



**Meeting of the Village of Buffalo Grove
Joint Review Board
Board Meeting
May 21, 2020 at 2:00 PM**

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

I. Call to Order and Introductions

1. Pursuant to orders issued in response to the COVID-19 pandemic, this meeting is closed to in-person, public attendance. The meeting is being held via virtual Webinar, which permits the public to fully participate in the virtual meeting via the Webinar or their phones.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/82373644426?pwd=Uk1WS2VjK2RJMGlhSDBOdmhsaGl0Zz09>

Password: 435468

Or iPhone one-tap :

**US: +13126266799,,82373644426#,1#,435468# or
+13017158592,,82373644426#,1#,435468#**

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

**US: +1 312 626 6799 or +1 301 715 8592 or +1 929 436 2866 or +1 669
900 6833 or**

+1 253 215 8782 or +1 346 248 7799

Webinar ID: 823 7364 4426

Password: 435468

International numbers available:

<https://us02web.zoom.us/j/kcZZziHXjR>

Individuals who wish to comment or ask a question on an item on the Agenda may either participate via the Webinar, their phone, or send an email to the Village at cstilling@vbg.org no later than 10:00 a.m. on May 21, 2020, to be shared at the meeting.

2. Roll Call
3. Appointment of Public Member to the Board
4. Appointment of the Chairperson

II. Purpose of the Meeting

III. Public Notice of Meeting

1. Public Hearing Date- June 22, 2020 at 7:30PM Village Hall, 50 Raupp Blvd, Buffalo Grove, IL (Dane Bragg) (Staff Contact: Chris Stilling)

IV. Presentation of the Plan

1. Presentation of the 2020 Buffalo Grove Lake Cook Road TIF District Eligibility and Feasibility Plan (Dane Bragg) (Staff Contact: Chris Stilling)
2. Public Comments

V. Discussion

VI. Review of Ordinances

1. Review Draft Ordinances Pertaining to the 2020 Buffalo Grove Lake Cook Road TIF District (Dane Bragg) (Staff Contact: Chris Stilling)

VII. Requested Action

1. Resolution Recommending Approval of the 2020 Buffalo Grove Lake Cook Road TIF District (Dane Bragg) (Staff Contact: Chris Stilling)

VIII. Questions from the Audience

Questions from the audience are limited to items that are not on the regular agenda. In accordance with Section 2.02.070 of the Municipal Code, discussion on questions from the audience will be limited to 10 minutes and should be limited to concerns or comments regarding issues that are relevant to Village business. All members of the public addressing the Village Board shall maintain proper decorum and refrain from making disrespectful remarks or comments relating to individuals. Speakers shall use every attempt to not be repetitive of points that have been made by others. The Village Board may refer any matter of public comment to the Village Manager, Village staff or an appropriate agency for review.

IX. Adjournment

The Joint Review 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.



**Information Item : Public Hearing Date- June 22, 2020 at 7:30PM
Village Hall, 50 Raupp Blvd, Buffalo Grove, IL**

Recommendation of Action

Attached is Ordinance 2020-32 which set a public hearing date of June 22, 2020 at 7:30PM. In the event the "Local State of Emergency" declared by the Village President as well as the "State of Emergency" and "stay at Home" order declared by the Governor are both still in effect, this Public Hearing may be done as a virtual meeting. More information pertaining to the meeting information and links to the virtual meeting can be found at <http://buffalogrovetillageil.iqm2.com/Citizens/default.aspx>

ATTACHMENTS:

- Ordinance 2020-32 (PDF)

Trustee Liaison
Village Manager Bragg

Staff Contact
Chris Stilling, Community Development

Thursday, May 21, 2020

ORDINANCE NO. 2020 - 032

**AN ORDINANCE CALLING FOR
A PUBLIC HEARING TO CONSIDER THE DESIGNATION OF A REDEVELOPMENT
PROJECT AREA AND THE APPROVAL OF A REDEVELOPMENT PLAN AND
PROJECT FOR THE 2020
BUFFALO GROVE LAKE COOK TIF DISTRICT REDEVELOPMENT PROJECT AREA**

WHEREAS, the Village of Buffalo Grove (hereinafter referred to as the “Village”) is considering the designation of a redevelopment project area and the approval of a redevelopment plan and project within the corporate limits of the Village, to be called the 2020 Buffalo Grove Lake Cook Road TIF District Redevelopment Project Area (hereinafter referred to as the “TIF District”), pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.* (hereinafter referred to as the “TIF Act”); and

WHEREAS, the Village previously authorized the preparation of an eligibility study, and a redevelopment plan and project, relative to the TIF District; and

WHEREAS, on March 5, 2020, the Village made available the redevelopment plan and project for the proposed TIF District (hereinafter referred to as the “TIF Plan”), with said TIF Plan containing an eligibility study for the proposed TIF District (hereinafter referred to as the “Eligibility Study”) addressing the tax increment financing eligibility of the area proposed for the redevelopment project area (hereinafter referred to as the “Redevelopment Project Area”); and

WHEREAS, pursuant to the provisions of Section 5/11-74.4-5(c) of the TIF Act, prior to the adoption of the ordinance designating the Redevelopment Project Area and approving the TIF Plan for the proposed TIF District, the Village must fix a time and place for a public hearing; and

WHEREAS, it is the desire of the President and Board of Trustees of the Village to conduct such public hearing;

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Buffalo Grove, Lake County, Illinois, as follows:

SECTION 1: That pursuant to the provisions of the TIF Act, the Village Board hereby designates the date of Monday, June 22 2020, at the hour of 7:30p.m. at the Buffalo Grove Village Hall, 50

Raupp Street, Buffalo Grove, Illinois 60089, for the purpose of conducting a public hearing to hear from any interested persons, taxpayers or affected taxing districts regarding the Redevelopment Project Area and the TIF Plan for the proposed TIF District; said Redevelopment Project Area being legally described on Exhibit A attached hereto and made part hereof. In the event the “Local State of Emergency” declared by the Village President as well as the “State of Emergency” and “Stay at Home” order declared by the Governor are both still in effect, this Public Hearing may be done as a virtual meeting. More information pertaining to the meeting information and links to the virtual meeting can be found at <http://buffalogrovevillageil.iqm2.com/Citizens/default.aspx>

SECTION 2: That copies of the Eligibility Study and the TIF Plan for the proposed TIF District have been on file in the office of the Village Clerk, and have been available for public inspection during regular Village business hours and also available online on the Village’s website, since March 5, 2020.

SECTION 3: That at the public hearing, any interested person, taxpayer or affected taxing district may file with the Village Clerk written comments and/or objections to, and may be heard orally with respect to, any issues embodied in the notice of public hearing attached hereto.

SECTION 4: That a notice setting forth the availability of the Eligibility Study and the TIF Plan for the proposed TIF District, and how to obtain a copy thereof, shall be sent by mail to all residential addresses located outside of the proposed TIF District and within seven hundred fifty (750) feet of the boundaries of the proposed TIF District and to all persons who have registered on the Village's TIF Interested Parties Registry, within a reasonable time after the adoption of this Ordinance, as required by Section 5/11-74.4-5(a) of the TIF Act.

SECTION 5: That a notice of the public hearing shall be sent by certified mail, return receipt requested, addressed to the person(s) in whose name the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the project redevelopment area. Also a notice of the public hearing shall be given by publication at least twice, the first publication to be not more than 30 nor less than 10 days prior to the hearing in a newspaper of general circulation within the taxing districts having property in the proposed redevelopment project area. The above notices shall be given all as

required by Sections 5/11-74.4-5(b) and 5/11-74.4-6(a), (b) and (c) of the TIF Act, with said notices being substantially in the form attached hereto as Exhibit B and made part hereof.

SECTION 6: That this Ordinance shall be in full force and effect from and after its adoption and approval as provided by law.

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

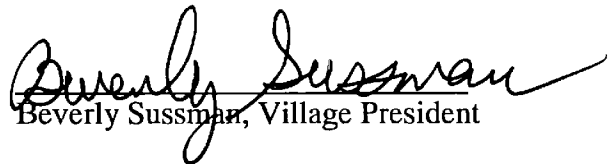
NAYES: 0 - None

ABSENT: 0 - None

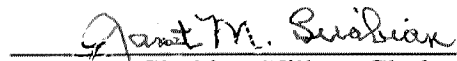
PASSED: May 4, 2020

APPROVED: May 4, 2020

APPROVED:


Beverly Sussman, Village President

ATTEST:


Janet M. Sirabian, Village Clerk

Attachment: Ordinance 2020-32 (Public Hearing Date- June 22, 2020 at 7:30PM)

EXHIBIT A**LEGAL DESCRIPTION FOR PROPOSED TIF DISTRICT****LAKE AND COOK COUNTY**

THAT PART OF SECTION 31, 32 AND 33, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS AND SECTIONS 4, 5 AND 6, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 31 AND THE WEST LINE OF ARLINGTON HEIGHTS ROAD EXTENDED SOUTH; THENCE NORTH ALONG THE WEST LINE OF ARLINGTON HEIGHTS ROAD TO THE WEST EXTENSION OF THE NORTH LINE OF LOT 1 IN BUFFALO GROVE BUSINESS PARK RESUBDIVISION NO. 1 ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2459114; THENCE EAST ALONG LAST SAID NORTH LINE TO THE EAST LINE OF SAID ARLINGTON HEIGHTS ROAD; THENCE SOUTH ALONG LAST SAID EAST LINE TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE EAST ALONG THE SOUTH LINE OF LOT 1 AND 2 IN BUFFALO GROVE BUSINESS PARK RESUBDIVISION NO. 1 AND THE SOUTH LINE OF LOT 2 IN BUFFALO GROVE BUSINESS PARK UNIT 5 ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2367217 TO THE SOUTHEAST CORNER OF LOT 2 IN SAID BUFFALO GROVE BUSINESS PARK UNIT 5; THENCE NORTH TO THE NORTHEAST CORNER OF LOT 2 IN SAID BUFFALO GROVE BUSINESS PARK UNIT 5; THENCE EAST ALONG THE NORTH LINE OF LOT 1 IN SAID BUFFALO GROVE BUSINESS PARK UNIT 5 TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE NORTH ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 32 TO THE SOUTHEAST CORNER OF LOT 2 IN LEXINGTON GLEN SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2190927; THENCE WESTERLY ALONG THE SOUTH LINE (LINES) OF LOT 2 IN SAID LEXINGTON GLEN SUBDIVISION AND THE WESTERLY EXTENSION OF SAID SOUTH LINE OF LOT 2 TO THE WEST LINE OF ARLINGTON HEIGHTS ROAD; THENCE NORTH ALONG THE WEST LINE OF ARLINGTON HEIGHTS ROAD TO THE WESTERLY EXTENSION OF THE NORTH LINE OF CHECKER ROAD IN SAID SECTION 32; THENCE EASTERLY ALONG THE NORTH LINE OF CHECKER ROAD TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE SOUTH ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32 TO THE SOUTHWEST CORNER OF LOT 1 IN ROSEGLEN SUBDIVISION PHASE 2 ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 3594386; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID ROSEGLEN SUBDIVISION PHASE 2 TO THE SOUTHEAST CORNER OF OUTLOT A IN SAID ROSEGLEN SUBDIVISION PHASE 2; THENCE NORTHEASTERLY TO THE COMMON CORNER OF SAID ROSEGLEN SUBDIVISION PHASE 2 AND ROSEGLEN SUBDIVISION PHASE 1 ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 3594385; THENCE SOUTHEAST, EAST AND NORTHEAST ALONG THE SOUTHERLY LINE OF SAID ROSEGLEN SUBDIVISION PHASE 1 TO THE MOST EASTERLY CORNER OF SAID ROSEGLEN SUBDIVISION PHASE 1, SAID CORNER BEING AT THE CENTERLINE OF CHECKER ROAD; THENCE NORTHERLY ALONG LINE PERPENDICULAR TO THE NORTH LINE OF CHECKER ROAD TO THE NORTH LINE OF CHECKER ROAD; THENCE EASTERLY ALONG THE NORTH LINE OF CHECKER ROAD TO THE MOST SOUTHERLY SOUTHEAST CORNER OF LOT 61 IN VINTAGE OF BUFFALO GROVE SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2451381; THENCE SOUTHERLY ALONG A LINE THAT IS PERPENDICULAR TO THE NORTH LINE OF CHECKER ROAD FOR 250 FEET; THENCE EASTERLY ALONG A LINE PARALLEL WITH THE

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NORTH LINE OF CHECKER ROAD TO THE WEST LINE OF MANCHESTER GREENS PHASE I SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2858473; THENCE SOUTHERLY AND EASTERLY ALONG THE EXTERIOR BOUNDARY OF SAID MANCHESTER GREENS PHASE I AND MANCHESTER GREENS PHASE II SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 3404864 TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 32, SAID POINT BEING AT THE NORTH LINE OF CHURCH ROAD; THENCE NORTHEASTERLY ALONG THE NORTH LINE OF CHURCH ROAD AS DEDICATED PER DOCUMENT 1396884 TO THE SOUTHWEST CORNER OF LOT 5 IN WEIDNER'S RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 1396884; THENCE NORTHERLY ALONG THE WEST (REAR) LINES OF LOTS 5, 4 AND 3 IN SAID WEIDNER'S RESUBDIVISION TO THE NORTHWEST CORNER OF LAST SAID LOT 3; THENCE NORTHEASTERLY TO THE NORTHEAST CORNER OF LOT 3 IN SAID WEIDNER'S RESUBDIVISION, BEING AT THE WEST LINE OF BUFFALO GROVE ROAD; THENCE NORTH ALONG THE WEST LINE OF BUFFALO GROVE ROAD TO THE WESTERLY EXTENSION OF THE NORTH LINE OF BUFFALO GROVE TOWN CENTER UNIT 3 SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2898129; THENCE EAST ALONG THE NORTH LINE OF SAID BUFFALO GROVE TOWN CENTER UNIT 3 SUBDIVISION TO THE NORTHEAST CORNER OF LOT 5 IN SAID BUFFALO GROVE TOWN CENTER UNIT 3 SUBDIVISION; THENCE NORTH, EAST AND NORTHEAST ALONG THE EXTERIOR BOUNDARY OF BUFFALO GROVE TOWN CENTER UNIT 8 SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 4173676 TO THE MOST NORTHERLY NORTHEAST CORNER OF LOT 3 IN SAID BUFFALO GROVE TOWN CENTER UNIT 8 SUBDIVISION, SAID CORNER BEING ON THE WESTERLY LINE OF ILLINOIS ROUTE 83; THENCE NORTHEASTERLY ALONG A LINE THAT IS RADIAL TO THE CENTERLINE CURVE OF ILLINOIS ROUTE 83 TO THE EAST LINE OF ILLINOIS ROUTE 83; THENCE SOUTHERLY ALONG THE EAST LINE OF ILLINOIS ROUTE 83 TO THE NORTH LINE OF BANK LANE AS DEDICATED PER DOCUMENT 2814414; THENCE EAST ALONG THE NORTH LINE OF SAID BANK LANE TO THE NORTHEAST CORNER OF SAID BANK LANE AS DEDICATED; THENCE SOUTH ALONG THE EAST LINE OF SAID BANK LANE AS DEDICATED TO THE NORTH LINE OF LOT 3 IN SEIGLE'S RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2814414; THENCE EAST TO THE NORTHEAST CORNER OF LAST SAID LOT 3; THENCE SOUTH TO SOUTHEAST CORNER OF LAST SAID LOT 3; THENCE WEST TO THE EAST LINE OF A 49.00 FOOT WIDE PUBLIC INGRESS AND EGRESS EASEMENT PER DOCUMENT 2814414; THENCE SOUTH ALONG THE EAST LINE OF LAST SAID 49.00 FOOT WIDE PUBLIC INGRESS AND EGRESS EASEMENT AND SOUTHERLY EXTENTION TO THE EASTLERY EXTENSION OF THE SOUTH LINE OF A PUBLIC INGRESS AND EGRESS EASEMENT PER DOCUMENT 2961461; THENCE WEST ALONG THE SOUTH LINE OF SAID PUBLIC INGRESS AND EGRESS EASEMENT PER DOCUMENT 2961461 TO THE EAST LINE OF ILLINOIS ROUTE 83; THENCE SOUTHERLY ALONG THE EAST LINE OF ILLINOIS ROUTE 83 TO THE NORTH LINE OF LOT 1 IN BUFFALO GROVE CENTER SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2166162; THENCE EAST TO THE NORTHEAST CORNER OF LAST SAID LOT 1; THENCE SOUTHERLY ALONG THE EAST LINE OF LAST SAID LOT 1 TO THE NORTH LINE OF LAKE-COOK ROAD; THENCE EASTERLY ALONG THE NORTH LINE OF LAKE-COOK ROAD, BEING A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 2,356.83 FEET TO A LINE THAT IS RADIAL AND EMINATING FROM A POINT THAT IS AT THE INTERSECTION OF THE SOUTH LINE OF LAKE-COOK ROAD AND THE EAST LINE OF WEILAND ROAD, SAID POINT BEING 16.41 FEET EASTERLY OF (AS MEASURED ON THE ARC OF A 2,226.83 FOOT RADIUS CURVE) THE MOST NORTHERLY NORTHWEST CORNER OF LOT 2 IN SCHWIND SUBDIVISION ACCORING TO THE PLAT THEREOF RECORDED AS DOCUMENT 3039568 IN LAKE COUNTY, ILLINOIS; THENCE SOUTHERLY ALONG LAST SAID RADIAL LINE TO THE

SAID INTERSECTION OF THE EAST LINE OF WEILAND ROAD AND THE SOUTH LINE OF LAKE-COOK ROAD; THENCE SOUTHERLY ALONG THE EAST LINE OF WEILAND ROAD TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33, BEING ALSO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID LINE BEING THE COMMON LINE BETWEEN LAKE AND COOK COUNTY, ILLINOIS; THENCE WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33 TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 33, THENCE WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33 FOR 326.10 FEET TO THE WESTERLY LINE OF WARRANTY DEED RECORDED AUGUST 10, 1999 AS DOCUMENT NUMBER 99759241, IN COOK COUNTY, ILLINOIS; THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE OF LAST SAID WARRANTY DEED AND EXTENSION THEREOF TO THE SOUTHWESTERLY LINE OF ILLINOIS ROUTE 83; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF ILLINOIS ROUTE 83 TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN SAID LINE BEING THE COMMON LINE BETWEEN LAKE AND COOK COUNTY, ILLINOIS; THENCE CONTINUING NORTHWESTERLY ALONG THE WESTERLY LINE OF ILLINOIS ROUTE 83 TO THE SOUTH LINE OF LAKE-COOK ROAD; THENCE WESTERLY AND SOUTHWESTERLY ALONG THE SOUTH LINE OF LAKE-COOK ROAD TO A SOUTHEASTERLY JOG IN SAID SOUTH LINE OF LAKE-COOK ROAD; THENCE SOUTHEASTERLY ALONG A LINE PERPENDICULAR TO THE CENTERLINE OF LAKE-COOK ROAD FOR 1.55 FEET, MORE OR LESS, TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN SAID LINE BEING THE COMMON LINE BETWEEN LAKE AND COOK COUNTY, ILLINOIS; THENCE CONTINUING SOUTHEASTERLY ALONG A LINE PERPENDICULAR TO THE CENTERLINE OF LAKE-COOK ROAD FOR 5.46 FEET, MORE OR LESS, TO A BEND IN SAID SOUTH LINE OF LAKE-COOK ROAD; THENCE WESTERLY AND SOUTHWESTERLY ALONG THE SOUTH LINE OF LAKE-COOK ROAD TO THE WEST LINE OF LOT 1 IN STAMELO'S SUBDIVISION ACCORDING TO PLAT THEREOF RECORDED AS DOCUMENT 98735799, IN COOK COUNTY, ILLINOIS; THENCE SOUTHERLY 30.39 FEET, MORE OR LESS, TO THE BOUNDARY OF LAND'S DESCRIBED IN TRUSTEE'S DEED RECORDED AS DOCUMENT 99868810, IN COOK COUNTY, ILLINOIS; THENCE SOUTHEASTERLY 63.00 FEET, MORE OR LESS, TO A BEND IN LAST SAID DEED LINE; THENCE EASTERLY TO THE INTERSECTION OF THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF WARRANTY DEED AS DOCUMENT 90052284; THENCE SOUTHEASTERLY ALONG LAST SAID WARRANTY DEED LINE TO THE INTERSECTION OF THE SOUTHEASTERLY DEED LINE AS DOCUMENT 99868810; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID DEED LINE PER DOCUMENT 99868810, AND THE SOUTHWESTERLY EXTENSION, TO THE WEST LINE OF BUFFALO GROVE ROAD; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF BUFFALO GROVE ROAD TO A BEND IN THE WESTERLY LINE OF BUFFALO GROVE ROAD; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF BUFFALO GROVE ROAD, 40.16 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF LAKE-COOK ROAD; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF LAKE-COOK ROAD, 88.65 FEET, MORE OR LESS, TO THE MOST NORTHERLY CORNER OF BUFFALO CREEK CONDOMINIUMS ACCORDING TO DOCUMENT 0817216000 ; THENCE SOUTHWESTERLY AND SOUTHEASTERLY ALONG THE EXTERIOR BOUNDARY OF LAST SAID BUFFALO CREEK CONDOMINIUMS TO THE NORTHEASTERLY EXTENSION OF THE NORTHWESTERLY (REAR) LINE OF LOTS 10 THROUGH 18 IN BUFFALO GROVE UNIT NO. 1 ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 16862056, IN COOK COUNTY, ILLINOIS; THENCE SOUTHWESTERLY ALONG LAST SAID NORTHWESTERLY (REAR) LINE OF LOTS 10 THROUGH 18, TO THE NORTHEAST CORNER

