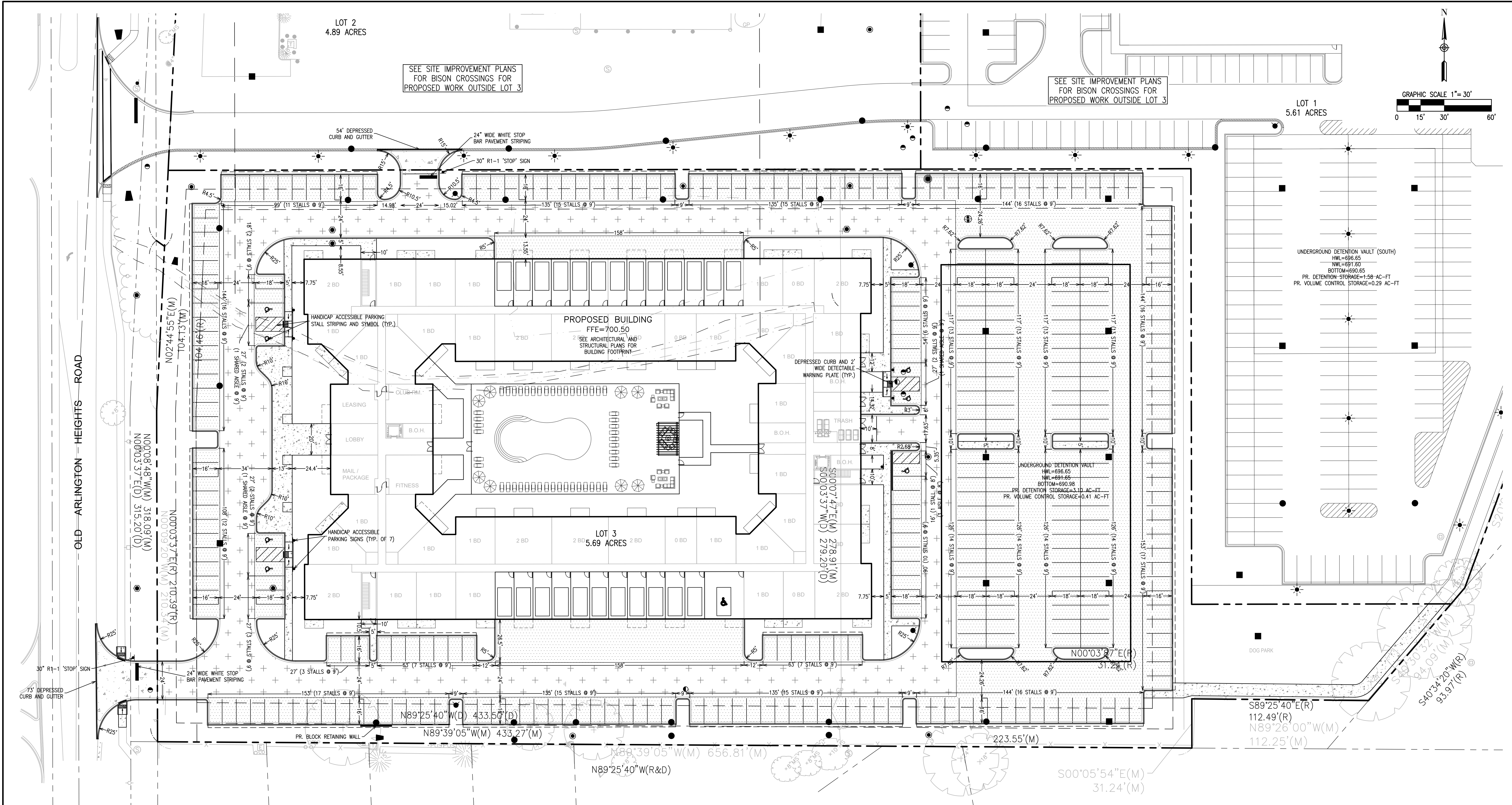
PAVEMENT HATCH LEGEND:

	ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	CONCRETE SIDEWALK

SITE DATA TABLE:

LOT 3 PROPERTY AREA	5.69 ACRES
IMPERVIOUS AREA: (82.8%)	4.71 ACRES
PERVIOUS AREA: (17.2%)	0.98 ACRES
TOTAL CAR PARKING PROVIDED:	359 STALLS
STANDARD PARKING:	327 STALLS
STANDARD GARAGE PARKING:	24 STALLS
HANDICAP ACCESSIBLE PARKING:	8 STALLS

OVERALL SITE PLAN		LOT 3 – MULTIFAMILY RESIDENTIAL		9/27/23	Date
		DOUBLE EAGLE DEVELOPMENT		1 VILLAGE REVIEW	Description
		BUFFALO GROVE, ILLINOIS		No.	No.
JACOB & HEFNER ASSOCIATES		1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515			
		PHONE: (630) 652-4600, FAX: (630) 652-4601			
		www.jacobandhefner.com			
PRELIMINARY SET FOR REVIEW PURPOSES ONLY		G850a			
		1" = 50'			
		C2			



PAVEMENT HATCH LEGEND:

- ASPHALT PAVEMENT
2" HMA SURFACE COURSE, MIX D, N50
2-1/4" HMA BINDER COURSE, IL 19.0, N50
8" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR
- HEAVY DUTY ASPHALT PAVEMENT
2" HMA SURFACE COURSE, MIX D, N50
3" HMA BINDER COURSE, IL 19.0, N50
10" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR
- HEAVY DUTY CONCRETE PAVEMENT
8" PORTLAND CEMENT CONCRETE
4,000 PSI, A/E
4" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR
- CONCRETE SIDEWALK
5" PORTLAND CEMENT CONCRETE
4,000 PSI, A/E
4" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

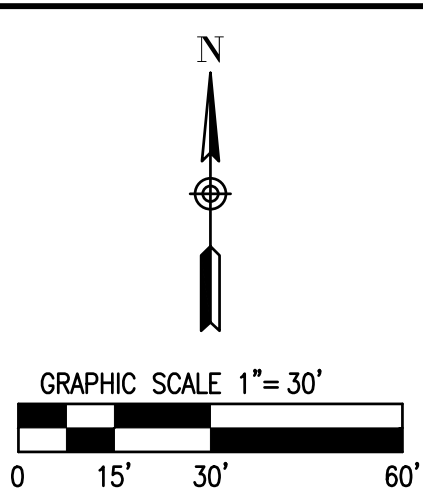
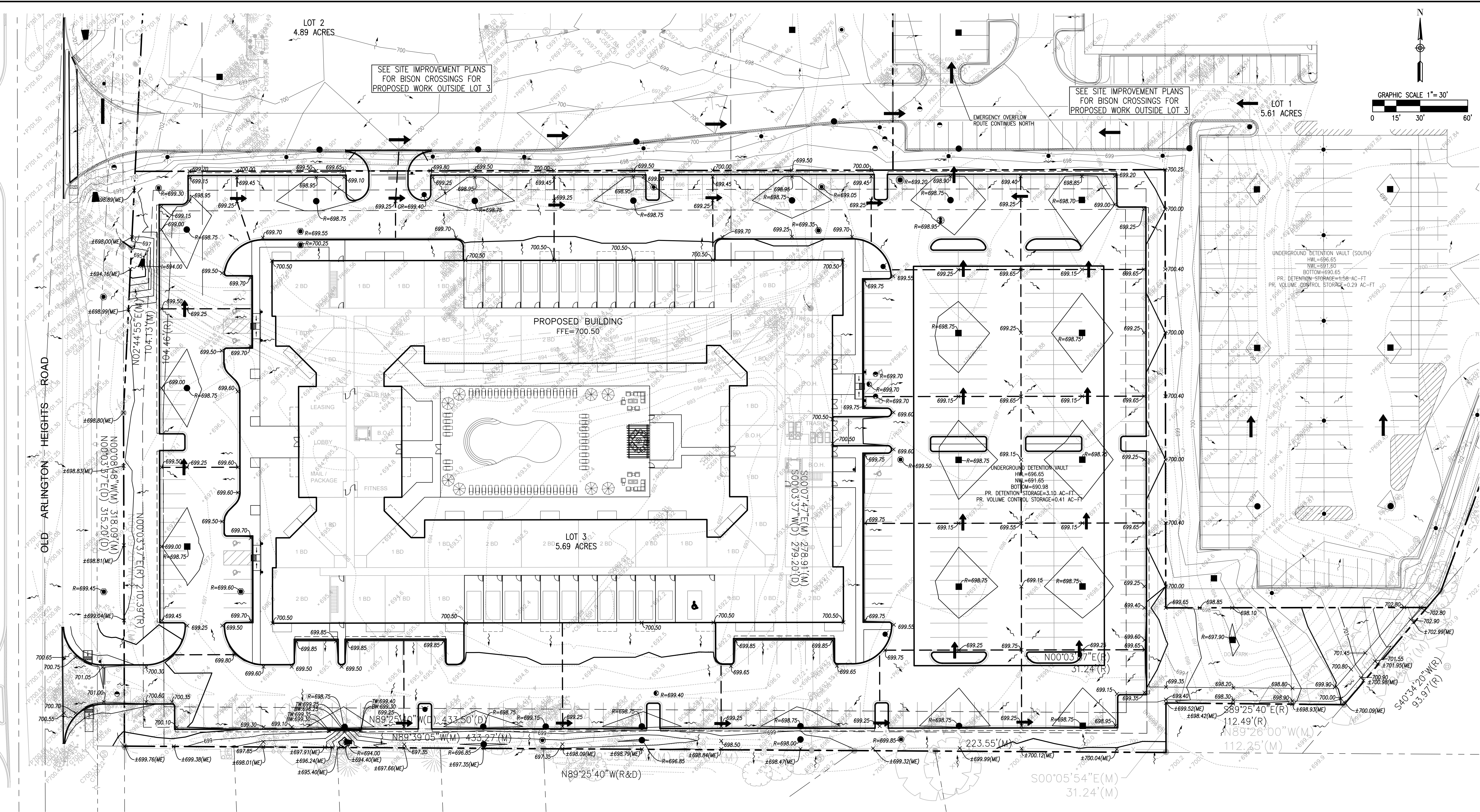
CURB LEGEND:

- B6.12 CURB AND GUTTER
- REVERSE PITCH B6.12 CURB AND GUTTER
- DEPRESSED CURB AND GUTTER

GEOMETRIC NOTES:

- ALL DIMENSIONS ARE MEASURED FROM FACE OF CURB OR CENTER OF PAVEMENT MARKING UNLESS OTHERWISE NOTED.
- ALL CURB RADII ARE 2' UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL COORDINATE ALL SITE IMPROVEMENTS WITH ARCHITECTURAL PLANS.
- ALL PROPOSED PAVEMENT MARKINGS SHALL BE 4" UNLESS OTHERWISE NOTED. PAVEMENT MARKINGS SHALL CONFORM TO ARTICLE 1095.02 OF THE I.D.O.T. STANDARD SPECIFICATIONS.
- BUILDING DIMENSIONS AND DOORWAY LOCATIONS ARE SHOWN FOR REFERENCE ONLY. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
- CONTRACTOR SHALL REPAIR AT HIS EXPENSE ANY DAMAGE TO EXISTING ASPHALT, CONCRETE, CURBS, SIDEWALKS, ETC. RESULTING FROM CONSTRUCTION TRAFFIC AND/OR OPERATIONS. REPAIRS SHALL BE MADE TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
- SEE LANDSCAPE PLANS FOR PROPOSED TREE AND PLANTING REQUIREMENTS.
- SEE GENERAL NOTES AND SPECIFICATIONS SHEET FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

DIMENSIONAL CONTROL AND PAVING PLAN		9.c.d	
LOT 3 – MULTIFAMILY RESIDENTIAL		1 VILLAGE REVIEW	
DOUBLE EAGLE DEVELOPMENT		No.	
BUFFALO GROVE, ILLINOIS		Date	
9/27/23		9/27/23	
G850a		1" = 30'	
C3		Packet Pg. 457	



GRADING LEGEND:

EXISTING CONTOUR	— 700 —
EXISTING SPOT ELEVATION	× XXX.XX
PROPOSED CONTOUR	— 700 —
PROPOSED SPOT ELEVATION	× XXX.XX
PROPOSED GROUND/FINISHED GRADE ELEVATION	× G:XXX.XX
PROPOSED TOP OF SIDEWALK ELEVATION	× W:XXX.XX
PROPOSED CURB CUT ELEVATION	× CC=XXX.XX
PROPOSED RIM ELEVATION	× R=XXX.XX
MATCH EXISTING ELEVATION	× XXX.XX(ME)
PROPOSED TOP OF WALL ELEVATION	T/WALL-XXX.XX
PROPOSED FINISHED GRADE AT TOP OF WALL	T/WALL-XXX.XX(FG)
PROPOSED BOTTOM OF WALL ELEVATION	B/WALL-XXX.XX
PROPOSED DRAINAGE DIVIDE	— — —
DRAINAGE DIRECTION	→
EMERGENCY OVERFLOW ROUTE	→

GRADING NOTES:

- ALL PROPOSED SPOT ELEVATIONS ARE TOP OF PAVEMENT OR FINISHED GRADE ELEVATIONS UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO COMMENCEMENT OF SITE GRADING OPERATIONS.
- ALL PROPOSED GRADING, PAVEMENT, CURBS, SIDEWALKS, ETC. SHALL MATCH EXISTING GRADES FLUSH.
- MAXIMUM CROSS SLOPES AND LONGITUDINAL SLOPES FOR ALL CONCRETE SIDEWALKS AND HANDICAP ACCESSIBLE ROUTES SHALL NOT EXCEED 2% AND 5%, RESPECTIVELY.
- MAXIMUM SLOPES WITHIN THE HANDICAP ACCESSIBLE PARKING AREAS AND ACCESSIBLE ROUTE TO THE BUILDING SHALL NOT EXCEED 2% IN ANY DIRECTION. HANDICAP ACCESSIBLE ROUTE DENOTED BY:
- MAXIMUM GRADE DIFFERENCE BETWEEN PAVEMENT SURFACES AND ADJACENT CONCRETE SIDEWALKS FOR THE HANDICAP ACCESSIBLE ROUTE TO THE BUILDING SHALL NOT EXCEED 1/4" VERTICAL OR 1/2" WHEN BEVELED.
- CONTRACTOR SHALL COORDINATE EXTERIOR DOORWAY AND FINISHED GRADE ELEVATIONS WITH ARCHITECTURAL AND STRUCTURAL PLANS. ALL HANDICAP ACCESSIBLE DOORWAY LOCATIONS REQUIRE AN EXTERIOR LANDING THAT IS A MINIMUM OF FIVE (5) FEET IN LENGTH WITH A SLOPE NOT EXCEEDING 2% IN ANY DIRECTION.
- CONTRACTOR SHALL UTILIZE CARE WHEN WORKING NEAR EXISTING UTILITIES TO REMAIN. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
- CONTRACTOR SHALL CONTINUOUSLY MAINTAIN ALL EXISTING STORM SEWERS WITHIN THE PROJECT AREA DURING CONSTRUCTION OPERATIONS AS NECESSARY TO PREVENT SILT OR DEBRIS ACCUMULATION.
- SEE GENERAL NOTES AND SPECIFICATIONS SHEET FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

**PRELIMINARY SET
FOR REVIEW
PURPOSES ONLY**

G850a
1" = 30'
C4

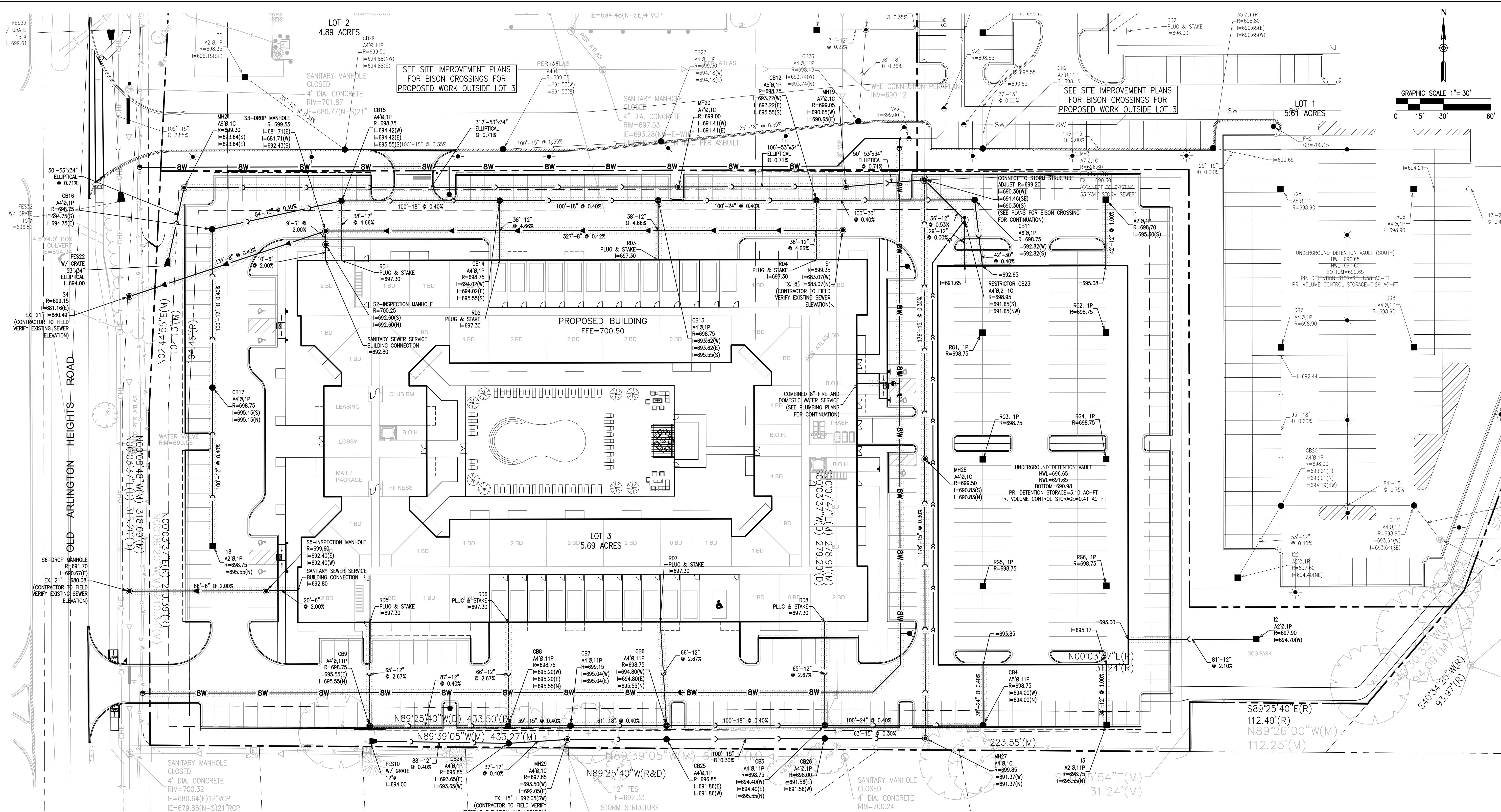
**JACOB & HEFNER
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GRADING PLAN

**LOT 3 – MULTIFAMILY RESIDENTIAL
DOUBLE EAGLE DEVELOPMENT
BUFFALO GROVE, ILLINOIS**

Attachment: RDA Exhibits (O-2024-12 : Ordinance Approving a Redevelopment Agreement for the Bison Crossing)



UTILITY NOTES:

- ALL UTILITY LENGTHS SHOWN ARE MEASURED FROM CENTER OF STRUCTURES IN LINEAR FEET.
- ALL EXISTING UTILITY RIMS, GRADE RINGS, PEDESTALS, ETC. SHALL BE RAISED OR LOWERED AS REQUIRED TO MEET PROPOSED FINISHED GRADE.
- ALL PROPOSED CONNECTIONS TO EXISTING UTILITY STRUCTURES OR PIPING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE GOVERNING AUTHORITY REQUIREMENTS AND SPECIFICATIONS.
- GRANULAR TRENCH BACKFILL MATERIAL, IDOT GRADATION CA-7, SHALL BE PLACED AND COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR DENSITY, PER ASTM D1557, OVER ALL UTILITIES WHICH ARE CONSTRUCTED UNDER, OR WITHIN TWO (2) FEET OF, ANY PROPOSED OR EXISTING PAVEMENT, PARKING LOTS, SIDEWALKS, ETC. GRANULAR TRENCH BACKFILL NOTED ON THE PLANS BY: ::::
- CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST FORTY-EIGHT (48) HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED SITE IMPROVEMENTS SHOWN ON THE PLANS.
- CONTRACTOR SHALL UTILIZE CARE WHEN WORKING NEAR EXISTING UTILITIES TO PREVENT ANY DAMAGE TO EXISTING UTILITIES NOT NOTED TO BE REMOVED SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.

- CONTRACTOR SHALL EXCAVATE AND FIELD VERIFY ALL EXISTING UTILITY LOCATIONS, SIZES, CONDITIONS AND ELEVATIONS AT PROPOSED POINTS OF CONNECTION PRIOR TO COMMENCING ANY UNDERGROUND CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO PROCEEDING WITH CONSTRUCTION.
- CONTRACTOR SHALL CONTINUOUSLY MAINTAIN ALL EXISTING SEWER SYSTEMS DURING CONSTRUCTION OPERATIONS AS NECESSARY TO PREVENT SILT OR DEBRIS ACCUMULATION.
- SEE GENERAL NOTES AND SPECIFICATIONS SHEET FOR ADDITIONAL INFORMATION AND REQUIREMENTS INCLUDING ALL PIPE MATERIAL AND JOINT SPECIFICATIONS.

STORM SEWER NOTES:

STORM SEWER STRUCTURE SYMBOL LEGEND:
I = INLET
CB = CATCH BASIN
MH = MANHOLE
FES = FLARED END SECTION
RD = ROOF DRAIN

STORM SEWER FRAME AND GRATE/LID SYMBOL LEGEND:
1C: IDOT TYPE 1 (CLOSED), NEENAH R-1713, EJIW 102223
1P: IDOT TYPE 1 (OPEN), NEENAH R-2504-D, EJIW 105021 (M3 GRATE)
11P: IDOT TYPE 11, NEENAH R3281-A, EJIW 7210

EXAMPLE:
MH3
MANHOLE #3, TYPE A, 4' DIAMETER, IDOT TYPE 1 FRAME AND GRATE (OPEN)

- ALL 12" AND 15" STORM SEWER SHALL BE RCP CLASS V. ALL OTHER STORM SEWER SHALL BE RCP CLASS IV, UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL STORM SEWER UNDERDRAIN PIPE SHALL BE PERFORATED ADS N-12 OR APPROVED EQUAL UNLESS OTHERWISE NOTED
- ALL STORM SEWER CASTINGS SHALL BE EMBOSSED WITH A FISH IMAGE AND "DUMP NO WASTE - DRAINS TO WATERWAYS"
- ALL STORM SEWER INVERTS NOTED WITH (*) SHALL BE INSTALLED WITH A REMOVABLE SNOUT HOOD OVER THE OUTLET PIPE INSIDE THE STRUCTURE TO PREVENT OIL AND SEDIMENT CONVEYANCE TO THE VOLUME CONTROL FACILITY.

SANITARY SEWER NOTES:

SANITARY STRUCTURE SYMBOL LEGEND:
S = SANITARY MANHOLE

ALL SANITARY MANHOLES SHALL HAVE THE FOLLOWING FRAME AND LID:
1C: IDOT TYPE 1 (CLOSED), NEENAH R-1713, EJIW 105021

- ALL SANITARY SEWER SHALL BE PVC SDR 26 UNLESS OTHERWISE NOTED ON THE PLANS.

WATER MAIN NOTES:

WATER MAIN STRUCTURE SYMBOL LEGEND:
Vv = VALVE VAULT
Vb = VALVE BOX
PC = PRESSURE CONNECTION
FH = FIRE HYDRANT ASSEMBLY WITH BOLLARDS (SEE DETAIL)
GR = FIRE HYDRANT GRADE RING

- ALL WATER MAIN SHALL BE DIP CLASS 52, UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL FIRE HYDRANT LEADS SHALL BE 6-INCH, CLASS 52 DIP UNLESS OTHERWISE NOTED ON THE PLANS.
- BRASS WEDGES FOR LOCATING WATER MAINS SHALL BE INSTALLED PER SECTION 41-2.05C OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS, AS AMENDED.
- MAINTAIN A MINIMUM OF 5.5'-FT OF COVER AS MEASURED FROM THE PROPOSED GRADE OVER THE WATER MAIN. MAINTAIN HORIZONTAL SEPARATION WITH OTHER UTILITIES PER IEPA REQUIREMENTS.

UTILITY PLAN

LOT 3 - MULTIFAMILY RESIDENTIAL

DOUBLE EAGLE DEVELOPMENT

BUFFALO GROVE, ILLINOIS

JACOB & HEFNER ASSOCIATES

1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515

PHONE: (630) 652-4600, FAX: (630) 652-4601

www.jacobandhefner.com

PRELIMINARY SET FOR REVIEW PURPOSES ONLY

G850a

1" = 30'

C5

9/27/23

Date

1

VILLAGE REVIEW

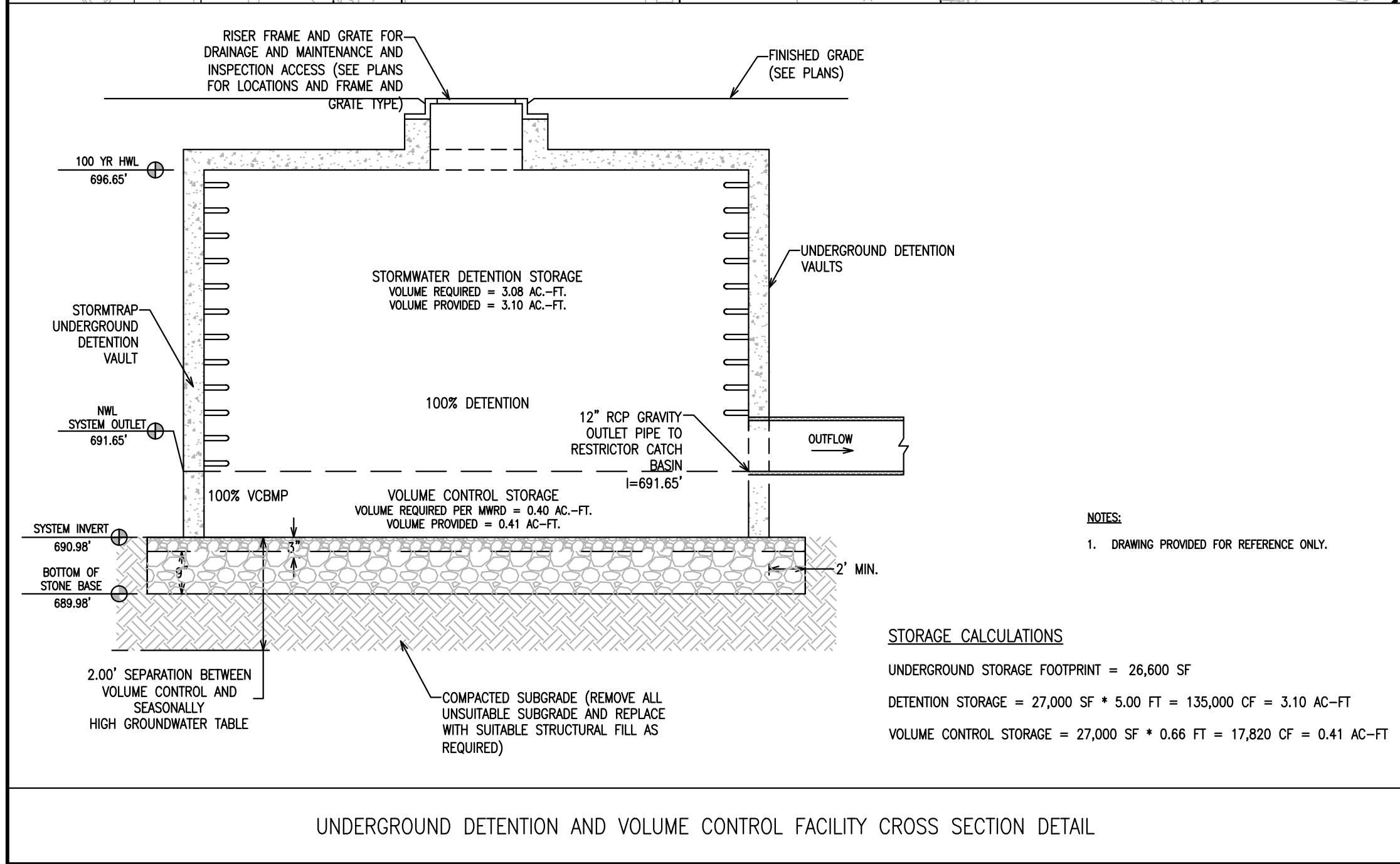
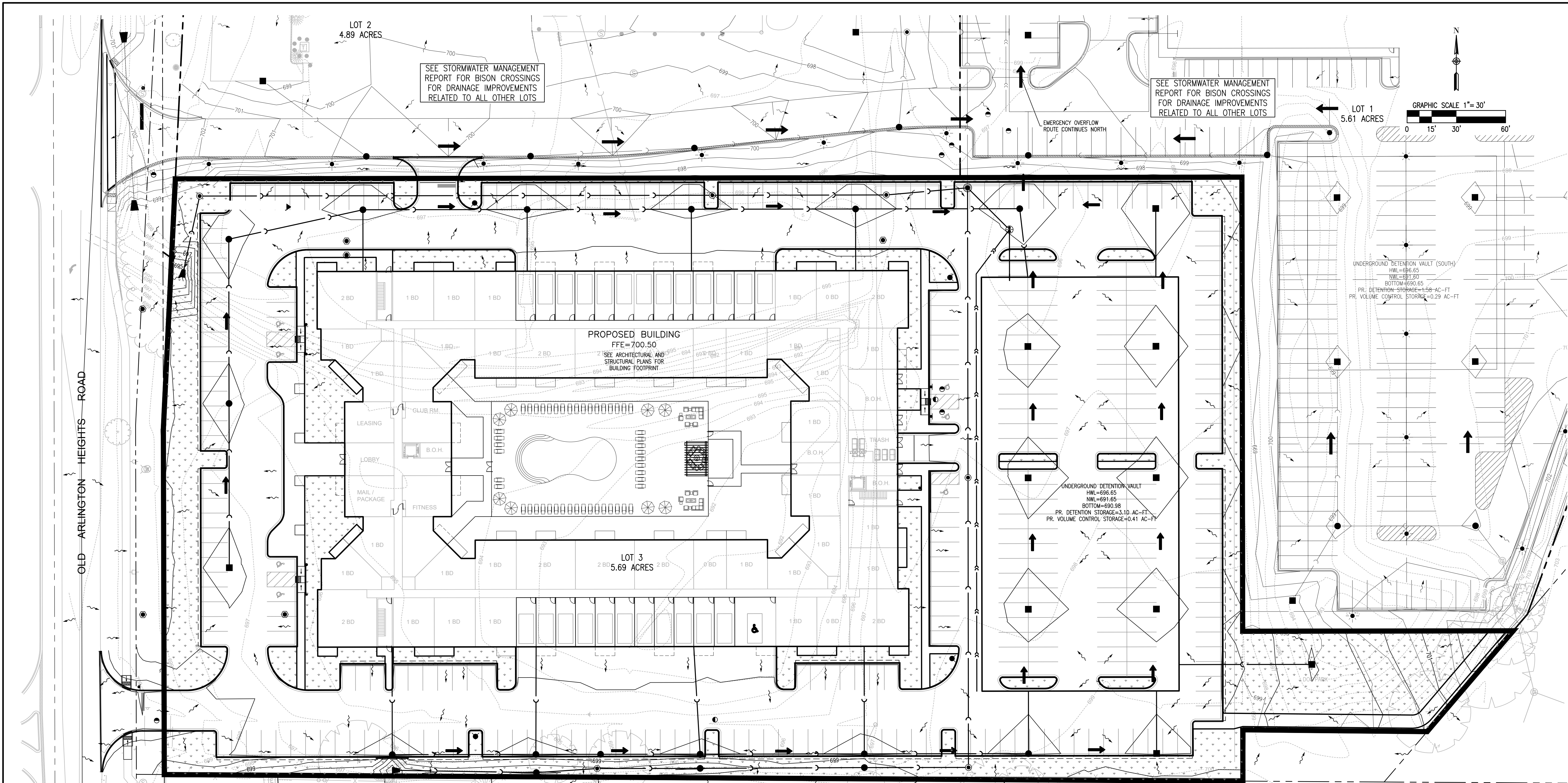
Description

No.

9/27/23

Date

Attachment: RDA Exhibits (O-2024-12 : Ordinance Approving a Redevelopment Agreement for the Bison Crossing)



PROPOSED DRAINAGE EXHIBIT LEGEND:

PROPERTY TRIBUTARY AREA	
IMPERVIOUS AREA (CN=98)	
PERVIOUS AREA (CN=80)	
EXISTING CONTOUR	
PROPOSED CONTOUR	
OVERFLOW ROUTE	
EXISTING STORM SEWER	
PROPOSED STORM SEWER	

STORMWATER MANAGEMENT SUMMARY TABLE:

PROPERTY AREA	5.69 ACRES
IMPERVIOUS AREA (CN=98)	4.71 ACRES
PERVIOUS AREA (CN=80)	0.98 ACRES
COMPOSITE RUNOFF CURVE NUMBER	94.90
ADJUSTED RUNOFF CURVE NUMBER	87.72
ALLOWABLE 100-YEAR RELEASE RATE (0.20 CFS/ACRE)	1.14 CFS
ACTUAL 100-YEAR RELEASE RATE (4-3/8\" RESTRICTOR WITHOUT TAILWATER)	1.12 CFS
ACTUAL 100-YEAR RELEASE RATE (4-3/8\" RESTRICTOR WITH TAILWATER=692.64)	1.02 CFS
TOTAL DETENTION VOLUME REQUIRED	3.08 ACRE-FEET
REQUIRED DETENTION VOLUME	2.52 ACRE-FEET
EXISTING COMPENSATORY STORAGE	0.56 ACRE-FEET
DETENTION VOLUME PROVIDED	3.10 ACRE-FEET
VOLUME CONTROL STORAGE REQUIRED	0.40 ACRE-FEET
VOLUME CONTROL STORAGE PROVIDED	0.41 ACRE-FEET

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MWRD DRAINAGE EXHIBIT

LOT 3 – MULTIFAMILY RESIDENTIAL

DOUBLE EAGLE DEVELOPMENT

BUFFALO GROVE, ILLINOIS

PRELIMINARY SET FOR REVIEW PURPOSES ONLY

G850a

1" = 30'

C6

9.C.d

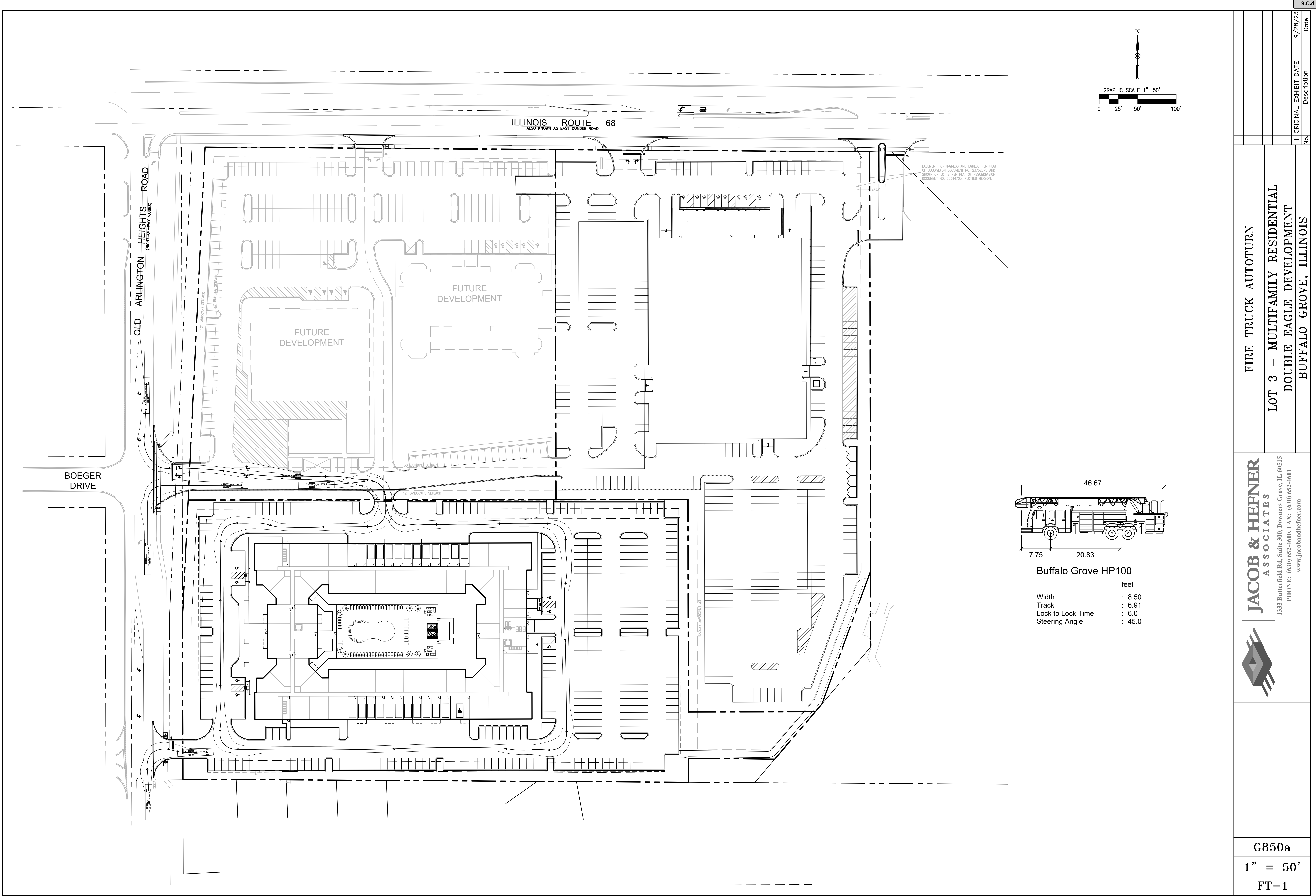
9/27/23

1 VILLAGE REVIEW

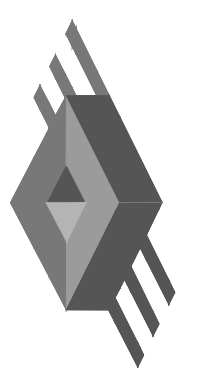
No.

Description

Date



G850a		FIRE TRUCK AUTOTURN	
1" = 50'		LOT 3 – MULTIFAMILY RESIDENTIAL	
FT-1		DOUBLE EAGLE DEVELOPMENT	
		BUFFALO GROVE, ILLINOIS	
		1 ORIGINAL EXHIBIT DATE	9/28/23
		No.	Date



JACOB & HEFNER

ASSOCIATES

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PHONE: (630) 652-4600, FAX: (630) 652-4601

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Elm Creek
Apartments & Townhomes

Wayfinding Signage
Exterior Signs

Signage Elevations

Sign Type 1.1

- 1

Internally Illuminated Sign Box
Fabricated aluminum sign box, painted finish. Sign is single-sided (back is blank). Sign shall be internally illuminated.
- 2

Fabricated Aluminum Fin, Painted Finish
- 3

Applied Vinyl Typography / Eldridge Townhome Logo
"Eldridge Townhomes" new logo.

Art for the Eldridge Townhome logo shall be supplied by the Architect. Logo shall be of day/night acrylic back up (black during day and white at night (illuminated from within).
- 4

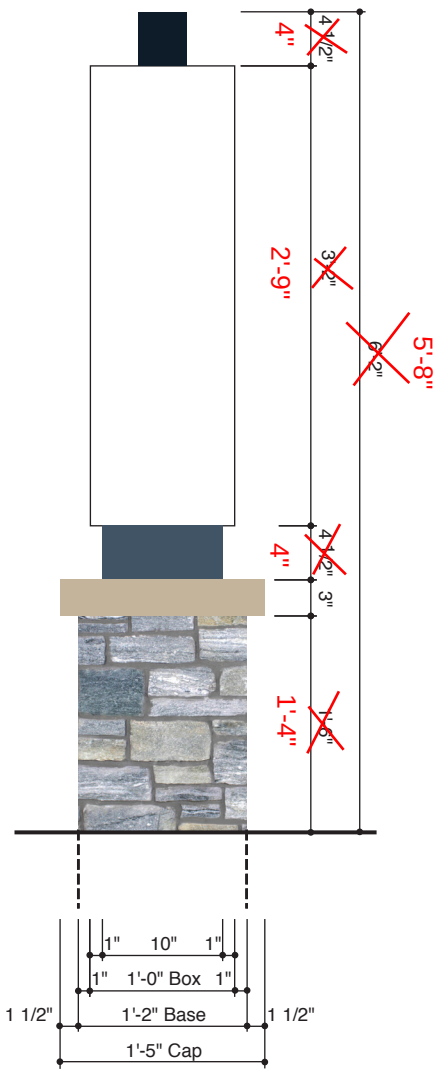
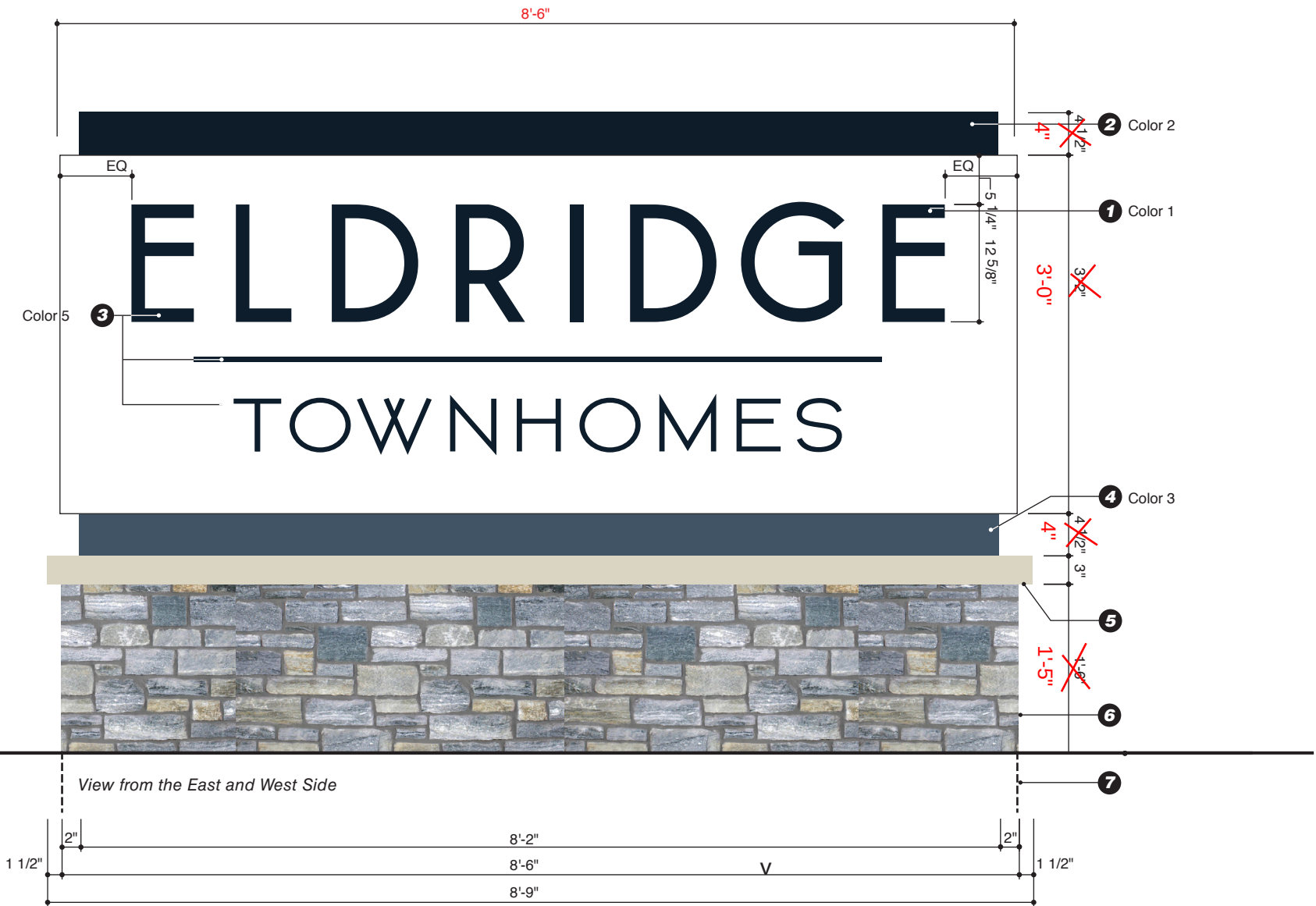
Fabricated Aluminum Reveal, Painted Finish
- 5

Cast Stone Cap
Match cast stone cap used on the townhomes
- 6

Stone Veneer Base
Stone shall be "Saratoga Granite Ashlar" to match stone used on the townhomes. Coordinate the stone base with the fabricated aluminum sign components.
- 7

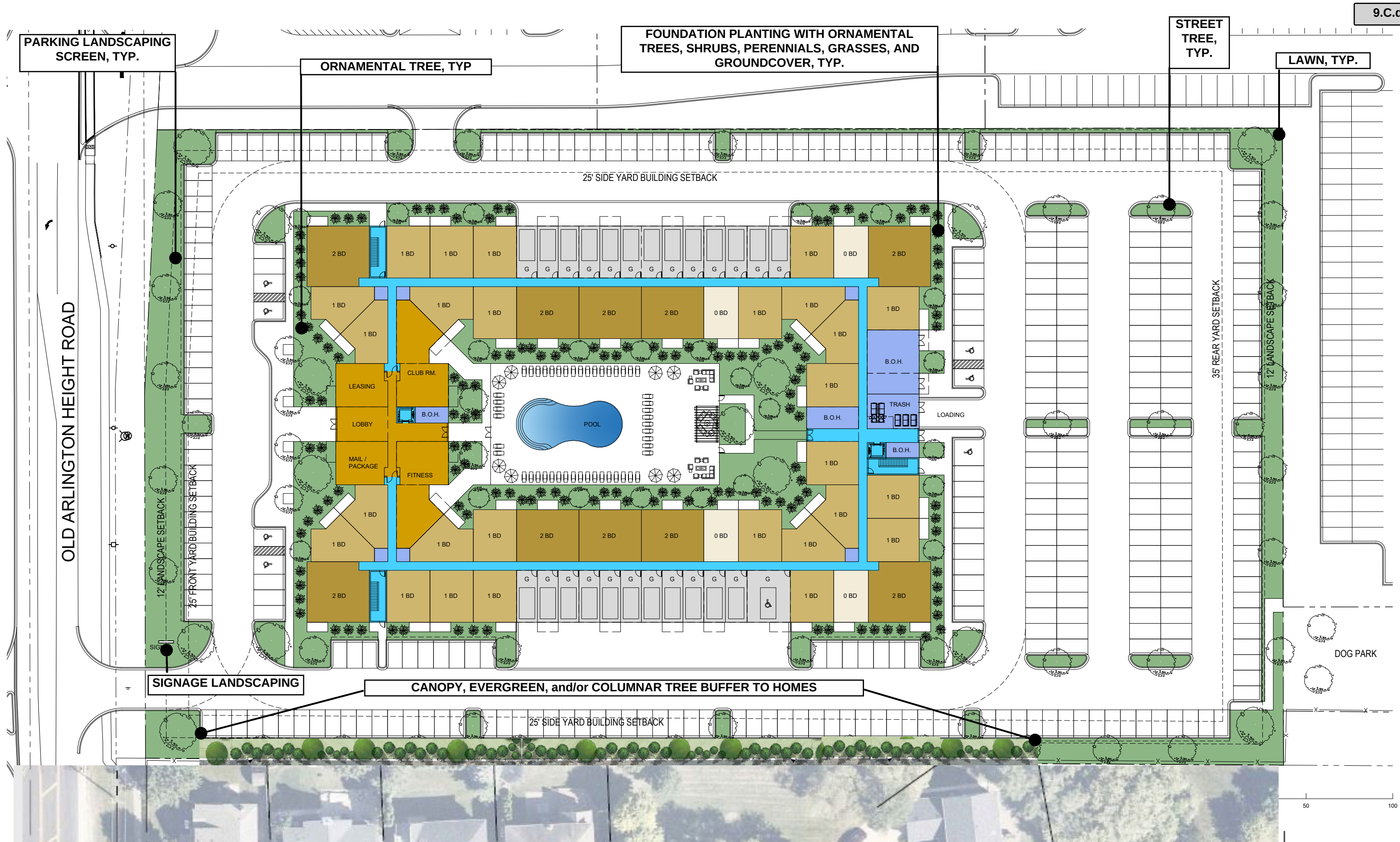
Concrete Foundation
Contractor to provide concrete foundation as required. Route power through foundation and sign base. There shall be no visible conduit.

See the Specifications for additional information and requirements.