OF LOT 75 IN BUFFALO GROVE UNIT NO. 2 ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 17251866, IN COOK COUNTY, ILLINOIS; THENCE SOUTHWESTERLY TO THE NORTHWEST CORNER OF LAST SAID LOT 75; THENCE WESTERLY TO THE NORTHEAST CORNER OF LOT 83 IN SAID BUFFALO GROVE UNIT NO. 2; THENCE SOUTHWESTERLY TO THE NORTHWEST CORNER OF LAST SAID LOT 83; THENCE SOUTHERLY ALONG THE WEST (REAR) LINE OF LOTS 83 THROUGH 88 IN SAID BUFFALO GROVE UNIT NO. 2, TO THE SOUTHWEST CORNER OF LOT 88 IN SAID BUFFALO GROVE UNIT NO. 2; THENCE WEST, NORTHWEST AND NORTH ALONG THE REAR LOT LINES OF LOT 90 THROUGH 114 IN SAID BUFFALO GROVE UNIT NO. 2, TO THE SOUTH LINE OF LAKE-COOK ROAD; THENCE WEST ALONG THE SOUTH LINE OF LAKE-COOK ROAD TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 1 IN BUFFALO GROVE BUSINESS PARK UNIT 11 ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 89160156, IN COOK COUNTY, ILLINOIS; THENCE NORTHERLY TO THE MOST EASTERLY NORTHEAST CORNER OF LAST SAID LOT 1 IN BUFFALO GROVE BUSINESS PARK UNIT 11; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID BUFFALO GROVE BUSINESS PARK UNIT 11 TO THE MOST NORTHERLY CORNER OF SAID BUFFALO GROVE BUSINESS PARK UNIT 11, BEING THE MOST EASTERLY CORNER OF BUFFALO GROVE BUSINESS PARK UNIT 9, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 88504177, IN COOK COUNTY, ILLINOIS; THENCE NORTHWESTERLY ALONG THE NORTHEAST LINE OF LOT 2 TO THE COMMON CORNER OF LOT 1 AND 2 IN SAID BUFFALO GROVE BUSINESS PARK UNIT 9, BEING THE COMMON LINE BETWEEN LAKE AND COOK COUNTY, ILLINOIS; THENCE NORTHWESTERLY ALONG THE NORTHEAST LINE OF LOT 1 TO THE MOST NORTHERLY CORNER OF SAID BUFFALO GROVE BUSINESS PARK UNIT 9; THENCE SOUTHWESTERLY ALONG THE NORTHWEST LINE OF LOT 1 IN SAID BUFFALO GROVE BUSINESS PARK UNIT 9 AND EXTENSION THEREOF TO THE SOUTHERLY LINE OF WEIDNER ROAD; THENCE WESTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF WEIDNER ROAD TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE SOUTH ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32 AND THE SOUTHERLY EXTENSION THEREOF, ACROSS THE COMMON LINE BETWEEN LAKE AND COOK COUNTY, ILLINOIS; TO THE SOUTH LINE OF LAKE-COOK ROAD; THENCE WEST ALONG THE SOUTH LINE OF LAKE-COOK ROAD TO THE NORTHEAST CORNER OF LOT 1 IN HARRIS RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 24799203, IN COOK COUNTY, ILLINOIS; THENCE SOUTH TO THE MOST EASTERLY SOUTHEAST CORNER OF LOT 2 IN BURDEEN'S RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 1233139116, IN COOK COUNTY, ILLINOIS; THENCE WESTERLY ALONG THE SOUTH LINE OF LAST SAID LOT 2 TO THE SOUTHWEST CORNER OF LOT 2 IN SAID BURDEEN'S RESUBDIVISION; THENCE WEST ALONG A LINE PERPENDICULAR TO THE WEST LINE OF LAST SAID LOT 2 TO THE WEST LINE OF ARLINGTON HEIGHTS ROAD; THENCE NORTH ALONG THE WEST LINE OF ARLINGTON HEIGHTS ROAD TO THE SOUTH LINE OF LAKE-COOK ROAD; THENCE NORTHERLY TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS, EXCEPT THE FOLLOWING 2 EXCEPTIONS (EXCEPT THEREFROM THE FOLLOWING: LOT 1 IN MAIORIELLO'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED JUNE 28, 1995 AS DOCUMENT 3688967 IN LAKE COUNTY, ILLINOIS AND ALSO EXCEPT ALL THAT PART OF TURNBERRY OF BUFFALO GROVE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: PART OF LOT 1 IN TURNBERRY, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR TURNBERRY

OF BUFFALO GROVE CONDOMINIUM, RECORDED NOVEMBER 18, 2004 IN LAKE COUNTY, ILLINOIS AS DOCUMENT NUMBER 5685372) ALSO (EXCEPT LOT 1 IN BURDEEN'S RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 1233139116, IN COOK COUNTY, ILLINOIS).

COMMON BOUNDARY DESCRIPTION

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

EXHIBIT B

**NOTICE OF PUBLIC HEARING
VILLAGE OF BUFFALO GROVE
2020 BUFFALO GROVE LAKE COOK ROAD TIF DISTRICT**

Notice is hereby given that a public hearing will be held on June 22, 2020, at 7:30 p.m. in the Village Hall of the Village of Buffalo Grove, 50 Raupp Blvd, Buffalo Grove, Illinois, on a proposed Redevelopment Plan, a Redevelopment Project, and a Redevelopment Project Area for a tax increment financing program in Buffalo Grove, Illinois pursuant to the provisions of the "Tax Increment Allocation Redevelopment Act", 65 ILCS 5/11-74.4-1 et. seq., as amended (the "Act"). In the event the "Local State of Emergency" declared by the Village President as well as the "State of Emergency" and "Stay at Home" order declared by the Governor are both still in effect, this Public Hearing may be done as a virtual meeting. More information pertaining to the meeting information and links to the virtual meeting can be found at <http://buffalogrovecityil.iqm2.com/Citizens/default.aspx>

The proposed RPA is generally described as follows: Arlington Heights Road on the west, McHenry Road to the east, Old Checker Road to the north, and Lake Cook Road to the south.

The legal description of the proposed Redevelopment Project Area is attached and included in this notice.

The proposed Redevelopment Plan provides for the Village of Buffalo Grove to implement a set of actions to facilitate the mixed-use designation meant to allow for a variety of uses throughout the RPA, in a manner that is in conformance with the 2009 Comprehensive Plan, as amended by the 2018 Lake Cook Corridor Plan. The mixed-use designation allows for the following land uses within the RPA: Commercial, Residential, Public/Private Institutional, Park/Open Space/Recreation, and Community Facilities within this Redevelopment Project Area. The contemplated Village of Buffalo Grove actions include, but are not limited to, construction of public improvements, such as streets, sewer and water connections, detention areas, landscape buffers, rehabilitation and demolition of existing structures, job training, interest cost reduction, acquisition, site preparation (including demolition of structures and environmental remediation), and public utility improvements. The Village of Buffalo Grove would realize the goals and objectives of the Redevelopment Plan through public finance techniques including, but not limited to, tax increment allocation financing. A copy of the proposed Redevelopment Plan is on file and is available for public inspection during regular business hours at the Village of Buffalo Grove Village Hall, 50 Raupp Road, Buffalo Grove, Illinois.

Pursuant to the Tax Increment Allocation Redevelopment Act (Ill. Compiled Statutes, Chapter 65, Section 5/11-74.4-5(b)) a Joint Review Board has been established to review findings of eligibility for Tax increment financing for the proposed Redevelopment Project Area. Pursuant to the Act, this Joint Review Board shall consist of a representative of the Village, a public member, and one representative from each of the designated taxing districts with taxing authority for the proposed Redevelopment Project Area. Those tax districts include:

- Cook County
- Lake County
- Wheeling Township
- Vernon Township
- Vernon Township Road & Bridge
- Wheeling Township General Assistance
- Wheeling Township Road

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

The meeting of the Joint Review Board will be May 21, 2020 at 2:00PM, and has been set as a virtual meeting. More information pertaining to the meeting information and links to the virtual meeting can be found at <http://buffalogrovetownship.il.qm2.com/Citizens/default.aspx>. The Joint Review Board's recommendation on the proposed Redevelopment Project Area's eligibility for tax increment financing shall be advisory only and shall be adopted by a majority vote. The recommendation must be submitted to the Village of Buffalo Grove within 30 days after the Joint Review Board meeting. Failure of the Joint Review Board to submit its report on a timely basis shall not delay the Public Hearing, nor shall it delay any other step in the process of establishing or amending the Redevelopment Project Area.

At the June 22, 2020 Public Hearing, all interested persons or affected taxing districts and the Illinois Department of Commerce and Community Affairs may file with the Village Clerk written objections to and may be heard orally with respect to any issues regarding the designation of the Redevelopment Project Area and approval of the Redevelopment Project Plan. Written comments are invited and can be sent in advance of the hearing to the Village Clerk, Village of Buffalo Grove, 50 Raupp Road, Buffalo Grove, Illinois, 60089 or via email to jkamka@vbg.org. The Public Hearing may be adjourned by the Village President and Village Board without further notice other than a motion to be entered upon the minutes of the hearing, fixing the time and place of the subsequent hearing.

Village of Buffalo Grove

Janet Sirabian
Village Clerk

LEGAL DESCRIPTION FOR PROPOSED TIF DISTRICT

LAKE AND COOK COUNTY

THAT PART OF SECTION 31, 32 AND 33, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS AND SECTIONS 4, 5 AND 6, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 31 AND THE WEST LINE OF ARLINGTON HEIGHTS ROAD EXTENDED SOUTH; THENCE NORTH ALONG THE WEST LINE OF ARLINGTON HEIGHTS ROAD TO THE WEST EXTENSION OF THE NORTH LINE OF LOT 1 IN BUFFALO GROVE BUSINESS PARK RESUBDIVISION NO. 1 ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2459114; THENCE EAST ALONG LAST SAID NORTH LINE TO THE EAST LINE OF SAID ARLINGTON HEIGHTS ROAD; THENCE SOUTH ALONG LAST SAID EAST LINE TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE EAST ALONG THE SOUTH LINE OF LOT 1 AND 2 IN BUFFALO GROVE BUSINESS PARK RESUBDIVISION NO. 1 AND THE SOUTH LINE OF LOT 2 IN BUFFALO GROVE BUSINESS PARK UNIT 5 ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2367217 TO THE SOUTHEAST CORNER OF LOT 2 IN SAID BUFFALO GROVE BUSINESS PARK UNIT 5; THENCE NORTH TO THE NORTHEAST CORNER OF LOT 2 IN SAID BUFFALO GROVE BUSINESS PARK UNIT 5; THENCE EAST ALONG THE NORTH LINE OF LOT 1 IN SAID BUFFALO GROVE BUSINESS PARK UNIT 5 TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE NORTH ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 32 TO THE SOUTHEAST CORNER OF LOT 2 IN LEXINGTON GLEN SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2190927; THENCE WESTERLY ALONG THE SOUTH LINE (LINES) OF LOT 2 IN SAID LEXINGTON GLEN SUBDIVISION AND THE WESTERLY EXTENSION OF SAID SOUTH LINE OF LOT 2 TO THE WEST LINE OF ARLINGTON HEIGHTS ROAD; THENCE NORTH ALONG THE WEST LINE OF ARLINGTON HEIGHTS ROAD TO THE WESTERLY EXTENSION OF THE NORTH LINE OF CHECKER ROAD IN SAID SECTION 32; THENCE EASTERLY ALONG THE NORTH LINE OF CHECKER ROAD TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE SOUTH ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32 TO THE SOUTHWEST CORNER OF LOT 1 IN ROSEGLEN SUBDIVISION PHASE 2 ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 3594386; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID ROSEGLEN SUBDIVISION PHASE 2 TO THE SOUTHEAST CORNER OF OUTLOT A IN SAID ROSEGLEN SUBDIVISION PHASE 2; THENCE NORTHEASTERLY TO THE COMMON CORNER OF SAID ROSEGLEN SUBDIVISION PHASE 2 AND ROSEGLEN SUBDIVISION PHASE 1 ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 3594385; THENCE SOUTHEAST, EAST AND NORTHEAST ALONG THE SOUTHERLY LINE OF SAID ROSEGLEN SUBDIVISION PHASE 1 TO THE MOST EASTERLY CORNER OF SAID ROSEGLEN SUBDIVISION PHASE 1, SAID CORNER BEING AT THE CENTERLINE OF CHECKER ROAD; THENCE NORTHERLY ALONG LINE PERPENDICULAR TO THE NORTH LINE OF CHECKER ROAD TO THE NORTH LINE OF CHECKER ROAD; THENCE EASTERLY ALONG THE NORTH LINE OF CHECKER ROAD TO THE MOST SOUTHERLY SOUTHEAST CORNER OF LOT 61 IN VINTAGE OF BUFFALO GROVE SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2451381; THENCE SOUTHERLY ALONG A LINE THAT IS PERPENDICULAR TO THE NORTH LINE OF CHECKER ROAD FOR 250 FEET; THENCE EASTERLY ALONG A LINE PARALLEL WITH THE NORTH LINE OF CHECKER ROAD TO THE WEST LINE OF MANCHESTER GREENS PHASE I SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2858473;

Attachment: Ordinance 2020-32 (Public Hearing Date- June 22, 2020 at 7:30PM)

THENCE SOUTHERLY AND EASTERLY ALONG THE EXTERIOR BOUNDARY OF SAID MANCHESTER GREENS PHASE I AND MANCHESTER GREENS PHASE II SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 3404864 TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 32, SAID POINT BEING AT THE NORTH LINE OF CHURCH ROAD; THENCE NORTHEASTERLY ALONG THE NORTH LINE OF CHURCH ROAD AS DEDICATED PER DOCUMENT 1396884 TO THE SOUTHWEST CORNER OF LOT 5 IN WEIDNER'S RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 1396884; THENCE NORTHERLY ALONG THE WEST (REAR) LINES OF LOTS 5, 4 AND 3 IN SAID WEIDNER'S RESUBDIVISION TO THE NORTHWEST CORNER OF LAST SAID LOT 3; THENCE NORTHEASTERLY TO THE NORTHEAST CORNER OF LOT 3 IN SAID WEIDNER'S RESUBDIVISION, BEING AT THE WEST LINE OF BUFFALO GROVE ROAD; THENCE NORTH ALONG THE WEST LINE OF BUFFALO GROVE ROAD TO THE WESTERLY EXTENSION OF THE NORTH LINE OF BUFFALO GROVE TOWN CENTER UNIT 3 SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2898129; THENCE EAST ALONG THE NORTH LINE OF SAID BUFFALO GROVE TOWN CENTER UNIT 3 SUBDIVISION TO THE NORTHEAST CORNER OF LOT 5 IN SAID BUFFALO GROVE TOWN CENTER UNIT 3 SUBDIVISION; THENCE NORTH, EAST AND NORTHEAST ALONG THE EXTERIOR BOUNDARY OF BUFFALO GROVE TOWN CENTER UNIT 8 SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 4173676 TO THE MOST NORTHERLY NORTHEAST CORNER OF LOT 3 IN SAID BUFFALO GROVE TOWN CENTER UNIT 8 SUBDIVISION, SAID CORNER BEING ON THE WESTERLY LINE OF ILLINOIS ROUTE 83; THENCE NORTHEASTERLY ALONG A LINE THAT IS RADIAL TO THE CENTERLINE CURVE OF ILLINOIS ROUTE 83 TO THE EAST LINE OF ILLINOIS ROUTE 83; THENCE SOUTHERLY ALONG THE EAST LINE OF ILLINOIS ROUTE 83 TO THE NORTH LINE OF BANK LANE AS DEDICATED PER DOCUMENT 2814414; THENCE EAST ALONG THE NORTH LINE OF SAID BANK LANE TO THE NORTHEAST CORNER OF SAID BANK LANE AS DEDICATED; THENCE SOUTH ALONG THE EAST LINE OF SAID BANK LANE AS DEDICATED TO THE NORTH LINE OF LOT 3 IN SEIGLE'S RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2814414; THENCE EAST TO THE NORTHEAST CORNER OF LAST SAID LOT 3; THENCE SOUTH TO SOUTHEAST CORNER OF LAST SAID LOT 3; THENCE WEST TO THE EAST LINE OF A 49.00 FOOT WIDE PUBLIC INGRESS AND EGRESS EASEMENT PER DOCUMENT 2814414; THENCE SOUTH ALONG THE EAST LINE OF LAST SAID 49.00 FOOT WIDE PUBLIC INGRESS AND EGRESS EASEMENT AND SOUTHERLY EXTENTION TO THE EASTLERY EXTENSION OF THE SOUTH LINE OF A PUBLIC INGRESS AND EGRESS EASEMENT PER DOCUMENT 2961461; THENCE WEST ALONG THE SOUTH LINE OF SAID PUBLIC INGRESS AND EGRESS EASEMENT PER DOCUMENT 2961461 TO THE EAST LINE OF ILLINOIS ROUTE 83; THENCE SOUTHERLY ALONG THE EAST LINE OF ILLINOIS ROUTE 83 TO THE NORTH LINE OF LOT 1 IN BUFFALO GROVE CENTER SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2166162; THENCE EAST TO THE NORTHEAST CORNER OF LAST SAID LOT 1; THENCE SOUTHERLY ALONG THE EAST LINE OF LAST SAID LOT 1 TO THE NORTH LINE OF LAKE-COOK ROAD; THENCE EASTERLY ALONG THE NORTH LINE OF LAKE-COOK ROAD, BEING A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 2,356.83 FEET TO A LINE THAT IS RADIAL AND EMINATING FROM A POINT THAT IS AT THE INTERSECTION OF THE SOUTH LINE OF LAKE-COOK ROAD AND THE EAST LINE OF WEILAND ROAD, SAID POINT BEING 16.41 FEET EASTERLY OF (AS MEASURED ON THE ARC OF A 2,226.83 FOOT RADIUS CURVE) THE MOST NORTHERLY NORTHWEST CORNER OF LOT 2 IN SCHWIND SUBDIVISION ACCORING TO THE PLAT THEREOF RECORDED AS DOCUMENT 3039568 IN LAKE COUNTY, ILLINOIS; THENCE SOUTHERLY ALONG LAST SAID RADIAL LINE TO THE SAID INTERSECTION OF THE EAST LINE OF WEILAND ROAD AND THE SOUTH LINE OF LAKE-COOK ROAD; THENCE SOUTHERLY ALONG THE EAST LINE OF WEILAND ROAD TO

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33, BEING ALSO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID LINE BEING THE COMMON LINE BETWEEN LAKE AND COOK COUNTY, ILLINOIS; THENCE WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33 TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 33, THENCE WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33 FOR 326.10 FEET TO THE WESTERLY LINE OF WARRANTY DEED RECORDED AUGUST 10, 1999 AS DOCUMENT NUMBER 99759241, IN COOK COUNTY, ILLINOIS; THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE OF LAST SAID WARRANTY DEED AND EXTENSION THEREOF TO THE SOUTHWESTERLY LINE OF ILLINOIS ROUTE 83; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF ILLINOIS ROUTE 83 TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN SAID LINE BEING THE COMMON LINE BETWEEN LAKE AND COOK COUNTY, ILLINOIS; THENCE CONTINUING NORTHWESTERLY ALONG THE WESTERLY LINE OF ILLINOIS ROUTE 83 TO THE SOUTH LINE OF LAKE-COOK ROAD; THENCE WESTERLY AND SOUTHWESTERLY ALONG THE SOUTH LINE OF LAKE-COOK ROAD TO A SOUTHEASTERLY JOG IN SAID SOUTH LINE OF LAKE-COOK ROAD; THENCE SOUTHEASTERLY ALONG A LINE PERPENDICULAR TO THE CENTERLINE OF LAKE-COOK ROAD FOR 1.55 FEET, MORE OR LESS, TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN SAID LINE BEING THE COMMON LINE BETWEEN LAKE AND COOK COUNTY, ILLINOIS; THENCE CONTINUING SOUTHEASTERLY ALONG A LINE PERPENDICULAR TO THE CENTERLINE OF LAKE-COOK ROAD FOR 5.46 FEET, MORE OR LESS, TO A BEND IN SAID SOUTH LINE OF LAKE-COOK ROAD; THENCE WESTERLY AND SOUTHWESTERLY ALONG THE SOUTH LINE OF LAKE-COOK ROAD TO THE WEST LINE OF LOT 1 IN STAMELO'S SUBDIVISION ACCORDING TO PLAT THEREOF RECORDED AS DOCUMENT 98735799, IN COOK COUNTY, ILLINOIS; THENCE SOUTHERLY 30.39 FEET, MORE OR LESS, TO THE BOUNDARY OF LAND'S DESCRIBED IN TRUSTEE'S DEED RECORDED AS DOCUMENT 99868810, IN COOK COUNTY, ILLINOIS; THENCE SOUTHEASTERLY 63.00 FEET, MORE OR LESS, TO A BEND IN LAST SAID DEED LINE; THENCE EASTERLY TO THE INTERSECTION OF THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF WARRANTY DEED AS DOCUMENT 90052284; THENCE SOUTHEASTERLY ALONG LAST SAID WARRANTY DEED LINE TO THE INTERSECTION OF THE SOUTHEASTERLY DEED LINE AS DOCUMENT 99868810; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID DEED LINE PER DOCUMENT 99868810, AND THE SOUTHWESTERLY EXTENSION, TO THE WEST LINE OF BUFFALO GROVE ROAD; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF BUFFALO GROVE ROAD TO A BEND IN THE WESTERLY LINE OF BUFFALO GROVE ROAD; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF BUFFALO GROVE ROAD, 40.16 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF LAKE-COOK ROAD; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF LAKE-COOK ROAD, 88.65 FEET, MORE OR LESS, TO THE MOST NORTHERLY CORNER OF BUFFALO CREEK CONDOMINIUMS ACCORDING TO DOCUMENT 0817216000 ; THENCE SOUTHWESTERLY AND SOUTHEASTERLY ALONG THE EXTERIOR BOUNDARY OF LAST SAID BUFFALO CREEK CONDOMINIUMS TO THE NORTHEASTERLY EXTENSION OF THE NORTHWESTERLY (REAR) LINE OF LOTS 10 THROUGH 18 IN BUFFALO GROVE UNIT NO. 1 ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 16862056, IN COOK COUNTY, ILLINOIS; THENCE SOUTHWESTERLY ALONG LAST SAID NORTHWESTERLY (REAR) LINE OF LOTS 10 THROUGH 18, TO THE NORTHEAST CORNER OF LOT 75 IN BUFFALO GROVE UNIT NO. 2 ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 17251866, IN COOK COUNTY, ILLINOIS; THENCE