1 Sign Type 1.1 Front Elevation - Revised Version
Scale: 3/4" = 1'-0"

2 Sign Type 1.1 Side Elevation - Revised Version
Scale: 1" = 1'-0"



Attachment: RDA Exhibits (O-2024-12 : Ordinance Approving a Redevelopment Agreement for the Bison Crossing)



217 N Jefferson Street,
Suite #400
Chicago, IL 60661
888.456.5849
ktgy.com

DOUBLE EAGLE
DEVELOPMENT

BUFFALO GROVE
BUFFALO GROVE, IL # 2023-0554

CONCEPT PLAN
OCTOBER 06, 2023

LANDSCAPE PLAN

L1.0

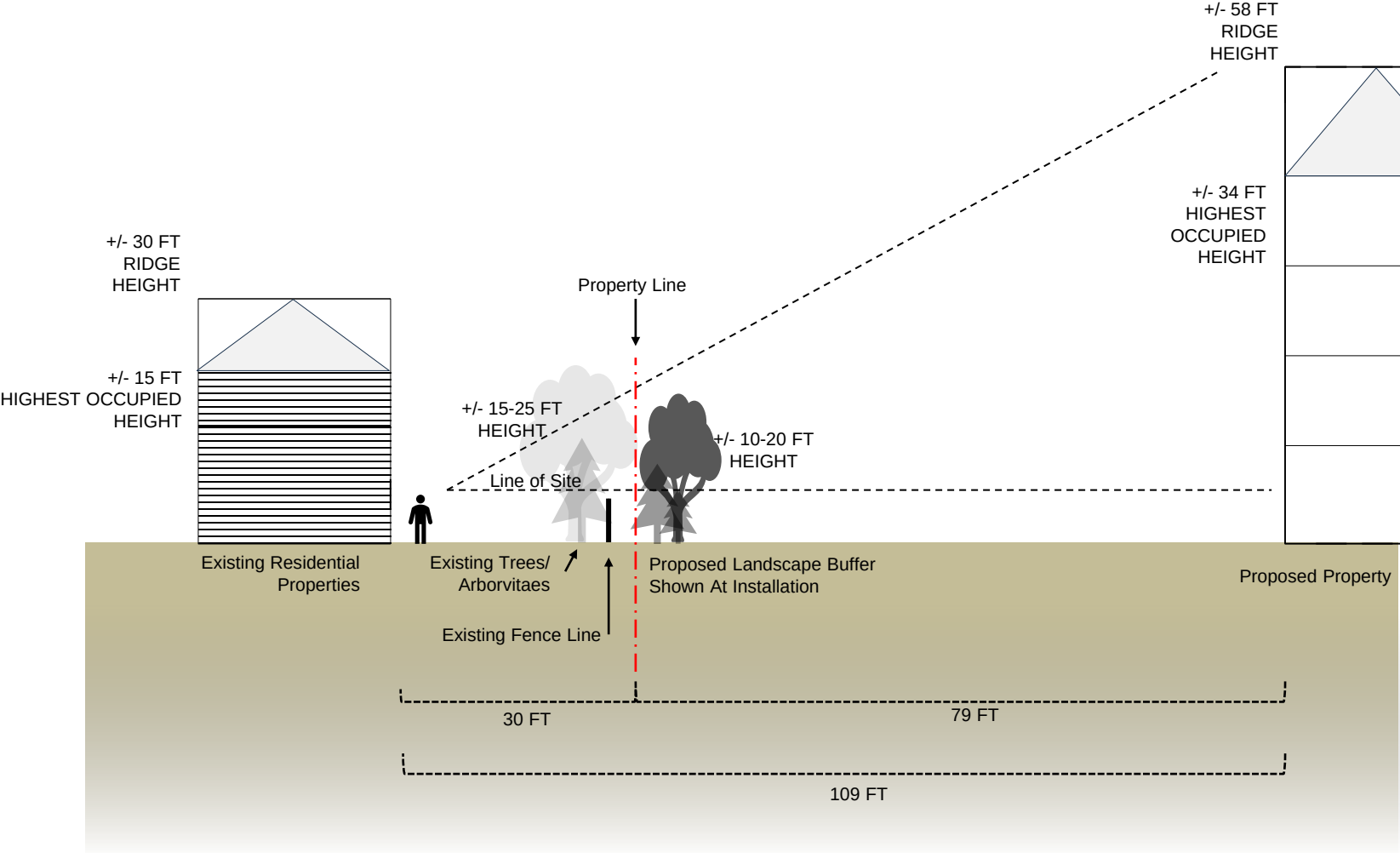
EXAMPLE BUFFER LANDSCAPE TREES

EVERGREEN TREES



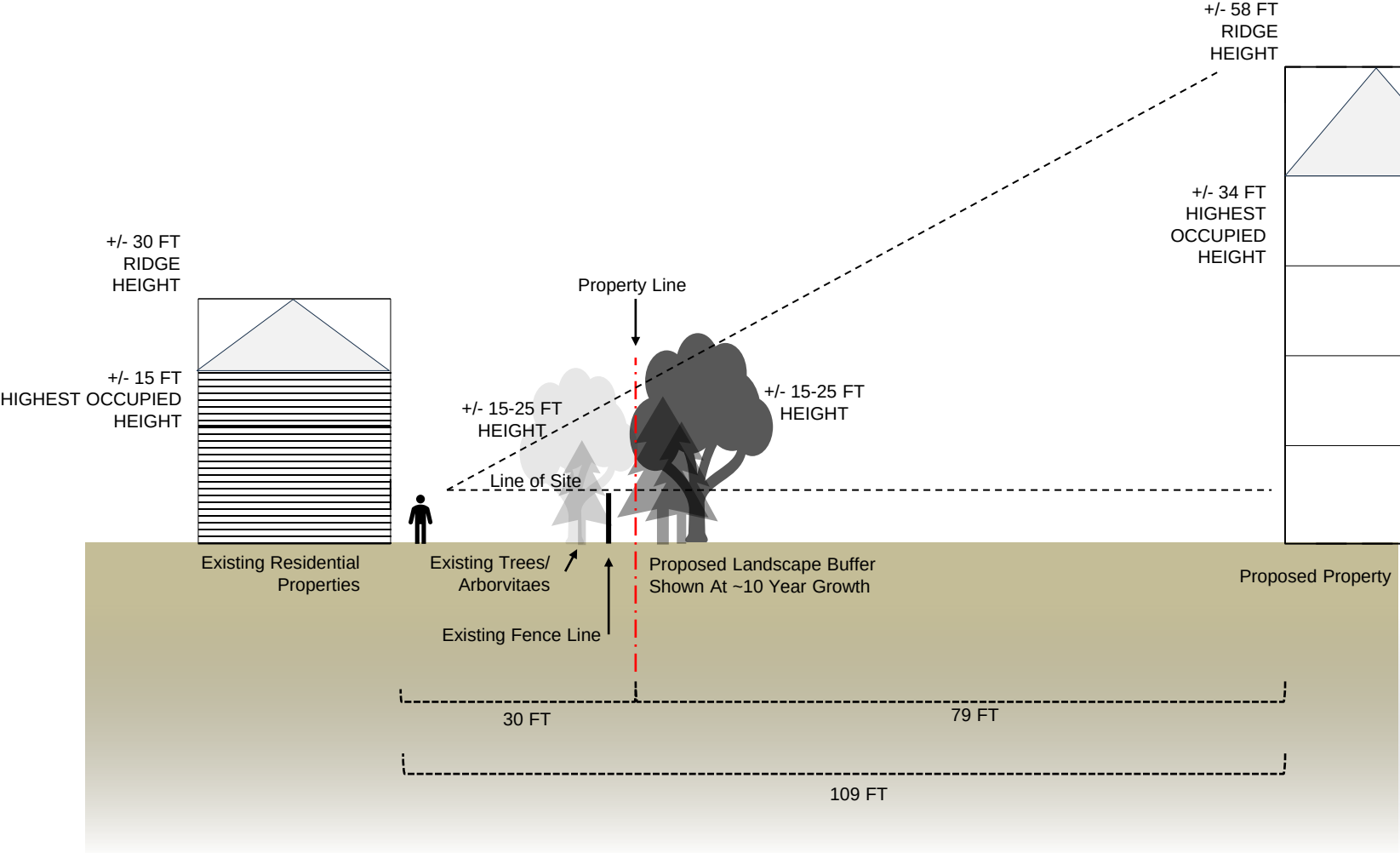
CANOPY TREES





332 N Arlington Heights Road – Multifamily | Section A: South Landscape Buffer (At Installation)
Buffalo Grove | November 30th, 2023

DOUBLE EAGLE
DEVELOPMENT



332 N Arlington Heights Road – Multifamily | Section A: South Landscape Buffer (At ~10 Year Growth)
Buffalo Grove | November 30th, 2023

DOUBLE EAGLE
DEVELOPMENT

Exhibit C

GUARANTY OF COMPLETION

THIS GUARANTY OF COMPLETION (the “**Guaranty**”) is made as of _____, 2024, by **SDG DUNDEE DEVELOPMENT LLC** (“**Guarantor**”) to **VILLAGE OF BUFFALO GROVE, ILLINOIS**, an Illinois municipal home rule corporation (“**Village**”).

WITNESSETH:

WHEREAS, Guarantor and Village have executed that certain Redevelopment Agreement dated of even date herewith (the “**Agreement**”) for the redevelopment of real property located at 915-945 Dundee Road, in the Village and the construction of the Project (as defined in the Agreement) on said real property;

WHEREAS, Village is not willing to enter into the Agreement unless Guarantor guarantees performance to Village of the Guaranteed Obligation (as herein defined); and

NOW, THEREFORE, as an inducement to Village to execute the Agreement, and for other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Guarantor hereby agree as follows:

ARTICLE 1
DEFINED TERMS

Section 1.01 Defined Terms. Capitalized terms used in this Guaranty and not specifically defined in this Guaranty have the meaning provided in the Agreement.

ARTICLE 2
NATURE AND SCOPE OF GUARANTY

Section 2.01 Guaranty of Obligation. Guarantor hereby irrevocably covenants and agrees that Guarantor is liable for the Guaranteed Obligation as primary obligor.

Section 2.02 Definition of Guaranteed Obligation. As used herein, the term “**Guaranteed Obligation**” means the prompt and complete performance of the obligations of Developer to construct and complete the Retail Project in accordance with Section 8 of the Agreement as it pertains to Lot 1, free and clear of all defects and liens and in compliance with all laws, rules, permits, requirements and regulations of any governmental authority and in accordance with and subject to the requirements, conditions and limitations of the Agreement.

Section 2.03 Remedies of Village.

(a) Upon the occurrence of an Event of Default by Developer under the Agreement in connection with the performance of the Guaranteed Obligation, Guarantor shall, on or prior to ten (10) days’ after such written demand by Village, commence performance of the Guaranteed Obligation and diligently pursue performance thereof to completion. If Guarantor fails to commence and pursue diligently the performance of the Guaranteed Obligation within the applicable period set forth in Section 15.1.A of the Agreement after written demand by Village, then, either before or after pursuing any other remedy of Village against Guarantor and regardless of whether Village shall ever pursue any such other remedy, Village shall have the right to complete the Retail Project, or call upon any other reputable parties to complete the Retail Project in

accordance with the Plans (as may be modified in accordance with the terms of the Agreement) and shall have the right to expend such sums as Village in its discretion deems proper in order to complete the Retail Project. During any construction undertaken by Village or by any other party on behalf of Village pursuant to this Section 2.03(a), Guarantor shall pay on demand all costs and expenses actually incurred by Village to complete the Retail Project in accordance with this Section 2.03(a). Village may at any time require Guarantor to perform or supervise the performance of such work in lieu of Village or any party engaged by Village.

(b) Guarantor agrees to indemnify, defend and hold Village harmless from and against any and all loss, damage, cost, expense, injury or liability Village may suffer or incur in connection with any claims by any third party brought as a result of the performance of the Guaranteed Obligation by Guarantor.

(c) For purposes of this Section 2.03, the Retail Project shall be deemed to be completed upon issuance by Village Manager of a Certificate of Substantial Completion in respect of Substantial Completion – Retail Car Dealer. The Village shall cause the Village Manager to issue such certificate as and to the extent provided for in the Agreement.

ARTICLE 3 GENERAL TERMS AND CONDITIONS

Section 3.01 Nature of Guaranty. This Guaranty may not be revoked by Guarantor and shall continue to be effective with respect to any Guaranteed Obligation existing after any attempted revocation by Guarantor.

Section 3.02 Enforcement Costs. Guarantor hereby agrees to pay, on written demand by Village, all reasonable costs incurred by Village in collecting any amount payable under this Guaranty or enforcing or protecting its rights under the Guaranty, in each case whether legal proceedings are commenced. Such fees and expenses shall be in addition to the Guaranteed Obligation and shall include, without limitation, costs and expenses of counsel, court fees, costs incurred in connection with pre-trial, trial and appellate level proceedings (including discovery and expert witnesses), costs incurred in post-judgment collection efforts or in any bankruptcy proceeding to the extent such costs relate to the Guaranteed Obligations or the enforcement of this Guaranty. Amounts incurred by Village shall be immediately due and payable upon demand and shall bear interest at a rate of twelve percent (12%) *per annum* from the date of disbursement until paid in full upon. Guarantor's obligations under this Section 3.02 shall survive the performance of the Guaranteed Obligation.

Section 3.03 Cumulative Remedies. Guarantor acknowledges that, following an Event of Default, Village is entitled to exercise all rights and remedies at law or in equity as have been provided to Village under the Agreement and this Guaranty. All rights and remedies of Village are cumulative and may be exercised independently, concurrently or successively in Village's sole discretion and as often as occasion therefor shall arise. Village's delay or failure to exercise any remedy upon the occurrence of an Event of Default shall not be deemed a waiver of such right or remedy. No partial exercise by Village of any right or remedy will preclude further exercise thereof. Notice or demand given to Guarantor in any instance will not entitle Guarantor to notice or demand in similar or other circumstances nor constitute Village's waiver of its right to take any future action in any circumstance without notice or demand. Village shall not be deemed as a consequence of its delay or failure to act, or any forbearance granted, to have waived or be estopped from exercising any of its rights or remedies.

ARTICLE 4 MISCELLANEOUS

Section 4.01 Continuing Guaranty. This Guaranty shall in all respects be a continuing guaranty, remaining in full force and effect until all of Guarantor's obligations hereunder have been satisfied in full.

Section 4.02 Successors and Assigns. All obligations under this Guaranty shall be binding upon Guarantor and Guarantor's legal representatives, successors and assigns.

Section 4.03 Time of Essence. Time is of the essence of this Guaranty.

Section 4.04 Definitions; Captions; Gender. Any capitalized term not defined herein but defined in the Agreement shall have the same meaning herein as such term has in the Agreement. With respect to any reference in this Guaranty to any defined term: (a) if such defined term refers to a Person, or a trust, corporation, partnership or other entity, then such term shall also mean all heirs, personal representatives, successors and assigns of such Person or entity; and (b) if such defined term refers to a document, instrument or agreement, then such term shall also include any replacement, extension or other modification thereof. Captions contained in this Guaranty in no way define, limit or extend the scope or intent of their respective provisions. Use of the masculine, feminine or neuter gender and of singular and plural shall not be given the effect of any exclusion or limitation herein.

Section 4.05 Including Means without Limitation. The use in this Guaranty of the term "including", and related terms such as "include", shall in all cases mean "without limitation".

Section 4.06 Notices. Except for any notice required under applicable law to be given in another manner, any notice that Village or Guarantor may desire or be required to give under this Guaranty to any other party hereto shall be in writing and shall be deemed to have been properly given, served and received (i) if delivered by messenger, when delivered, (ii) if deposited in the United States certified or registered mail, postage prepaid, return receipt requested, on the third business day after depositing in the mail, or (iii) if delivered by reputable overnight express carrier, freight prepaid, the next business day after delivery to such carrier, addressed to such party as follows:

If to Guarantor:

With a copy to:

If to Village:

Village of Buffalo Grove
50 Raupp Blvd.
Buffalo Grove, IL 60089
ATTN: Village Manager

With a copy to:

Schain Banks
70 W. Madison Street, Suite 5400
Chicago, IL 60602

ATTN: Patrick T. Brankin

Any party may change the address to which notices may be sent by notice to the other party or parties as provided herein.

Section 4.07 Entire Agreement. This Guaranty and the Agreement constitute the entire agreement of Guarantor and Village and supersede any prior agreement with respect to the subject matter thereof.

Section 4.08 No Modification without Writing. This Guaranty may not be terminated or modified in any way nor can any right of Village or any obligation of Guarantor be waived or modified, except as provided in Section 4.14 below or by a writing signed by Village and such Guarantor.

Section 4.09 Severability. Each provision of this Guaranty shall be interpreted so as to be effective and valid under applicable law, but if any provision of this Guaranty shall in any respect be ineffective or invalid under such law, such ineffectiveness or invalidity shall not affect the remainder of such provision or the remaining provisions of this Guaranty.

Section 4.10 Cumulative. The obligations of Guarantor hereunder are in addition to any other obligations Guarantor may now or hereafter have to Village. All rights and remedies of Village and all obligations of Guarantor under this Guaranty are cumulative. In addition, Village shall have all rights and remedies available to Village in law or equity for the enforcement of this Guaranty.

Section 4.11 Effect of Village's Delay or Action. No delay by Village in the exercise of any right or remedy shall operate as a waiver thereof, and no single or partial exercise by Village of any right or remedy shall preclude any other exercise thereof or the exercise of any other right or remedy. No action of Village permitted hereunder shall in any way impair or otherwise affect any right of Village or obligation of Guarantor under this Guaranty.

Section 4.12 Governing Law. This Guaranty has been delivered at Buffalo Grove, Illinois, and shall be construed under and governed by the internal laws of the State of Illinois. Guarantor acknowledges that Village may be irreparably harmed if required to institute or defend any action in any jurisdiction other than the United States District Court for the Northern District of Illinois or Lake County, Illinois. Therefore, Guarantor irrevocably (a) agrees that any suit, action or other legal proceeding relating to this Guaranty may be brought only in the Circuit Court of Lake County or in the United States District Court for Northern District of Illinois, at Village's option; (b) consents to the jurisdiction of each such court in any such suit, action or proceeding; (c) waives any objection which Guarantors may have to the laying of venue in any such suit, action or proceeding in either such court; and (d) agrees to join Village in any petition for removal to either such court.

Section 4.13 WAIVER OF JURY TRIAL. GUARANTOR WAIVES THE RIGHT TO A TRIAL BY JURY IN ANY ACTION OR PROCEEDING BASED UPON, OR RELATED TO, THE SUBJECT MATTER OF THIS GUARANTY. THIS WAIVER IS KNOWINGLY, INTENTIONALLY, AND VOLUNTARILY MADE BY GUARANTOR AND GUARANTOR

ACKNOWLEDGES THAT NEITHER VILLAGE NOR ANY PERSON OR ENTITY ACTING ON BEHALF OF VILLAGE HAS MADE ANY REPRESENTATIONS OF FACT TO INDUCE THIS WAIVER OF TRIAL BY JURY OR HAS TAKEN ANY ACTIONS WHICH IN ANY WAY MODIFY OR NULLIFY ITS EFFECT. GUARANTOR FURTHER ACKNOWLEDGES THAT GUARANTOR HAS BEEN REPRESENTED (OR HAS HAD THE OPPORTUNITY TO BE REPRESENTED) IN THE SIGNING OF THIS GUARANTY AND IN THE MAKING OF THIS WAIVER BY INDEPENDENT LEGAL COUNSEL, SELECTED OF GUARANTOR'S OWN FREE WILL, AND THAT GUARANTOR HAS HAD THE OPPORTUNITY TO DISCUSS THIS WAIVER WITH COUNSEL. GUARANTOR FURTHER ACKNOWLEDGES THAT GUARANTOR HAS READ AND UNDERSTANDS THE MEANING AND RAMIFICATIONS OF THIS WAIVER PROVISION.

Section 4.14 Termination. This Guaranty and the Guaranteed Obligation shall automatically terminate and be void and of no force or effect upon the earliest to occur of (a) the date Village Manager delivers the Certificate of Substantial Completion-Retail Car Dealer, and (ii) the termination of the Agreement.

SIGNED AND DELIVERED as of the date first written above.

GUARANTOR:

SDG DUNDEE DEVELOPMENT, LLC

By: _____
Name: _____
Title: _____

Attachment: RDA Exhibits (O-2024-12 : Ordinance Approving a Redevelopment Agreement for the Bison Crossing)

Exhibit D
Estimated Total Project Costs and Projected TIF Eligible Expenses

PROJECT COSTS	ESTIMATED TOTAL PROJECT COSTS*	PROJECTED TIF ELIGIBLE EXPENSES
<i>Land Acquisition Costs</i>	\$11,127,253	\$6,000,000 (capped)
<i>Site Preparation Costs</i>		
<i>Auto Dealership</i>	\$4,250,258	\$4,250,258
<i>Retail Parcels</i>	\$1,800,255	\$1,800,255
<i>Multifamily Parcel</i>	\$3,697,104	\$3,697,104
<i>Vertical Costs</i>		
<i>Auto Dealership Building</i>	\$7,911,086	N/A
<i>Hard Cost Contingency</i>	\$853,531	853,531
<i>Soft Costs</i>	\$2,501,087	\$2,501,087
<i>Financing Costs</i>	N/A	N/A
<i>Developer Fees</i>	\$416,048	0
Total	\$32,556,622	\$19,102,235

*Estimated Total Project Costs the Developer has estimated to incur prior to the issuance of the Subordinate Developer Note, excluding the vertical construction costs for the Residential Project and the vertical construction costs for the Retail Project on Lot 2

Exhibit E**Form of TIF Funding Escrow****Owners TIF Escrow Trust and Disbursing Agreement**
(No Title Insurance)

Escrow Trust No.: [_____]

Chicago Title and Trust Company, Escrow Trustee

ARTICLE 1: General Information

- A. Owner: _____ Attorney for Owner: _____
 Name: _____
 Address: _____
 Telephone No.: _____
 Fax No.: _____
- B. Village: VILLAGE OF BUFFALO GROVE
 Address: 50 Raupp Boulevard
 Buffalo Grove, IL
- C. Escrow Trustee:
 Name: Chicago Title and Trust Company, a corporation of Illinois (hereinafter known as CT&T Co.)
 Address: 10 S. LaSalle St., Suite 3100
 Chicago, IL 60603
- Contact Person: _____
 Telephone Number: 312-_____
- D. Project Name: Bison Crossing

 Project Location: 915-945 Dundee Road, Buffalo Grove, IL
- E. Deposited Funds:
 Amount of Deposits, if any, to be made by _____ the Village:
 \$TBD
- F. Billing Instructions:
 Title and Construction Escrow Charges are to be billed to: Owner, if not satisfied out of
 Deposited Funds or investment earnings.

Article 2: Recitals

- A. Owner is acquiring and about to commence or has commenced construction of or rehabilitation of improvements on certain premises (the Project), described on Exhibit A , attached hereto and made a part hereof; and

Owner and Village are parties to that certain Redevelopment Agreement of approximately even date herewith (the Agreement); and

Pursuant to Section 7.2 of the Agreement, the parties have jointly requested CT&T Co. to act as Escrow Trustee and to provide a disbursing service for the payment of certain Project acquisition and construction costs and other related development costs. The Escrow established pursuant to this Escrow Agreement is the “TIF Funding Escrow” described in the Agreement.

- B. The Owner, Village and Escrow Trustee agree as follows:

- (1) The Village , will deposit or cause to be deposited Village TIF Funds with Escrow Trustee by wire transfer (as defined in the Agreement).
- (2) Escrow Trustee will disburse the funds to pay for TIF Eligible Expenses as hereinafter set forth and as defined in the Agreement. However, it is the intention of the parties named herein and signatory hereto that no person not a party signatory to this escrow shall have the right to look to the Escrow Trustee for any disbursement hereunder under a third party beneficiary theory or otherwise, and that the Escrow Trustee owes no duty to any such third party to make any disbursement.

Article 3: Procedures

- A. Not more often than twice each calendar year, Owner shall submit to the Village and Escrow Trustee written requests for certification of TIF Eligible Expenses in accordance with the Agreement. The Village shall inform Escrow Trustee from time to time if such certifications are granted and in what amount(s).
- B. The Village shall review and approve all disbursement requests in accordance with this Escrow Agreement that are for TIF Eligible Expenses.
- C. All disbursements pursuant to this Escrow Trust shall be for TIF Eligible Expenses in connection with the Project and shall be made in accordance with this Escrow Agreement, but Escrow Trustee shall rely exclusively on the approval by the Village of certification requests as conclusive evidence that the disbursements are for TIF Eligible Expenses in accordance with the Agreement. .
- D. Owner has established a separate construction loan escrow with Escrow Trustee (the Construction Loan Escrow) for making additional Project payments over and above the TIF Eligible Expenses. Escrow Trustee shall inform Construction Loan Escrow of all disbursements made pursuant to this Escrow Agreement.
- E. If Deposited Funds remain and the Village determines that there will be no further Redevelopment Project Costs, then such remaining Deposited Funds shall be returned to the Village.

Article 4: Requirements

Prior to each disbursement of Deposited Funds by Escrow Trustee hereunder for payment of a person or entity entitled to file a lien under the Mechanics Lien Act, 770 ILCS 60/1, it is a requirement of this Escrow Agreement that the Owner shall furnish or cause to be furnished to the Escrow Trustee or to the escrow trustee of the Construction Loan Escrow the following:

- A. A Sworn Owner's Statement disclosing the various contracts entered into by the Owner relating to the construction of the Project and setting forth the names of the contractors, their addresses, the kind of service, work or materials to be furnished, the amounts of such contracts, the amounts paid to date, if any, the amounts of current payments, if any, and the balance due, if any.
- B. A Sworn Statement to Owner by the General Contractor setting forth the name and addresses of such persons furnishing labor, service or materials (i.e., subtrades and material suppliers), the kind of labor, service or materials to be furnished, the amounts of the contracts, amounts paid to date, if any, amounts of current payments, if any, and balance to become due, if any.
- C. A written approval by Owner of the requested disbursement.
- D. With respect to payment of construction costs:
Statements, waivers, affidavits, supporting waivers, and releases of lien from such persons and in such form as may be required by CT&T Co. for the purpose of substantiating payment of the prior construction draw.
Note: CT&T Co. will use the same care and diligence in the collection and examination of Sworn Statements, waivers, affidavits, supporting waivers and releases of liens, for the above purpose, as it would use were CT&T Co. required by this Escrow Agreement to furnish mechanics' lien title insurance coverage to a construction lender, and no greater.
Note: If the funds are to be disbursed to the General Contractor rather than the subcontractors, the collection and examination of the required statements, waivers, etc. by the Escrow Trustee shall be not construed by the Owner as an assurance by CT&T Co. that the subcontractors have, in fact, been paid by the General Contractor.
- E. Sufficient funds to cover the current disbursement request.

Article 5: General Conditions

- A. Owner and Village understand and agree that Escrow Trustee's duties are to disburse the Deposited Funds pursuant to the provisions of this Escrow Agreement, and Escrow Trustee's liability arising from the performance of those duties regarding the release of mechanics' lien rights, shall extend only to those persons to whom Escrow Trustee is making payments, and only for those amounts being paid. Escrow Trustee has no liability for any lien rights associated with work previously completed, or completed by persons not receiving direct payments from Escrow Trustee.
- B. Owner understands that Escrow Trustee makes no representation that a title insurance policy insuring over mechanics' lien claim will necessarily issue without additional title insurance underwriting requirements being met.

- C. Escrow Trustee assumes no responsibility concerning the sufficiency of funds deposited herein to complete the contemplated construction satisfactorily.
- D. If the Escrow Trustee discovers a misstatement in an affidavit furnished by the General Contractor, it may stop disbursements until the misstatement has been corrected. Escrow Trustee may, at its option, verify information submitted by the General Contractor or may require the Owner to furnish verification by subcontractors or material suppliers.
- E. The functions and duties assumed by Escrow Trustee include only those described in this Escrow Agreement and Escrow Trustee is not obligated to act except in accordance with the terms and conditions of this Escrow Agreement. Escrow Trustee does not insure that the Project will be completed, nor does it insure that the Project, when completed, will be in accordance with plans and specifications, nor that sufficient funds will be available for completion, nor does it make the certifications of the Inspector/Architect its own, nor does it assume any liability for the procurement of such certification as one of the conditions precedent to each disbursement.
- F. Escrow Trustee has no liability for loss caused by any error in the certification furnished it hereunder as to work in place.
- G. Escrow Trustee shall not be responsible for any loss of documents which such documents are not in its custody. Documents deposited in the United States Mail shall not be construed as being in custody of Escrow Trustee.
- H. Deposited Funds made pursuant to these instructions may be invested on behalf of Owner; provided, however, that any direction to Escrow Trustee for such investment shall be expressed in writing and be accompanied by the taxpayer's identification number and such investment forms as may be required. Escrow Trustee will, upon request, furnish information concerning procedures and fee schedules for investment. Investment earnings shall be applied to Escrow Trustee's fees and any surplus shall be paid to Owner.
- I. Except as to deposits of funds for which Escrow Trustee has received express written direction concerning investment or other handling, the parties hereto agree that the Escrow Trustee shall be under no duty to invest or reinvest any deposits at any time held by it hereunder; and, further, that Escrow Trustee may commingle such deposits with other deposits or with its own funds in the manner provided for the administration of funds under Section 2-8 of the Illinois Corporate Fiduciary Act (205 ILCS 620/2-8), and may use any part or all such funds for its own benefit without obligation to any party for interest or earnings derived thereby, if any. Provided, however, nothing herein shall diminish Escrow Trustee's obligation to apply the full amount of the Deposited Funds in accordance with the terms of this Escrow Agreement.
- J. In the event the Escrow Trustee is requested to invest deposits hereunder, CT&T Co. is not to be held responsible for any loss of principal or interest which may be incurred as a result of making the investments or redeeming said investment for the purposes of this escrow trust.
- K. Escrow Charges are payable thirty (30) days after billing and shall be payable, first, out of the Deposited Funds, and thereafter out of investment earnings, but Owner shall be responsible for any balance. In the event escrow charges are not paid as agreed, CT&T Co. may terminate this Escrow Agreement upon thirty (30) day written notice to Owner and Village.

- L. This Escrow Agreement shall not inure to the benefit of any parties other than the parties hereto, under a third party beneficiary theory or otherwise; and any liability to such parties is expressly disclaimed.
- M. This Escrow Agreement shall terminate once all Deposited Funds and investment earnings have been disbursed and all Escrow Trustee fees have been paid.

In Witness Whereof, the undersigned have executed this Escrow Agreement this ____ day of _____, 2024

OWNER: **SHOREWOOD DEVELOPMENT GROUP LLC,**
an Illinois limited liability company

By: _____
Name: _____
Title: _____

VILLAGE: **VILLAGE OF BUFFALO GROVE,**

By: _____
Name: _____
Title: _____

ESCROW TRUSTEE: CHICAGO TITLE and TRUST COMPANY,

By: _____

(Authorized Signatory)

Attachment: RDA Exhibits (O-2024-12 : Ordinance Approving a Redevelopment Agreement for the Bison Crossing)

Exhibit F
Primary Developer Note

REGISTERED
No. 1

REGISTERED
\$ _____

UNITED STATES OF AMERICA
STATE OF ILLINOIS
COUNTIES OF LAKE AND COOK
VILLAGE OF BUFFALO GROVE
SENIOR LIEN TAX INCREMENT REVENUE NOTE, SERIES 20__
(BUFFALO GROVE DUNDEE ROAD PROJECT)

Interest
Rate: 8.500%

Final Maturity
Date: _____, 20__

Dated
Date: _____, 20__

Registered Owner:

Principal Amount:

KNOW ALL PERSONS BY THESE PRESENTS that the Village of Buffalo Grove, Lake and Cook Counties, Illinois, a municipality, home rule unit and political subdivision of the State of Illinois (the "*Village*"), hereby acknowledges itself to owe and for value received promises to pay to the Registered Owner identified above, or registered assigns as hereinafter provided, on or before the Maturity Date identified above, but solely from the sources hereinafter identified, the Outstanding Principal Amount of this Note in accordance with that certain Ordinance adopted by the President and Board of Trustees of the Village (the "*Corporate Authorities*") on the 16th day of January, 2024, as supplemented by a related Note Order (the "*Note Ordinance*"), and that Redevelopment Agreement, dated _____, 20__ (the "*Redevelopment Agreement*"), by and between the Village and SDG Dundee Development LLC (the "*Developer*"), and interest on such Outstanding Principal Amount at the Interest Rate set forth above (computed on the basis of a 360-day year of twelve 30-day months).

Principal and interest on this Note is payable from the Available TIF Increment (as defined in the Note Ordinance) on deposit in the Senior Lien Note and Interest Account of the Special Tax Allocation Fund of the Village created pursuant to the Note Ordinance. Interest on the Note is due annually on _____ of each year (each a "*Payment Date*"). Principal of the Note is due on

_____, 20___, *provided, however*, that principal on the Note shall be paid on each Payment Date in an amount equal to the amount by which the Available TIF Increment on hand in the Senior Lien Note and Interest Account exceeds the interest accrued and unpaid on this Note on such date. On each Payment Date, amounts on hand in the Senior Lien Note and Interest Account shall be applied first to pay accrued and unpaid interest on the Note, then to pay interest due on this Note on such Payment Date and third to the payment of principal then outstanding on this Note.

Interest when due shall be paid from the later of the Dated Date or from the most recent Payment Date to which interest has been paid or duly provided for, until the principal amount of the Note is paid or duly provided for, from the Senior Lien Note and Interest Account. Payments shall first be applied to accrued and unpaid interest and then to principal.

The principal of this Note shall be payable by check or draft in lawful money of the United States of America upon presentation at the principal office maintained for the purpose by _____, as note registrar and paying agent (the “*Note Registrar*”). Interest on this Note shall be paid to the Registered Owner hereof as shown on the registration books of the Village maintained by the Note Registrar (the “*Register*”) at the close of business on the 15th day of the month next preceding the Payment Date. Interest hereon shall be paid by check or draft of the Note Registrar, payable upon presentation thereof in lawful money of the United States of America, mailed to the address of such Registered Owner as it appears on the Register or at such other address furnished to the Note Registrar in writing or as directed by such Registered Owner, all as provided in the Note Ordinance. The Registered Owner of this Note shall note on the payment attached hereto as *Exhibit A* (the “*Payment Record*”) the amount and the date of any payment of the principal of this Note promptly upon receipt of such payment. In the event of any inconsistency between such Payment Record and the records of the Village, the records of the Village shall control, absent manifest error.

This Note is issued pursuant to Division 74.4 of Article 11 of the Illinois Municipal Code (the “*TIF Act*”), and all laws amendatory thereof and supplemental thereto, and specifically as supplemented by the Local Government Debt Reform Act, as amended, and the other Omnibus Bond Acts, as amended and as supplemented, and, where necessary, superseded, by the home rule powers of the Village under Section 6 of Article VII of the 1970 Constitution of Illinois, and the principal of and interest, and premium, if any, hereon are payable solely and only from the Available TIF Increment on deposit in the Senior Lien Note and Interest Account, all in accordance with the provisions of the Note Ordinance and the Redevelopment Agreement. This Note is being issued for the purposes of paying or reimbursing the Developer for certain TIF Eligible Expenses as described in the Redevelopment Agreement and as authorized by the TIF Act it has incurred in acquiring or constructing the Project (as defined in the Redevelopment Agreement). The cost of such acquisition or construction shall be deemed to be a disbursement of the proceeds of this Note.

This Note, together with the interest thereon, is a limited obligation of the Village, payable solely from the Available TIF Increment on deposit in the Senior Lien Note and Interest Account as defined and described in the Note Ordinance and the Redevelopment Agreement. For the prompt payment of this Note, both principal and interest, as aforesaid, such Available TIF Increment is hereby irrevocably pledged. THIS NOTE DOES NOT CONSTITUTE AN INDEBTEDNESS OF THE VILLAGE WITHIN THE MEANING OF ANY CONSTITUTIONAL OR STATUTORY PROVISION OR LIMITATION. NO HOLDER OF THIS NOTE SHALL HAVE THE RIGHT TO COMPEL THE EXERCISE OF ANY TAXING POWER OF THE VILLAGE FOR PAYMENT OF PRINCIPAL HEREOF OR INTEREST HEREON. FAILURE TO PAY WHEN DUE ANY INSTALLMENT OF INTEREST OR ANY AMOUNT OF OUTSTANDING PRINCIPAL AMOUNT DUE TO INSUFFICIENCY OF THE AVAILABLE TIF INCREMENT ON DEPOSIT IN THE SENIOR LIEN NOTE AND INTEREST ACCOUNT, WHETHER AT STATED MATURITY, FINAL MATURITY

OR OTHERWISE, SHALL IN NO EVENT BE DEEMED TO BE AN EVENT OF DEFAULT ON THIS NOTE UNLESS CAUSED BY A DEFAULT BY THE VILLAGE UNDER THE REDEVELOPMENT AGREEMENT.

The Note Ordinance and the Redevelopment Agreement authorize the issuance of a Subordinate Lien Note (as defined in the Note Ordinance) payable from the Available TIF Increment on a subordinate basis to the payments on the Note as further described in the Note Ordinance. The Subordinate Lien Note is payable solely from Available TIF Increment on hand in the Subordinate Lien Note and Interest Account (as defined in the Note Ordinance). The holder of the Subordinate Lien Note will not have any claim for payment from any moneys on hand in the Senior Lien Note and Interest Account.

This Note is subject to redemption prior to maturity, at the option of the Village, in whole or in part, from any available funds, on any date at the redemption price of par plus accrued interest to the date fixed for redemption, and as further provided in the Note Ordinance. Notice of any such redemption shall be sent by registered or certified mail not less than twenty (20) days nor more than sixty (60) days prior to the date fixed for redemption to the registered owner of this Note at the address shown on the registration books of the Village maintained by the Registrar or at such other address as is furnished in writing by such Registered Owner to the Registrar.

This Note may not be offered, sold, pledged, assigned or otherwise transferred except to an affiliate of a Developer, to a Qualified Purchaser (as defined in the Note Ordinance) or to a Mortgagee Party (as defined in the Redevelopment Agreement). Any offer, sale, pledge, assignment or transfer to a party other than a Developer, an affiliate of a Developer, a Qualified Purchaser or a Mortgagee Party is void, provided, however, that the Developer may assign or pledge this Note to any lender providing financing to the Developer for the Project. By accepting a transfer or assignment of this Note, any party to which this Note is transferred or assigned covenants that neither it, a related party or an affiliate will add any credit support to this Note,

personally guarantee the repayment of this Note or add any additional source of repayment to the payment of debt service on this Note. This Note may only be transferred in whole.

Upon surrender hereof at the principal office maintained for the purpose by the Note Registrar, accompanied by a written instrument or instruments of transfer in form satisfactory to the Note Registrar and duly executed by the Registered Owner or an attorney for such owner duly authorized in writing, the Note Registrar shall register this Note in the name of the new Registered Owner on the registration grid provided herein, and shall also enter the name and address of the new registered owner in the Register.

The person in whose name this Note is registered on the Register shall be deemed and regarded as the absolute owner hereof for all purposes, and payment of the principal of or interest hereon shall be made only to or upon the order of the Registered Owner hereof or the owner's legal representative. All such payments shall be valid and effectual to satisfy and discharge the liability upon this Note to the extent of the sum or sums so paid.

It is hereby certified and recited that all conditions, acts and things required by law to exist or to be done precedent to and in the issuance of this Note did exist, have happened, been done and performed in regular and due form and time as required by law, that Village hereby covenants and agrees that it has made provision for the segregation of the Available TIF Increment and that it will properly account for said taxes and will comply with all the covenants of and maintain the funds and accounts as provided by the Note Ordinance and the Redevelopment Agreement.

This Note shall not be valid or become obligatory for any purpose until the certificate of authentication hereon shall have been signed by the Registrar.

IN WITNESS WHEREOF the Village of Buffalo Grove, Lake and Cook Counties, Illinois, has caused this Note to be signed by the manual or duly authorized facsimile signatures of its President and Village Clerk and its corporate seal or a facsimile thereof to be hereunto affixed, all as of the date of delivery hereof.

President, Village of Buffalo Grove,
Lake and Cook Counties, Illinois

Attest:

Village Clerk, Village of Buffalo Grove
Lake and Cook Counties, Illinois

(SEAL)

Date of Authentication: _____, 20__

CERTIFICATE
OF
AUTHENTICATION

Note Registrar and Paying Agent:
Village Treasurer
Village of Buffalo Grove, Illinois

This Note is the Note described in the within-mentioned Note Ordinance and is the Senior Lien Tax Increment Revenue Note, Series 20__ (Buffalo Grove Dundee Road Project), of the Village of Buffalo Grove, Lake and Cook Counties, Illinois.

VILLAGE TREASURER, as Note Registrar

By _____
Village Treasurer, Village of Buffalo Grove,
Lake and Cook Counties, Illinois

Attachment: RDA Exhibits (O-2024-12 : Ordinance Approving a Redevelopment Agreement for the Bison Crossing)

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto

 (Name and Address of Assignee)

the within Note and does hereby irrevocably constitute and appoint _____ as attorney to transfer the said Note on the books kept for registration thereof with full power of substitution in the premises.

Dated: _____

Signature guaranteed: _____

NOTICE: The signature to this transfer and assignment must correspond with the name of the Registered Owner as it appears upon the face of the within Note in every particular, without alteration or enlargement or any change whatever.

EXHIBIT A
PAYMENT RECORD

PAYMENT DATE	AMOUNT
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Attachment: RDA Exhibits (O-2024-12 : Ordinance Approving a Redevelopment Agreement for the Bison Crossing)

Exhibit H

Subordinate Developer Note

REGISTERED
No. 1

REGISTERED
\$ _____

UNITED STATES OF AMERICA
STATE OF ILLINOIS
COUNTIES OF LAKE AND COOK
VILLAGE OF BUFFALO GROVE
SUBORDINATE LIEN TAX INCREMENT REVENUE NOTE, SERIES 20__
(BUFFALO GROVE DUNDEE ROAD PROJECT)

Interest
Rate: 8.500%

Final Maturity
Date: _____, 20__

Dated
Date: _____, 20__

Registered Owner:

Principal Amount:

KNOW ALL PERSONS BY THESE PRESENTS that the Village of Buffalo Grove, Lake and Cook Counties, Illinois, a municipality, home rule unit and political subdivision of the State of Illinois (the “*Village*”), hereby acknowledges itself to owe and for value received promises to pay to the Registered Owner identified above, or registered assigns as hereinafter provided, on or before the Maturity Date identified above, but solely from the sources hereinafter identified, the Outstanding Principal Amount of this Note in accordance with that certain Ordinance adopted by the President and Board of Trustees of the Village (the “*Corporate Authorities*”) on the 16th day of January, 2024, as supplemented by a related Note Order (the “*Note Ordinance*”), and that Redevelopment Agreement, dated _____, 20__ (the “*Redevelopment Agreement*”), by and between the Village and SDG Dundee Development LLC (the “*Developer*”), and interest on such Outstanding Principal Amount at the Interest Rate set forth above (computed on the basis of a 360-day year of twelve 30-day months).

Principal and interest on this Note is payable from the Available TIF Increment (as defined in the Note Ordinance) on deposit in the Subordinate Lien Note and Interest Account of the Special Tax Allocation Fund of the Village created pursuant to the Note Ordinance. Interest on the Note is due annually on _____ of each year (each a “*Payment Date*”). Principal of the Note is due

on _____, 20____, *provided, however*, that principal on the Note shall be paid on each Payment Date in an amount equal to the amount by which the Available TIF Increment on hand in the Subordinate Lien Note and Interest Account exceeds the interest accrued and unpaid on this Note on such date. On each Payment Date, amounts on hand in the Subordinate Lien Note and Interest Account shall be applied first to pay accrued and unpaid interest on the Note, then to pay interest due on this Note on such Payment Date and third to the payment of principal then outstanding on this Note.

Interest when due shall be paid from the later of the Dated Date or from the most recent Payment Date to which interest has been paid or duly provided for, until the principal amount of the Note is paid or duly provided for, from the Subordinate Lien Note and Interest Account. Payments shall first be applied to accrued and unpaid interest and then to principal.

The principal of this Note shall be payable by check or draft in lawful money of the United States of America upon presentation at the principal office maintained for the purpose by _____, as note registrar and paying agent (the “*Note Registrar*”). Interest on this Note shall be paid to the Registered Owner hereof as shown on the registration books of the Village maintained by the Note Registrar (the “*Register*”) at the close of business on the 15th day of the month next preceding the Payment Date. Interest hereon shall be paid by check or draft of the Note Registrar, payable upon presentation thereof in lawful money of the United States of America, mailed to the address of such Registered Owner as it appears on the Register or at such other address furnished to the Note Registrar in writing or as directed by such Registered Owner, all as provided in the Note Ordinance. The Registered Owner of this Note shall note on the payment attached hereto as *Exhibit A* (the “*Payment Record*”) the amount and the date of any payment of the principal of this Note promptly upon receipt of such payment. In the event of any inconsistency

between such Payment Record and the records of the Village, the records of the Village shall control, absent manifest error.

This Note is issued pursuant to Division 74.4 of Article 11 of the Illinois Municipal Code (the “*TIF Act*”), and all laws amendatory thereof and supplemental thereto, and specifically as supplemented by the Local Government Debt Reform Act, as amended, and the other Omnibus Bond Acts, as amended and as supplemented, and, where necessary, superseded, by the home rule powers of the Village under Section 6 of Article VII of the 1970 Constitution of Illinois, and the principal of and interest, and premium, if any, hereon are payable solely and only from the Available TIF Increment on deposit in the Subordinate Lien Note and Interest Account, all in accordance with the provisions of the Note Ordinance and the Redevelopment Agreement. This Note is being issued for the purposes of paying or reimbursing the Developer for certain TIF Eligible Expenses, as described in the Redevelopment Agreement and as authorized by the TIF Act, it has incurred in acquiring or constructing the Project (as defined in the Redevelopment Agreement). The cost of such acquisition or construction shall be deemed to be a disbursement of the proceeds of this Note.

This Note, together with the interest thereon, is a limited obligation of the Village, payable solely from the Available TIF Increment on deposit in the Subordinate Lien Note and Interest Account as defined and described in the Note Ordinance and the Redevelopment Agreement. For the prompt payment of this Note, both principal and interest, as aforesaid, such Available TIF Increment is hereby irrevocably pledged. THIS NOTE DOES NOT CONSTITUTE AN INDEBTEDNESS OF THE VILLAGE WITHIN THE MEANING OF ANY CONSTITUTIONAL OR STATUTORY PROVISION OR LIMITATION. NO HOLDER OF THIS NOTE SHALL HAVE THE RIGHT TO COMPEL THE EXERCISE OF ANY TAXING POWER OF THE VILLAGE FOR PAYMENT OF PRINCIPAL HEREOF OR INTEREST HEREON. FAILURE TO PAY WHEN DUE ANY INSTALLMENT OF INTEREST OR ANY AMOUNT OF OUTSTANDING

PRINCIPAL AMOUNT DUE TO INSUFFICIENCY OF THE AVAILABLE TIF INCREMENT ON DEPOSIT IN THE SUBORDINATE LIEN NOTE AND INTEREST ACCOUNT, WHETHER AT STATED MATURITY, FINAL MATURITY OR OTHERWISE, SHALL IN NO EVENT BE DEEMED TO BE AN EVENT OF DEFAULT ON THIS NOTE UNLESS CAUSED BY A DEFAULT BY THE VILLAGE UNDER THE REDEVELOPMENT AGREEMENT.

The Note Ordinance and the Redevelopment Agreement authorize the issuance of a Subordinate Lien Note (as defined in the Note Ordinance) payable from the Available TIF Increment on a subordinate basis to the payments on the Note as further described in the Note Ordinance. The Subordinate Lien Note is payable solely from Available TIF Increment on hand in the Subordinate Lien Note and Interest Account (as defined in the Note Ordinance). The holder of the Senior Lien Note will not have any claim for payment from any moneys on hand in the Subordinate Lien Note and Interest Account.

This Note is subject to redemption prior to maturity, at the option of the Village, in whole or in part, from any available funds, on any date at the redemption price of par plus accrued interest to the date fixed for redemption, and as further provided in the Note Ordinance. Notice of any such redemption shall be sent by registered or certified mail not less than twenty (20) days nor more than sixty (60) days prior to the date fixed for redemption to the registered owner of this Note at the address shown on the registration books of the Village maintained by the Registrar or at such other address as is furnished in writing by such Registered Owner to the Registrar.

This Note may not be offered, sold, pledged, assigned or otherwise transferred except to an affiliate of a Developer, to Double Eagle Development LLC or its affiliated entity 332 North Arlington Heights LLC, to any other developer of the Residential Project (as defined in the Redevelopment Agreement), subject to review and approval of the Village as set forth in the Note Ordinance (a “*Residential Developer*”), to a Qualified Purchaser (as defined in the Note Ordinance) or to a Mortgagee Party (as defined in the Redevelopment Agreement). Any offer,

sale, pledge, assignment or transfer to a party other than a Developer, an affiliate of a Developer, a Residential Developer, a Qualified Purchaser or a Mortgagee Party is void, provided, however, that the Developer may assign or pledge this Note to any lender providing financing to the Developer for the Project. By accepting a transfer or assignment of this Note, any party to which this Note is transferred or assigned covenants that neither it, a related party or an affiliate will add any credit support to this Note, personally guarantee the repayment of this Note or add any additional source of repayment to the payment of debt service on this Note. This Note may only be transferred in whole.

Upon surrender hereof at the principal office maintained for the purpose by the Note Registrar, accompanied by a written instrument or instruments of transfer in form satisfactory to the Note Registrar and duly executed by the Registered Owner or an attorney for such owner duly authorized in writing, the Note Registrar shall register this Note in the name of the new Registered Owner on the registration grid provided herein, and shall also enter the name and address of the new registered owner in the Register.

The person in whose name this Note is registered on the Register shall be deemed and regarded as the absolute owner hereof for all purposes, and payment of the principal of or interest hereon shall be made only to or upon the order of the Registered Owner hereof or the owner's legal representative. All such payments shall be valid and effectual to satisfy and discharge the liability upon this Note to the extent of the sum or sums so paid.

It is hereby certified and recited that all conditions, acts and things required by law to exist or to be done precedent to and in the issuance of this Note did exist, have happened, been done and performed in regular and due form and time as required by law, that Village hereby covenants and agrees that it has made provision for the segregation of the Available TIF Increment and that

it will properly account for said taxes and will comply with all the covenants of and maintain the funds and accounts as provided by the Note Ordinance and the Redevelopment Agreement.

This Note shall not be valid or become obligatory for any purpose until the certificate of authentication hereon shall have been signed by the Registrar.

IN WITNESS WHEREOF the Village of Buffalo Grove, Lake and Cook Counties, Illinois, has caused this Note to be signed by the manual or duly authorized facsimile signatures of its President and Village Clerk and its corporate seal or a facsimile thereof to be hereunto affixed, all as of the date of delivery hereof.

President, Village of Buffalo Grove,
Lake and Cook Counties, Illinois

Attest:

Village Clerk, Village of Buffalo Grove
Lake and Cook Counties, Illinois

(SEAL)

Date of Authentication: _____, 20__

CERTIFICATE
OF
AUTHENTICATION

Note Registrar and Paying Agent:

This Note is the Note described in the within-mentioned Note Ordinance and is the Subordinate Lien Tax Increment Revenue Note, Series 20__ (Buffalo Grove Dundee Road Project), of the Village of Buffalo Grove, Lake and Cook Counties, Illinois.