SOUTHWESTERLY TO THE NORTHWEST CORNER OF LAST SAID LOT 75; THENCE WESTERLY TO THE NORTHEAST CORNER OF LOT 83 IN SAID BUFFALO GROVE UNIT NO. 2; THENCE SOUTHWESTERLY TO THE NORTHWEST CORNER OF LAST SAID LOT 83; THENCE SOUTHERLY ALONG THE WEST (REAR) LINE OF LOTS 83 THROUGH 88 IN SAID BUFFALO GROVE UNIT NO. 2, TO THE SOUTHWEST CORNER OF LOT 88 IN SAID BUFFALO GROVE UNIT NO. 2; THENCE WEST, NORTHWEST AND NORTH ALONG THE REAR LOT LINES OF LOT 90 THROUGH 114 IN SAID BUFFALO GROVE UNIT NO. 2, TO THE SOUTH LINE OF LAKE-COOK ROAD; THENCE WEST ALONG THE SOUTH LINE OF LAKE-COOK ROAD TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 1 IN BUFFALO GROVE BUSINESS PARK UNIT 11 ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 89160156, IN COOK COUNTY, ILLINOIS; THENCE NORTHERLY TO THE MOST EASTERLY NORTHEAST CORNER OF LAST SAID LOT 1 IN BUFFALO GROVE BUSINESS PARK UNIT 11; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID BUFFALO GROVE BUSINESS PARK UNIT 11 TO THE MOST NORTHERLY CORNER OF SAID BUFFALO GROVE BUSINESS PARK UNIT 11, BEING THE MOST EASTERLY CORNER OF BUFFALO GROVE BUSINESS PARK UNIT 9, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 88504177, IN COOK COUNTY, ILLINOIS; THENCE NORTHWESTERLY ALONG THE NORTHEAST LINE OF LOT 2 TO THE COMMON CORNER OF LOT 1 AND 2 IN SAID BUFFALO GROVE BUSINESS PARK UNIT 9, BEING THE COMMON LINE BETWEEN LAKE AND COOK COUNTY, ILLINOIS; THENCE NORTHWESTERLY ALONG THE NORTHEAST LINE OF LOT 1 TO THE MOST NORTHERLY CORNER OF SAID BUFFALO GROVE BUSINESS PARK UNIT 9; THENCE SOUTHWESTERLY ALONG THE NORTHWEST LINE OF LOT 1 IN SAID BUFFALO GROVE BUSINESS PARK UNIT 9 AND EXTENSION THEREOF TO THE SOUTHERLY LINE OF WEIDNER ROAD; THENCE WESTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF WEIDNER ROAD TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE SOUTH ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32 AND THE SOUTHERLY EXTENSION THEREOF, ACROSS THE COMMON LINE BETWEEN LAKE AND COOK COUNTY, ILLINOIS; TO THE SOUTH LINE OF LAKE-COOK ROAD; THENCE WEST ALONG THE SOUTH LINE OF LAKE-COOK ROAD TO THE NORTHEAST CORNER OF LOT 1 IN HARRIS RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 24799203, IN COOK COUNTY, ILLINOIS; THENCE SOUTH TO THE MOST EASTERLY SOUTHEAST CORNER OF LOT 2 IN BURDEEN'S RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 1233139116, IN COOK COUNTY, ILLINOIS; THENCE WESTERLY ALONG THE SOUTH LINE OF LAST SAID LOT 2 TO THE SOUTHWEST CORNER OF LOT 2 IN SAID BURDEEN'S RESUBDIVISION; THENCE WEST ALONG A LINE PERPENDICULAR TO THE WEST LINE OF LAST SAID LOT 2 TO THE WEST LINE OF ARLINGTON HEIGHTS ROAD; THENCE NORTH ALONG THE WEST LINE OF ARLINGTON HEIGHTS ROAD TO THE SOUTH LINE OF LAKE-COOK ROAD; THENCE NORTHERLY TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS, EXCEPT THE FOLLOWING 2 EXCEPTIONS (EXCEPT THEREFROM THE FOLLOWING: LOT 1 IN MAIORIELLO'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED JUNE 28, 1995 AS DOCUMENT 3688967 IN LAKE COUNTY, ILLINOIS AND ALSO EXCEPT ALL THAT PART OF TURNBERRY OF BUFFALO GROVE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: PART OF LOT 1 IN TURNBERRY, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR TURNBERRY OF BUFFALO GROVE CONDOMINIUM, RECORDED NOVEMBER 18, 2004 IN LAKE COUNTY, ILLINOIS AS DOCUMENT NUMBER 5685372) ALSO (EXCEPT LOT 1 IN BURDEEN'S

RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT
1233139116, IN COOK COUNTY, ILLINOIS).

COMMON BOUNDARY DESCRIPTION

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

Attachment: Ordinance 2020-32 (Public Hearing Date- June 22, 2020 at 7:30PM)

Property Index Numbers (PINs)

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



Information Item : Presentation of the 2020 Buffalo Grove Lake Cook Road TIF District Eligibility and Feasibility Plan

Recommendation of Action

Discussion

On May 4, 2020, the Village Board approved an Ordinance setting the public hearing date for the proposed TIF on June 22, 2020 at 7:30PM. Prior to the public hearing, the TIF Act also requires that the Village hold a Joint Review Board (JRB) meeting with all affected taxing bodies. The role of the JRB is to evaluate the findings of the TIF Report and determine if the redevelopment project area meets the objectives of the TIF Act and the TIF Act's eligibility criteria. At the May 21, 2020 JRB meeting, SB Friedman will make their formal presentation and findings of the TIF report.

ATTACHMENTS:

- JRB Memo (PDF)
- Buffalo Grove Lake Cook TIF Report_FINAL_2020-03-05 (PDF)

Trustee Liaison
Village Manager Bragg

Staff Contact
Chris Stilling, Community Development

Thursday, May 21, 2020

VILLAGE OF BUFFALO GROVE



DATE: May 18, 2020
 TO: Joint Review Board
 FROM: Christopher Stilling, Deputy Village Manager
 SUBJECT: Proposed 2020 Buffalo Grove Lake Cook Road TIF District

BACKGROUND

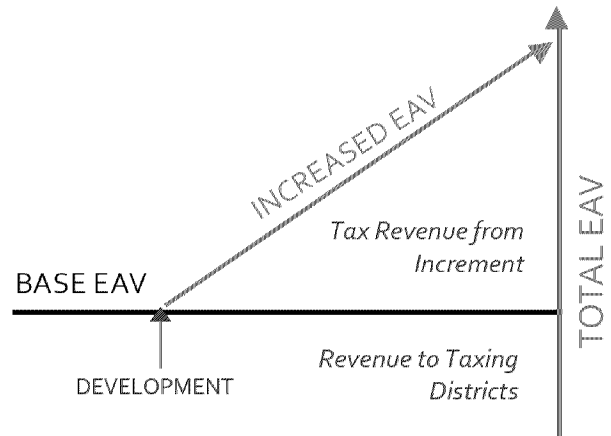
On February 18, 2020, the Village Board approved an Ordinance authorizing the completion of a Tax Increment Financing (“TIF”) District for the Lake Cook Corridor area. As a follow up to the Village Board’s action authorizing a Tax Increment Financing (TIF) Feasibility/ Eligibility Report (TIF Report),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

On May 4, 2020, the Village Board approved an Ordinance setting the public hearing date for the proposed TIF on June 22, 2020 at 7:30PM. Prior to the public hearing, the TIF Act also requires that the Village hold a Joint Review Board (JRB) meeting with all affected taxing bodies. The role of the JRB is to evaluate the findings of the TIF Report and determine if the redevelopment project area meets the objectives of the TIF Act and the TIF Act’s eligibility criteria. At the May 21, 2020 JRB meeting, SB Friedman will make their formal presentation and findings of the TIF report. Following the JRB Meeting, a public hearing will be held on June 22, 2020. The public hearing also allows residents, taxpayers, taxing bodies and other interested parties to provide their comments. Recommendation

STAFF SUMMARY

What Is TIF?

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



TIF dollars can be used for public infrastructure, land assemblage, streetscape, demolition and site preparation, studies, surveys and plans, financing costs, professional services, rehabilitation or renovation of existing public or private buildings and environmental cleanup. ***Additional information about TIF can be found on the attachment to this memorandum.***

Why is a TIF Being Considered?

TIF funds help municipalities to make needed improvements to a specific area, like new roads, sewers, drainage improvements or provide incentives to attract private development and new businesses. TIF

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

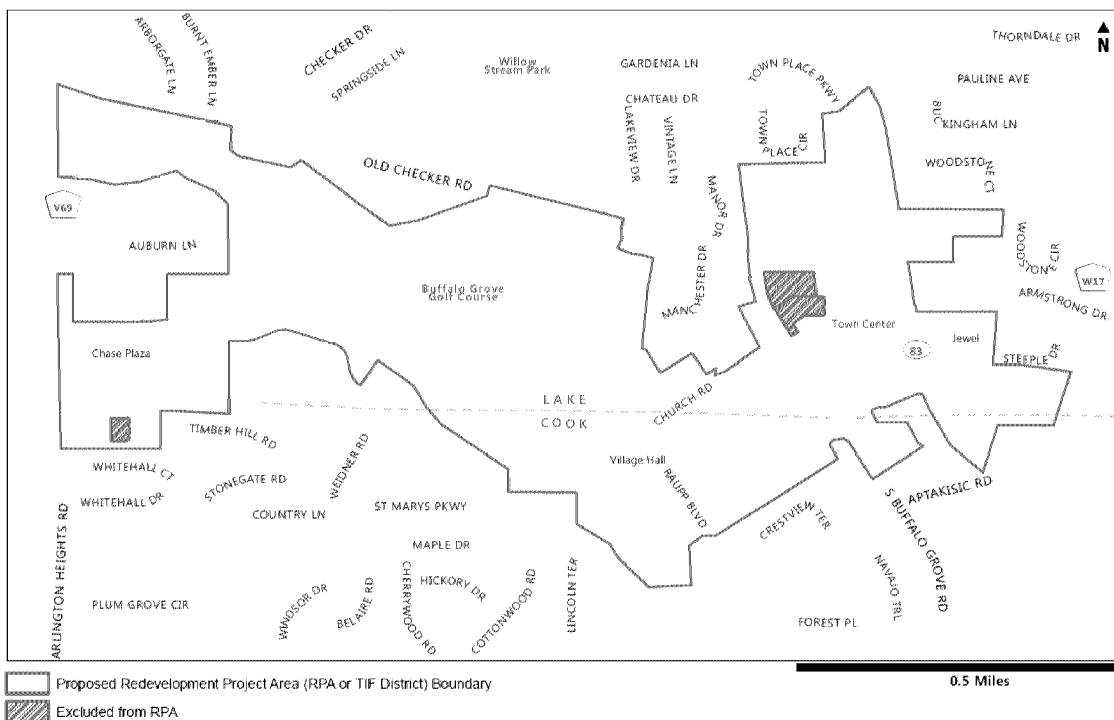
The Lake Cook Road Corridor has been showing signs of decline in property value, inadequate facilities, deterioration and an overall lack of investment. Following the adoption of the 2018 Lake Cook Corridor Plan, many developers have sought interest in certain parcels/sites within the corridor. Staff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

How Does a TIF Impact Property Taxes?

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

What Properties are Being Considered?

The TIF study area (map attached) is generally bounded on the west by Arlington Heights Road, on the south by Lake Cook Road, on the east by McHenry Road (IL Route 83) and on the north by Checker Drive. The area includes most of the properties that were evaluated as part of the 2018 Lake Cook Corridor Study including the key properties such as Town Center, Chase Plaza and the Grove Shopping Center. Certain areas have been excluded from the study area based upon the preliminary fieldwork which has shown that those areas would likely not qualify for the TIF District.



What is the Process?

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



OVERALL FINDINGS

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

Vacant Parcels: Blighted Area Findings

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

One-Factor Eligibility

The Village engaged Gewalt Hamilton Associates (“GHA”) to evaluate the flooding or contribution to flooding within the watershed of the vacant parcels in the RPA. GHA determined that 36% of the vacant land, including a majority of the acreage within the golf course, is within the 100-year floodplain with 16% of the area in the Regulatory Floodway. GHA

also determined that runoff from the entire RPA drains into Buffalo Creek and contributes to flooding within the Buffalo Creek and Wheeling Drainage Ditch watersheds. Thus, the vacant land is eligible as a “blighted area” using the one-factor test.

Two-Factor Eligibility

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

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

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

Vacant Parcels: Blighted Area Findings

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

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

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

Summary

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

STAFF RECOMMENDATION

Staff recommends that the Joint Review Board recommends approval of the 2020 Buffalo Grove Lake Cook Road TIF District Redevelopment Project Area to the Board of Trustees of the Village of Buffalo Grove.

Motion:

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

- a. More specifically, the Joint Review Board finds that the blighted conditions in the area of study hinder the potential to redevelop the area. The proposed TIF area will benefit from a strategy that addresses the conditions of aged buildings, flood-prone parcels, and associated infrastructure while improving its overall physical condition.***

- b. The proposed TIF area is approximately 331 acres in size satisfying the requirement of the Act that it be at least 1.5 acres.*
- c. Limited private investment has occurred in the proposed TIF Area over the last five (5) years.*
- d. The Redevelopment Plan conforms to and proposed land uses that are consistent with the 2009 Comprehensive Plan and the 2018 Lake Cook Corridor Markey Study and Plan.*
- e. No residential displacement will occur as a result of activities pursuant to this Redevelopment Plan.*
- f. The proposed TIF area qualifies to be designated as a “blighted area” for vacant land and as a “blighted area” for improved land.*
 - a. The vacant land is eligible under a one-factor test due to flooding and contribution to flooding in the proposed TFI area, and is eligible under a two-factor test due to a lack of growth in EAV and obsolete platting.*
 - b. The improved land is eligible as a “blighted area”, with the following six (6) of the thirteen (13) eligibility factors present to a meaningful extent and reasonably distributed within the proposed TIF area:*
 - i. Lack of growth of the EAV;*
 - ii. Deterioration;*
 - iii. Excessive vacancy;*
 - iv. Structures below minimum code standards;*
 - v. Inadequate utilities; and*
 - vi. Lack of community planning.*

A RESOURCE GUIDE TO TAX INCREMENT FINANCING (TIF)

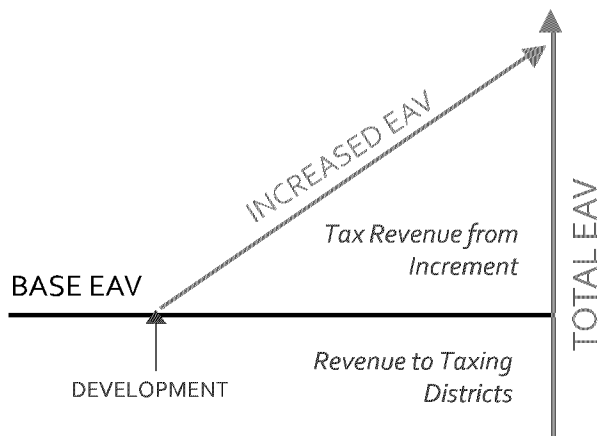
What Is TIF? Tax Increment Financing (TIF) is a program that allocates future increases in property taxes from a designated area, or TIF district, to pay for improvements within that area. In Illinois, the TIF district can remain in place for up to 23 years after its creation. The district can be extended for another 12 years, but an extension requires an act of the state legislature. Other states' laws regarding TIF vary, but the key principles are similar across the country.

How it Works

Normally, property is taxed by several different governmental jurisdictions: the municipality (City or Village), School District, County, Park District, Water Reclamation District, etc. The taxes levied are allocated to each district in accordance with its tax rate. (In this document, we refer to the municipality as the City, but it also applies to Villages).

Under TIF, the property taxes resulting from increased value due to new development, rehabilitation or improvement, property appreciation, equalization, or rate changes are all allocated to the City. Other jurisdictions continue to receive the property taxes generated by the base value of properties in the district.

All properties in the district are assessed in the same manner as all other properties and taxed at the same rate. TIF is not an increase in taxes. It is only a re-allocation of how they are used. Increases in property taxes experienced by property owners are due to reassessment and rate increases, not TIF.



Rationale

The rationale for TIF is that only the City has the responsibility and authority to support redevelopment and, more broadly, economic development. All taxing bodies benefit in the long run from the City's activities. It is, therefore, appropriate to utilize "their taxes" to help pay for costs necessary to bring about redevelopment from which the entire City will benefit. Since only the City can incur those costs, it is fair to re-allocate those tax dollars for the use of the City for a redevelopment project.

TIF District Designation

Eligibility

Illinois law provides for three different potential types of eligibility analyses that could result in an area being deemed eligible for designation as a TIF district:

1. Improved Land
2. Vacant Land
3. Industrial Park Conservation Area & Jobs Recovery Act Eligibilities

1. Improved Land

If an area is improved, it can qualify for TIF eligibility in one of two ways:

Conservation Area. In this finding, over 50% of buildings within the area must be 35 years old or older, AND three (3) or more eligibility factors from the list below must be found to be present to a meaningful extent and reasonably distributed through the area:

- Dilapidation
- Obsolescence
- Deterioration
- Presence of structures below minimum code standards
- Illegal use of structures

- Excessive vacancy
- Lack of ventilation, light or sanitary facilities
- Inadequate utilities
- Excessive land coverage and overcrowding of structures and community facilities
- Deleterious land use or layout
- Environmental clean-up
- Lack of community planning
- Lack of growth in EAV

Blighted Area. In this finding, five (5) or more of the eligibility factors listed above must be found to be present to a meaningful extent and reasonably distributed throughout the area.

2. Vacant Land

There are two ways to qualify vacant land for TIF eligibility: the two-factor test or one-factor test.

Two-Factor Test. One way is to find that at least two (2) of the following six (6) factors are present to a meaningful extent and reasonably distributed throughout the study area:

- Obsolete platting
- Diversity of ownership
- Tax and special assessment delinquencies
- Deterioration of structures or site improvements in areas adjacent to vacant land
- Environmental issues
- Lack of growth in EAV

One-Factor Test. Vacant land may also qualify if the area meets one of the following criteria:

- Contains unused quarries, strip mines, or strip mine ponds
- Contains unused rail yards, rail tracks, or railroad rights-of-way
- Is subject to chronic flooding that adversely impacts real property or discharges water that contributes to flooding within the watershed (In order to consider this factor, the redevelopment project must provide for facility improvements that will contribute to the alleviation of all or part of the flooding)
- Contains unused or illegal dumping sites
- Was designated as a town center prior to January 1, 1982, is between 50 and 100 acres in size, and is 75% vacant land
- Qualified as blighted prior to becoming vacant

3. Industrial Park Conservation Area & Jobs Recovery Act Eligibilities

These two approaches are much less frequently utilized and are used only to designate industrial park TIF districts. They rely on findings regarding unemployment and inadequate infrastructure levels, vacant buildings, or environmentally contaminated sites.

These types of TIF districts only allow for industrial development and thus are rather limiting from a future land use perspective.

District Designation Required Findings and Tests

In addition to meeting the eligibility standards outlined above, to create a TIF district, the following tests must also be passed:

1. **Lack of Growth & Development through Investment by Private Enterprise.** This is a backward-looking finding that the area has not been subject to prior growth via private investment.
2. **"But for"** TIF, the study area "would not reasonably be anticipated to be developed."
3. **Contiguity.** A finding must be made that only those contiguous parcels of real property that are expected to benefit substantially from the TIF district are included in the district boundary.
4. **Conformance to the Plans of the Municipality.** The future land use plan for a TIF district must conform to the comprehensive plan or other land use plans or regulations for a City. TIF plans are not permitted to be used to make new land use policy.
5. **Housing Impact Study.** If the redevelopment plan would result in the displacement of residents from 10 or more inhabited residential units, or if the redevelopment project area contains 75 or more inhabited residential units, and no municipal certification that displacement will not occur is made, then a housing impact study is required.

Providing TIF Assistance to a Project

Public Project Review Considerations

The review considerations for supporting a public project, such as a park, streetscape or other public capital project, are relatively simple.

1. Are there sufficient TIF funds available or projected to be available to pay for the project?
2. Does the proposed project support the goals and objective of the TIF plan?

Private Project Review Considerations

For projects that are driven by private sector developers or business owners, providing public TIF funding should be considered an extraordinary intervention in the largely privately-driven real estate market. Accordingly, such interventions are worthy of a good deal of scrutiny, and any agreement to financially support a private project must be structured carefully to provide the City with reasonable protections and assurances regarding outcomes. We recommend that projects requesting City TIF assistance be reviewed in the following ways:

Project Feasibility Review – Before getting too far into detailed financial and legal work, some level of market and/or other higher-level feasibility testing may be warranted. Assuming the project passes this initial test, further research and analyses may be desired.

Public Benefit – This analysis is crucial because an inability to get private financing does not necessarily mean a project warrants TIF funding. The core question here is: “What is the benefit that the City is receiving that warrants an extraordinary intervention?” Public benefits can include bringing a contaminated site back into productive use, employment growth, and tax base growth, among others.

Eligible/Extraordinary Costs – State law only allows for certain types of costs to be paid for with TIF funds. A close inspection of the project budget is required to ensure that the City is reimbursing for legally allowed costs.

Gap Analysis – Assuming a project is providing sufficient public benefits to potentially warrant TIF funding, a detailed review of the project’s financials is recommended. Examinations of projected revenues, costs, absorption pace, financing plan and other key elements of the project are necessary to determine whether the project needs TIF money to achieve a market-level return for the developer. By subjecting the project’s financial projections to close scrutiny, the City also demonstrates to taxpayers and other taxing bodies that they are careful stewards of these funds and seek to use TIF only when the project legitimately requires assistance.

TIF Revenue Projections – In addition to validating the need for assistance, a City should also assess whether there will be sufficient revenues to provide the required assistance. Revenue projections based on market-validated comparable assessments and absorption levels provide a sense of the scale of potential assistance.

Balancing Risk and Structuring Deals – Once the level of assistance has been negotiated based on the work conducted above, the form, timing and terms of that assistance must be negotiated. For example, in this process, cities often introduce “go dark” provisions; if a project stops operating within a certain period of time, the TIF payments can be stopped and prior payments can be recaptured.