_____, as Note Registrar

By _____
Village Treasurer, Village of Buffalo Grove,
Lake and Cook Counties, Illinois

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto

 (Name and Address of Assignee)

the within Note and does hereby irrevocably constitute and appoint _____ as attorney to transfer the said Note on the books kept for registration thereof with full power of substitution in the premises.

Dated: _____

Signature guaranteed: _____

NOTICE: The signature to this transfer and assignment must correspond with the name of the Registered Owner as it appears upon the face of the within Note in every particular, without alteration or enlargement or any change whatever.

EXHIBIT A
PAYMENT RECORD

PAYMENT DATE	AMOUNT
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Attachment: RDA Exhibits (O-2024-12 : Ordinance Approving a Redevelopment Agreement for the Bison Crossing)

EXHIBIT I

**CERTIFICATE REQUEST OF REDEVELOPMENT PROJECTS COSTS
FOR THE [PUBLIC/PRIVATE] IMPROVEMENTS
OF SDG DUNDEE DEVELOPMENT LLC**

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

Re: Economic Incentive and Tax Increment Allocation Financing Development Agreement by, between, and among the Village of Buffalo Grove, IL and SDG Dundee Development LLC, dated _____ (the "Agreement")

Terms not otherwise defined herein shall have the meanings ascribed to such terms in the *Agreement*. In connection with said Agreement, the undersigned hereby states and certifies that:

1. **Schedule 1** is incorporated herein by reference. Each listed item for which reimbursement is sought on **Schedule 1** hereto is a Redevelopment Project Cost and was incurred in connection with the Development. Identified on the attached Schedule 1 are the name of all contractors, subcontractors and/or suppliers who were paid directly by Developer and for which the amount identified herein shall reimburse Developer; also included as part of **Schedule 1** are all applicable sworn statements, paid invoices and lien waivers in relation to said contractors, subcontractors and/or suppliers as well as, bills, contracts and invoices relative to the items for which reimbursement is sought, and proof of payment of any said invoices. The information and documentation constituting Schedule 1 is accurate, verified and complete.
2. The Redevelopment Project Costs on **Schedule 1**: (i) were necessary for completion of the Development and (ii) have been paid by the Developer and are eligible for reimbursement and were incurred under the TIF Act, the Redevelopment Plan and the Agreement.
3. The Redevelopment Project Costs listed on **Schedule 1** have not previously been paid or reimbursed from money derived from Incremental Property Taxes or any money derived from any project fund established pursuant to the Agreement, and no part thereof has been included in any other Certificate of Redevelopment Project Costs previously filed with the Village.

Developer agrees that if prior to the time of acceptance by Village any matter certified to herein by it will not be true and correct in all material respects at such time as if then made, it will immediately so notify the Village. Except to the extent, if any, that prior to the time of the Village's approval of Redevelopment Project Costs for the Development, the Village shall receive written notice to the contrary from Developer, each matter certified to herein shall be deemed once again to be certified as true and correct at the date of approval of Redevelopment Project Costs as if then made.

Developer hereby requests that the Village approve this Certification Request in order to obtain disbursement from the TIF Funding Escrow.

[SIGNATURE PAGE TO FOLLOW]

Attachment: RDA Exhibits (O-2024-12 : Ordinance Approving a Redevelopment Agreement for the Bison Crossing)

EXHIBIT I

IN WITNESS WHEREOF, the undersigned has hereunto set his/her hand this ____ day of _____, 20__.

SDG Dundee Development LLC

By: _____

Its: Authorized Signatory

Signed and sworn before me by _____

this ____ day of _____, 20__.

Notary Public

APPROVED:

VILLAGE OF BUFFALO GROVE, ILLINOIS, an Illinois municipal corporation

By: _____

Name: _____

Title: _____

Exhibit J

Development Improvement Agreement

Bison Crossing (Tesla)
Development Name

DEVELOPMENT IMPROVEMENT AGREEMENT

THIS AGREEMENT ("Agreement"), made and entered into as of this 16th day of January, 2024 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 SDG Dundee LLC and/or its assigns, (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 Jacob & Hefner Associates, who are registered professional engineers, dated 11/21/23, and (ii) additional plans and specifications prepared by Dennis J Jarrard (Landscape Architect) dated 11/21/23 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 insure the completion of certain site improvements, as a condition precedent to the issuance of building permits for any buildings to be constructed on the Property.

NOW, THEREFORE, it is mutually agreed as follows:

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

2. Attached hereto as Exhibit "D" is a complete cost estimate for the construction of the 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 Three Million Six Hundred Forty Five Thousand Two Hundred Fifty and 00/100 Dollars (\$3,645,250.00), 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.

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 thirty-six (36) 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 Thirty Six Thousand Eight Hundred Twenty Dollars (\$36,820.00). 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 Thirty Six Thousand Eight Hundred Twenty Dollars (\$36,820.00). If the Developer has not made the additional deposit required to maintain the total cash deposit within five (5) business 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 thirty (30) 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.

18. Notwithstanding the foregoing or anything to the contrary contained in this Agreement or in any other agreement, document or instrument executed or delivered in connection with this Agreement, each Mortgagee Party (as defined in the Redevelopment Agreement) shall have the same rights, benefits and protections under and with respect to this Agreement as such Mortgagee Party has under the Redevelopment Agreement and such rights, benefits and protections are hereby deemed incorporated herein in their entirety. "Redevelopment Agreement" shall mean the Redevelopment Agreement dated on or about the date hereof between the Village and SDG Dundee Development LLC, as amended, restated or otherwise modified from time to time.

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:

SDG Dundee LLC
860 N Milwaukee Ave., Suite 100
Buffalo Grove, IL 60089

By: _____
Name: _____
Title: _____

Attachment: RDA Exhibits (O-2024-12 : Ordinance Approving a Redevelopment Agreement for the Bison Crossing)

Bison Crossing (Tesla)
(Development Name)

DEVELOPMENT IMPROVEMENT AGREEMENT

EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF LOT 1 AND LOT 2 IN THE RESUBDIVISION RECORDED JANUARY 31, 1980 AS DOCUMENT 25344703, BEING A RESUBDIVISION OF LOT 1 IN GRAND SPAULDING DODGE SUBDIVISION RECORDED DECEMBER 17, 1976 AS DOCUMENT 23752075, SAID RESUBDIVISION BEING IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 0 DEGREES 05 MINUTES 32 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 545.62 FEET TO A CORNER OF SAID LOT 2 COMMON TO THE NORTH CORNER OF LOT 3 IN SAID RESUBDIVISION; THENCE SOUTH 20 DEGREES 09 MINUTES 12 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LOT 3, A DISTANCE OF 183.33 FEET TO THE CORNER OF SAID LOT 2 COMMON TO THE SOUTH CORNER OF SAID LOT 3 IN SAID RESUBDIVISION; THENCE SOUTH 40 DEGREES 30 MINUTES 32 SECONDS WEST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 2, A DISTANCE OF 13.36 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 28 SECONDS WEST, 164.77 FEET; THENCE NORTH 0 DEGREES 05 MINUTES 32 SECONDS WEST, 276.47 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 28 SECONDS WEST, 171.59 FEET; THENCE NORTH 0 DEGREES 05 MINUTES 32 SECONDS WEST, 454.72 FEET TO THE NORTH LINE OF LOT 1 IN SAID RESUBDIVISION; THENCE SOUTH 89 DEGREES 36 MINUTES 43 SECONDS EAST ALONG SAID NORTH LINE AND ALONG THE NORTH LINE OF LOT 2 IN SAID RESUBDIVISION, 408.51 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO KNOWN AS LOT 1 IN BISON CROSSING, RECORDING STATUS UNKNOWN.

KNOWN AS: _____, **BUFFALO GROVE, ILLINOIS**

PERMANENT INDEX NUMBER: 00-00-000-0000

AREA = _____ SQ. FT. OR _____ ACRES

Bison Crossing (Tesla)

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, private street lighting, landscaping, survey monuments and benchmarks.

Bison Crossing (Tesla)

DEVELOPMENT IMPROVEMENT AGREEMENT

EXHIBIT C

Final Engineering Plans prepared by: Jacob & Hefner Associates

Entitled: Site Improvement Plans for Bison Crossing, 915 W. Dundee Road

Consisting of: 24 sheet(s), last revised 11/21/23

Final Landscaping Plans prepared by: Dennis J Jarrard, Landscape Architect

Entitled: 915 West Dundee Road

Consisting of: 4 sheet(s), last revised 11/21/23

(see following pages)

EXHIBIT K**FUNDING CERTIFICATION
SDG DUNDEE DEVELOPMENT LLC**

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

Re: Economic Incentive and Tax Increment Allocation Financing Development Agreement by, between, and among the Village of Buffalo Grove, IL and SDG Dundee Development LLC, dated _____ (the "Agreement")

Terms not otherwise defined herein shall have the meanings ascribed to such terms in the *Agreement*. In connection with said Agreement, the undersigned hereby states and certifies that:

PROJECT NAME: Bison Crossing, Buffalo Grove, Illinois (the "Project")

BORROWER NAME: SDG Dundee Development LLC, an Illinois limited liability company (the "Borrower")

Funding Certification #: _____

In connection with said Agreement, the undersigned hereby states and certifies that the following Funding Conditions have been fulfilled [as applicable]: paragraphs ____ of Section 6.2 of the Agreement have been fulfilled.

[SIGNATURE PAGE TO FOLLOW]

Attachment: RDA Exhibits (O-2024-12 : Ordinance Approving a Redevelopment Agreement for the Bison Crossing)

EXHIBIT K

IN WITNESS WHEREOF, the undersigned has hereunto set his/her hand this ____ day of _____, 20____.

SDG Dundee Development , LLC, an Illinois
limited liability company

By: _____

Its: Authorized Signatory

Attachment: RDA Exhibits (O-2024-12 : Ordinance Approving a Redevelopment Agreement for the Bison Crossing)

Exhibit L

Certificate of Substantial Completion

The undersigned, the Village Manager of the Village of Buffalo Grove, Lake and Cook Counties, Illinois (the “Village”), hereby certifies that [Substantial Completion-Retail Car Dealer], as that term is used and defined in the Redevelopment Agreement dated _____, 202_, among the Village and SDG Dundee Development LLC, has occurred.

_____, 202_

_____ [name]

Village Manager

EXHIBIT M

SB Friedman Memorandum



MEMO

To: Christopher Stilling, Village of Buffalo Grove

From: Geoff Dickinson, SB Friedman Development Advisors, LLC
312-384-2404, gdickinson@sbfriedman.com

Caitlin Johnson, SB Friedman Development Advisors, LLC
312-384-2403, cjohnson@sbfriedman.com

Date: January 12, 2024

RE: **Review of Dundee Road Redevelopment Project – Request for Village Financial Assistance**

SB Friedman Development Advisors, LLC ("SB Friedman") was engaged by the Village of Buffalo Grove (the "Village") to assist the Village in evaluating the proposed redevelopment of four former car dealerships on approximately 16 acres at the southeast corner of Dundee Road and North Old Arlington Heights Road in the Cook County portion of the Village (the "Site"). Shorewood Development Group, LLC (the "Land and Retail Developer") is requesting Village tax increment financing (TIF) assistance to support the proposed redevelopment project (the "Project"). The Site is in the Dundee Road Tax Increment Financing District, which was established in 2023.

The \$45 million Project, to be constructed by the Land and Retail Developer, incorporates site improvements throughout the Site, and a new-construction luxury auto dealership on approximately six acres of the Site. The overall development program of the Site includes a luxury auto dealership, a minimum of 20,000 square feet of additional retail space, and a rental apartment building with a minimum of 215 units to be developed by Double Eagle Development (the "Residential Developer"). The vertical development of the rental apartment building is anticipated to cost an additional \$60 million, resulting in a combined investment that should exceed \$100 million.

The Land and Retail Developer has indicated that Project financial feasibility is challenged by extraordinary land acquisition costs and site preparation costs. Therefore, the Land and Retail Developer requested the following financial assistance from the Village (collectively, the "Requested Village Assistance"):

- A promissory note with a face value of \$11 million (present value in 2025 dollars at 8.5% cost of funds). Village financial assistance would be funded on a pay-as-you-go basis (PAYGO) with incremental property taxes generated from the parcels making up the Site, with further details to be negotiated in a redevelopment agreement.

This memorandum includes the following:

- Project Overview
- Pro Forma Analysis
- Incremental Property Tax Revenue Projections
- Conclusions and Recommendations

Our analysis indicates that the requested financial assistance appears to be required for the Project to move forward. Our findings are provided in more detail in the **Conclusions and Recommendations** section of the memo. #

Project Overview

The Project is located on a 16-acre site at the southeast corner of Dundee Road and North Old Arlington Heights Road and currently consists of four parcels. The three parcels that front Dundee Road include vacant buildings that were formerly auto dealerships. One parcel, which fronts Old Arlington Heights Road, is vacant. The site plan dated June 2023 is provided in **Appendix A**.

The Project includes three components:

- **Site Preparation for, and Vertical Construction of a Luxury Auto Dealership Building (the “Auto Dealership”).** The Land and Retail Developer plans to construct a new 50,000 square foot building that will be occupied by a luxury auto dealer tenant (“Auto Dealer Tenant”) on the northeastern-most parcel, which is approximately 5.9 acres. The Land and Retail Developer also plans to complete the necessary horizontal site improvements .
- **Site Preparation for the Multifamily Component.** The Land and Retail Developer also plans to complete horizontal site work for a proposed multifamily building on the southern parcel that fronts North Old Arlington Heights Road, which is 5.5 acres (the “Multifamily Parcel”).
- **Site Preparation for General Retail Component.** The Land and Retail Developer plans to complete horizontal site work on two retail parcels (the “Retail Parcels”) to make them development-ready. These two parcels are described as follows:
 - “Retail Parcel 1” is 2.26 acres and fronts Dundee Road.
 - “Retail Parcel 2” is 2.57 acres and sits at the southeast corner of Dundee Road and North Old Arlington Heights Road.

The Land and Retail Developer anticipates beginning construction on both the Auto Dealership and the site preparation for the Retail Parcels and the Multifamily Parcel in 2024. The Land and Retail Developer anticipates selling three improved parcels: the Multifamily Parcel, Retail Parcel 1 and Retail Parcel 2 (collectively the “Disposition Parcels”) in 2025, and completing construction of the Auto Dealership in 2025 with the Auto Dealer Tenant scheduled to move in in that year.

Pro Forma Analysis

SB Friedman reviewed the Land and Retail Developer’s pro forma and supplemental materials and engaged the Land and Retail Developer in multiple conversations to obtain additional information to better understand underlying Project assumptions. The Land and Retail Developer provided the following documents for review:

- A 10-year pro forma dated June 21, 2023 including: budget, cash flow, and other key assumptions
- A site plan dated May 25, 2023
- Engineer’s estimate of probable costs for site work, dated May 25, 2023 with additional information provided on October 28, 2023 and November 1, 2023
- Executed letter of interest between the Land and Retail Developer and the Residential Developer including a site plan for Multifamily Parcel, dated June 28, 2023

- Fully executed purchase and sale agreement for the acquisition of the Site from the current property owner, dated February 10, 2023 and amendment to the agreement dated August 31, 2023
- Fully executed purchase and sale agreement and amendment between the Land and Retail Developer and the Multifamily Developer for the purchase and sale of the Multifamily Parcel, dated October 5, 2023 and October 16, 2023
- Land sales data of commercial properties leased to the Auto Dealer Tenant, dated June 23, 2023
- Other supporting documentation
- The draft lease for the Luxury Auto Dealer Tenant, executed December 2023

DEVELOPMENT BUDGET

The Project is estimated to cost approximately \$45 million. SB Friedman reviewed the full development budget ("Project Budget") by cost category, presented in **Figure 1**.

Figure 1. Project Budget

	Overall	Per Land Sq. Ft.	Share of TDC
Land Acquisition Costs	\$11,127,253	\$16	25%
Hard Costs	\$23,867,039	\$34	53%
Site Preparation Costs			
Auto Dealership	\$4,336,998	\$6	10%
Retail Parcels	\$3,614,970	\$5	8%
Multifamily Parcel	\$5,896,499	\$8	13%
Vertical Costs			
Auto Dealership Building	\$7,911,086	\$11	18%
Hard Cost Contingency	\$2,107,486	\$3	5%
Soft Costs	\$3,081,911	\$4	7%
Financing Costs	\$6,056,212	\$9	14%
Developer Fees	\$512,667	\$1	1%
Total Development Costs (TDC)	\$44,645,082	\$63	100%

Source: Shorewood Development Group, SB Friedman

Key findings from SB Friedman's review of the Project Budget include the following:

- **Land Acquisition.** The Land and Retail Developer is anticipated to acquire the Site for \$11,100,000, roughly \$16 per land square foot. The Land and Retail Developer and the current property owner entered into a purchase and sale agreement in 2023 for the property purchase/sale.
- **Hard Costs**
- **Site Preparation Costs.** The Land and Retail Developer's Project Budget includes \$13.8 million for site preparation costs for the Auto Dealership and the Disposition Parcels, or approximately \$20 per land square foot. Site preparation costs include demolition of existing buildings and pavement, relocation of

existing underground utilities, earthwork, erosion control, and new pavement and sidewalks. Sitework costs in the Project Budget are approximately 31% of TDC. Sitework costs are based on third-party estimates dated May 25, October 28, and November 1, 2023.

- **Vertical Costs.** The Project Budget includes approximately \$7.9 million in costs for the construction of the Auto Dealership building, which equates to \$158 per building square foot. This cost includes both the costs of the building shell and tenant improvements. This equates to 18% of total development costs. SB Friedman reviewed estimated costs for a prototypical new-construction auto dealership building using Marshall and Swift. Based on that analysis, the Developer's vertical costs appear comparable to benchmarks.
- **Hard Cost Contingency.** The Project Budget includes a hard cost contingency of \$2.1 million, or approximately 5% of total hard costs. This appears to be within the benchmark range for hard cost contingencies.
- **Soft Costs.** The Project Budget includes approximately \$3.1 million in soft costs, approximately 7% of TDC. This includes Architecture and Engineering ("A&E") fees, Village and other permits and fees, administrative costs, such as legal, property taxes, and other holding costs, and brokerage commissions. Additionally, the Project Budget includes a soft cost contingency of 9% of total soft costs. Soft cost estimates appear to be reasonable based on estimates for comparable projects.
- **Developer Fee.** The Project Budget includes a Developer Fee paid to the Retail Developer of approximately \$500,000 or 1% of TDC. SB Friedman finds the Developer Fee assumption to be reasonable and within the range benchmarked against comparable projects.

LAND DISPOSITION

Additional detail on the sale of Disposition Parcels is described below:

- **Land Disposition of Multifamily Parcel.** The Land and Retail Developer has entered into a Letter of Intent (LOI) to Purchase with the Residential Developer, to purchase/sell the Multifamily Parcel dated June 28, 2023. The parcel has an accepted offer of \$4,500,000, which equates to approximately \$19 per land square foot, or \$22,500 per apartment unit, which appears in range per apartment unit in this market. The sale is expected to close in 2024/2025.
- **Land Disposition of Retail Parcel(s).** The Land and Retail Developer plans to sell either one or both Retail Parcels. Based on conversations with the Land and Retail Developer, The Project pro forma assumes the Land and Retail Developer sells both Retail Parcels in 2025. The Land and Retail Developer estimates that Retail Parcel 1 will sell for \$20 per land square foot, and Retail Parcel 2 for \$22 per land square foot. Retail Parcel 2 is estimated to sell for a higher price because has stronger visibility and accessibility. These sales prices are in line with the benchmark range of comparable development-ready retail pads in the region.

PROJECT FINANCING

The Land and Retail Developer plans to finance construction of the Project with a combination of a construction loan and cash equity. The Land and Retail Developer plans to take out a construction loan for approximately \$25.6 million to cover the construction phase of the Project with an 8.75% annual interest rate.

In 2025, the Land and Retail Developer plans to refinance the Project into a permanent loan for approximately \$19.9 million, upon completion of construction, and after land sale of the Disposition Parcels. The proceeds from the land sales are anticipated to reduce Project permanent debt and equity. The Land and Retail Developer is anticipating the permanent loan on the Project will incorporate a 55%/45% debt-to-equity split, will carry a 7.5% annual interest rate, and a 25-year amortization period. SB Friedman recognizes that at this stage financing terms are preliminary but appear reasonable.

OPERATING ASSUMPTIONS

SB Friedman assessed cash flow assumptions in the pro forma for the operation of the Auto Dealership portion of the Project. Key assumptions from the Project pro forma are outlined below:

- **Auto Dealer Tenant Lease Terms.** The Auto Dealer Tenant is anticipated to pay an annual rent of \$32 per building square foot, or \$1,620,000 annually starting in 2025. The lease term is expected to be 15 years, with rent escalating 3% annually. The lease will be triple net, and therefore the Land and Retail Developer did not include operating expenses associated with the building in the pro forma. Vacancy is assumed to be zero, given that the Auto Dealer Tenant is leasing 100% of the building. We have accepted the Land and Retail Developer's assertion about the terms of their pending lease with the Auto Dealer Tenant.
- **Terminal Cap Rate and Cost of Sale.** The Land and Retail Developer did not initially estimate a terminal cap rate or include a cost of sale at the end of the analysis period for the Auto Dealership portion of the Project. After conversations with the Land and Retail Developer, SB Friedman modelled a reversion calculation for Year 10 using a 6.5% terminal cap rate based on benchmark cap rates for similar transactions. SB Friedman also included a 3% cost of sale, based on the projected terminal value of the Auto Dealership portion of the Project.

Incremental Property Tax Revenue Projections

For the purposes of sizing the capacity of the Village to provide financial assistance, SB Friedman prepared independent projections of incremental property taxes using a comparables-based approach. Further information on SB Friedman's assumptions and detailed TIF revenue projections can be found in **Appendix B**.

Projected Financial Returns

SB Friedman prepared projections of Project financial returns. Returns are evaluated with and without requested public assistance and are compared to market-appropriate, risk-adjusted rates of return to evaluate the Project's need for the Requested Village Assistance. SB Friedman analyzed the Project's need for the Requested Village Assistance under the following scenarios:

1. **No Village Assistance.** This scenario assumes the Project receives no financial assistance from the Village.
2. **With Requested Village Assistance.** This scenario assumes the Project receives the Requested Village Assistance totaling \$11 million (present value in 2025 dollars, assuming the requested 8.5% annual interest rate on a note).

SB Friedman used an Unleveraged Internal Rate of Return ("Unleveraged IRR") metric to evaluate the return of the Project as a whole. Unleveraged IRR is the rate of return or discount rate for a project, accounting for initial expenditures to construct a project (total development costs) and ongoing cash inflows (annual net operating income (NOI) before debt service), as well as a hypothetical sale of a project at the end of the analysis period. Benchmark return ranges are based on industry sources, information obtained from active developers and equity providers, and SB Friedman's past experience.

As presented in **Figure 2**, SB Friedman estimates that the Project would generate an Unleveraged IRR 4.1% with No Village Assistance and 8.4% with the Requested Village Assistance. SB Friedman reviewed market data which indicates an Unleveraged IRR of 8.4% falls within industry benchmarks from PwC and RERC.

Figure 2. Projected Financial Returns

Returns Metric	No Assistance	Requested Village Assistance
Unleveraged IRR	4.1%	8.4%
Present Value of Village Assistance (2025 dollars)[1]	\$0	\$11,000,000

Source: Shorewood Development Group, SB Friedman

[1] Assumes 8.5% discount rate, per Shorewood Development Group and Village of Buffalo Grove

The Project's need for Village financial assistance appears to be driven by relatively high acquisition and horizontal site preparation costs. Additionally, the Land and Retail Developer anticipates sell the Disposition Parcels for less than the costs incurred to acquire and improve those parcels. In fact, the Land and Retail Developer's land acquisition and estimated hard costs associated with the Disposition Parcels are expected to be more than twice the estimated land sale proceeds. Thus, it appears that Project requires the Requested Village Assistance.

Conclusions and Recommendations

The Project, as presented and described above, appears to require \$11 million (2025 dollars) of Requested Village Assistance to achieve market-acceptable rates of return, and to therefore be financially feasible. As presented in **Figure 2**, the Project achieves returns in line with industry benchmarks. The Project's need for assistance appears to be driven by acquisition costs above typical land values and relatively high site preparation costs. SB Friedman finds that the Requested Village Assistance appears necessary for the Project to achieve risk-adjusted, market-appropriate rates of return.

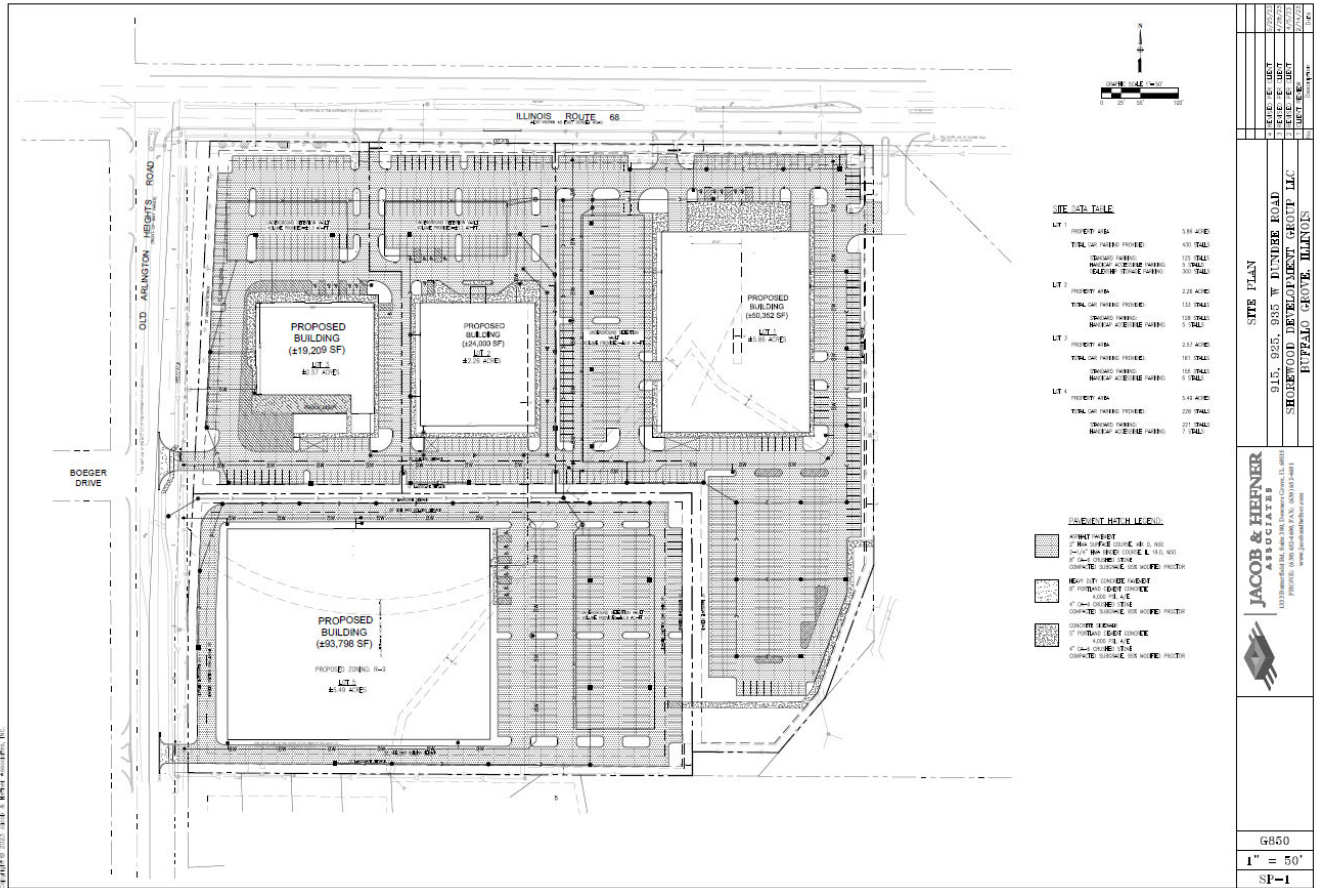
The amount, structure and terms of the Requested Village Assistance will be negotiated in the RDA. SB Friedman recommends that if the actual cost of the Project is materially less than the estimated Project Budget outlined above there should be some reduction in the amount of Village financial assistance.

SB Friedman recommends that RDA requires the Land and Retail Developer provides the Village with documentation showing actual expenditures incurred and paid and that those actual costs be compared to the Project Budget to allow

for a final reconciliation between projected costs and actual costs. Once that reconciliation is complete, an adjustment to the note face amount can be made. Additionally, the Land and Retail Developer should provide to the Village any and all back up information and documentation of TIF-eligible costs incurred and paid.

Appendix A

PROJECT SITE PLAN, JUNE 2023



Appendix B

TIF REVENUE PROJECTIONS

TIF Year	Calendar Year	Gross Projected Incremental Revenue	Maximum School and Library Reimbursement	Total Net Incremental Revenue	Village Holdback (15%)	Total Funds Available to Developers
1	2024	\$0	\$0	\$0	\$0	\$0
2	2025	\$321,033	(\$98,711)	\$222,321	(\$33,348)	\$188,973
3	2026	\$1,102,957	(\$259,184)	\$843,773	(\$126,566)	\$717,207
4	2027	\$1,878,641	(\$568,014)	\$1,310,627	(\$196,594)	\$1,114,033
5	2028	\$1,878,641	(\$568,014)	\$1,310,627	(\$196,594)	\$1,114,033
6	2029	\$2,031,126	(\$605,824)	\$1,425,302	(\$213,795)	\$1,211,507
7	2030	\$2,031,126	(\$605,824)	\$1,425,302	(\$213,795)	\$1,211,507
8	2031	\$2,031,126	(\$605,824)	\$1,425,302	(\$213,795)	\$1,211,507
9	2032	\$2,192,944	(\$645,948)	\$1,546,997	(\$232,049)	\$1,314,947
10	2033	\$2,192,944	(\$645,948)	\$1,546,997	(\$232,049)	\$1,314,947
11	2034	\$2,192,944	(\$645,948)	\$1,546,997	(\$232,049)	\$1,314,947
12	2035	\$2,364,667	(\$688,527)	\$1,676,140	(\$251,421)	\$1,424,719
13	2036	\$2,364,667	(\$688,527)	\$1,676,140	(\$251,421)	\$1,424,719
14	2037	\$2,364,667	(\$688,527)	\$1,676,140	(\$251,421)	\$1,424,719
15	2038	\$2,546,901	(\$733,713)	\$1,813,187	(\$271,978)	\$1,541,209
16	2039	\$2,546,901	(\$733,713)	\$1,813,187	(\$271,978)	\$1,541,209
17	2040	\$2,546,901	(\$733,713)	\$1,813,187	(\$271,978)	\$1,541,209
18	2041	\$2,740,288	(\$781,665)	\$1,958,624	(\$293,794)	\$1,664,830
19	2042	\$2,740,288	(\$781,665)	\$1,958,624	(\$293,794)	\$1,664,830
20	2043	\$2,740,288	(\$781,665)	\$1,958,624	(\$293,794)	\$1,664,830
21	2044	\$2,945,513	(\$832,551)	\$2,112,961	(\$316,944)	\$1,796,017
22	2045	\$2,945,513	(\$832,551)	\$2,112,961	(\$316,944)	\$1,796,017
23	2046	\$2,945,513	(\$832,551)	\$2,112,961	(\$316,944)	\$1,796,017
*	2047	\$3,163,299	(\$886,553)	\$2,276,746	(\$341,512)	\$1,935,234
Undiscounted Value		\$52,810,000	(\$15,250,000)	\$37,560,000	(\$5,630,000)	\$31,930,000
Present Value, 2025 (8.5% Discount Rate) [1]		\$21,600,000	(\$6,300,000)	\$15,300,000	(\$2,300,000)	\$13,000,000

[1] Discount rate provided by Shorewood Development Group and Village of Buffalo Grove

[2] These illustrative projections consist of general information and do not constitute advice or recommendations regarding the structure, timing, or terms of municipal securities pursuant to Section 15B of the Securities Exchange Act of 1934. Although SB Friedman is registered with the Municipal Securities Rulemaking Board as a Municipal Advisor, we are not acting as a municipal advisor to any entity with respect to the subject matter hereof. We do not owe any fiduciary duty pursuant to Section 15B of the Securities Exchange Act of 1934 to the municipal entity or obligated person with respect to the information and material contained in our illustrative projections. Our illustrative projections do not constitute advice or recommendations regarding the structure, timing, or terms of such securities. Prior to taking any action related to the structuring or issuance of municipal securities or financial products, whether or not related to information provided in SB Friedman's analysis, any municipality, obligated party, or potential investor in municipal securities should consult with its own financial and/or municipal, legal, tax, accounting, and other advisors to the extent it deems appropriate.

Attachment: RDA Exhibits (O-2024-12 : Ordinance Approving a Redevelopment Agreement for the Bison Crossing)

TIF REVENUE ASSUMPTIONS

Assessment Assumptions	Value	Source
Property Value Growth Rate (Annual)	2.0%	SB Friedman
Property Value Growth Rate (Triennial)	6.1%	SB Friedman
Cook County 2021 Tax Rate (Code 38077)	10.532%	Cook County Assessor
Next Assessment Year	2025	Cook County Assessor
Development Program	Number	Source
Retail - Luxury Auto	50,000	Shorewood Development Group
Retail - General Retail	20,000	Shorewood Development Group
Multifamily	215	Shorewood Development Group
2022 EAV Assumptions (Per SF or Unit)	EAV	Source
Retail- Luxury Auto Dealership	\$135	Cook County Assessor
Retail - General Retail	\$110	Cook County Assessor
Multifamily	\$60,000	Cook County Assessor
Other Assumptions	Value	Source
Base Year	2023	SB Friedman
Final Assessment Year	2046	SB Friedman
Total Cook County Base EAV (2022)	\$5,816,720	Cook County Assessor
Total Cook County Current EAV (2022)	\$5,816,720	Cook County Assessor
Residential Base EAV (2022)	\$1,119,832	Cook County Assessor
Grade School District Reimbursement	27%	SB Friedman; per Illinois TIF Act
High School District Reimbursement	13%	SB Friedman; per Illinois TIF Act
Library District Reimbursement	2%	SB Friedman; per Illinois TIF Act
Village of Buffalo Grove Hold Back	15%	Village of Buffalo Grove
Discount Rate Assumption	8.5%	Shorewood Development Group, Village of Buffalo Grove

Appendix C

LIMITATIONS OF OUR ENGAGEMENT

Our report is based on estimates, assumptions and other information developed from research of the market, knowledge of the industry, and meetings/teleconferences with the Village of Buffalo Grove, Illinois, the Developer, and legal counsel during which we obtained certain information. The sources of information and bases of the estimates and assumptions are stated in the report. Some assumptions inevitably will not materialize, and unanticipated events and circumstances may occur; therefore, actual results achieved during the period covered by our analysis will necessarily vary from those described in our report, and the variations may be material.

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

Our report is intended solely for your information, for purposes of reviewing a request for financial assistance, and is not a recommendation to issue bonds or other securities. The report should not be relied upon by any other person, firm or corporation, or for any other purposes. Neither the report nor its contents, nor any reference to our Firm, may be included or quoted in any offering circular or registration statement, appraisal, sales brochure, prospectus, loan, or other agreement or document intended for use in obtaining funds from individual investors without our prior written consent.

We acknowledge that upon submission to the Village of Buffalo Grove, the report may become a public document. Nothing in these limitations is intended to block the disclosure of the documents for public information purposes.



Ordinance No. O-2024-13 : An Ordinance Providing for the Issuance of Tax Increment Financing Revenue Notes (Buffalo Grove Dundee Road Project), of the Village of Buffalo Grove, Lake and Cook Counties, Illinois, and Providing for the Execution of Note Orders in Connection Therewith

Recommendation of Action

Staff recommends that the Village Board approve an Ordinance providing for the issuance of Tax Increment Financing Revenue Notes and note orders in connection therewith, subject to the final review and approval of the Village Attorney.

In conjunction with the terms and conditions of the Redevelopment Agreement (RDA), Shorewood Development Group is seeking approval of an Ordinance authorizing the issuance of Tax Increment Financing (TIF) Revenue Notes. The terms of these notes reflect the same terms as the RDA and are required to be approved by separate Board action.

ATTACHMENTS:

- BOT Memo (DOCX)
- Final Note Ord 1.12.24 (DOCX)
- Senior Lien Note 1.12.24 (DOCX)
- Subordinate Note 1.12.24 (DOCX)

Trustee Liaison
Stein

Staff Contact
Chris Stilling, Community Development

Tuesday, January 16, 2024

VILLAGE OF BUFFALO GROVE



DATE: January 12, 2024

TO: President Smith and Trustees

FROM: Christopher Stilling, Deputy Village Manager
Nicole Woods, Community Development Director

SUBJECT: Ordinance Approving TIF Revenue Notes for Bison Crossing

STAFF RECOMMENDATION

Staff recommends that the Village Approve the attached Ordinance and Exhibits authorizing the issuance of Tax Increment Financing (TIF) Revenue Notes for the Bison Crossing Development. The Village's financial contributions to facilitate the development are derived from incremental TIF revenues generated by SDG's investment and do not include any general obligation of the Village. Staff recommends that the Village Board approve the attached Note Ordinance, subject to the final review and approval of the Village Attorney.

BACKGROUND

In conjunction with the terms and conditions of the Redevelopment Agreement (RDA), Shorewood Development Group (SDG), is seeking approval of an Ordinance authorizing the issuance of Tax Increment Financing (TIF) Revenue Notes. The terms of these notes reflect the same terms as the RDA and are required to be approved by separate Board action.

As outlined in the RDA, the Village agrees to provide two (2) "pay-as-you-go" developer notes for a combined total amount not to exceed \$11 million. The Village does not have a general obligation to support these notes and only the incremental TIF revenue will be used per the terms of the RDA. Should incremental TIF revenues not materialize, any shortfall will be at the risk of the owners of the Note and/or Developer, not the Village. As part of the development and negotiations of the RDA, the Village retained SB Friedman (SBF) to assist in the deal review and provide their overall assessment of the project's financial structure. SBF found that the developer's projections and need for requested assistance as outlined in the RDA is warranted to ensure that the project proceeds.

ACTION REQUESTED

Staff recommends that the Village Board approve the attached Ordinance providing for the issuance of Tax Increment Financing Revenue Notes note orders in connection therewith, subject to the final review and approval of the Village Attorney.

EXTRACT OF MINUTES of the regular public meeting of the President and Board of Trustees of the Village of Buffalo Grove, Lake and Cook Counties, Illinois, held at Village Hall, 50 Raupp Boulevard, Buffalo Grove, Illinois, in said Village, at 7:00 p.m., on the 16th day of January, 2024.

The President called the meeting to order and directed the Village Clerk to call the roll.

Upon the roll being called, the President and the following Trustees answered physically present at said location: _____

The following Trustees were allowed by a majority of the Trustees in accordance with and to the extent allowed by rules adopted by the President and Board of Trustees to attend the meeting by video or audio conference: _____

No Trustee was not permitted to attend the meeting by video or audio conference.

The following Trustees were absent and did not participate in the meeting in any manner or to any extent whatsoever: _____

The President and Board of Trustees then discussed the Village's ongoing redevelopment project for its Buffalo Grove Dundee Road Project Area and considered an ordinance providing for the issuance of Tax Increment Financing Revenue Notes (Buffalo Grove Dundee Road Project) of the Village, and providing for the execution of a depository agreement and note orders in connection with the issuance of such notes.

Thereupon, Trustee _____ presented and _____ explained in full the following ordinance, which was before the President and Board of Trustees and made available to any person requesting one in words and figures as follows:

ORDINANCE NUMBER 2024-_____

AN ORDINANCE providing for the issuance of Tax Increment Financing Revenue Notes (Buffalo Grove Dundee Road Project), of the Village of Buffalo Grove, Lake and Cook Counties, Illinois, and providing for the execution of note orders in connection therewith.

Adopted by the President and Board
of Trustees on the 16th day of
January, 2024.

Published in Pamphlet Form by
Authority of said Corporate
Authorities on the 16th day of
January, 2024

ORDINANCE NUMBER 2024-____

AN ORDINANCE providing for the issuance of Tax Increment Financing Revenue Notes (Buffalo Grove Dundee Road Project), of the Village of Buffalo Grove, Lake and Cook Counties, Illinois, and providing for the execution of a depository agreement and note orders in connection therewith.

WHEREAS, the Village of Buffalo Grove, Lake and Cook Counties, Illinois (the "*Village*"), is a duly organized and existing municipality created under the provisions of the law of the State of Illinois (the "*State*"), and is now operating under the provisions of the Illinois Municipal Code, as amended (the "*Municipal Code*"), including the Tax Increment Allocation Redevelopment Act, as supplemented and amended (the "*TIF Act*"), the Local Government Debt Reform Act of the State, as amended (the "*Debt Reform Act*"), the other Omnibus Bond Acts of the State, each as amended, and the powers of the Village as a home rule unit of government authorized to exercise any power or perform any function pertaining to its government and affairs, including, but not limited to, the power to tax and incur debt (the "*Home Rule Powers*" and, collectively with the Municipal Code, the TIF Act, the Debt Reform Act and the other Omnibus Bonds Acts, the "*Act*"); and

WHEREAS, in accordance with the Act, on the 21st day of August, 2023, the President and Board of Trustees of the Village (the "*Corporate Authorities*") adopted (A) Ordinance No. 2023-107, approving a redevelopment plan (the "*Redevelopment Plan*") and project for The 2023 Buffalo Grove Dundee Road TIF District Redevelopment Project Area (as legally described in the Redevelopment Agreement (as hereinafter defined), the "*Redevelopment Project Area*"), (B) Ordinance No. 2023-108, designating the Redevelopment Project Area, and (C) Ordinance No. 2023-109, adopting tax increment allocation financing for the Redevelopment Project Area and creating a special tax allocation fund therefor (the "*Special Tax Allocation Fund*"); and

WHEREAS, on the 16th day of January, 2024, the Corporate Authorities adopted Ordinance Number 2024-____, authorizing the execution of that certain Redevelopment Agreement (the “*Redevelopment Agreement*”) between the Village and SDG Dundee Rd LLC (the “*Developer*”); and

WHEREAS, pursuant to the Redevelopment Agreement the Developer has agreed to assemble real property or rights therein on a site within the Redevelopment Project Area (as legally described in the Redevelopment Agreement, the “*Property*”), and to construct on the Property certain retail, commercial and office improvements (including all electrical, engineering, financial, legal and other related services and expenditures, collectively, the “*Redevelopment Project*”), as described in the Redevelopment Agreement; and

WHEREAS, the Village has heretofore determined that it is advisable and necessary and in the best interests of the Village that the costs of the Redevelopment Project now be paid or reimbursed, and, to that effect, the Village wishes to provide in this Ordinance for the issuance of the hereinafter defined Notes and for the continuation and operation of the Special Tax Allocation Fund and the accounts therein; and

WHEREAS, all of the costs of the Redevelopment Project to be financed with the proceeds of the Notes constitute eligible “redevelopment project costs” under the TIF Act and have been approved by the Corporate Authorities in the Redevelopment Plan; and

WHEREAS, the Village has insufficient cash on hand and lawfully available to pay the costs of the Redevelopment Project and does hereby determine that it is necessary and advisable at this time to borrow money, and in evidence thereof issue various series of revenue notes of the Village in the aggregate principal amount of not to exceed \$11,000,000 to pay the same; and

WHEREAS, the Corporate Authorities hereby determine that it is advisable to provide for the issuance of the Notes secured by the Available TIF Increment (as hereinafter defined) and to establish the priority of liens therefrom:

NOW, THEREFORE, Be It Ordained by the President and Board of Trustees of the Village of Buffalo Grove, Lake and Cook Counties, Illinois, in the exercise of its home rule powers, as follows:

Section 1. Incorporation of Preambles. The Corporate Authorities hereby find that all of the recitals contained in the preambles to this Ordinance are true, correct and complete and do incorporate them into this Ordinance by this reference.

Section 2. Definitions. The following words and terms used in this Ordinance shall have the following meanings unless the context or use clearly indicates another or different meaning is intended.

A. The following words and terms are as defined in the preambles hereto.

Act
Corporate Authorities
Debt Reform Act
Developer
Home Rule Powers
Municipal Code
Property
Redevelopment Agreement
Redevelopment Plan
Redevelopment Project
Redevelopment Project Area
Special Tax Allocation Fund
State
TIF Act
Village

B. The following words and terms are defined as set forth.

“Accounts” means, together, the Senior Lien Note and Interest Account and the Subordinate Lien Note and Interest Account.

“Authorized Denominations” means \$100,000 and increments of \$1 in excess thereof, or such other denominations as set forth in a Note Order, *provided, however*, that if payments of principal of a Note shall reduce the Outstanding principal amount of a Note below \$100,000 (or such other denomination as so provided in the Note Order), the Authorized Denomination of such Note shall be reduced to \$1 and increments of \$1 in excess thereof.

“Available TIF Increment” has the meaning ascribed to such term in the Redevelopment Agreement.

“Bond Counsel” means Chapman and Cutler LLP, Chicago, Illinois, or any other nationally recognized bond counsel acceptable to the Village.

“Code” means the Internal Revenue Code of 1986, as amended.

“Counties” means The Counties of Lake and Cook, Illinois.

“County Clerks” means the County Clerks of the Counties.

“Designated Officers” means the President, Clerk, Deputy Village Clerk, Village Manager, Deputy Village Manager, Treasurer, and the Director of Finance and General Services or any two of them acting together, and successors or assigns.

“Final Maturity” means (A) the date on which the Village has made provision for or payment in full of all principal of and interest on a series of the Notes, or (B) the Final Maturity Date.

“Final Maturity Date” means the earlier of 20 years from the respective Note Issuance Date or December 31, 2046.

“Incremental Property Taxes” means the ad valorem taxes, if any, arising from the taxes levied upon the Property, which taxes are attributable to the increases in the then current equalized assessed value of each taxable lot, block, tract, or parcel in the Property over and above the total initial equalized assessed value of each such lot, block, tract, or parcel of real property, all as

determined by the County Clerks pursuant to and in accordance with the TIF Act, the TIF Ordinances and the Redevelopment Agreement.

“Note Issuance Dates” means, together, the Senior Lien Note Issuance Date and the Subordinate Lien Note Issuance Date.

“Note Order” means the written note order signed by the Designated Officers setting forth certain details of a series of the Notes as described in Section 11 hereof.

“Note Register” means the books of the Village kept by the Note Registrar to evidence the registration and transfer of the Notes.

“Note Registrar” means registrar and paying agent for the Notes as established pursuant to Section 4 hereof, or a successor thereto.

“Note Year” means that 12 calendar month period beginning on January 2 of any calendar year and ending on January 1 of the following calendar year.

“Noteholder” or *“holder”* means the registered owner of a Note.

“Notes” means, together, the Senior Lien Note and the Subordinate Lien Note.

“Ordinance” means this Ordinance, numbered 2024-____ and passed by the Corporate Authorities on the 16th day of January, 2024.

“Outstanding” when used with reference to Notes, or *“Notes Outstanding”* means all Notes which have been authenticated and delivered by the Note Registrar, except the following:

- (a) Notes canceled or delivered to the Note Registrar for cancellation.
- (b) Notes that have become due (at maturity, on redemption, or otherwise) and for the payment, including interest accrued to the due date, of which sufficient moneys are held by the Note Registrar.
- (c) Notes deemed paid in accordance with this Ordinance.
- (d) Notes in lieu of which others have been authenticated hereunder.

“Property” shall have the meaning ascribed to such term in the Redevelopment Agreement.

“Qualified Purchaser” means either (i) a “qualified institutional buyer” as defined in Rule 144A promulgated by the Securities and Exchange Commission pursuant to the Securities Act of 1933, as amended, or (ii) an “accredited investor” as defined in Rule 501 of Regulation D as promulgated by the Securities and Exchange Commission pursuant to the Securities Act of 1933, as amended, executing and delivering to the Village a Qualified Purchaser Letter.

“Qualified Purchaser Letter” means a letter provided by a Qualified Purchaser to the Village in connection with the transfer or assignment of the Senior Lien Note or the Subordinate Lien Note in a form customary in the industry for transactions of this nature.

“Record Date” means the date set forth in the Note Order for a series of the Notes of each calendar year with respect to any regularly scheduled interest payment date and the fifteenth day prior to any interest payment date caused by a redemption of Notes on other than a regularly scheduled interest payment date.

“Senior Lien Note” means the Tax-Exempt Notes issued on the Senior Lien Note Issuance Date for purposes of reimbursing a portion of the costs of the Project, payable from the Senior Lien Note and Interest Account.

“Senior Lien Note and Interest Account” means the Senior Lien Note and Interest Account of the Special Tax Allocation Fund created hereunder for the payment of the principal of and interest on the Senior Lien Note.

“Senior Lien Note Issuance Date” means the date on which the Senior Lien Note is issued in accordance with the provisions of the Redevelopment Agreement.

“*Stated Maturity*” when used with respect to any Notes or any interest thereon means the date specified in the Notes as the fixed date on which the principal of the Notes or such interest is due and payable, whether by maturity, mandatory redemption, or otherwise.

“*Subordinate Lien Note*” means the Tax-Exempt Notes issued on the Subordinate Lien Note Issuance Date for purposes of reimbursing a portion of the costs of the Project, payable from the Subordinate Lien Note and Interest Account.

“*Subordinate Lien Note and Interest Account*” means the Subordinate Lien Note and Interest Account of the Special Tax Allocation Fund created hereunder for the payment of the principal of and interest on the Subordinate Lien Note.

“*Subordinate Lien Note Issuance Date*” means the date on which the Subordinate Lien Note is issued in accordance with the provisions of the Redevelopment Agreement.

“*Tax-Exempt*” means, with respect to Notes, the status of interest accrued, paid and received thereon as excludable from the gross income of the owners thereof under the Code for federal income tax purposes.

Section 3. Determination to Issue Notes. It is necessary and in the best interests of the Village to borrow money and issue the Notes to reimburse a portion of the costs of the Redevelopment Project as enumerated in the preambles hereto, and all related costs and expenses incidental thereto. It is hereby expressly found and determined that such borrowings are authorized pursuant to the Act, are a proper public purpose for the Village, and are further authorized pursuant to the home rule authority of the Village.