Bond Feasibility Study

If, in the course of reviewing the project’s pro forma, it is determined that TIF bonds are required by the developer and/or desirable for the City, additional research regarding revenue projections will be required. Refined TIF revenue projections along with substantial supporting documentation must be prepared to make the bonds saleable both legally and from a market perspective.

Compliance and Reporting Considerations

TIF payments must be made as reimbursements for costs already incurred. Documentation of costs incurred and paid must be submitted and approved before releasing TIF funds. In addition, state law requires cities to prepare regular reports on TIF districts to help ensure that adequate public scrutiny is given to these funds.

Project Compliance

It is common practice for a City to review the documentation regarding TIF-eligible costs prior to making a payment. Documentation of project costs often includes:

1. Lien waivers for lienable costs such as hard construction costs
2. Copies of invoices and canceled checks for non-lienable costs (soft costs)
3. Transfer tax documents for land purchases
4. Interest cost statements from lenders

Some cities require a total investment amount as a part of their agreement(s) with developers. That figure can often be verified by reviewing an Owner’s Sworn Statement in concert with other documents.

A close review of these documents ensures that a City is only reimbursing for costs that were incurred at the right time, in the right location, and used for legally allowable purposes. Again, close scrutiny of these issues can help show the care with which a City is utilizing TIF funds.

State Reporting Compliance

In addition to reviewing project costs to be sure that TIF funds are being spent legally, Illinois state law requires that cities generate reports to explain the activities occurring within a TIF district to other taxing bodies and the public. There are two major types of reports that must be generated:

1. Annual Reports – These reports are generated within a template provided by the State Office of the Comptroller. They provide a summary-level reporting of revenues and expenses for the most recent year and cumulatively since the creation of the TIF district. These reports must be completed prior to the annual Joint Review Board Meeting, also required by state law.

2. 10-Year Status Reports – Illinois law also requires cities to provide a status report after a TIF district has been in place for 10 years. State law provides general guidance in terms of report content. However, these reports are much more narrative in nature and can vary from one TIF district to another. For an example of a 10-Year Status Report completed for the City of Chicago, please visit: <http://bit.ly/K7309A>.

Conclusions

Tax Increment Financing (TIF) is a powerful tool that allows municipalities to make targeted investments to help spur economic development. The right combination of experience and expertise is essential to ensure that TIF districts are created and managed in accordance with applicable state statutes and maximize the public benefits of investing property tax dollars in public and private projects. In addition, following best practices in eligibility analysis and reporting can help ensure that public funds are well-managed and increase public confidence in municipalities' TIF programs. Enabling legislation requires a variety of findings when establishing a district, defines eligible costs that can be funded with TIF money, and requires ongoing reporting and compliance to help ensure transparency and accountability to taxpayers and other taxing bodies.

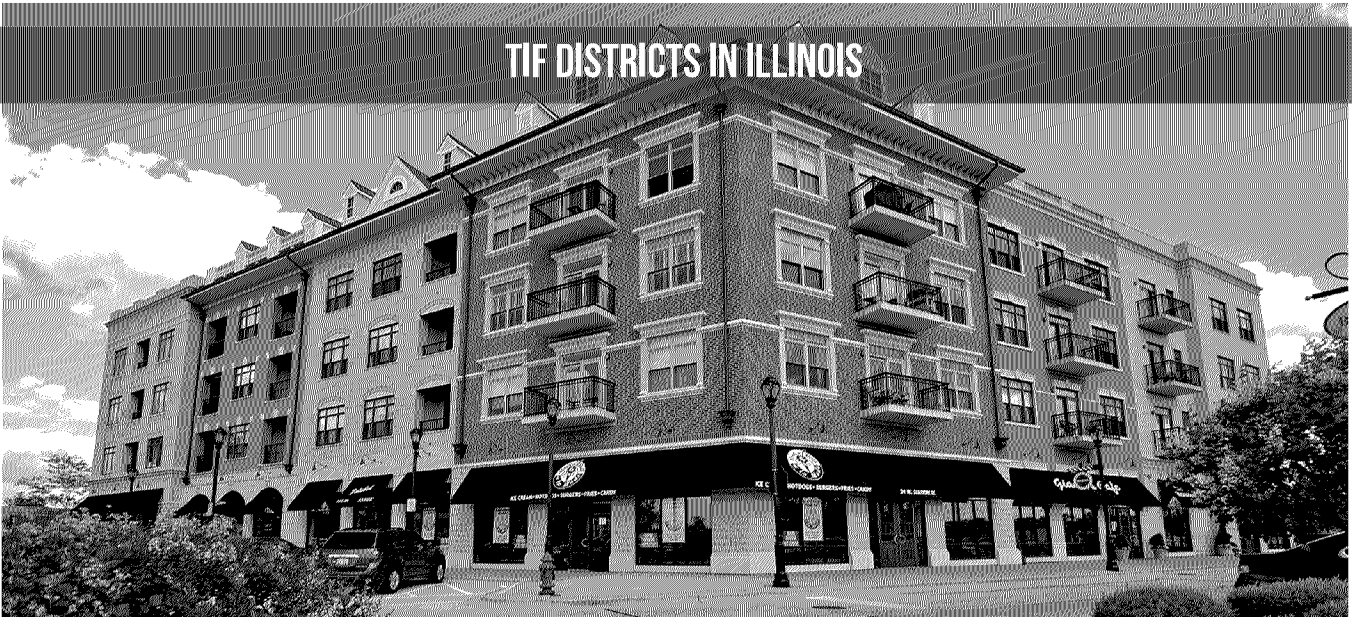
A well-managed TIF program can help certain communities spur development and/or redevelopment while being sensitive to legal and public policy concerns of other local stakeholders.

Note: This document is only a brief summary of the requirements and conditions for Tax Increment Financing. The full text, including recent reforms, of the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, can be found online at: <http://bit.ly/1ghRAuP> | <http://bit.ly/K74f8B>

The full text of the Industrial Jobs Recovery Law can be found online at: <http://bit.ly/1dgCDek>

For more information on Tax Increment Financing and/or TIF consulting services, please contact SB Friedman Development Advisors at **(312) 424-4250** or info@sbfriedman.com.

TIF DISTRICTS IN ILLINOIS



Conceptual Rendering of Bryn Mawr Station

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

Tax Increment Financing District

Eligibility Study and Redevelopment Plan and Project

March 5, 2020

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

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1. Introduction

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

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

Redevelopment Project Area

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

Determination of Eligibility

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

VACANT PARCELS: BLIGHTED AREA FINDINGS

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

One-Factor Eligibility

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

Two-Factor Eligibility

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

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

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

IMPROVED PARCELS: BLIGHTED AREA FINDINGS

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

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

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

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

SUMMARY OF ELIGIBILITY FINDINGS

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

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

Redevelopment Plan Goal, Objectives and Strategies

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

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

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

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

Financial Plan

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

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

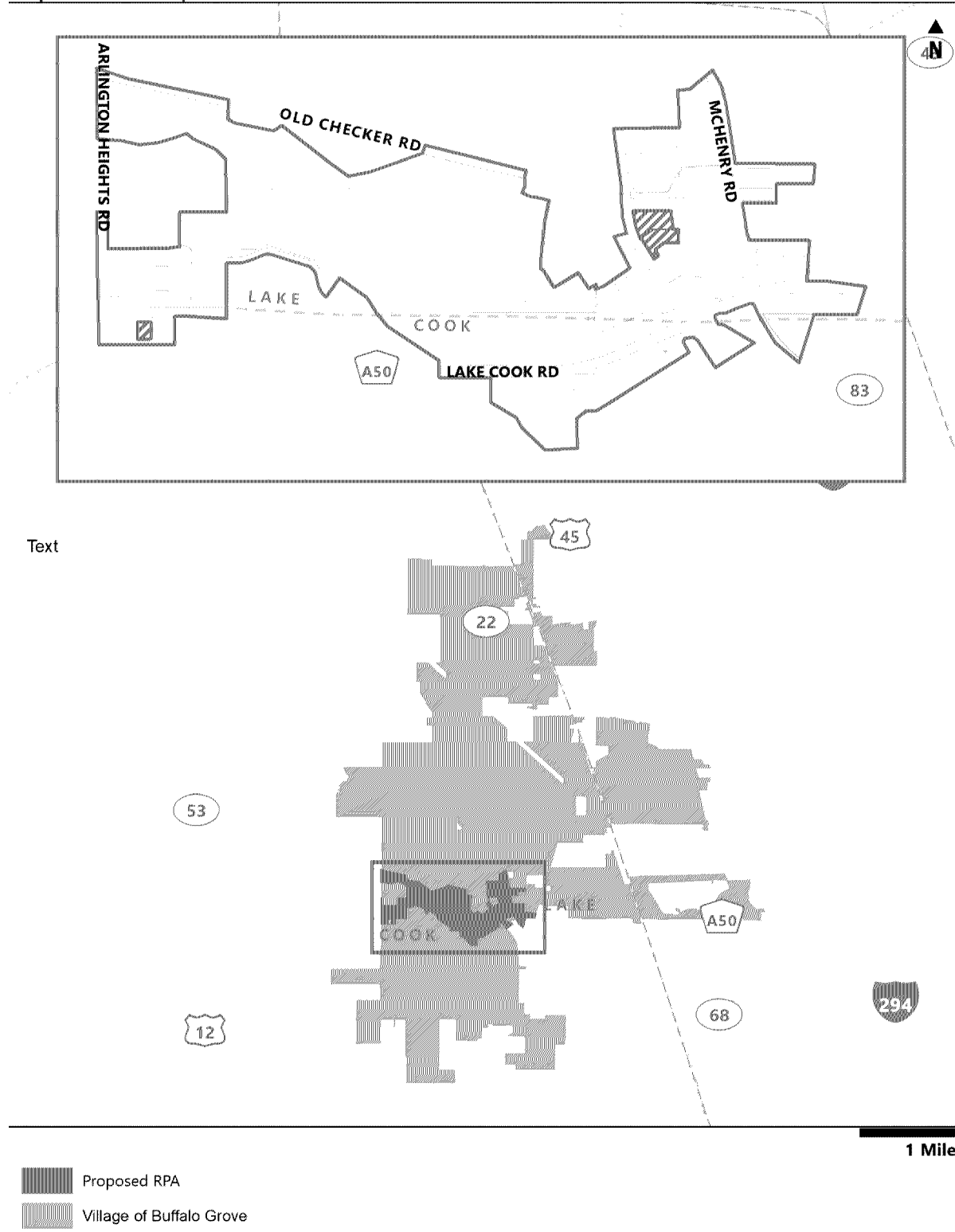
EQUALIZED ASSESSED VALUE OF PROPERTIES IN THE RPA. The 2018 EAV (the most recent year in which assessed values and the equalization factor were available) of all taxable parcels in the RPA is \$18,637,291. By tax year 2043 (collection year 2044), the total taxable EAV for the RPA is anticipated to be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

Required Tests and Findings

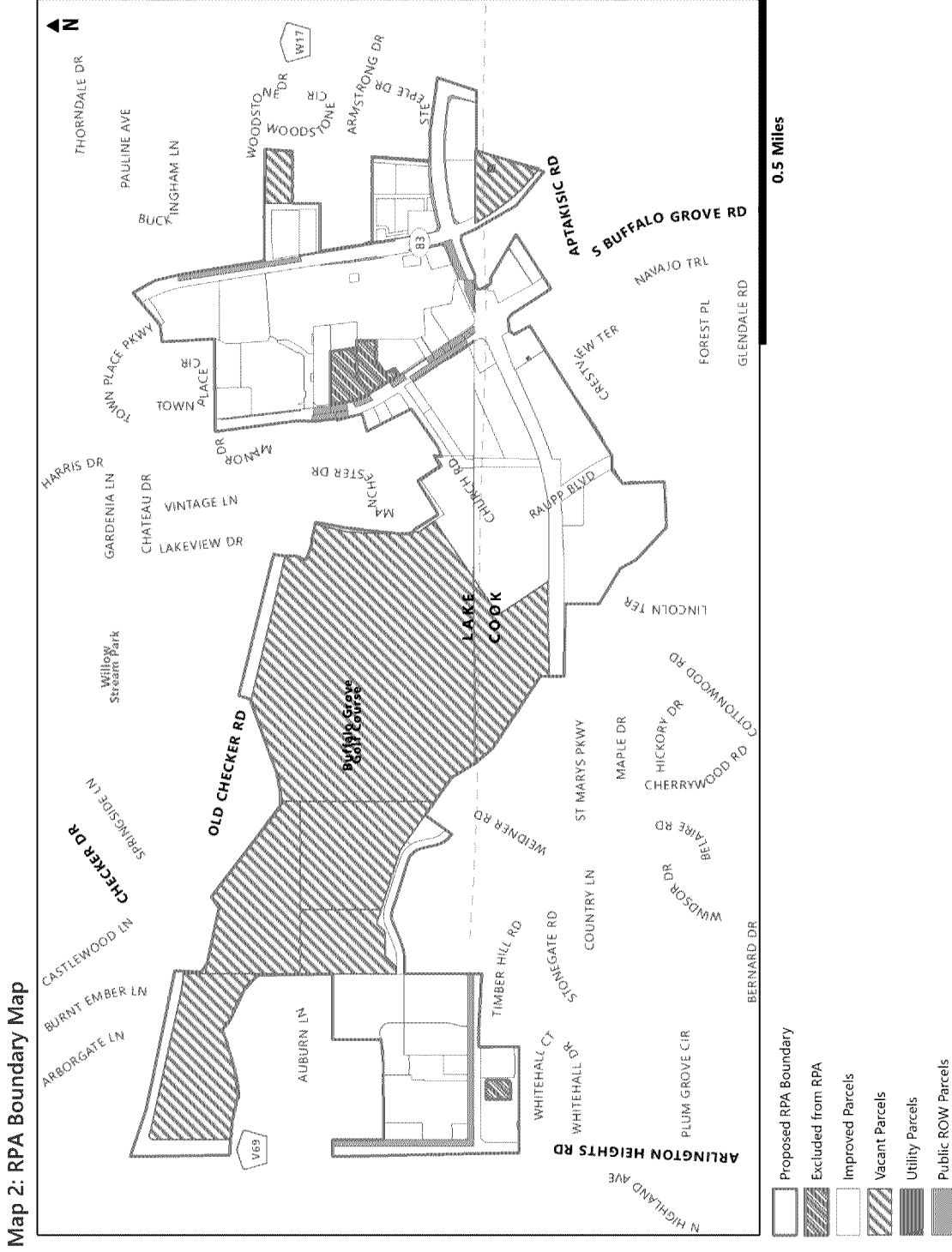
The required conditions for the adoption of this Redevelopment Plan and Project are found to be present within the Lake Cook Road RPA:

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

Map 1: Context Map

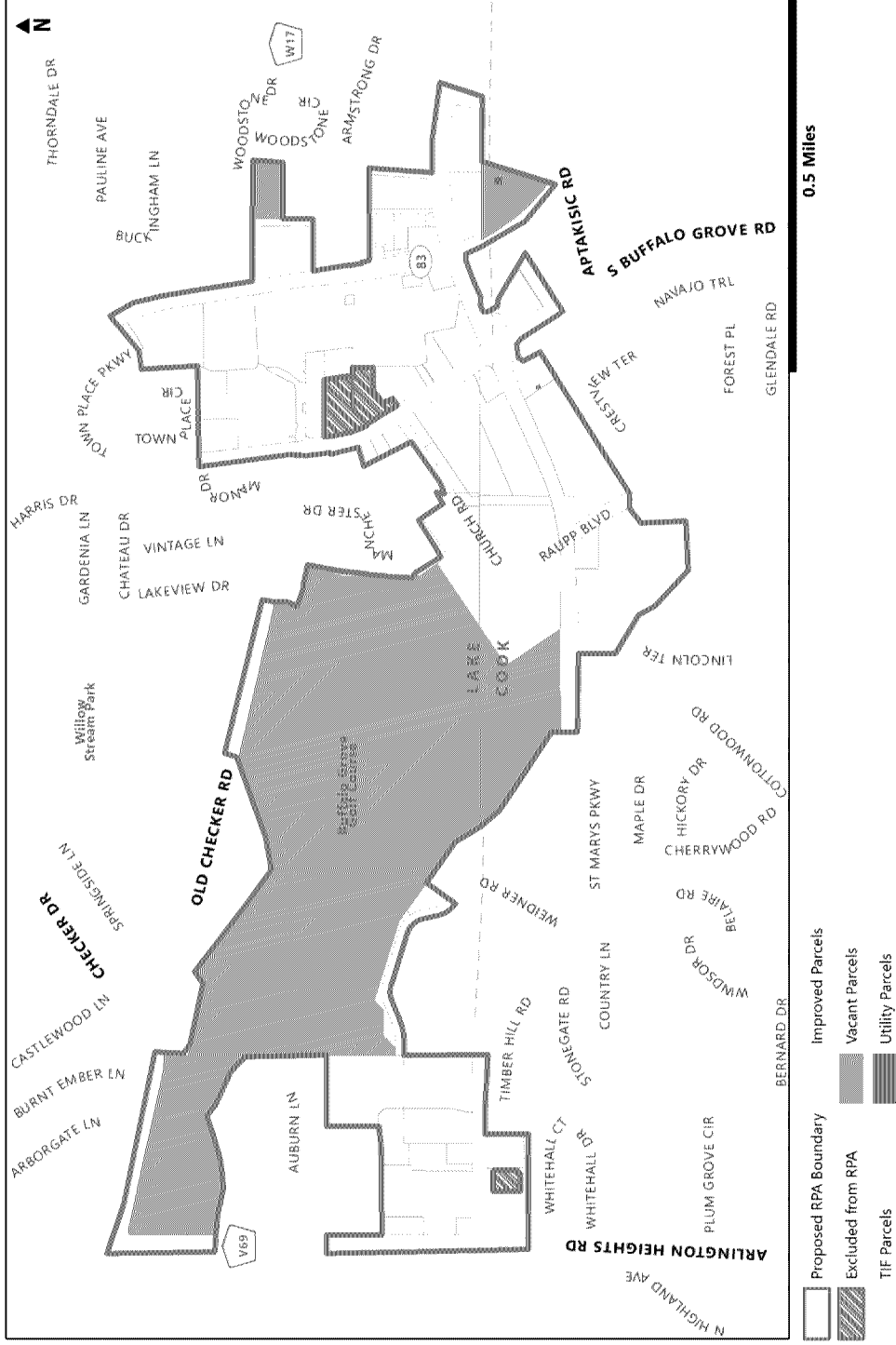


Source: Esri, SB Friedman, Village of Buffalo Grove

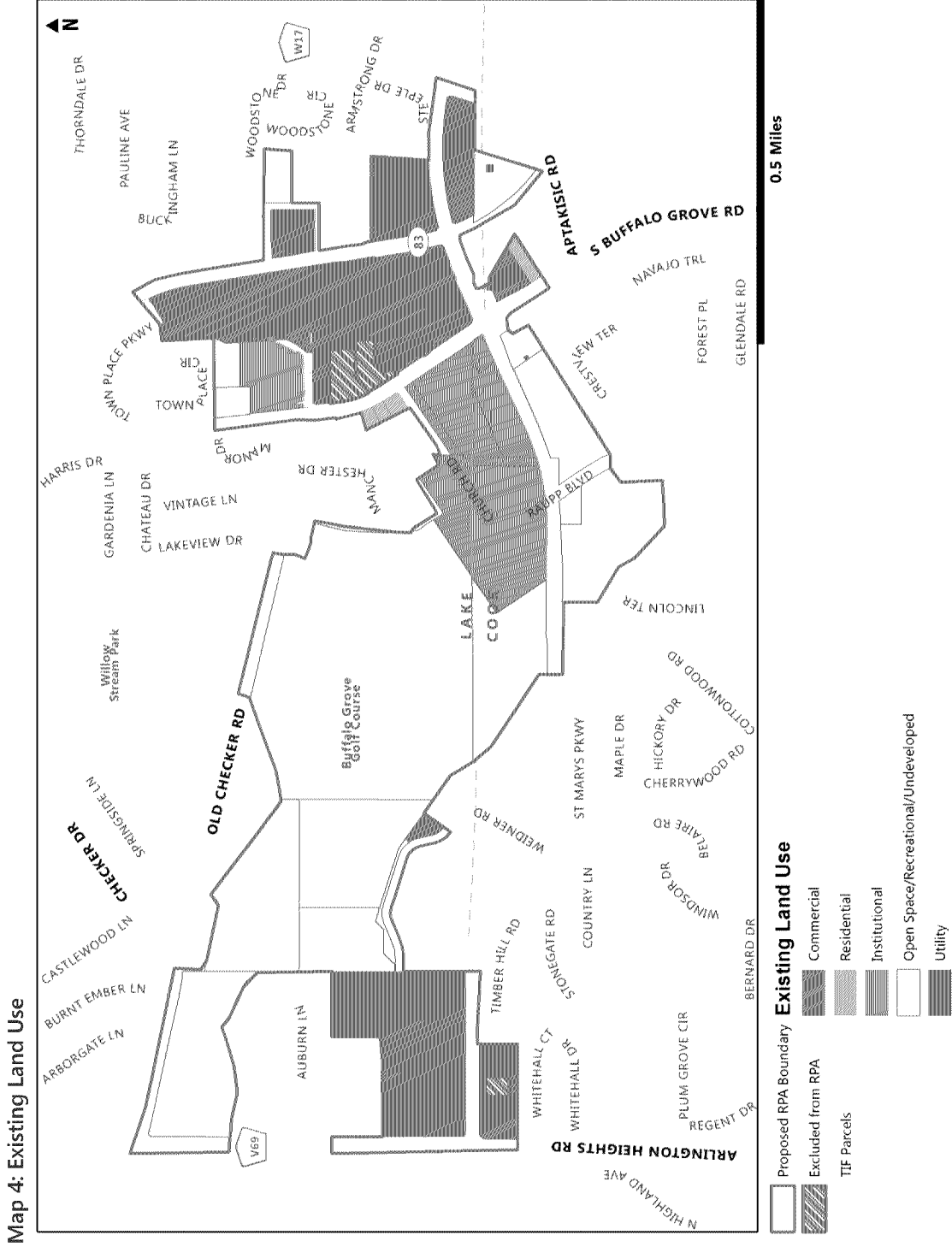


Source: Cook County, Esri, Lake County, SB Friedman, Village of Buffalo Grove

Map 3: Vacant and Improved Parcels in RPA



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



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

2. Eligibility Analysis

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

Provisions of the Illinois Tax Increment Allocation Redevelopment Act

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

Factors for Vacant Land

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

ONE-FACTOR TEST

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

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

TWO-FACTOR TEST

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

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

- Environmental Contamination
- Lack of Growth in EAV

Factors for Improved Areas

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

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

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

Methodology Overview

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

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

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

Blighted Area Findings: Vacant Parcels

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

ONE-FACTOR BLIGHTED FINDING

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

TWO-FACTOR BLIGHTED FINDING

The following two factors were found to be present:

1. LACK OF GROWTH IN EAV

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

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

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

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

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

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

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

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

2. OBSOLETE PLATTING

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

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

Blighted Area Findings: Improved Parcels

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

1. Lack of Growth in EAV

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

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

1. LACK OF GROWTH IN EAV

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

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

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

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

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

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

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

2. DETERIORATION

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

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

3. EXCESSIVE VACANCY

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

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

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

4. PRESENCE OF STRUCTURES BELOW MINIMUM CODE STANDARDS

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

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

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

5. INADEQUATE UTILITIES

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

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

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

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

6. LACK OF COMMUNITY PLANNING

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

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

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

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

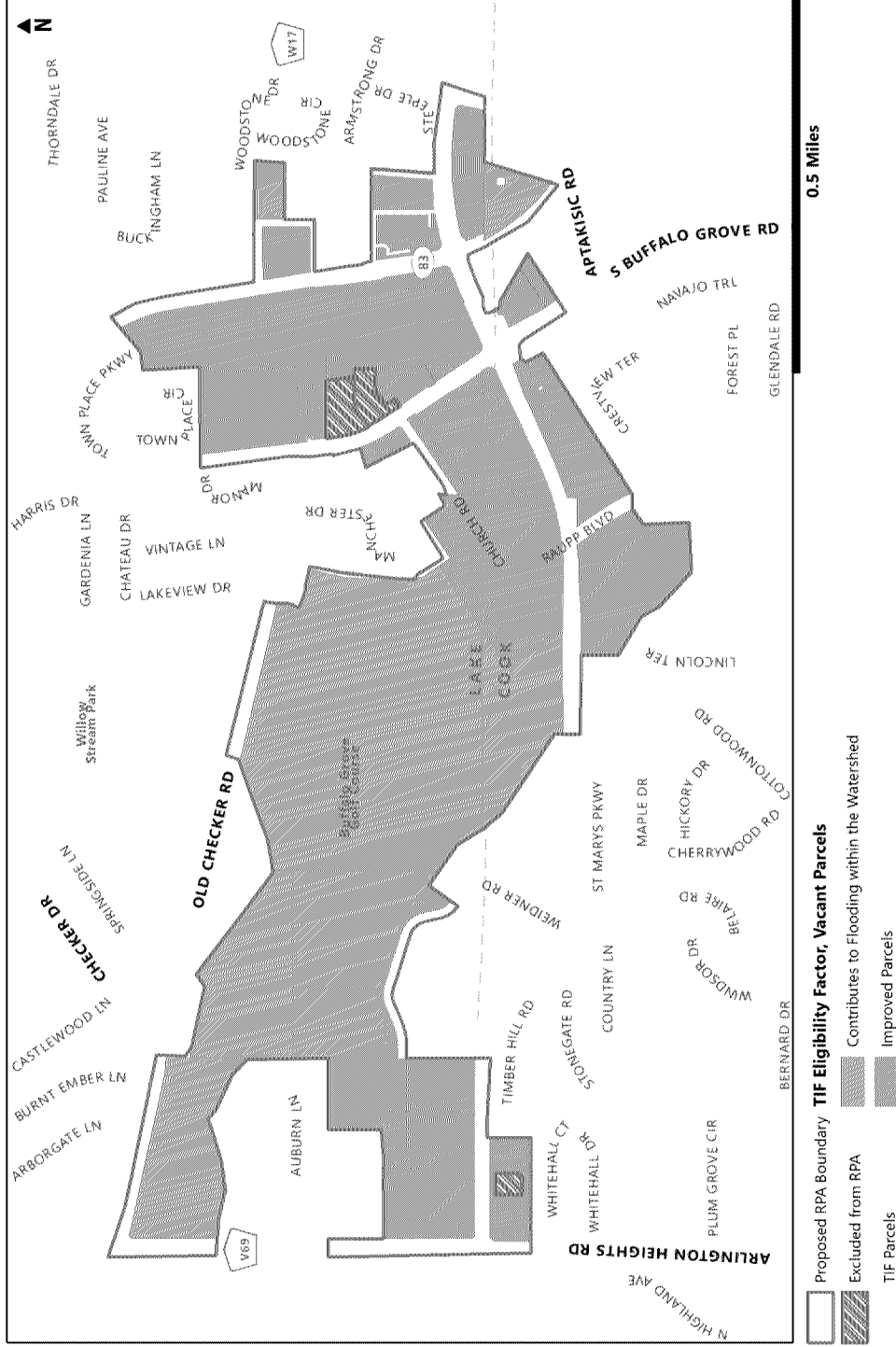
The 2018 Lake Cook Corridor Market Study and Plan recommends a similar strategy as the earlier plans for the Town Center. The 2018 plan accommodates a range of uses and achieves a pedestrian-friendly vision for the Town Center by creating a new street grid that runs through Town Center. Because the 2018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

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

Summary of Findings

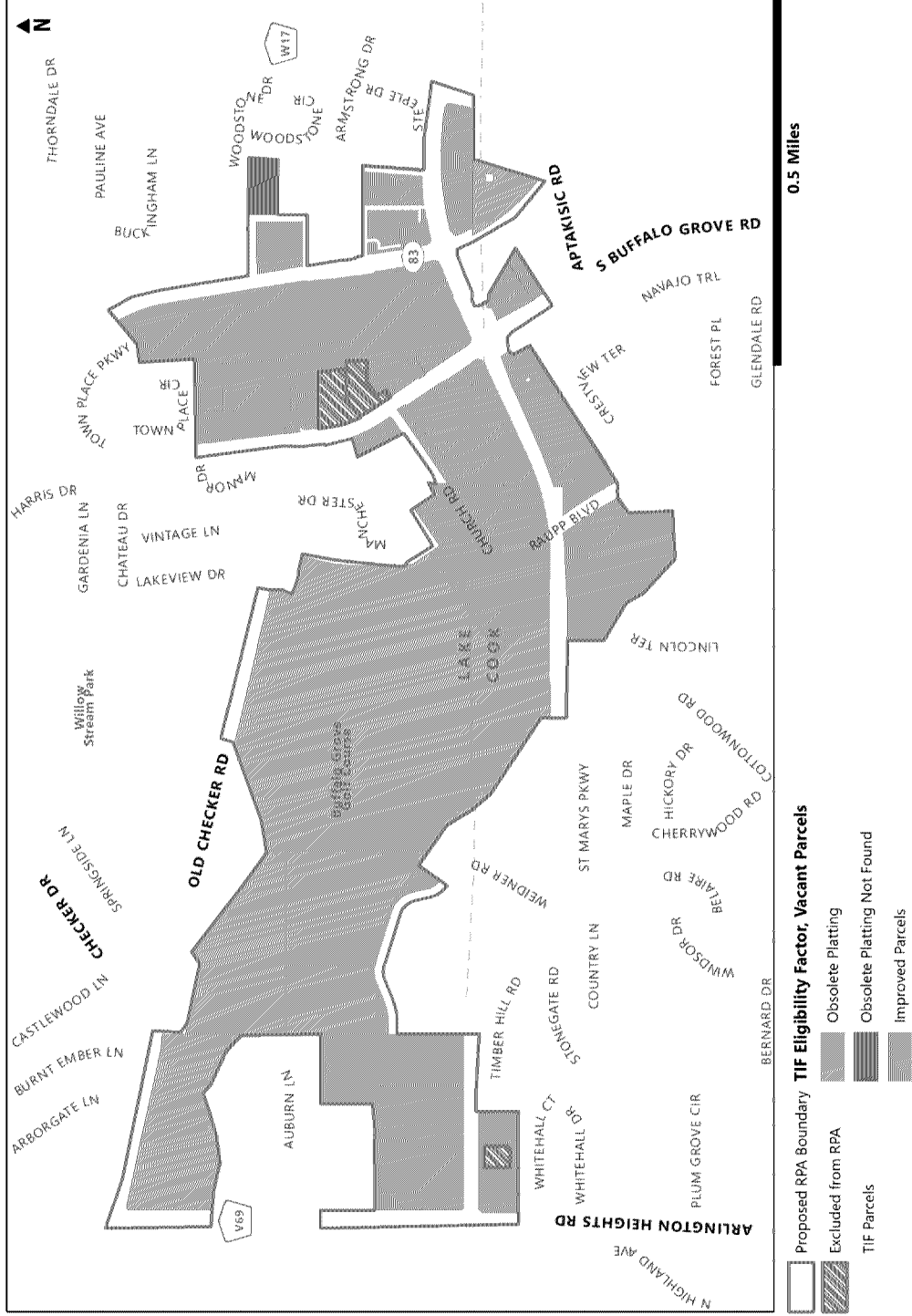
SB Friedman has found that the RPA qualifies to be designated as a “blighted area” for vacant land and as a “blighted area” for improved land. The vacant land is eligible under a one-factor test due to flooding and contribution to flooding in the RPA, and is eligible under a two-factor test due to a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

Map 5A: Vacant Land One-Factor: Flooding



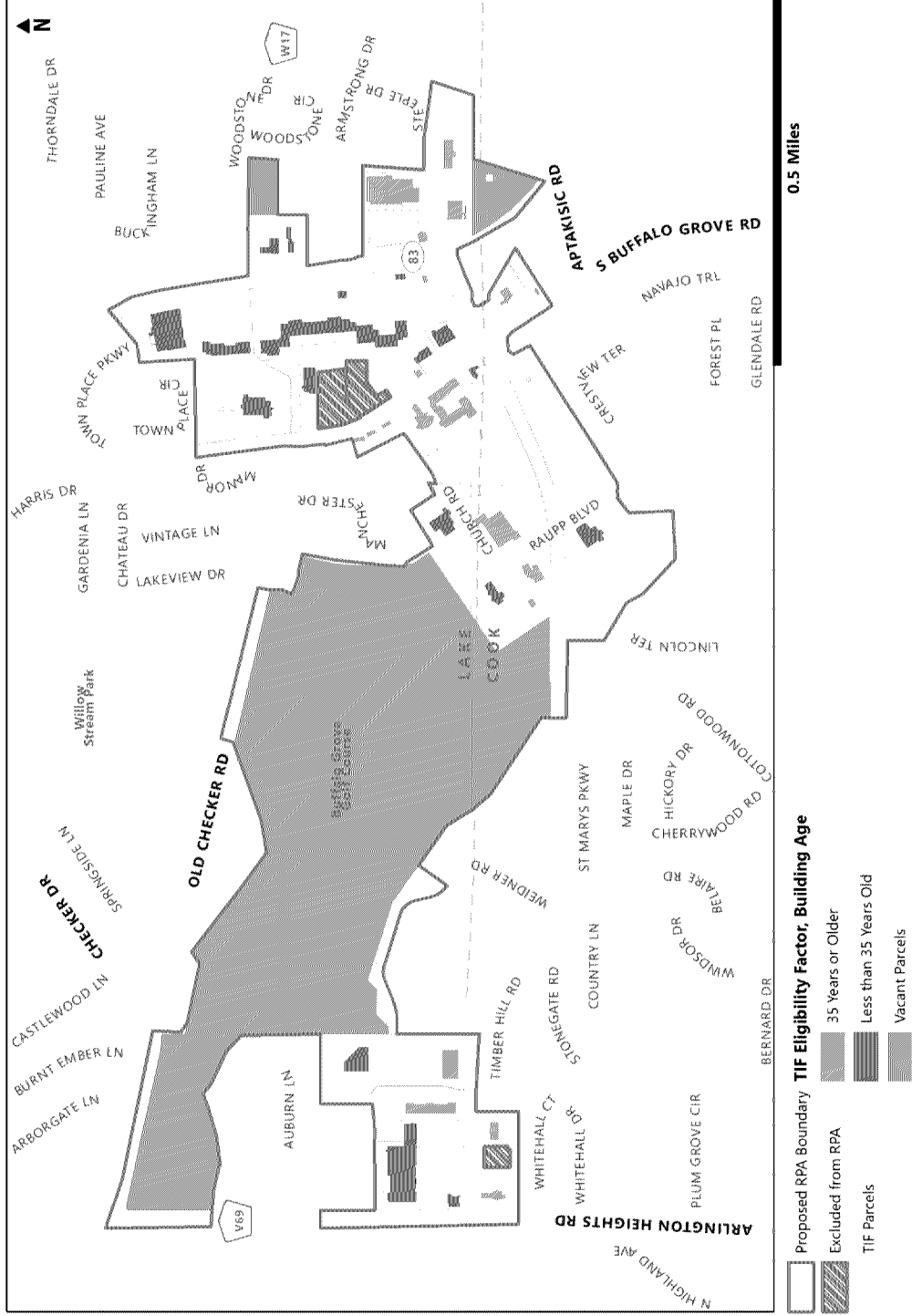
Source: Cook County, Esri, Gewalt Hamilton Associates, Lake County, SB Friedman, Village of Buffalo Grove

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



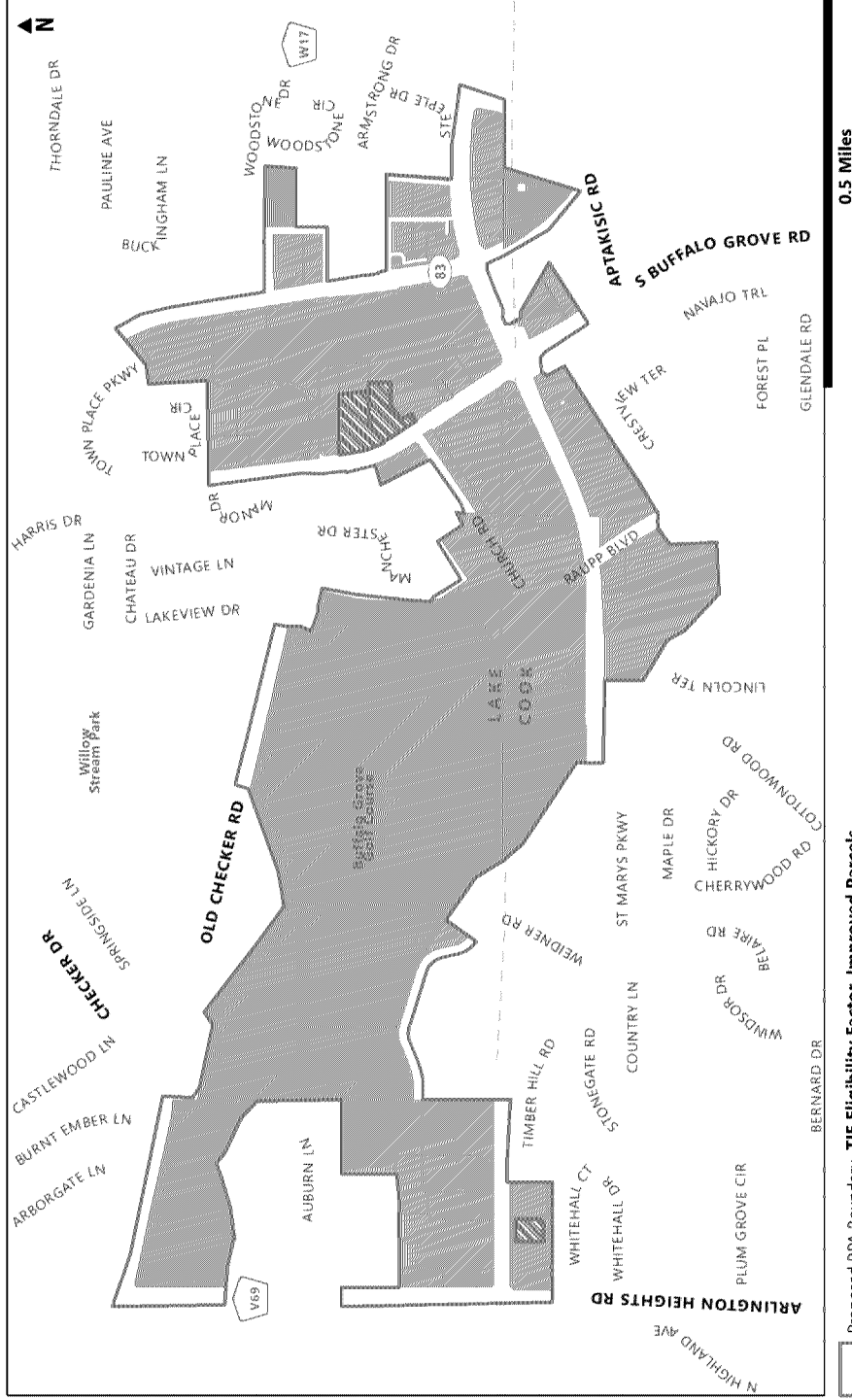
Source: Cook County, Esri, Lake County, SB Friedman, Village of Buffalo Grove

Map 6: Improved Land Factor: Age of Structures



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

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

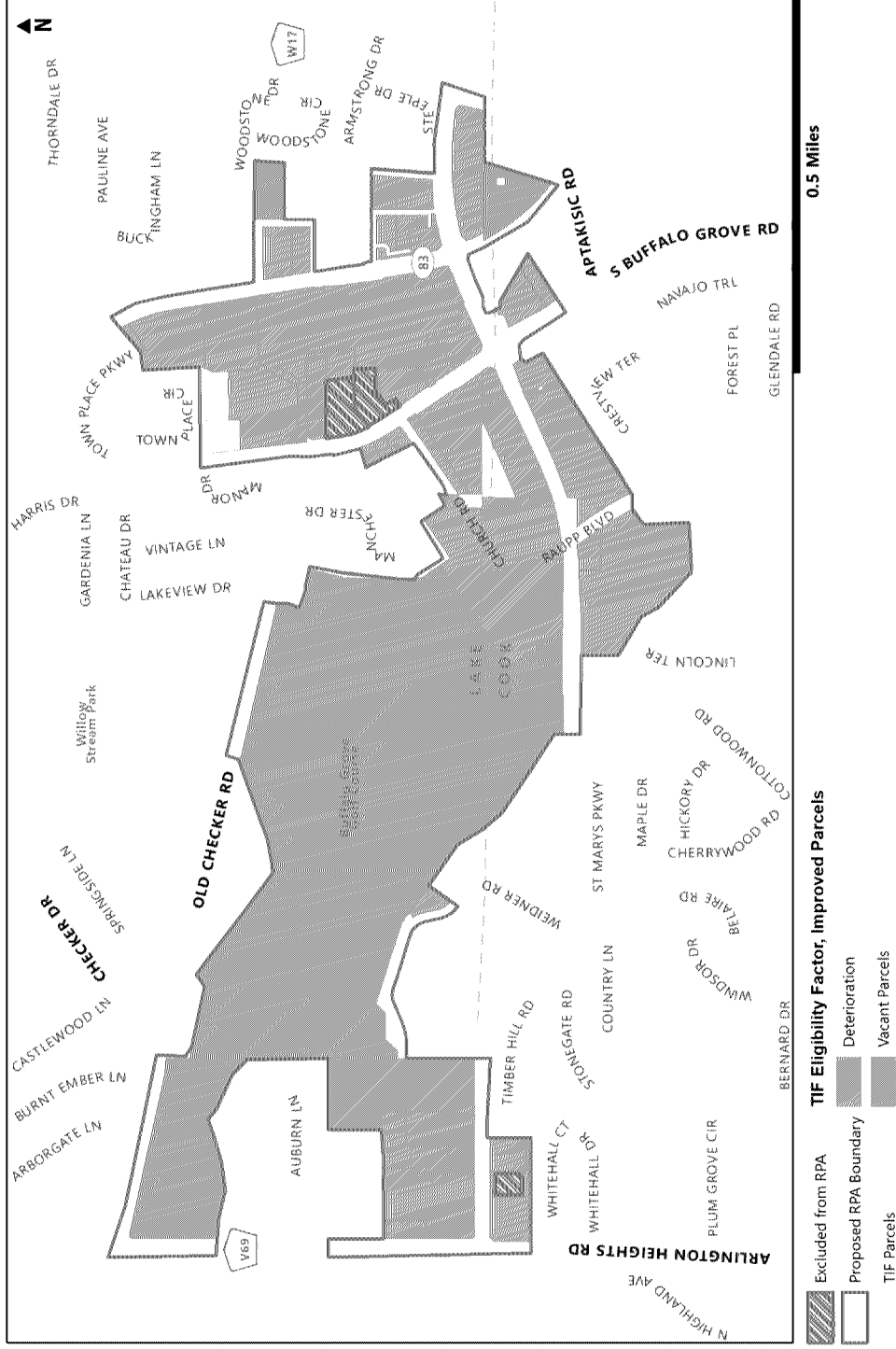


Proposed RPA Boundary
Excluded from RPA
Lack of Growth in EAV
Vacant Parcels
TIF Parcels