Section 4. Note Details. (a) *General.* For the purposes specified in Section 3 there shall be issued to the Developer, in reimbursement of TIF Eligible Expenses (as defined in the Redevelopment Agreement) incurred thereby, as determined in accordance with the Redevelopment Agreement, the Senior Lien Note and the Subordinate Lien Note as described in

paragraphs (b) and (c) of this Section. The Notes shall be issued pursuant to this Ordinance and a Note Order with respect to each series of Notes to be issued, and shall be issued upon the incurrence of TIF Eligible Expenses by the Developer which have been certified to the Village as described in the Redevelopment Agreement.

(b) *The Senior Lien Note.* The Senior Lien Note shall be issued on the Senior Lien Note Issuance Date in a principal amount not to exceed \$9,500,000, shall be designated “Senior Lien Tax Increment Revenue Note, Series 2024 (Buffalo Grove Dundee Road Project)” or such other designation as shall be deemed necessary to properly identify the Senior Lien Note, shall be dated the date of the issuance thereof and shall also bear the date of authentication thereof, all as set forth in a Note Order. The Senior Lien Note shall be a Tax-Exempt Note, shall be in fully registered form, shall be in Authorized Denominations, or such other denominations as shall be set forth in the applicable Note Order, shall be numbered consecutively in such fashion as shall be determined by the Note Registrar, shall mature on the Final Maturity Date for the Senior Lien Note and shall bear interest at the rate of 8.5% per annum. Principal of and interest on the Senior Lien Note shall be payable on January 1 of each year from amounts on hand in the Senior Lien Note and Interest Account. Payments shall be applied first to accrued and unpaid interest on the Senior Lien Note, second to interest due on the Senior Lien Note on such January 1st, and third to pay the remaining principal amount then outstanding on the Senior Lien Note.

(c) *The Subordinate Lien Note.* The Subordinate Lien Note shall be issued on the Subordinate Lien Note Issuance Date in a principal amount not to exceed \$1,500,000, shall be designated “Subordinate Lien Tax Increment Revenue Note, Series 2024 (Buffalo Grove Dundee Road Project)” or such other designation as shall be deemed necessary to properly identify the Subordinate Lien Note, shall be dated the date of the issuance thereof and shall also bear the date of authentication thereof, all as set forth in a Note Order. The Subordinate Lien Note shall be a

Tax-Exempt Note, shall be in fully registered form, shall be in Authorized Denominations, or such other denominations as shall be set forth in the applicable Note Order, shall be numbered consecutively in such fashion as shall be determined by the Note Registrar, shall mature on the Final Maturity Date for the Subordinate Lien Note and shall bear interest at the rate of 8.5% per annum. Principal of and interest on the Subordinate Lien Note shall be payable on January 1 of each year from amounts on hand in the Subordinate Lien Note and Interest Account. Payments shall be applied first to accrued and unpaid interest on the Subordinate Lien Note, second to interest due on the Subordinate Lien Note on such January 1st, and third to pay the remaining principal amount then outstanding on the Subordinate Lien Note.

(d) *Additional Provisions.* Each Note shall bear interest from the later of its Note Issuance Date or from the most recent Interest Payment Date to which interest has been paid or duly provided for, until the principal amount of such Notes are paid or duly provided for. Interest when due shall be paid as hereinafter provided from (i) with respect to the Senior Lien Note, from the Senior Lien Note and Interest Account, and (ii) with respect to the Subordinate Lien Note, from the Subordinate Lien Note and Interest Account.

Failure to pay when due any installment of interest or principal on the Notes due to insufficiency of the Available TIF Increment on deposit in such accounts, whether at Stated Maturity, Final Maturity or otherwise, shall in no event be deemed to be an event of default on the Notes, unless such insufficiency is caused by a default by the Village under the Redevelopment Agreement. It is hereby expressly provided that in the event that there is an insufficiency of the respective revenues pledged to the payment of a series of the Notes to pay any amount of principal of or interest on the Notes on Final Maturity, the obligation to pay any such principal of or interest on the Notes shall be extinguished and shall not be deemed to be owing and unpaid, it being the express intent of the Village that the Notes and all obligations arising thereunder shall be fully

released upon Final Maturity, unless such insufficiency is caused by a default by the Village under the Redevelopment Agreement.

Interest on each Note shall be paid by check or draft of the Note Registrar (which shall be the Village Treasurer or a bank or trust company authorized to do business in the State of Illinois, as set forth in the Note Order), payable upon presentation thereof in lawful money of the United States of America, to the person in whose name such Note is registered at the close of business on the Record Date, and mailed to the registered owner of the Note as shown in the Note Registrar or at such other address furnished in writing by such Registered Owner. The principal of or redemption price due on the Notes shall be payable in lawful money of the United States of America upon presentation thereof at the principal office maintained for the purpose by the Note Registrar.

Section 5. Redemption. The Notes are each subject to redemption prior to maturity at the option of the Village, in whole or in part, from any available funds, on any date at the redemption price of par plus accrued interest to the redemption date.

Section 6. Redemption Procedure. The Notes subject to redemption shall be identified and paid and redeemed and notice given pursuant to the procedures as follows:

A. Notice to Note Registrar. The Village shall, at least five (5) days prior to the redemption date (unless a shorter time period shall be satisfactory to the Note Registrar), notify the Note Registrar of such redemption date and of the maturities and principal amounts of Notes to be redeemed.

B. Official Notice of Redemption. Unless waived by the registered owner of Notes to be redeemed, official notice of any such redemption shall be given by the Note Registrar on behalf of the Village by mailing the redemption notice by first class U.S. mail not less than 20 days and not more than 60 days prior to the date fixed for redemption to

each registered owner of the Note or Notes to be redeemed at the address shown on the Note Register or at such other address as is furnished in writing by such registered owner to the Note Registrar.

All official notices of redemption shall include at least the information as follows:

- (1) the redemption date;
- (2) the redemption price;
- (3) if less than all of the Outstanding Notes of a particular maturity are to be redeemed, the identification (and, in the case of partial redemption of Notes within such maturity, the respective principal amounts) of the Notes to be redeemed;
- (4) a statement that on the redemption date the redemption price will become due and payable upon each such Note or portion thereof called for redemption and that interest thereon shall cease to accrue from and after said date; and
- (5) the place where such Notes are to be surrendered for payment of the redemption price, which place of payment shall be the principal office maintained for the purpose by the Note Registrar.

C. *Conditional Redemption.* Unless moneys sufficient to pay the redemption price of the Notes to be redeemed shall have been received by the Note Registrar prior to the giving of such notice of redemption, such notice may, at the option of the Village, state that said redemption shall be conditional upon the receipt of such moneys by the Note Registrar on or prior to the date fixed for redemption. If such moneys are not received, such notice shall be of no force and effect, the Village shall not redeem such Notes, and the Note Registrar shall give notice, in the same manner in which the notice of redemption was given, that such moneys were not so received and that such Notes will not be redeemed.

D. *Notes Shall Become Due.* Subject to the stated condition in paragraph C immediately preceding, official notice of redemption having been given as aforesaid, the Notes or portions of Notes so to be redeemed shall, on the redemption date, become due

and payable at the redemption price therein specified, and from and after such date (unless the Village shall default in the payment of the redemption price) such Notes or portions of Notes shall cease to bear interest. Upon surrender of such Notes for redemption accordance with said notice, said Notes shall be paid by the Note Registrar at the redemption price. The procedure for payment of interest due as part of the redemption price shall be as herein provided for payment of interest otherwise due.

E. Notes to be Cancelled. All Notes which have been redeemed shall be cancelled and destroyed by the Note Registrar and shall not be reissued.

Section 7. Execution; Authentication. A. *Execution.* The Notes shall be executed on behalf of the Village by the manual or facsimile signature of its President and be attested by the manual or facsimile signature of its Village Clerk, as they may determine, and shall have impressed or imprinted thereon the corporate seal or facsimile thereof of the Village. In case any such officer whose signature shall appear on any Note shall cease to be such officer before the delivery of such Note, such signature shall nevertheless be valid and sufficient for all purposes, the same as if such officer had remained in office until delivery.

B. *Authentication.* All Notes shall have thereon a certificate of authentication, duly executed by the Note Registrar as authenticating agent of the Village and showing the date of authentication. No Note shall be valid or obligatory for any purpose or be entitled to any security or benefit under this Ordinance unless and until such certificate of authentication shall have been duly executed by the Note Registrar by manual signature, and such certificate of authentication upon any such Note shall be conclusive evidence that such Note has been authenticated and delivered under this Ordinance. The certificate of authentication on any Note shall be deemed to have been executed by it if signed by an authorized officer of the Note Registrar, but it shall not

be necessary that the same officer sign the certificate of authentication on all of the Notes issued hereunder.

Section 8. Registration of Notes; Identity of Owners. The Village hereby directs the Note Register to be kept at the principal office maintained for that purpose by the Note Registrar in Buffalo Grove, Illinois, which is hereby constituted and appointed the Note Registrar of the Village for the Notes.

Notes may be transferred only on the Note Register. Upon surrender for transfer of any Note to the Note Registrar, duly endorsed for transfer or accompanied by an assignment duly executed by the holder or the holder's attorney duly authorized in writing, the Note Registrar will authenticate a new Note or Notes of the same Series in an equal total principal amount and of the same maturity and registered in the name of the transferee.

Notes may be exchanged for an equal total principal amount of Notes of the same series and of the same maturity of different authorized denominations. The Note Registrar will authenticate and deliver Notes that the Noteholder making the exchange is entitled to receive, bearing numbers not then outstanding.

The Note Registrar will not be required to transfer or exchange any Note called for redemption or during the period beginning 15 days before the mailing of notice calling the Notes or any portion of the Notes for mandatory purchase or for redemption and ending on the mandatory purchase date or the redemption date, as the case may be.

The Note Registrar shall deliver to the transferee any applicable notice of redemption or mandatory tender for purchase when it effects a transfer or exchange of any Note after the mailing of notice calling the Note or any portion of the Note for redemption or mandatory tender for purchase.

The registered owner of a Note shall be the absolute owner of the Note for all purposes, and payment of principal or interest shall be made only to or upon the written order of the holder or the holder's legal representative.

The Note Registrar will require the payment by a Noteholder requesting exchange or transfer of any tax or other governmental charge required to be paid in respect of the exchange or transfer but will not impose any other charge.

Each of the Notes may be transferred only as a whole, and not in part. The Notes may only be assigned, transferred or pledged as set forth in Section 14 hereof.

Section 9. Form of the Notes. The Senior Lien Note shall be in substantially the form attached hereto as *Exhibit A* and the Subordinate Lien Note shall be in substantially the form attached hereto as *Exhibit B*, each with such changes as may be required to reflect the requirements of the applicable Note Order and the Redevelopment Agreement.

Section 10. Creation of Accounts; Pledged of Revenues; Flow of Funds.

A. *Creation of Accounts.* There are hereby created in the Village's Special Tax Allocation Fund, the following accounts of the Village: the "*Senior Lien Note and Interest Account*," the "*Subordinate Lien Note and Interest Account*" and the "*General Account*."

Payments on the Senior Lien Note shall be made from the Senior Lien Note and Interest Account. Payments on the Subordinate Lien Note shall be made from the Subordinate Lien Note and Interest Account.

B. *Pledge of Available TIF Increment.* For the prompt payment of principal of and interest on the Notes when due, the Village hereby pledges, in accordance with the priorities set forth below, the Available TIF Increment to the Notes. The Notes, together with the interest thereon are limited obligations of the Village, payable solely and only from (i) with respect to the Senior Lien Note, the Available TIF Increment on hand in the Senior Lien Note and Interest

Account and (ii) with respect to the Subordinate Lien Note, the Available TIF Increment on hand in the Subordinate Lien Note and Interest Account. NO NOTEHOLDER SHALL HAVE THE RIGHT TO COMPEL THE EXERCISE OF ANY TAXING POWER OF THE VILLAGE FOR PAYMENT OF PRINCIPAL THEREOF OR INTEREST ON THE NOTES. THE NOTES DO NOT CONSTITUTE AN INDEBTEDNESS OF THE VILLAGE OR A LOAN OF CREDIT THEREOF WITHIN THE MEANING OF ANY STATUTORY OR CONSTITUTIONAL LIMITATION. FAILURE TO PAY WHEN DUE ANY INTEREST ON OR PRINCIPAL OF THE NOTES DUE TO INSUFFICIENCY OF THE AVAILABLE TIF INCREMENT ON DEPOSIT IN THE APPLICABLE ACCOUNT, WHETHER AT STATED MATURITY, FINAL MATURITY OR OTHERWISE, SHALL IN NO EVENT BE DEEMED TO BE AN EVENT OF DEFAULT ON THE NOTES, UNLESS SUCH INSUFFICIENCY IS CAUSED BY A DEFAULT BY THE VILLAGE UNDER THE REDEVELOPMENT AGREEMENT.

C. *Flow of Funds.* The Village covenants and agrees that all Available TIF Increment required to be deposited into the Special Tax Allocation Fund shall be deposited into the Special Tax Allocation Fund as provided in the Redevelopment Agreement. On December 15 of each year, the Treasurer shall deposit all Available TIF Increment which have been received by the Treasurer for deposit into the Special Tax Allocation Fund for deposit to the separate accounts as follows:

(a) *Deposit of Amount to Pay Accrued and Unpaid Interest on the Senior Lien Note to the Senior Lien Note and Interest Account.* The Treasurer shall first credit to and shall immediately transfer for deposit into the Senior Lien Note and Interest Account the amount of Available TIF Increment necessary to pay the accrued and unpaid interest on the Senior Lien Note.

(b) *Deposit of Amount to Pay Accrued and Unpaid Interest on the Subordinate Lien Note to the Subordinate Lien Note and Interest Account.* The Treasurer shall next credit to and shall immediately transfer for deposit into the Subordinate Lien Note and Interest Account the amount of Available TIF Increment necessary to pay the accrued and unpaid interest on the Subordinate Lien Note.

(c) *Deposit of Amount to Pay Current Interest on the Senior Lien Note to the Senior Lien Note and Interest Account.* The Treasurer shall first credit to and shall immediately transfer for deposit into the Senior Lien Note and Interest Account the amount

of Available TIF Increment necessary to pay the interest to become due on the Senior Lien Note on the next succeeding January 1st.

(d) *Deposit of Amount to Pay Current Interest on the Subordinate Lien Note to the Subordinate Lien Note and Interest Account.* The Treasurer shall next credit to and shall immediately transfer for deposit into the Subordinate Lien Note and Interest Account the amount of Available TIF Increment necessary to pay the interest to become due on the Senior Lien Note on the next succeeding January 1st.

(e) *Deposit to Pay Principal of Senior Lien Note to Senior Lien Note and Interest Account.* The Treasurer shall next credit to and shall immediately transfer for deposit into the Senior Lien Note and Interest Account all remaining Available TIF Increment until the amount on hand in the Senior Lien Note and Interest Account is sufficient to pay all of the principal then outstanding with respect to the Senior Lien Note.

(f) *Deposit to Pay Principal of Subordinate Lien Note to Subordinate Lien Note and Interest Account.* The Treasurer shall next credit to and shall immediately transfer for deposit into the Subordinate Lien Note and Interest Account all remaining Available TIF Increment until the amount on hand in the Subordinate Lien Note and Interest Account is sufficient to pay all of the principal then outstanding with respect to the Subordinate Lien Note.

(g) *General Account.* All moneys remaining to the credit of the Special Tax Allocation Fund, after crediting the required amounts to the respective accounts hereinabove provided for, shall be credited by the Treasurer to the General Account. Moneys on deposit in the General Account shall be transferred by the Treasurer first, if necessary, to the Note Registrar to remedy any deficiencies in any prior accounts in the Special Tax Allocation Fund; second, to the hereinafter-created Rebate Fund as needed to maintain the Tax-Exempt status of any Tax-Exempt Notes; and thereafter at the further discretion of the Corporate Authorities, as follows, in any order of priority mentioned:

(i) for the purpose of paying any costs of the Redevelopment Project, including any expenses of the Depository and any expenses of the Village relating specifically to the administration of, or provision of governmental services to, the Redevelopment Project Area and the Redevelopment Project;

(ii) for the purpose of redeeming any Notes;

(iii) for the purpose of purchasing any Notes at a price not in excess of par and accrued interest and applicable redemption premium to the date of purchase;

(iv) for the purpose of refunding or prepaying any Notes;

(v) for the purpose of establishing such reserves as may be deemed necessary by the Corporate Authorities;

(vi) for the purpose of paying principal of or premium or interest on any obligations of the Village issued to pay costs of the Redevelopment Project, whether or not secured by a pledge of monies on deposit in the Special Tax Allocation Fund;

(vii) for the purpose of reimbursing the Village for any transfers made from any lawfully available funds of the Village;

(viii) for the purpose of distributing such funds to the taxing districts or municipal corporations having the power to tax real property in the Redevelopment Project Area in accordance with Section 11-74.4-7 of the TIF Act; or

(ix) for any other purpose related to the Redevelopment Project Area or the Redevelopment Project pursuant to the TIF Act.

Notes may be issued secured solely by Available TIF Increment held in and to the credit of the General Account, and such Notes shall be in all respects subordinate in right of payment and lien and junior to the Notes with respect to the Available TIF Increment.

D. *Limitation on Use.* Except as hereinafter or in any Note Order provided, moneys to the credit of the Senior Lien Note and Interest Account shall be used solely and only for the purpose of paying principal of and premium, if any, and interest on the Senior Lien Note as the same become due upon maturity or redemption prior to maturity. Except as hereinafter or in any Note Order provided, moneys to the credit of the Subordinate Lien Note and Interest Account shall be used solely and only for the purpose of paying principal of and premium, if any, and interest on the Subordinate Lien Note as the same become due upon maturity or redemption prior to maturity.

Section 11. Delivery of the Notes, Execution of Note Order. The Designated Officers are hereby authorized to proceed, without any further authorization or direction whatsoever from the Corporate Authorities, to deliver the Notes as directed in the Redevelopment Agreement. The officers of the Village are hereby authorized to proceed, without any further official authorization or action by the Corporate Authorities, to approve or execute, or both, such documents as shall be necessary to effectuate the issuance and delivery of the Notes, with such insertions, deletions, additions, modifications or changes as they shall reasonably determine to be desirable, necessary and in the best interests of the Village, their approval or execution thereof to constitute ratification

by the Corporate Authorities of any such insertion, deletion, addition, modification or change with no further official action, authorization or determination of the Corporate Authorities. The agreements in the Redevelopment Agreement for the sale of the Notes to the Developer are hereby ratified, approved and confirmed, it being hereby expressly found that no person holding any office of the Village either by election or appointment is in any manner financially interested, either directly in his own name or indirectly in the name of any other person, association, trust or corporation, in said agreement with the Developer for the purchase of the Notes.

Officers of the Village as may be necessary are hereby further authorized to execute such documents, including, specifically, such agreements and other documents and certifications as shall be required by Bond Counsel to render their opinion relating to the validity of the Tax-Exempt Notes and the treatment of interest thereon for federal income taxation purposes.

In connection with the issuance of each series of the Notes, the Designated Officers shall prepare a Note Order, which shall include the pertinent details of the Notes as required hereby including, specifically, the principal amount of such series of Notes. The Note Order shall be made available to all Corporate Authorities members at the next public meeting thereof, but such action shall be for information purposes only, it being the express intent of the Corporate Authorities that the Designated Officers shall be fully authorized and directed to sell, execute and deliver the Notes as herein provided without further official action of the Corporate Authorities. The Note Order shall be delivered, along with the typewritten Notes executed by the Village as provided in this Ordinance.

Section 12. Creation and Maintenance of Funds; Appropriations; Investments. The performance by the Developer of its obligations pursuant to the Redevelopment Agreement shall be deemed to be consideration for the issuance of the Notes. To that end the Designated Officers are hereby expressly directed to issue the Notes as herein authorized and as provided and pursuant

to the conditions set forth in the Redevelopment Agreement, upon delivery from time to time to the Village of such evidence of performance as required by the Redevelopment Agreement, without further official action or direction by the Corporate Authorities. All proceeds of a series of the Notes shall be deemed fully expended upon the date of the issuance of a series of the Notes.

Section 13. Additional Notes. While any of the Notes issued hereunder are Outstanding, the Village may not issue any additional notes senior in lien with respect to the Available TIF Increment to the Notes or on parity with the Notes with respect to the Available TIF Increment without the written consent of the Noteholders of all of the Outstanding Notes.

The Village reserves the right to issue additional notes subordinate to the Notes payable from the Available TIF Increment as described in Section 10 hereof.

Section 14. Restrictions on Transfer. The Notes may only be assigned, transferred, pledged or sold in accordance with this paragraph. Any of the Notes may be assigned to or pledged as collateral to any lender providing financing to the Developer for the Project in accordance with the Redevelopment Agreement. The Senior Lien Note may be transferred or assigned only to the Developer, an affiliate of the Developer, a Qualified Purchaser as permitted below, or a Mortgagee Party (as defined in the Redevelopment Agreement). The Subordinate Lien Note may be transferred or assigned only to the Developer, an affiliate of the Developer, to Double Eagle Development LLC or its affiliated entity 332 North Arlington Heights LLC, to any other developer of the Residential Project (as defined in the Redevelopment Agreement), subject to review and approval by the Corporate Authorities of the Village, which approval may not be unreasonably withheld, to a Qualified Purchaser as permitted below or to a Mortgagee Party. Prior to the initial transfer or assignment of the Senior Lien Note or the Subordinate Lien Note to a Qualified Purchaser, the Qualified Purchaser shall deliver to the Village a Qualified Purchaser Letter executed by an authorized officer of the Qualified Purchaser in a customary form for transactions

of this nature. Any offer, sale, pledge, assignment or transfer of either Note to a party other than a party as set forth in this section is void, provided, however, that the Developer may assign or pledge this Note to any lender providing financing to the Developer for the Project. This Note may only be transferred in whole.

Section 15. Non-Arbitrage and Tax Exemption. The Village hereby covenants that it will not take any action, omit to take any action or permit the taking or omission of any action within its control (including, without limitation, making or permitting any use of the proceeds of the Notes) if taking, permitting or omitting to take such action would cause any of the Notes to be an arbitrage bond or a private activity bond within the meaning of the Code, or would otherwise cause the interest on the Notes to be included in the gross income of the recipients thereof for federal income tax purposes. The Village acknowledges that, in the event of an examination by the Internal Revenue Service (“IRS”) of the exemption from federal income taxation for interest paid on the Notes, under present rules, the Village may be treated as a “taxpayer” in such examination and agrees that it will respond in a commercially reasonable manner to any inquiries from the IRS in connection with such an examination.

The Village also agrees and covenants with the purchasers and Noteholders of the Notes from time to time outstanding that, to the extent possible under Illinois law, it will comply with whatever federal tax law is adopted in the future which applies to the Notes and affects the tax-exempt status of the Notes.

The Corporate Authorities hereby authorize and direct the Designated Officers to make such further covenants and certifications as may be necessary to assure that the use thereof will not cause the Notes to be arbitrage bonds and to assure that the interest in the Notes will be exempt from federal income taxation. In connection therewith, the Village and the Corporate Authorities further agree: (a) through their officers, to make such further specific covenants, representations

as shall be truthful, and assurances as may be necessary or advisable; (b) to consult with counsel approving the Notes and to comply with such advice as may be given; (c) to pay to the United States, as necessary, such sums of money representing required rebates of excess arbitrage profits relating to the Notes; (d) to file such forms, statements, and supporting documents as may be required and in a timely manner; and (e) if deemed necessary or advisable by their officers, to employ and pay fiscal agents, financial advisors, attorneys, and other persons to assist the Village in such compliance.

Section 16. Record-Keeping Policy and Post Issuance Compliance Matters. On March 28, 2011, the Board adopted a record-keeping policy (the “Policy”) in order to maintain sufficient records to demonstrate compliance with its covenants and expectations to ensure the appropriate federal tax status for the Notes and other debt obligations of the Village, the interest on which is excludable from “gross income” for federal income tax purposes or which enable the Village or the holder to receive federal tax benefits, including, but not limited to, qualified tax credit bonds and other specified tax credit bonds. The Board hereby reaffirms the Policy.

Section 17. Publication of Ordinance. A full, true and complete copy of this Ordinance shall be published within ten days after passage in pamphlet form by authority of the Corporate Authorities.

Section 18. Superseder and Effective Date. All ordinances, resolutions and orders, or parts thereof, including any provision of the code of ordinances of the Village, in conflict herewith are to the extent of such conflict hereby superseded; and this Ordinance shall be in full force and effect immediately upon its passage, approval and publication.

Section 19. Severability. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this Ordinance.

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED: this 16th day of January, 2024.

President

Recorded in Village Records: this 16th day of January, 2024.

Published in pamphlet form by authority of the President and Board of Trustees at on the 16th day of January, 2024.

Attest:

Village Clerk, Village of Buffalo
Grove
Lake and Cook Counties, Illinois

Trustee _____ moved and Trustee _____ seconded the motion that the ordinance as presented be adopted.

After discussion thereof, which discussion included a public recital by Deputy Village Manager Christopher Stilling as to the nature of the matters set forth in the ordinance, including statements that (1) the ordinance provides for the issuance of tax increment allocation revenue notes for the purpose of reimbursing costs in the Buffalo Grove Dundee Road Project Area, (2) the Notes are issuable without referendum pursuant to the home rule powers of the Village and the provisions of the Tax Increment Allocation Redevelopment Act of the State of Illinois, as amended (the “*TIF Act*”), and as supplemented by the Omnibus Bond Acts, as amended, (3) the ordinance provides for the pledge of certain incremental property taxes derived from said redevelopment project area and the Village’s pledge pursuant to the TIF Act to pay, as provided therein, the principal of and applicable premium and interest on the Notes, and (4) the ordinance provides many details of the Notes, including tax-exempt covenants, as applicable, provisions for terms and form of the Notes, authority for the execution of note orders, the President directed that the roll be called for a vote upon the motion to adopt the ordinance.

Upon the roll being called, the following Trustees voted AYE: _____

_____.

and the following Trustees voted NAY: _____.

WHEREUPON, the President declared the motion carried and the ordinance adopted, and henceforth did approve and sign the same in open meeting, and did direct the Village Clerk to record the same in full in the records of the President and Board of Trustees of the Village of Buffalo Grove, Lake and Cook Counties, Illinois, which was done.

Other business was duly transacted at said meeting.

Upon motion duly made and carried, the meeting adjourned.

Village Clerk

STATE OF ILLINOIS)
) SS
 COUNTY OF LAKE)

CERTIFICATION OF MINUTES AND ORDINANCE

I, the undersigned, do hereby certify that I am the duly qualified and acting Village Clerk of the Village of Buffalo Grove, Lake and Cook Counties, Illinois (the "*Village*"), and as such official I am the keeper of the official journal of proceedings, books, records, minutes and files of the Village and of the President and Board of Trustees (the "*Board*") thereof.

I do further certify that the foregoing is a full, true and complete transcript of that portion of the minutes of the meeting of the Board held on the 16th day of January, 2024, insofar as the same relates to the adoption of an ordinance, numbered 2024-____ and entitled:

AN ORDINANCE providing for the issuance of Tax Increment Financing Revenue Notes (Buffalo Grove Dundee Road Project), of the Village of Buffalo Grove, Lake and Cook Counties, Illinois, and providing for the execution of note orders in connection therewith.

a true, correct and complete copy of which said ordinance as adopted at said meeting appears in the foregoing transcript of the minutes of said meeting.

I do further certify that the deliberations of the Board on the adoption of said ordinance were conducted openly, that the vote on the adoption of said ordinance was taken openly, that said meeting was held at a specified time and place convenient to the public, that notice of said meeting was duly given to all of the news media requesting such notice, that an agenda for said meeting was posted at the location where said meeting was held and at the principal office of the Board at least 96 hours in advance of the holding of said meeting, that at least one copy of said agenda was continuously available for public review during the entire 96-hour period preceding said meeting, that said agenda contained a separate specific item concerning the proposed adoption of said ordinance, a true, correct and complete copy of the agenda as so posted being attached hereto as *Exhibit A*, that said meeting was called and held in strict compliance with the provisions the Open Meetings Act of the State of Illinois, as amended, and with the provisions of the Illinois Municipal Code, as amended, and that the Board has complied with all of the applicable provisions of said Act and said Code and its procedural rules in the adoption of said ordinance.

IN WITNESS WHEREOF I hereunto affix my official signature and the seal of the Village,
this 16th day of January, 2024.

(SEAL)

Village Clerk

STATE OF ILLINOIS)
) SS
 COUNTY OF LAKE)

CERTIFICATE OF PUBLICATION IN PAMPHLET FORM

I, the undersigned, do hereby certify that I am the duly qualified and acting Village Clerk of the Village of Buffalo Grove, Lake and Cook Counties, Illinois (the “*Village*”), and as such official I am the keeper of the official journal of proceedings, books, records, minutes, and files of the Village and of the President and Board of Trustees (the “*Corporate Authorities*”) thereof.

I do further certify that on the 16th day of January, 2024, there was published in pamphlet form, by authority of the Corporate Authorities, a true, correct and complete copy of an ordinance of the Village providing for the issuance of tax increment revenue notes (Buffalo Grove Dundee Road Project), of the Village and that said ordinance as so published was on said date readily available for public inspection and distribution, in sufficient number to meet the needs of the general public, at my office as Village Clerk located in the Village.

IN WITNESS WHEREOF I have affixed hereto my official signature and the seal of the Village, this 16th day of January, 2024.

(SEAL)

Village Clerk

REGISTERED
No. 1

REGISTERED
\$ _____

UNITED STATES OF AMERICA
STATE OF ILLINOIS
COUNTIES OF LAKE AND COOK
VILLAGE OF BUFFALO GROVE
SENIOR LIEN TAX INCREMENT REVENUE NOTE, SERIES 20__
(BUFFALO GROVE DUNDEE ROAD PROJECT)

Interest
Rate: 8.500%

Final Maturity
Date: _____, 20__

Dated
Date: _____, 20__

Registered Owner:

Principal Amount:

KNOW ALL PERSONS BY THESE PRESENTS that the Village of Buffalo Grove, Lake and Cook Counties, Illinois, a municipality, home rule unit and political subdivision of the State of Illinois (the "*Village*"), hereby acknowledges itself to owe and for value received promises to pay to the Registered Owner identified above, or registered assigns as hereinafter provided, on or before the Maturity Date identified above, but solely from the sources hereinafter identified, the Outstanding Principal Amount of this Note in accordance with that certain Ordinance adopted by the President and Board of Trustees of the Village (the "*Corporate Authorities*") on the 16th day of January, 2024, as supplemented by a related Note Order (the "*Note Ordinance*"), and that Redevelopment Agreement, dated _____, 20__ (the "*Redevelopment Agreement*"), by and between the Village and SDG Dundee Development LLC (the "*Developer*"), and interest on such Outstanding Principal Amount at the Interest Rate set forth above (computed on the basis of a 360-day year of twelve 30-day months).

Principal and interest on this Note is payable from the Available TIF Increment (as defined in the Note Ordinance) on deposit in the Senior Lien Note and Interest Account of the Special Tax Allocation Fund of the Village created pursuant to the Note Ordinance. Interest on the Note is due annually on _____ of each year (each a "*Payment Date*"). Principal of the Note is due on

_____, 20___, *provided, however*, that principal on the Note shall be paid on each Payment Date in an amount equal to the amount by which the Available TIF Increment on hand in the Senior Lien Note and Interest Account exceeds the interest accrued and unpaid on this Note on such date. On each Payment Date, amounts on hand in the Senior Lien Note and Interest Account shall be applied first to pay accrued and unpaid interest on the Note, then to pay interest due on this Note on such Payment Date and third to the payment of principal then outstanding on this Note.

Interest when due shall be paid from the later of the Dated Date or from the most recent Payment Date to which interest has been paid or duly provided for, until the principal amount of the Note is paid or duly provided for, from the Senior Lien Note and Interest Account. Payments shall first be applied to accrued and unpaid interest and then to principal.

The principal of this Note shall be payable by check or draft in lawful money of the United States of America upon presentation at the principal office maintained for the purpose by _____, as note registrar and paying agent (the “*Note Registrar*”). Interest on this Note shall be paid to the Registered Owner hereof as shown on the registration books of the Village maintained by the Note Registrar (the “*Register*”) at the close of business on the 15th day of the month next preceding the Payment Date. Interest hereon shall be paid by check or draft of the Note Registrar, payable upon presentation thereof in lawful money of the United States of America, mailed to the address of such Registered Owner as it appears on the Register or at such other address furnished to the Note Registrar in writing or as directed by such Registered Owner, all as provided in the Note Ordinance. The Registered Owner of this Note shall note on the payment attached hereto as *Exhibit A* (the “*Payment Record*”) the amount and the date of any payment of the principal of this Note promptly upon receipt of such payment. In the event of any inconsistency between such Payment Record and the records of the Village, the records of the Village shall control, absent manifest error.

This Note is issued pursuant to Division 74.4 of Article 11 of the Illinois Municipal Code (the “*TIF Act*”), and all laws amendatory thereof and supplemental thereto, and specifically as supplemented by the Local Government Debt Reform Act, as amended, and the other Omnibus Bond Acts, as amended and as supplemented, and, where necessary, superseded, by the home rule powers of the Village under Section 6 of Article VII of the 1970 Constitution of Illinois, and the principal of and interest, and premium, if any, hereon are payable solely and only from the Available TIF Increment on deposit in the Senior Lien Note and Interest Account, all in accordance with the provisions of the Note Ordinance and the Redevelopment Agreement. This Note is being issued for the purposes of paying or reimbursing the Developer for certain TIF Eligible Expenses as described in the Redevelopment Agreement and as authorized by the TIF Act it has incurred in acquiring or constructing the Project (as defined in the Redevelopment Agreement). The cost of such acquisition or construction shall be deemed to be a disbursement of the proceeds of this Note.

This Note, together with the interest thereon, is a limited obligation of the Village, payable solely from the Available TIF Increment on deposit in the Senior Lien Note and Interest Account as defined and described in the Note Ordinance and the Redevelopment Agreement. For the prompt payment of this Note, both principal and interest, as aforesaid, such Available TIF Increment is hereby irrevocably pledged. THIS NOTE DOES NOT CONSTITUTE AN INDEBTEDNESS OF THE VILLAGE WITHIN THE MEANING OF ANY CONSTITUTIONAL OR STATUTORY PROVISION OR LIMITATION. NO HOLDER OF THIS NOTE SHALL HAVE THE RIGHT TO COMPEL THE EXERCISE OF ANY TAXING POWER OF THE VILLAGE FOR PAYMENT OF PRINCIPAL HEREOF OR INTEREST HEREON. FAILURE TO PAY WHEN DUE ANY INSTALLMENT OF INTEREST OR ANY AMOUNT OF OUTSTANDING PRINCIPAL AMOUNT DUE TO INSUFFICIENCY OF THE AVAILABLE TIF INCREMENT ON DEPOSIT IN THE SENIOR LIEN NOTE AND INTEREST ACCOUNT, WHETHER AT STATED MATURITY, FINAL MATURITY

OR OTHERWISE, SHALL IN NO EVENT BE DEEMED TO BE AN EVENT OF DEFAULT ON THIS NOTE UNLESS CAUSED BY A DEFAULT BY THE VILLAGE UNDER THE REDEVELOPMENT AGREEMENT.

The Note Ordinance and the Redevelopment Agreement authorize the issuance of a Subordinate Lien Note (as defined in the Note Ordinance) payable from the Available TIF Increment on a subordinate basis to the payments on the Note as further described in the Note Ordinance. The Subordinate Lien Note is payable solely from Available TIF Increment on hand in the Subordinate Lien Note and Interest Account (as defined in the Note Ordinance). The holder of the Subordinate Lien Note will not have any claim for payment from any moneys on hand in the Senior Lien Note and Interest Account.

This Note is subject to redemption prior to maturity, at the option of the Village, in whole or in part, from any available funds, on any date at the redemption price of par plus accrued interest to the date fixed for redemption, and as further provided in the Note Ordinance. Notice of any such redemption shall be sent by registered or certified mail not less than twenty (20) days nor more than sixty (60) days prior to the date fixed for redemption to the registered owner of this Note at the address shown on the registration books of the Village maintained by the Registrar or at such other address as is furnished in writing by such Registered Owner to the Registrar.

This Note may not be offered, sold, pledged, assigned or otherwise transferred except to an affiliate of a Developer, to a Qualified Purchaser (as defined in the Note Ordinance) or to a Mortgagee Party (as defined in the Redevelopment Agreement). Any offer, sale, pledge, assignment or transfer to a party other than a Developer, an affiliate of a Developer, a Qualified Purchaser or a Mortgagee Party is void, provided, however, that the Developer may assign or pledge this Note to any lender providing financing to the Developer for the Project. By accepting a transfer or assignment of this Note, any party to which this Note is transferred or assigned covenants that neither it, a related party or an affiliate will add any credit support to this Note,

personally guarantee the repayment of this Note or add any additional source of repayment to the payment of debt service on this Note. This Note may only be transferred in whole.

Upon surrender hereof at the principal office maintained for the purpose by the Note Registrar, accompanied by a written instrument or instruments of transfer in form satisfactory to the Note Registrar and duly executed by the Registered Owner or an attorney for such owner duly authorized in writing, the Note Registrar shall register this Note in the name of the new Registered Owner on the registration grid provided herein, and shall also enter the name and address of the new registered owner in the Register.

The person in whose name this Note is registered on the Register shall be deemed and regarded as the absolute owner hereof for all purposes, and payment of the principal of or interest hereon shall be made only to or upon the order of the Registered Owner hereof or the owner's legal representative. All such payments shall be valid and effectual to satisfy and discharge the liability upon this Note to the extent of the sum or sums so paid.

It is hereby certified and recited that all conditions, acts and things required by law to exist or to be done precedent to and in the issuance of this Note did exist, have happened, been done and performed in regular and due form and time as required by law, that Village hereby covenants and agrees that it has made provision for the segregation of the Available TIF Increment and that it will properly account for said taxes and will comply with all the covenants of and maintain the funds and accounts as provided by the Note Ordinance and the Redevelopment Agreement.

This Note shall not be valid or become obligatory for any purpose until the certificate of authentication hereon shall have been signed by the Registrar.

IN WITNESS WHEREOF the Village of Buffalo Grove, Lake and Cook Counties, Illinois, has caused this Note to be signed by the manual or duly authorized facsimile signatures of its President and Village Clerk and its corporate seal or a facsimile thereof to be hereunto affixed, all as of the date of delivery hereof.

President, Village of Buffalo Grove,
Lake and Cook Counties, Illinois

Attest:

Village Clerk, Village of Buffalo Grove
Lake and Cook Counties, Illinois

(SEAL)

Date of Authentication: _____, 20__

CERTIFICATE
OF
AUTHENTICATION

Note Registrar and Paying Agent:
Village Treasurer
Village of Buffalo Grove, Illinois

This Note is the Note described in the within-mentioned Note Ordinance and is the Senior Lien Tax Increment Revenue Note, Series 20__ (Buffalo Grove Dundee Road Project), of the Village of Buffalo Grove, Lake and Cook Counties, Illinois.

VILLAGE TREASURER, as Note Registrar

By _____
Village Treasurer, Village of Buffalo Grove,
Lake and Cook Counties, Illinois

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto

 (Name and Address of Assignee)

the within Note and does hereby irrevocably constitute and appoint _____ as attorney to transfer the said Note on the books kept for registration thereof with full power of substitution in the premises.

Dated: _____

Signature guaranteed: _____

NOTICE: The signature to this transfer and assignment must correspond with the name of the Registered Owner as it appears upon the face of the within Note in every particular, without alteration or enlargement or any change whatever.

EXHIBIT A
PAYMENT RECORD

PAYMENT DATE	AMOUNT
--------------	--------

Attachment: Senior Lien Note 1.12.24 (O-2024-13 : Ordinance Providing the Issuance of TIF Revenue Notes and Note Orders for Bison

REGISTERED
No. 1

REGISTERED
\$ _____

UNITED STATES OF AMERICA
STATE OF ILLINOIS
COUNTIES OF LAKE AND COOK
VILLAGE OF BUFFALO GROVE
SUBORDINATE LIEN TAX INCREMENT REVENUE NOTE, SERIES 20__
(BUFFALO GROVE DUNDEE ROAD PROJECT)

Interest
Rate: 8.500%

Final Maturity
Date: _____, 20__

Dated
Date: _____, 20__

Registered Owner:

Principal Amount:

KNOW ALL PERSONS BY THESE PRESENTS that the Village of Buffalo Grove, Lake and Cook Counties, Illinois, a municipality, home rule unit and political subdivision of the State of Illinois (the “*Village*”), hereby acknowledges itself to owe and for value received promises to pay to the Registered Owner identified above, or registered assigns as hereinafter provided, on or before the Maturity Date identified above, but solely from the sources hereinafter identified, the Outstanding Principal Amount of this Note in accordance with that certain Ordinance adopted by the President and Board of Trustees of the Village (the “*Corporate Authorities*”) on the 16th day of January, 2024, as supplemented by a related Note Order (the “*Note Ordinance*”), and that Redevelopment Agreement, dated _____, 20__ (the “*Redevelopment Agreement*”), by and between the Village and SDG Dundee Development LLC (the “*Developer*”), and interest on such Outstanding Principal Amount at the Interest Rate set forth above (computed on the basis of a 360-day year of twelve 30-day months).

Principal and interest on this Note is payable from the Available TIF Increment (as defined in the Note Ordinance) on deposit in the Subordinate Lien Note and Interest Account of the Special Tax Allocation Fund of the Village created pursuant to the Note Ordinance. Interest on the Note is due annually on _____ of each year (each a “*Payment Date*”). Principal of the Note is due

on _____, 20____, *provided, however*, that principal on the Note shall be paid on each Payment Date in an amount equal to the amount by which the Available TIF Increment on hand in the Subordinate Lien Note and Interest Account exceeds the interest accrued and unpaid on this Note on such date. On each Payment Date, amounts on hand in the Subordinate Lien Note and Interest Account shall be applied first to pay accrued and unpaid interest on the Note, then to pay interest due on this Note on such Payment Date and third to the payment of principal then outstanding on this Note.

Interest when due shall be paid from the later of the Dated Date or from the most recent Payment Date to which interest has been paid or duly provided for, until the principal amount of the Note is paid or duly provided for, from the Subordinate Lien Note and Interest Account. Payments shall first be applied to accrued and unpaid interest and then to principal.

The principal of this Note shall be payable by check or draft in lawful money of the United States of America upon presentation at the principal office maintained for the purpose by _____, as note registrar and paying agent (the “*Note Registrar*”). Interest on this Note shall be paid to the Registered Owner hereof as shown on the registration books of the Village maintained by the Note Registrar (the “*Register*”) at the close of business on the 15th day of the month next preceding the Payment Date. Interest hereon shall be paid by check or draft of the Note Registrar, payable upon presentation thereof in lawful money of the United States of America, mailed to the address of such Registered Owner as it appears on the Register or at such other address furnished to the Note Registrar in writing or as directed by such Registered Owner, all as provided in the Note Ordinance. The Registered Owner of this Note shall note on the payment attached hereto as *Exhibit A* (the “*Payment Record*”) the amount and the date of any payment of the principal of this Note promptly upon receipt of such payment. In the event of any inconsistency

between such Payment Record and the records of the Village, the records of the Village shall control, absent manifest error.

This Note is issued pursuant to Division 74.4 of Article 11 of the Illinois Municipal Code (the “*TIF Act*”), and all laws amendatory thereof and supplemental thereto, and specifically as supplemented by the Local Government Debt Reform Act, as amended, and the other Omnibus Bond Acts, as amended and as supplemented, and, where necessary, superseded, by the home rule powers of the Village under Section 6 of Article VII of the 1970 Constitution of Illinois, and the principal of and interest, and premium, if any, hereon are payable solely and only from the Available TIF Increment on deposit in the Subordinate Lien Note and Interest Account, all in accordance with the provisions of the Note Ordinance and the Redevelopment Agreement. This Note is being issued for the purposes of paying or reimbursing the Developer for certain TIF Eligible Expenses, as described in the Redevelopment Agreement and as authorized by the TIF Act, it has incurred in acquiring or constructing the Project (as defined in the Redevelopment Agreement). The cost of such acquisition or construction shall be deemed to be a disbursement of the proceeds of this Note.

This Note, together with the interest thereon, is a limited obligation of the Village, payable solely from the Available TIF Increment on deposit in the Subordinate Lien Note and Interest Account as defined and described in the Note Ordinance and the Redevelopment Agreement. For the prompt payment of this Note, both principal and interest, as aforesaid, such Available TIF Increment is hereby irrevocably pledged. THIS NOTE DOES NOT CONSTITUTE AN INDEBTEDNESS OF THE VILLAGE WITHIN THE MEANING OF ANY CONSTITUTIONAL OR STATUTORY PROVISION OR LIMITATION. NO HOLDER OF THIS NOTE SHALL HAVE THE RIGHT TO COMPEL THE EXERCISE OF ANY TAXING POWER OF THE VILLAGE FOR PAYMENT OF PRINCIPAL HEREOF OR INTEREST HEREON. FAILURE TO PAY WHEN DUE ANY INSTALLMENT OF INTEREST OR ANY AMOUNT OF OUTSTANDING

PRINCIPAL AMOUNT DUE TO INSUFFICIENCY OF THE AVAILABLE TIF INCREMENT ON DEPOSIT IN THE SUBORDINATE LIEN NOTE AND INTEREST ACCOUNT, WHETHER AT STATED MATURITY, FINAL MATURITY OR OTHERWISE, SHALL IN NO EVENT BE DEEMED TO BE AN EVENT OF DEFAULT ON THIS NOTE UNLESS CAUSED BY A DEFAULT BY THE VILLAGE UNDER THE REDEVELOPMENT AGREEMENT.

The Note Ordinance and the Redevelopment Agreement authorize the issuance of a Subordinate Lien Note (as defined in the Note Ordinance) payable from the Available TIF Increment on a subordinate basis to the payments on the Note as further described in the Note Ordinance. The Subordinate Lien Note is payable solely from Available TIF Increment on hand in the Subordinate Lien Note and Interest Account (as defined in the Note Ordinance). The holder of the Senior Lien Note will not have any claim for payment from any moneys on hand in the Subordinate Lien Note and Interest Account.

This Note is subject to redemption prior to maturity, at the option of the Village, in whole or in part, from any available funds, on any date at the redemption price of par plus accrued interest to the date fixed for redemption, and as further provided in the Note Ordinance. Notice of any such redemption shall be sent by registered or certified mail not less than twenty (20) days nor more than sixty (60) days prior to the date fixed for redemption to the registered owner of this Note at the address shown on the registration books of the Village maintained by the Registrar or at such other address as is furnished in writing by such Registered Owner to the Registrar.

This Note may not be offered, sold, pledged, assigned or otherwise transferred except to an affiliate of a Developer, to Double Eagle Development LLC or its affiliated entity 332 North Arlington Heights LLC, to any other developer of the Residential Project (as defined in the Redevelopment Agreement), subject to review and approval of the Village as set forth in the Note Ordinance (a “*Residential Developer*”), to a Qualified Purchaser (as defined in the Note Ordinance) or to a Mortgagee Party (as defined in the Redevelopment Agreement). Any offer,

sale, pledge, assignment or transfer to a party other than a Developer, an affiliate of a Developer, a Residential Developer, a Qualified Purchaser or a Mortgagee Party is void, provided, however, that the Developer may assign or pledge this Note to any lender providing financing to the Developer for the Project. By accepting a transfer or assignment of this Note, any party to which this Note is transferred or assigned covenants that neither it, a related party or an affiliate will add any credit support to this Note, personally guarantee the repayment of this Note or add any additional source of repayment to the payment of debt service on this Note. This Note may only be transferred in whole.

Upon surrender hereof at the principal office maintained for the purpose by the Note Registrar, accompanied by a written instrument or instruments of transfer in form satisfactory to the Note Registrar and duly executed by the Registered Owner or an attorney for such owner duly authorized in writing, the Note Registrar shall register this Note in the name of the new Registered Owner on the registration grid provided herein, and shall also enter the name and address of the new registered owner in the Register.

The person in whose name this Note is registered on the Register shall be deemed and regarded as the absolute owner hereof for all purposes, and payment of the principal of or interest hereon shall be made only to or upon the order of the Registered Owner hereof or the owner's legal representative. All such payments shall be valid and effectual to satisfy and discharge the liability upon this Note to the extent of the sum or sums so paid.

It is hereby certified and recited that all conditions, acts and things required by law to exist or to be done precedent to and in the issuance of this Note did exist, have happened, been done and performed in regular and due form and time as required by law, that Village hereby covenants and agrees that it has made provision for the segregation of the Available TIF Increment and that

it will properly account for said taxes and will comply with all the covenants of and maintain the funds and accounts as provided by the Note Ordinance and the Redevelopment Agreement.

This Note shall not be valid or become obligatory for any purpose until the certificate of authentication hereon shall have been signed by the Registrar.

IN WITNESS WHEREOF the Village of Buffalo Grove, Lake and Cook Counties, Illinois, has caused this Note to be signed by the manual or duly authorized facsimile signatures of its President and Village Clerk and its corporate seal or a facsimile thereof to be hereunto affixed, all as of the date of delivery hereof.

President, Village of Buffalo Grove,
Lake and Cook Counties, Illinois

Attest:

Village Clerk, Village of Buffalo Grove
Lake and Cook Counties, Illinois

(SEAL)

Date of Authentication: _____, 20__

CERTIFICATE
OF
AUTHENTICATION

Note Registrar and Paying Agent:

This Note is the Note described in the within-mentioned Note Ordinance and is the Subordinate Lien Tax Increment Revenue Note, Series 20__ (Buffalo Grove Dundee Road Project), of the Village of Buffalo Grove, Lake and Cook Counties, Illinois.

_____, as Note Registrar

By _____
Village Treasurer, Village of Buffalo Grove,
Lake and Cook Counties, Illinois

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto

 (Name and Address of Assignee)

the within Note and does hereby irrevocably constitute and appoint _____ as attorney to transfer the said Note on the books kept for registration thereof with full power of substitution in the premises.

Dated: _____

Signature guaranteed: _____

NOTICE: The signature to this transfer and assignment must correspond with the name of the Registered Owner as it appears upon the face of the within Note in every particular, without alteration or enlargement or any change whatever.

EXHIBIT A
PAYMENT RECORD

PAYMENT DATE	AMOUNT
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Attachment: Subordinate Note 1.12.24 (O-2024-13 : Ordinance Providing the Issuance of TIF Revenue Notes and Note Orders for Bison



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

Smith

Staff Contact

Dane Bragg, Office of the Village Manager

Tuesday, January 16, 2024	
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