0.5 Miles

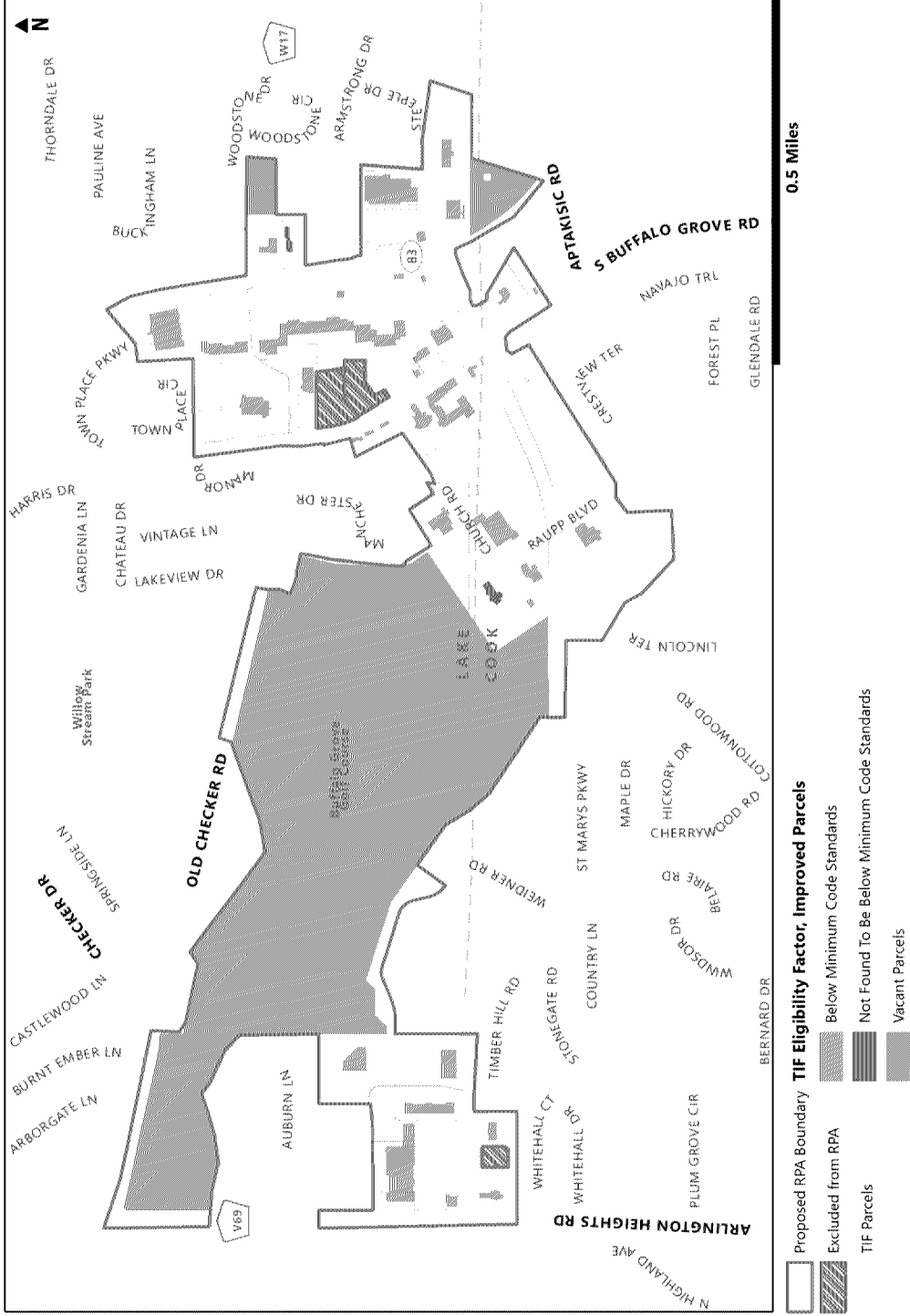
Source: Cook County, Esri, Lake County, SB Friedman, Village of Buffalo Grove

Map 7B: Improved Land Factor: Deterioration



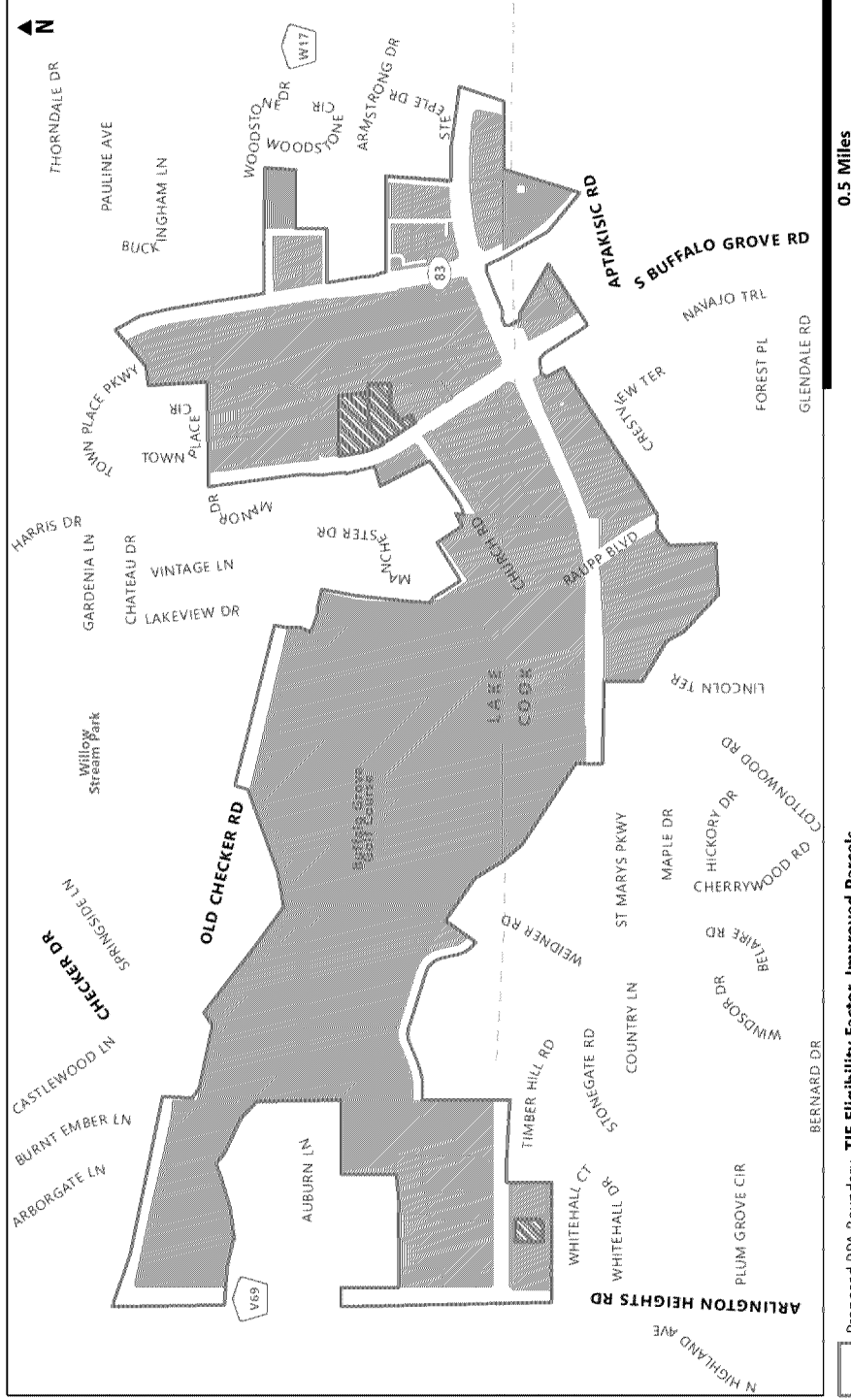
Source: Cook County, Esri, Lake County, SB Friedman, Village of Buffalo Grove

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



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

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



Proposed RPA Boundary
 Excluded from RPA
 Lack of Community Planning
 Vacant Parcels

0.5 Miles

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

3. Redevelopment Plan and Project

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

Redevelopment Needs of the RPA

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

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

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

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

GOALS, OBJECTIVES AND STRATEGIES

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

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

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

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

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

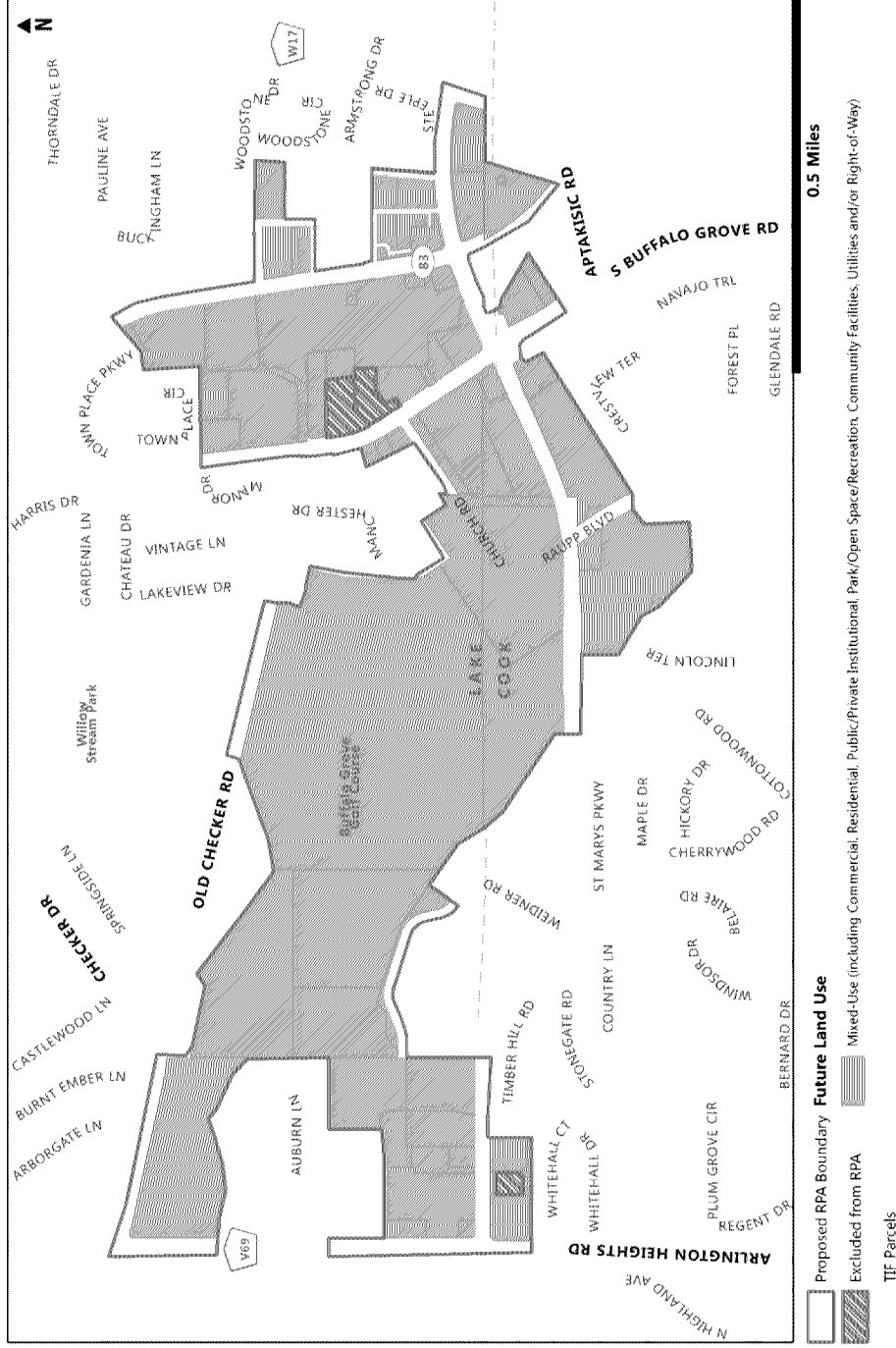
STRATEGIES. Rehabilitation, development and redevelopment of the RPA is to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate additional private investment. The underlying strategy is to use TIF, as well as other funding sources, to reinforce and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

Proposed Future Land Use

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

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

Map 8: Proposed Future Land Use



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

Financial Plan

ELIGIBLE COSTS

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

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

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

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

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

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

ESTIMATED REDEVELOPMENT PROJECT COSTS

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

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

Table 3: Estimated TIF-Eligible Redevelopment Project Costs

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

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

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

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

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

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

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

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

SOURCES OF FUNDS TO PAY COSTS

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

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

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

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

ISSUANCE OF OBLIGATIONS

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

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

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

MOST RECENT EQUALIZED ASSESSED VALUE OF PROPERTIES IN THE RPA

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

ANTICIPATED EQUALIZED ASSESSED VALUE

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

Impact of the Redevelopment Project

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

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

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

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

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

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

Required Tests and Findings

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

FINDING 1: LACK OF GROWTH AND DEVELOPMENT THROUGH PRIVATE INVESTMENT

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

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

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

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

FINDING 2: “BUT FOR...” REQUIREMENT

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

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

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

FINDING 3: CONTIGUITY

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

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

FINDING 4: CONFORMANCE TO THE PLANS OF THE VILLAGE

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

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

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

FINDING 5: HOUSING IMPACT AND RELATED MATTERS

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

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

FINDING 6: ESTIMATED DATES OF COMPLETION

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

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

Provisions for Amending Action Plan

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

Commitment to Fair Employment Practices and Affirmative Action Plan

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

Appendix 1: Limitations of the Eligibility Study and Consultant Responsibilities

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

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

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

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

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

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

Appendix 2: Glossary

Factors for Vacant Land – One Factor Test

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

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

Factors for Vacant Land – Two Factor Test

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

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

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

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

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

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

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

Factors for Improved Land

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Appendix 3: Lake Cook Road RPA Boundary Legal Description

OF PROPERTY DESCRIBED AS:

LAKE AND COOK COUNTY

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

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

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

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

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

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

Appendix 4: List of PINs in Lake Cook Road RPA

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

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

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

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

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

Source: Cook County, Lake County, SB Friedman



Information Item : Review Draft Ordinances Pertaining to the 2020 Buffalo Grove Lake Cook Road TIF District

Recommendation of Action

Discussion

Attached are the three draft Ordinances approving the 2020 Buffalo Grove Lake Cook Road TIF District. These Ordinances will be considered by the Village Board after the June 22, 2020 public hearing date.

ATTACHMENTS:

- Draft Ord Designating TIF 5.18.20 (DOC)
- Draft Ord Approving TIF 5.18.20 (DOC)
- Draft Ord Approving Financing for TIF 5.18.20 (DOC)

Trustee Liaison
Village Manager Bragg

Staff Contact
Chris Stilling, Community Development

Thursday, May 21, 2020

ORDINANCE 2020- _____

AN ORDINANCE OF THE VILLAGE OF BUFFALO GROVE, ILLINOIS, COOK AND LAKE COUNTIES, ILLINOIS, DESIGNATING THE 2020 BUFFALO GROVE ROAD AND LAKE COOK ROAD REDEVELOPMENT PROJECT AREA OF SAID VILLAGE A REDEVELOPMENT PROJECT AREA PURSUANT TO THE TAX INCREMENT ALLOCATION REDEVELOPMENT ACT.

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

WHEREAS, the Corporate Authorities have heretofore by ordinance approved the Plan and Project, which Plan and Project were identified in such ordinances and were the subject, along with the Area designation hereinafter made, of a public hearing held on June 22, 2020, and it is now necessary and desirable to designate the Area a redevelopment project area pursuant to the Act;

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

Section 1. Area Designated. The Area, as described in Exhibit A attached hereto and incorporated herein as if set out in full by this reference, is hereby designated as a redevelopment project area pursuant to Section 11-74.4-4 of the Act. The street location (as near as is practicable) for the Area and the map of the Area are described and depicted in Exhibit A attached hereto and incorporated herein as if set out in full by this reference.

Section 2. Invalidity of Any Section. If any section, paragraph, or provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provisions shall not affect any of the remaining provisions of this ordinance.

Section 3. Superseder and Effective Date. All ordinances, resolutions, motions or orders in conflict herewith shall be and the same hereby are, repealed to the extent of such conflict, and this ordinance shall be in full force and effect immediately upon its passage by the Corporate Authorities and approval as provided by law.

Dated this ___th day of _____ 2020.

Adopted by a roll call vote as follows:

AYES:

NAYS:

ABSENT AND NOT VOTING:

Beverly Sussman
Village President

PASSED: _____

APPROVED: _____

ATTEST:

Janet Sirabian
Village Clerk

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

LAKE AND COOK COUNTY

THAT PART OF SECTION 31, 32 AND 33, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS AND SECTIONS 4, 5 AND 6, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 31 AND THE WEST LINE OF ARLINGTON HEIGHTS ROAD EXTENDED SOUTH; THENCE NORTH ALONG THE WEST LINE OF ARLINGTON HEIGHTS ROAD TO THE WEST EXTENSION OF THE NORTH LINE OF LOT 1 IN BUFFALO GROVE BUSINESS PARK RESUBDIVISION NO. 1 ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2459114; THENCE EAST ALONG LAST SAID NORTH LINE TO THE EAST LINE OF SAID ARLINGTON HEIGHTS ROAD; THENCE SOUTH ALONG LAST SAID EAST LINE TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE EAST ALONG THE SOUTH LINE OF LOT 1 AND 2 IN BUFFALO GROVE BUSINESS PARK RESUBDIVISION NO. 1 AND THE SOUTH LINE OF LOT 2 IN BUFFALO GROVE BUSINESS PARK UNIT 5 ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2367217 TO THE SOUTHEAST CORNER OF LOT 2 IN SAID BUFFALO GROVE BUSINESS PARK UNIT 5; THENCE NORTH TO THE NORTHEAST CORNER OF LOT 2 IN SAID BUFFALO GROVE BUSINESS PARK UNIT 5; THENCE EAST ALONG THE NORTH LINE OF LOT 1 IN SAID BUFFALO GROVE BUSINESS PARK UNIT 5 TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE NORTH ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 32 TO THE SOUTHEAST CORNER OF LOT 2 IN LEXINGTON GLEN SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2190927; THENCE WESTERLY ALONG THE SOUTH LINE (LINES) OF LOT 2 IN SAID LEXINGTON GLEN SUBDIVISION AND THE WESTERLY EXTENSION OF SAID SOUTH LINE OF LOT 2 TO THE WEST LINE OF ARLINGTON HEIGHTS ROAD; THENCE NORTH ALONG THE WEST LINE OF ARLINGTON HEIGHTS ROAD TO THE WESTERLY EXTENSION OF THE NORTH LINE OF CHECKER ROAD IN SAID SECTION 32; THENCE EASTERLY ALONG THE NORTH LINE OF CHECKER ROAD TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE SOUTH ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32 TO THE SOUTHWEST CORNER OF LOT 1 IN ROSEGLEN SUBDIVISION PHASE 2 ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 3594386; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID ROSEGLEN SUBDIVISION PHASE 2 TO THE SOUTHEAST CORNER OF OUTLOT A IN SAID ROSEGLEN SUBDIVISION PHASE 2; THENCE NORTHEASTERLY TO THE COMMON CORNER OF SAID ROSEGLEN SUBDIVISION PHASE 2 AND ROSEGLEN SUBDIVISION PHASE 1 ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 3594385; THENCE SOUTHEAST, EAST AND NORTHEAST ALONG THE SOUTHERLY LINE OF SAID ROSEGLEN SUBDIVISION PHASE 1 TO THE MOST EASTERLY CORNER OF SAID ROSEGLEN SUBDIVISION PHASE 1, SAID CORNER BEING AT THE CENTERLINE OF CHECKER ROAD; THENCE NORTHERLY ALONG LINE PERPENDICULAR TO THE NORTH LINE OF CHECKER ROAD TO THE NORTH LINE OF CHECKER ROAD; THENCE EASTERLY ALONG THE NORTH LINE OF CHECKER ROAD TO THE MOST SOUTHERLY SOUTHEAST CORNER OF LOT 61 IN VINTAGE OF BUFFALO GROVE SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2451381; THENCE SOUTHERLY ALONG A LINE THAT IS PERPENDICULAR TO THE NORTH LINE OF CHECKER ROAD FOR 250 FEET; THENCE EASTERLY ALONG A LINE PARALLEL WITH THE NORTH LINE OF CHECKER ROAD TO THE WEST LINE OF MANCHESTER GREENS PHASE I SUBDIVISION ACCORDING

TO THE PLAT THEREOF RECORDED AS DOCUMENT 2858473; THENCE SOUTHERLY AND EASTERLY ALONG THE EXTERIOR BOUNDARY OF SAID MANCHESTER GREENS PHASE I AND MANCHESTER GREENS PHASE II SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 3404864 TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 32, SAID POINT BEING AT THE NORTH LINE OF CHURCH ROAD; THENCE NORTHEASTERLY ALONG THE NORTH LINE OF CHURCH ROAD AS DEDICATED PER DOCUMENT 1396884 TO THE SOUTHWEST CORNER OF LOT 5 IN WEIDNER'S RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 1396884; THENCE NORTHERLY ALONG THE WEST (REAR) LINES OF LOTS 5, 4 AND 3 IN SAID WEIDNER'S RESUBDIVISION TO THE NORTHWEST CORNER OF LAST SAID LOT 3; THENCE NORTHEASTERLY TO THE NORTHEAST CORNER OF LOT 3 IN SAID WEIDNER'S RESUBDIVISION, BEING AT THE WEST LINE OF BUFFALO GROVE ROAD; THENCE NORTH ALONG THE WEST LINE OF BUFFALO GROVE ROAD TO THE WESTERLY EXTENSION OF THE NORTH LINE OF BUFFALO GROVE TOWN CENTER UNIT 3 SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2898129; THENCE EAST ALONG THE NORTH LINE OF SAID BUFFALO GROVE TOWN CENTER UNIT 3 SUBDIVISION TO THE NORTHEAST CORNER OF LOT 5 IN SAID BUFFALO GROVE TOWN CENTER UNIT 3 SUBDIVISION; THENCE NORTH, EAST AND NORTHEAST ALONG THE EXTERIOR BOUNDARY OF BUFFALO GROVE TOWN CENTER UNIT 8 SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 4173676 TO THE MOST NORTHERLY NORTHEAST CORNER OF LOT 3 IN SAID BUFFALO GROVE TOWN CENTER UNIT 8 SUBDIVISION, SAID CORNER BEING ON THE WESTERLY LINE OF ILLINOIS ROUTE 83; THENCE NORTHEASTERLY ALONG A LINE THAT IS RADIAL TO THE CENTERLINE CURVE OF ILLINOIS ROUTE 83 TO THE EAST LINE OF ILLINOIS ROUTE 83; THENCE SOUTHERLY ALONG THE EAST LINE OF ILLINOIS ROUTE 83 TO THE NORTH LINE OF BANK LANE AS DEDICATED PER DOCUMENT 2814414; THENCE EAST ALONG THE NORTH LINE OF SAID BANK LANE TO THE NORTHEAST CORNER OF SAID BANK LANE AS DEDICATED; THENCE SOUTH ALONG THE EAST LINE OF SAID BANK LANE AS DEDICATED TO THE NORTH LINE OF LOT 3 IN SEIGLE'S RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2814414; THENCE EAST TO THE NORTHEAST CORNER OF LAST SAID LOT 3; THENCE SOUTH TO SOUTHEAST CORNER OF LAST SAID LOT 3; THENCE WEST TO THE EAST LINE OF A 49.00 FOOT WIDE PUBLIC INGRESS AND EGRESS EASEMENT PER DOCUMENT 2814414; THENCE SOUTH ALONG THE EAST LINE OF LAST SAID 49.00 FOOT WIDE PUBLIC INGRESS AND EGRESS EASEMENT AND SOUTHERLY EXTENTION TO THE EASTLERY EXTENSION OF THE SOUTH LINE OF A PUBLIC INGRESS AND EGRESS EASEMENT PER DOCUMENT 2961461; THENCE WEST ALONG THE SOUTH LINE OF SAID PUBLIC INGRESS AND EGRESS EASEMENT PER DOCUMENT 2961461 TO THE EAST LINE OF ILLINOIS ROUTE 83; THENCE SOUTHERLY ALONG THE EAST LINE OF ILLINOIS ROUTE 83 TO THE NORTH LINE OF LOT 1 IN BUFFALO GROVE CENTER SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2166162; THENCE EAST TO THE NORTHEAST CORNER OF LAST SAID LOT 1; THENCE SOUTHERLY ALONG THE EAST LINE OF LAST SAID LOT 1 TO THE NORTH LINE OF LAKE-COOK ROAD; THENCE EASTERLY ALONG THE NORTH LINE OF LAKE-COOK ROAD, BEING A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 2,356.83 FEET TO A LINE THAT IS RADIAL AND EMINATING FROM A POINT THAT IS AT THE INTERSECTION OF THE SOUTH LINE OF LAKE-COOK ROAD AND THE EAST LINE OF WEILAND ROAD, SAID POINT BEING 16.41 FEET EASTERLY OF (AS MEASURED ON THE ARC OF A 2,226.83 FOOT RADIUS CURVE) THE MOST NORTHERLY NORTHWEST CORNER OF LOT 2 IN SCHWIND SUBDIVISION ACCORING TO THE PLAT THEREOF RECORDED AS DOCUMENT 3039568 IN LAKE COUNTY, ILLINOIS; THENCE SOUTHERLY ALONG LAST SAID RADIAL LINE TO THE SAID INTERSECTION OF THE EAST LINE OF WEILAND ROAD AND THE SOUTH LINE OF LAKE-COOK ROAD; THENCE SOUTHERLY ALONG THE EAST LINE OF WEILAND ROAD TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF

SAID SECTION 33, BEING ALSO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID LINE BEING THE COMMON LINE BETWEEN LAKE AND COOK COUNTY, ILLINOIS; THENCE WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33 TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 33, THENCE WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33 FOR 326.10 FEET TO THE WESTERLY LINE OF WARRANTY DEED RECORDED AUGUST 10, 1999 AS DOCUMENT NUMBER 99759241, IN COOK COUNTY, ILLINOIS; THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE OF LAST SAID WARRANTY DEED AND EXTENSION THEREOF TO THE SOUTHWESTERLY LINE OF ILLINOIS ROUTE 83; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF ILLINOIS ROUTE 83 TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN SAID LINE BEING THE COMMON LINE BETWEEN LAKE AND COOK COUNTY, ILLINOIS; THENCE CONTINUING NORTHWESTERLY ALONG THE WESTERLY LINE OF ILLINOIS ROUTE 83 TO THE SOUTH LINE OF LAKE-COOK ROAD; THENCE WESTERLY AND SOUTHWESTERLY ALONG THE SOUTH LINE OF LAKE-COOK ROAD TO A SOUTHEASTERLY JOG IN SAID SOUTH LINE OF LAKE-COOK ROAD; THENCE SOUTHEASTERLY ALONG A LINE PERPENDICULAR TO THE CENTERLINE OF LAKE-COOK ROAD FOR 1.55 FEET, MORE OR LESS, TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN SAID LINE BEING THE COMMON LINE BETWEEN LAKE AND COOK COUNTY, ILLINOIS; THENCE CONTINUING SOUTHEASTERLY ALONG A LINE PERPENDICULAR TO THE CENTERLINE OF LAKE-COOK ROAD FOR 5.46 FEET, MORE OR LESS, TO A BEND IN SAID SOUTH LINE OF LAKE-COOK ROAD; THENCE WESTERLY AND SOUTHWESTERLY ALONG THE SOUTH LINE OF LAKE-COOK ROAD TO THE WEST LINE OF LOT 1 IN STAMELO'S SUBDIVISION ACCORDING TO PLAT THEREOF RECORDED AS DOCUMENT 98735799, IN COOK COUNTY, ILLINOIS; THENCE SOUTHERLY 30.39 FEET, MORE OR LESS, TO THE BOUNDARY OF LAND'S DESCRIBED IN TRUSTEE'S DEED RECORDED AS DOCUMENT 99868810, IN COOK COUNTY, ILLINOIS; THENCE SOUTHEASTERLY 63.00 FEET, MORE OR LESS, TO A BEND IN LAST SAID DEED LINE; THENCE EASTERLY TO THE INTERSECTION OF THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF WARRANTY DEED AS DOCUMENT 90052284; THENCE SOUTHEASTERLY ALONG LAST SAID WARRANTY DEED LINE TO THE INTERSECTION OF THE SOUTHEASTERLY DEED LINE AS DOCUMENT 99868810; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID DEED LINE PER DOCUMENT 99868810, AND THE SOUTHWESTERLY EXTENSION, TO THE WEST LINE OF BUFFALO GROVE ROAD; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF BUFFALO GROVE ROAD TO A BEND IN THE WESTERLY LINE OF BUFFALO GROVE ROAD; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF BUFFALO GROVE ROAD, 40.16 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF LAKE-COOK ROAD; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF LAKE-COOK ROAD, 88.65 FEET, MORE OR LESS, TO THE MOST NORTHERLY CORNER OF BUFFALO CREEK CONDOMINIUMS ACCORDING TO DOCUMENT 0817216000 ; THENCE SOUTHWESTERLY AND SOUTHEASTERLY ALONG THE EXTERIOR BOUNDARY OF LAST SAID BUFFALO CREEK CONDOMINIUMS TO THE NORTHEASTERLY EXTENSION OF THE NORTHWESTERLY (REAR) LINE OF LOTS 10 THROUGH 18 IN BUFFALO GROVE UNIT NO. 1 ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 16862056, IN COOK COUNTY, ILLINOIS; THENCE SOUTHWESTERLY ALONG LAST SAID NORTHWESTERLY (REAR) LINE OF LOTS 10 THROUGH 18, TO THE NORTHEAST CORNER OF LOT 75 IN BUFFALO GROVE UNIT NO. 2 ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 17251866, IN COOK COUNTY, ILLINOIS; THENCE SOUTHWESTERLY TO THE NORTHWEST CORNER OF LAST SAID LOT 75; THENCE WESTERLY TO THE NORTHEAST CORNER OF LOT 83 IN SAID BUFFALO GROVE UNIT NO. 2; THENCE SOUTHWESTERLY TO THE NORTHWEST

CORNER OF LAST SAID LOT 83; THENCE SOUTHERLY ALONG THE WEST (REAR) LINE OF LOTS 83 THROUGH 88 IN SAID BUFFALO GROVE UNIT NO. 2, TO THE SOUTHWEST CORNER OF LOT 88 IN SAID BUFFALO GROVE UNIT NO. 2; THENCE WEST, NORTHWEST AND NORTH ALONG THE REAR LOT LINES OF LOT 90 THROUGH 114 IN SAID BUFFALO GROVE UNIT NO. 2, TO THE SOUTH LINE OF LAKE-COOK ROAD; THENCE WEST ALONG THE SOUTH LINE OF LAKE-COOK ROAD TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 1 IN BUFFALO GROVE BUSINESS PARK UNIT 11 ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 89160156, IN COOK COUNTY, ILLINOIS; THENCE NORTHERLY TO THE MOST EASTERLY NORTHEAST CORNER OF LAST SAID LOT 1 IN BUFFALO GROVE BUSINESS PARK UNIT 11; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID BUFFALO GROVE BUSINESS PARK UNIT 11 TO THE MOST NORTHERLY CORNER OF SAID BUFFALO GROVE BUSINESS PARK UNIT 11, BEING THE MOST EASTERLY CORNER OF BUFFALO GROVE BUSINESS PARK UNIT 9, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 88504177, IN COOK COUNTY, ILLINOIS; THENCE NORTHWESTERLY ALONG THE NORTHEAST LINE OF LOT 2 TO THE COMMON CORNER OF LOT 1 AND 2 IN SAID BUFFALO GROVE BUSINESS PARK UNIT 9, BEING THE COMMON LINE BETWEEN LAKE AND COOK COUNTY, ILLINOIS; THENCE NORTHWESTERLY ALONG THE NORTHEAST LINE OF LOT 1 TO THE MOST NORTHERLY CORNER OF SAID BUFFALO GROVE BUSINESS PARK UNIT 9; THENCE SOUTHWESTERLY ALONG THE NORTHWEST LINE OF LOT 1 IN SAID BUFFALO GROVE BUSINESS PARK UNIT 9 AND EXTENSION THEREOF TO THE SOUTHERLY LINE OF WEIDNER ROAD; THENCE WESTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF WEIDNER ROAD TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE SOUTH ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32 AND THE SOUTHERLY EXTENSION THEREOF, ACROSS THE COMMON LINE BETWEEN LAKE AND COOK COUNTY, ILLINOIS; TO THE SOUTH LINE OF LAKE-COOK ROAD; THENCE WEST ALONG THE SOUTH LINE OF LAKE-COOK ROAD TO THE NORTHEAST CORNER OF LOT 1 IN HARRIS RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 24799203, IN COOK COUNTY, ILLINOIS; THENCE SOUTH TO THE MOST EASTERLY SOUTHEAST CORNER OF LOT 2 IN BURDEEN'S RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 1233139116, IN COOK COUNTY, ILLINOIS; THENCE WESTERLY ALONG THE SOUTH LINE OF LAST SAID LOT 2 TO THE SOUTHWEST CORNER OF LOT 2 IN SAID BURDEEN'S RESUBDIVISION; THENCE WEST ALONG A LINE PERPENDICULAR TO THE WEST LINE OF LAST SAID LOT 2 TO THE WEST LINE OF ARLINGTON HEIGHTS ROAD; THENCE NORTH ALONG THE WEST LINE OF ARLINGTON HEIGHTS ROAD TO THE SOUTH LINE OF LAKE-COOK ROAD; THENCE NORTHERLY TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS, EXCEPT THE FOLLOWING 2 EXCEPTIONS (EXCEPT THEREFROM THE FOLLOWING: LOT 1 IN MAIORIELLO'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED JUNE 28, 1995 AS DOCUMENT 3688967 IN LAKE COUNTY, ILLINOIS AND ALSO EXCEPT ALL THAT PART OF TURNBERRY OF BUFFALO GROVE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: PART OF LOT 1 IN TURNBERRY, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR TURNBERRY OF BUFFALO GROVE CONDOMINIUM, RECORDED NOVEMBER 18, 2004 IN LAKE COUNTY, ILLINOIS AS DOCUMENT NUMBER 5685372) ALSO (EXCEPT LOT 1 IN BURDEEN'S RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 1233139116, IN COOK COUNTY, ILLINOIS).

COMMON BOUNDARY DESCRIPTION

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

Ordinance 2020- _____

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Dated this ___th day of ____, 2020.

Adopted by a roll call vote as follows:

AYES:

NAYS:

ABSENT AND NOT VOTING:

Beverly Sussman
Village President

PASSED: _____

APPROVED: _____

ATTEST:

Janet Sirabian
Village Clerk

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

LAKE AND COOK COUNTY

THAT PART OF SECTION 31, 32 AND 33, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS AND SECTIONS 4, 5 AND 6, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 31 AND THE WEST LINE OF ARLINGTON HEIGHTS ROAD EXTENDED SOUTH; THENCE NORTH ALONG THE WEST LINE OF ARLINGTON HEIGHTS ROAD TO THE WEST EXTENSION OF THE NORTH LINE OF LOT 1 IN BUFFALO GROVE BUSINESS PARK RESUBDIVISION NO. 1 ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2459114; THENCE EAST ALONG LAST SAID NORTH LINE TO THE EAST LINE OF SAID ARLINGTON HEIGHTS ROAD; THENCE SOUTH ALONG LAST SAID EAST LINE TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE EAST ALONG THE SOUTH LINE OF LOT 1 AND 2 IN BUFFALO GROVE BUSINESS PARK RESUBDIVISION NO. 1 AND THE SOUTH LINE OF LOT 2 IN BUFFALO GROVE BUSINESS PARK UNIT 5 ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2367217 TO THE SOUTHEAST CORNER OF LOT 2 IN SAID BUFFALO GROVE BUSINESS PARK UNIT 5; THENCE NORTH TO THE NORTHEAST CORNER OF LOT 2 IN SAID BUFFALO GROVE BUSINESS PARK UNIT 5; THENCE EAST ALONG THE NORTH LINE OF LOT 1 IN SAID BUFFALO GROVE BUSINESS PARK UNIT 5 TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE NORTH ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 32 TO THE SOUTHEAST CORNER OF LOT 2 IN LEXINGTON GLEN SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2190927; THENCE WESTERLY ALONG THE SOUTH LINE (LINES) OF LOT 2 IN SAID LEXINGTON GLEN SUBDIVISION AND THE WESTERLY EXTENSION OF SAID SOUTH LINE OF LOT 2 TO THE WEST LINE OF ARLINGTON HEIGHTS ROAD; THENCE NORTH ALONG THE WEST LINE OF ARLINGTON HEIGHTS ROAD TO THE WESTERLY EXTENSION OF THE NORTH LINE OF CHECKER ROAD IN SAID SECTION 32; THENCE EASTERLY ALONG THE NORTH LINE OF CHECKER ROAD TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE SOUTH ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32 TO THE SOUTHWEST CORNER OF LOT 1 IN ROSEGLEN SUBDIVISION PHASE 2 ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 3594386; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID ROSEGLEN SUBDIVISION PHASE 2 TO THE SOUTHEAST CORNER OF OUTLOT A IN SAID ROSEGLEN SUBDIVISION PHASE 2; THENCE NORTHEASTERLY TO THE COMMON CORNER OF SAID ROSEGLEN SUBDIVISION PHASE 2 AND ROSEGLEN SUBDIVISION PHASE 1 ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 3594385; THENCE SOUTHEAST, EAST AND NORTHEAST ALONG THE SOUTHERLY LINE OF SAID ROSEGLEN SUBDIVISION PHASE 1 TO THE MOST EASTERLY CORNER OF SAID ROSEGLEN SUBDIVISION PHASE 1, SAID CORNER BEING AT THE CENTERLINE OF CHECKER ROAD; THENCE NORTHERLY ALONG LINE PERPENDICULAR TO THE NORTH LINE OF CHECKER ROAD TO THE NORTH LINE OF CHECKER ROAD; THENCE EASTERLY ALONG THE NORTH LINE OF CHECKER ROAD TO THE MOST SOUTHERLY SOUTHEAST CORNER OF LOT 61 IN VINTAGE OF BUFFALO GROVE SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2451381; THENCE SOUTHERLY ALONG A LINE THAT IS PERPENDICULAR TO THE NORTH LINE OF CHECKER ROAD FOR 250 FEET; THENCE EASTERLY ALONG A LINE PARALLEL WITH THE NORTH LINE OF CHECKER ROAD TO THE WEST LINE OF MANCHESTER GREENS PHASE I SUBDIVISION ACCORDING

TO THE PLAT THEREOF RECORDED AS DOCUMENT 2858473; THENCE SOUTHERLY AND EASTERLY ALONG THE EXTERIOR BOUNDARY OF SAID MANCHESTER GREENS PHASE I AND MANCHESTER GREENS PHASE II SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 3404864 TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 32, SAID POINT BEING AT THE NORTH LINE OF CHURCH ROAD; THENCE NORTHEASTERLY ALONG THE NORTH LINE OF CHURCH ROAD AS DEDICATED PER DOCUMENT 1396884 TO THE SOUTHWEST CORNER OF LOT 5 IN WEIDNER'S RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 1396884; THENCE NORTHERLY ALONG THE WEST (REAR) LINES OF LOTS 5, 4 AND 3 IN SAID WEIDNER'S RESUBDIVISION TO THE NORTHWEST CORNER OF LAST SAID LOT 3; THENCE NORTHEASTERLY TO THE NORTHEAST CORNER OF LOT 3 IN SAID WEIDNER'S RESUBDIVISION, BEING AT THE WEST LINE OF BUFFALO GROVE ROAD; THENCE NORTH ALONG THE WEST LINE OF BUFFALO GROVE ROAD TO THE WESTERLY EXTENSION OF THE NORTH LINE OF BUFFALO GROVE TOWN CENTER UNIT 3 SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2898129; THENCE EAST ALONG THE NORTH LINE OF SAID BUFFALO GROVE TOWN CENTER UNIT 3 SUBDIVISION TO THE NORTHEAST CORNER OF LOT 5 IN SAID BUFFALO GROVE TOWN CENTER UNIT 3 SUBDIVISION; THENCE NORTH, EAST AND NORTHEAST ALONG THE EXTERIOR BOUNDARY OF BUFFALO GROVE TOWN CENTER UNIT 8 SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 4173676 TO THE MOST NORTHERLY NORTHEAST CORNER OF LOT 3 IN SAID BUFFALO GROVE TOWN CENTER UNIT 8 SUBDIVISION, SAID CORNER BEING ON THE WESTERLY LINE OF ILLINOIS ROUTE 83; THENCE NORTHEASTERLY ALONG A LINE THAT IS RADIAL TO THE CENTERLINE CURVE OF ILLINOIS ROUTE 83 TO THE EAST LINE OF ILLINOIS ROUTE 83; THENCE SOUTHERLY ALONG THE EAST LINE OF ILLINOIS ROUTE 83 TO THE NORTH LINE OF BANK LANE AS DEDICATED PER DOCUMENT 2814414; THENCE EAST ALONG THE NORTH LINE OF SAID BANK LANE TO THE NORTHEAST CORNER OF SAID BANK LANE AS DEDICATED; THENCE SOUTH ALONG THE EAST LINE OF SAID BANK LANE AS DEDICATED TO THE NORTH LINE OF LOT 3 IN SEIGLE'S RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2814414; THENCE EAST TO THE NORTHEAST CORNER OF LAST SAID LOT 3; THENCE SOUTH TO SOUTHEAST CORNER OF LAST SAID LOT 3; THENCE WEST TO THE EAST LINE OF A 49.00 FOOT WIDE PUBLIC INGRESS AND EGRESS EASEMENT PER DOCUMENT 2814414; THENCE SOUTH ALONG THE EAST LINE OF LAST SAID 49.00 FOOT WIDE PUBLIC INGRESS AND EGRESS EASEMENT AND SOUTHERLY EXTENTION TO THE EASTLERY EXTENSION OF THE SOUTH LINE OF A PUBLIC INGRESS AND EGRESS EASEMENT PER DOCUMENT 2961461; THENCE WEST ALONG THE SOUTH LINE OF SAID PUBLIC INGRESS AND EGRESS EASEMENT PER DOCUMENT 2961461 TO THE EAST LINE OF ILLINOIS ROUTE 83; THENCE SOUTHERLY ALONG THE EAST LINE OF ILLINOIS ROUTE 83 TO THE NORTH LINE OF LOT 1 IN BUFFALO GROVE CENTER SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2166162; THENCE EAST TO THE NORTHEAST CORNER OF LAST SAID LOT 1; THENCE SOUTHERLY ALONG THE EAST LINE OF LAST SAID LOT 1 TO THE NORTH LINE OF LAKE-COOK ROAD; THENCE EASTERLY ALONG THE NORTH LINE OF LAKE-COOK ROAD, BEING A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 2,356.83 FEET TO A LINE THAT IS RADIAL AND EMINATING FROM A POINT THAT IS AT THE INTERSECTION OF THE SOUTH LINE OF LAKE-COOK ROAD AND THE EAST LINE OF WEILAND ROAD, SAID POINT BEING 16.41 FEET EASTERLY OF (AS MEASURED ON THE ARC OF A 2,226.83 FOOT RADIUS CURVE) THE MOST NORTHERLY NORTHWEST CORNER OF LOT 2 IN SCHWIND SUBDIVISION ACCORING TO THE PLAT THEREOF RECORDED AS DOCUMENT 3039568 IN LAKE COUNTY, ILLINOIS; THENCE SOUTHERLY ALONG LAST SAID RADIAL LINE TO THE SAID INTERSECTION OF THE EAST LINE OF WEILAND ROAD AND THE SOUTH LINE OF LAKE-COOK ROAD; THENCE SOUTHERLY ALONG THE EAST LINE OF WEILAND ROAD TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF

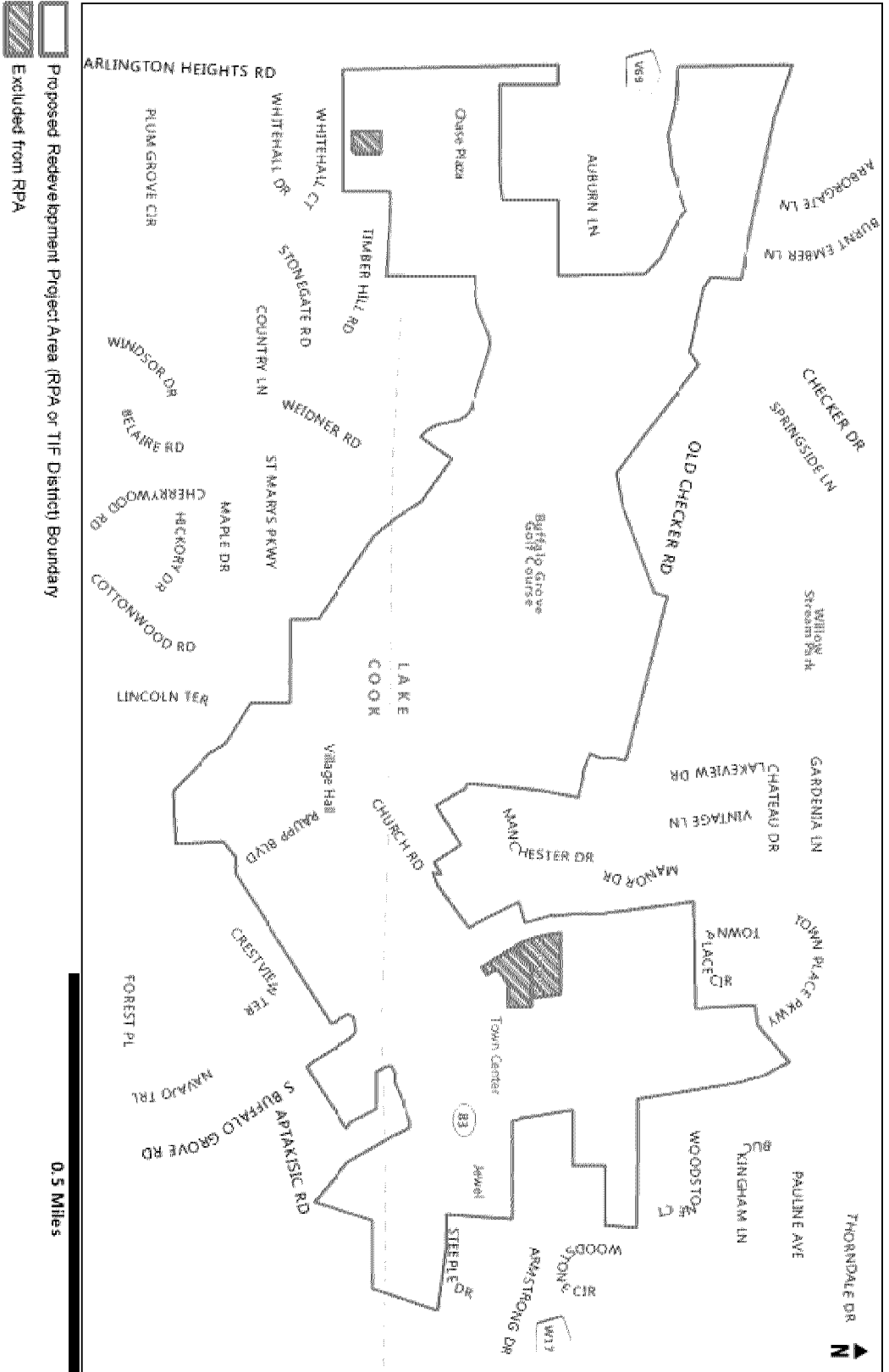
SAID SECTION 33, BEING ALSO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID LINE BEING THE COMMON LINE BETWEEN LAKE AND COOK COUNTY, ILLINOIS; THENCE WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33 TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 33, THENCE WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33 FOR 326.10 FEET TO THE WESTERLY LINE OF WARRANTY DEED RECORDED AUGUST 10, 1999 AS DOCUMENT NUMBER 99759241, IN COOK COUNTY, ILLINOIS; THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE OF LAST SAID WARRANTY DEED AND EXTENSION THEREOF TO THE SOUTHWESTERLY LINE OF ILLINOIS ROUTE 83; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF ILLINOIS ROUTE 83 TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN SAID LINE BEING THE COMMON LINE BETWEEN LAKE AND COOK COUNTY, ILLINOIS; THENCE CONTINUING NORTHWESTERLY ALONG THE WESTERLY LINE OF ILLINOIS ROUTE 83 TO THE SOUTH LINE OF LAKE-COOK ROAD; THENCE WESTERLY AND SOUTHWESTERLY ALONG THE SOUTH LINE OF LAKE-COOK ROAD TO A SOUTHEASTERLY JOG IN SAID SOUTH LINE OF LAKE-COOK ROAD; THENCE SOUTHEASTERLY ALONG A LINE PERPENDICULAR TO THE CENTERLINE OF LAKE-COOK ROAD FOR 1.55 FEET, MORE OR LESS, TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN SAID LINE BEING THE COMMON LINE BETWEEN LAKE AND COOK COUNTY, ILLINOIS; THENCE CONTINUING SOUTHEASTERLY ALONG A LINE PERPENDICULAR TO THE CENTERLINE OF LAKE-COOK ROAD FOR 5.46 FEET, MORE OR LESS, TO A BEND IN SAID SOUTH LINE OF LAKE-COOK ROAD; THENCE WESTERLY AND SOUTHWESTERLY ALONG THE SOUTH LINE OF LAKE-COOK ROAD TO THE WEST LINE OF LOT 1 IN STAMELO'S SUBDIVISION ACCORDING TO PLAT THEREOF RECORDED AS DOCUMENT 98735799, IN COOK COUNTY, ILLINOIS; THENCE SOUTHERLY 30.39 FEET, MORE OR LESS, TO THE BOUNDARY OF LAND'S DESCRIBED IN TRUSTEE'S DEED RECORDED AS DOCUMENT 99868810, IN COOK COUNTY, ILLINOIS; THENCE SOUTHEASTERLY 63.00 FEET, MORE OR LESS, TO A BEND IN LAST SAID DEED LINE; THENCE EASTERLY TO THE INTERSECTION OF THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF WARRANTY DEED AS DOCUMENT 90052284; THENCE SOUTHEASTERLY ALONG LAST SAID WARRANTY DEED LINE TO THE INTERSECTION OF THE SOUTHEASTERLY DEED LINE AS DOCUMENT 99868810; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID DEED LINE PER DOCUMENT 99868810, AND THE SOUTHWESTERLY EXTENSION, TO THE WEST LINE OF BUFFALO GROVE ROAD; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF BUFFALO GROVE ROAD TO A BEND IN THE WESTERLY LINE OF BUFFALO GROVE ROAD; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF BUFFALO GROVE ROAD, 40.16 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF LAKE-COOK ROAD; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF LAKE-COOK ROAD, 88.65 FEET, MORE OR LESS, TO THE MOST NORTHERLY CORNER OF BUFFALO CREEK CONDOMINIUMS ACCORDING TO DOCUMENT 0817216000 ; THENCE SOUTHWESTERLY AND SOUTHEASTERLY ALONG THE EXTERIOR BOUNDARY OF LAST SAID BUFFALO CREEK CONDOMINIUMS TO THE NORTHEASTERLY EXTENSION OF THE NORTHWESTERLY (REAR) LINE OF LOTS 10 THROUGH 18 IN BUFFALO GROVE UNIT NO. 1 ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 16862056, IN COOK COUNTY, ILLINOIS; THENCE SOUTHWESTERLY ALONG LAST SAID NORTHWESTERLY (REAR) LINE OF LOTS 10 THROUGH 18, TO THE NORTHEAST CORNER OF LOT 75 IN BUFFALO GROVE UNIT NO. 2 ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 17251866, IN COOK COUNTY, ILLINOIS; THENCE SOUTHWESTERLY TO THE NORTHWEST CORNER OF LAST SAID LOT 75; THENCE WESTERLY TO THE NORTHEAST CORNER OF LOT 83 IN SAID BUFFALO GROVE UNIT NO. 2; THENCE SOUTHWESTERLY TO THE NORTHWEST

CORNER OF LAST SAID LOT 83; THENCE SOUTHERLY ALONG THE WEST (REAR) LINE OF LOTS 83 THROUGH 88 IN SAID BUFFALO GROVE UNIT NO. 2, TO THE SOUTHWEST CORNER OF LOT 88 IN SAID BUFFALO GROVE UNIT NO. 2; THENCE WEST, NORTHWEST AND NORTH ALONG THE REAR LOT LINES OF LOT 90 THROUGH 114 IN SAID BUFFALO GROVE UNIT NO. 2, TO THE SOUTH LINE OF LAKE-COOK ROAD; THENCE WEST ALONG THE SOUTH LINE OF LAKE-COOK ROAD TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 1 IN BUFFALO GROVE BUSINESS PARK UNIT 11 ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 89160156, IN COOK COUNTY, ILLINOIS; THENCE NORTHERLY TO THE MOST EASTERLY NORTHEAST CORNER OF LAST SAID LOT 1 IN BUFFALO GROVE BUSINESS PARK UNIT 11; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID BUFFALO GROVE BUSINESS PARK UNIT 11 TO THE MOST NORTHERLY CORNER OF SAID BUFFALO GROVE BUSINESS PARK UNIT 11, BEING THE MOST EASTERLY CORNER OF BUFFALO GROVE BUSINESS PARK UNIT 9, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 88504177, IN COOK COUNTY, ILLINOIS; THENCE NORTHWESTERLY ALONG THE NORTHEAST LINE OF LOT 2 TO THE COMMON CORNER OF LOT 1 AND 2 IN SAID BUFFALO GROVE BUSINESS PARK UNIT 9, BEING THE COMMON LINE BETWEEN LAKE AND COOK COUNTY, ILLINOIS; THENCE NORTHWESTERLY ALONG THE NORTHEAST LINE OF LOT 1 TO THE MOST NORTHERLY CORNER OF SAID BUFFALO GROVE BUSINESS PARK UNIT 9; THENCE SOUTHWESTERLY ALONG THE NORTHWEST LINE OF LOT 1 IN SAID BUFFALO GROVE BUSINESS PARK UNIT 9 AND EXTENSION THEREOF TO THE SOUTHERLY LINE OF WEIDNER ROAD; THENCE WESTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF WEIDNER ROAD TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE SOUTH ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32 AND THE SOUTHERLY EXTENSION THEREOF, ACROSS THE COMMON LINE BETWEEN LAKE AND COOK COUNTY, ILLINOIS; TO THE SOUTH LINE OF LAKE-COOK ROAD; THENCE WEST ALONG THE SOUTH LINE OF LAKE-COOK ROAD TO THE NORTHEAST CORNER OF LOT 1 IN HARRIS RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 24799203, IN COOK COUNTY, ILLINOIS; THENCE SOUTH TO THE MOST EASTERLY SOUTHEAST CORNER OF LOT 2 IN BURDEEN'S RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 1233139116, IN COOK COUNTY, ILLINOIS; THENCE WESTERLY ALONG THE SOUTH LINE OF LAST SAID LOT 2 TO THE SOUTHWEST CORNER OF LOT 2 IN SAID BURDEEN'S RESUBDIVISION; THENCE WEST ALONG A LINE PERPENDICULAR TO THE WEST LINE OF LAST SAID LOT 2 TO THE WEST LINE OF ARLINGTON HEIGHTS ROAD; THENCE NORTH ALONG THE WEST LINE OF ARLINGTON HEIGHTS ROAD TO THE SOUTH LINE OF LAKE-COOK ROAD; THENCE NORTHERLY TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS, EXCEPT THE FOLLOWING 2 EXCEPTIONS (EXCEPT THEREFROM THE FOLLOWING: LOT 1 IN MAIORIELLO'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED JUNE 28, 1995 AS DOCUMENT 3688967 IN LAKE COUNTY, ILLINOIS AND ALSO EXCEPT ALL THAT PART OF TURNBERRY OF BUFFALO GROVE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: PART OF LOT 1 IN TURNBERRY, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR TURNBERRY OF BUFFALO GROVE CONDOMINIUM, RECORDED NOVEMBER 18, 2004 IN LAKE COUNTY, ILLINOIS AS DOCUMENT NUMBER 5685372) ALSO (EXCEPT LOT 1 IN BURDEEN'S RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 1233139116, IN COOK COUNTY, ILLINOIS).

COMMON BOUNDARY DESCRIPTION

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

Proposed 2020 Buffalo Grove Lake Cook Road Redevelopment Project Area



DRAFT

ORDINANCE 2020-_____

AN ORDINANCE OF THE VILLAGE OF BUFFALO GROVE, COOK AND LAKE COUNTIES, ILLINOIS, ADOPTING TAX INCREMENT ALLOCATION FINANCING FOR THE FOR THE BUFFALO GROVE ROAD AND LAKE COOK ROAD REDEVELOPMENT PROJECT AREA

WHEREAS, it is desirable and for the best interests of the citizens of Buffalo Grove, Cook and Lake Counties, Illinois ("Buffalo Grove") for Buffalo Grove to adopt tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code, as amended ("Act"); and

WHEREAS, Buffalo Grove has heretofore approved a redevelopment plan and project (Plan and Project) as required by the Act by passage of an ordinance and has heretofore designated a redevelopment project area (Area) as required by the Act by the passage of an ordinance and has otherwise complied with all other conditions precedent required by the Act;

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

Section 1. Tax Increment Financing Adopted. Tax increment allocation financing is hereby adopted to pay redevelopment project costs as defined in the Act and as set forth in the Plan and Project within the Area as described in Exhibit A attached hereto and incorporated herein as if set out in full by this reference. The street location (as near as practicable) for the Area and the Area are described and depicted in Exhibit A attached hereto and incorporated herein as if set out in full by this reference.

Section 2. Allocation of Ad Valorem Taxes. Pursuant to the Act, the ad valorem taxes, if any, arising from the levies upon taxable real property in the Area by taxing districts and tax rates determined in the manner provided in Section 11-74.4-9 (c) of the Act each year after the effective date of this ordinance until the Project costs and obligation issued in respect thereto have been paid shall be divided as follow:

- a. That portion of taxes levied upon each taxable lot, block, tract, or parcel of real property that is attributable to the lower of the current equalized assessed value of the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the Area shall be allocated to and when collected shall be paid by the county collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.

- b. That portion, if any, of such taxes that is attributable to the increase in the current equalized assessed valuation of each lot, block, tract or parcel of real property in the Area over and above the initial equalizes assessed value of each property in the Area shall be allocated to and when collected shall be paid to the municipal treasurer, who shall deposit said taxes into a special fund, hereby created, and designated the "2020 Buffalo Grove Road Lake Cook Road Redevelopment Project Area Special Tax Allocation Fund" of Buffalo Grove and such taxes shall be used for the purpose of paying Project costs and obligation incurred in the payment thereof.

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

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

Dated this ___ day of _____, 2020.

Adopted by a roll call vote as follows:

AYES:
 NAYS:
 ABSENT AND NOT VOTING:

 Beverly Sussman
 Village President

PASSED: _____
 APPROVED: _____

ATTEST:

 Janet Sirabian
 Village Clerk

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

LAKE AND COOK COUNTY

THAT PART OF SECTION 31, 32 AND 33, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS AND SECTIONS 4, 5 AND 6, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 31 AND THE WEST LINE OF ARLINGTON HEIGHTS ROAD EXTENDED SOUTH; THENCE NORTH ALONG THE WEST LINE OF ARLINGTON HEIGHTS ROAD TO THE WEST EXTENSION OF THE NORTH LINE OF LOT 1 IN BUFFALO GROVE BUSINESS PARK RESUBDIVISION NO. 1 ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2459114; THENCE EAST ALONG LAST SAID NORTH LINE TO THE EAST LINE OF SAID ARLINGTON HEIGHTS ROAD; THENCE SOUTH ALONG LAST SAID EAST LINE TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE EAST ALONG THE SOUTH LINE OF LOT 1 AND 2 IN BUFFALO GROVE BUSINESS PARK RESUBDIVISION NO. 1 AND THE SOUTH LINE OF LOT 2 IN BUFFALO GROVE BUSINESS PARK UNIT 5 ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2367217 TO THE SOUTHEAST CORNER OF LOT 2 IN SAID BUFFALO GROVE BUSINESS PARK UNIT 5; THENCE NORTH TO THE NORTHEAST CORNER OF LOT 2 IN SAID BUFFALO GROVE BUSINESS PARK UNIT 5; THENCE EAST ALONG THE NORTH LINE OF LOT 1 IN SAID BUFFALO GROVE BUSINESS PARK UNIT 5 TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE NORTH ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 32 TO THE SOUTHEAST CORNER OF LOT 2 IN LEXINGTON GLEN SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2190927; THENCE WESTERLY ALONG THE SOUTH LINE (LINES) OF LOT 2 IN SAID LEXINGTON GLEN SUBDIVISION AND THE WESTERLY EXTENSION OF SAID SOUTH LINE OF LOT 2 TO THE WEST LINE OF ARLINGTON HEIGHTS ROAD; THENCE NORTH ALONG THE WEST LINE OF ARLINGTON HEIGHTS ROAD TO THE WESTERLY EXTENSION OF THE NORTH LINE OF CHECKER ROAD IN SAID SECTION 32; THENCE EASTERLY ALONG THE NORTH LINE OF CHECKER ROAD TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE SOUTH ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32 TO THE SOUTHWEST CORNER OF LOT 1 IN ROSEGLEN SUBDIVISION PHASE 2 ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 3594386; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID ROSEGLEN SUBDIVISION PHASE 2 TO THE SOUTHEAST CORNER OF OUTLOT A IN SAID ROSEGLEN SUBDIVISION PHASE 2; THENCE NORTHEASTERLY TO THE COMMON CORNER OF SAID ROSEGLEN SUBDIVISION PHASE 2 AND ROSEGLEN SUBDIVISION PHASE 1 ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 3594385; THENCE SOUTHEAST, EAST AND NORTHEAST ALONG THE SOUTHERLY LINE OF SAID ROSEGLEN SUBDIVISION PHASE 1 TO THE MOST EASTERLY CORNER OF SAID ROSEGLEN SUBDIVISION PHASE 1, SAID CORNER BEING AT THE CENTERLINE OF CHECKER ROAD; THENCE NORTHERLY ALONG LINE PERPENDICULAR TO THE NORTH LINE OF CHECKER ROAD TO THE NORTH LINE OF CHECKER ROAD; THENCE EASTERLY ALONG THE NORTH LINE OF CHECKER ROAD TO THE MOST SOUTHERLY SOUTHEAST CORNER OF LOT 61 IN VINTAGE OF BUFFALO GROVE SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2451381; THENCE SOUTHERLY ALONG A LINE THAT IS PERPENDICULAR TO THE NORTH LINE OF CHECKER ROAD FOR 250 FEET; THENCE EASTERLY ALONG A LINE PARALLEL WITH THE NORTH LINE OF CHECKER ROAD TO THE WEST LINE OF MANCHESTER GREENS PHASE I SUBDIVISION ACCORDING

TO THE PLAT THEREOF RECORDED AS DOCUMENT 2858473; THENCE SOUTHERLY AND EASTERLY ALONG THE EXTERIOR BOUNDARY OF SAID MANCHESTER GREENS PHASE I AND MANCHESTER GREENS PHASE II SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 3404864 TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 32, SAID POINT BEING AT THE NORTH LINE OF CHURCH ROAD; THENCE NORTHEASTERLY ALONG THE NORTH LINE OF CHURCH ROAD AS DEDICATED PER DOCUMENT 1396884 TO THE SOUTHWEST CORNER OF LOT 5 IN WEIDNER'S RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 1396884; THENCE NORTHERLY ALONG THE WEST (REAR) LINES OF LOTS 5, 4 AND 3 IN SAID WEIDNER'S RESUBDIVISION TO THE NORTHWEST CORNER OF LAST SAID LOT 3; THENCE NORTHEASTERLY TO THE NORTHEAST CORNER OF LOT 3 IN SAID WEIDNER'S RESUBDIVISION, BEING AT THE WEST LINE OF BUFFALO GROVE ROAD; THENCE NORTH ALONG THE WEST LINE OF BUFFALO GROVE ROAD TO THE WESTERLY EXTENSION OF THE NORTH LINE OF BUFFALO GROVE TOWN CENTER UNIT 3 SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2898129; THENCE EAST ALONG THE NORTH LINE OF SAID BUFFALO GROVE TOWN CENTER UNIT 3 SUBDIVISION TO THE NORTHEAST CORNER OF LOT 5 IN SAID BUFFALO GROVE TOWN CENTER UNIT 3 SUBDIVISION; THENCE NORTH, EAST AND NORTHEAST ALONG THE EXTERIOR BOUNDARY OF BUFFALO GROVE TOWN CENTER UNIT 8 SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 4173676 TO THE MOST NORTHERLY NORTHEAST CORNER OF LOT 3 IN SAID BUFFALO GROVE TOWN CENTER UNIT 8 SUBDIVISION, SAID CORNER BEING ON THE WESTERLY LINE OF ILLINOIS ROUTE 83; THENCE NORTHEASTERLY ALONG A LINE THAT IS RADIAL TO THE CENTERLINE CURVE OF ILLINOIS ROUTE 83 TO THE EAST LINE OF ILLINOIS ROUTE 83; THENCE SOUTHERLY ALONG THE EAST LINE OF ILLINOIS ROUTE 83 TO THE NORTH LINE OF BANK LANE AS DEDICATED PER DOCUMENT 2814414; THENCE EAST ALONG THE NORTH LINE OF SAID BANK LANE TO THE NORTHEAST CORNER OF SAID BANK LANE AS DEDICATED; THENCE SOUTH ALONG THE EAST LINE OF SAID BANK LANE AS DEDICATED TO THE NORTH LINE OF LOT 3 IN SEIGLE'S RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2814414; THENCE EAST TO THE NORTHEAST CORNER OF LAST SAID LOT 3; THENCE SOUTH TO SOUTHEAST CORNER OF LAST SAID LOT 3; THENCE WEST TO THE EAST LINE OF A 49.00 FOOT WIDE PUBLIC INGRESS AND EGRESS EASEMENT PER DOCUMENT 2814414; THENCE SOUTH ALONG THE EAST LINE OF LAST SAID 49.00 FOOT WIDE PUBLIC INGRESS AND EGRESS EASEMENT AND SOUTHERLY EXTENTION TO THE EASTLERY EXTENSION OF THE SOUTH LINE OF A PUBLIC INGRESS AND EGRESS EASEMENT PER DOCUMENT 2961461; THENCE WEST ALONG THE SOUTH LINE OF SAID PUBLIC INGRESS AND EGRESS EASEMENT PER DOCUMENT 2961461 TO THE EAST LINE OF ILLINOIS ROUTE 83; THENCE SOUTHERLY ALONG THE EAST LINE OF ILLINOIS ROUTE 83 TO THE NORTH LINE OF LOT 1 IN BUFFALO GROVE CENTER SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2166162; THENCE EAST TO THE NORTHEAST CORNER OF LAST SAID LOT 1; THENCE SOUTHERLY ALONG THE EAST LINE OF LAST SAID LOT 1 TO THE NORTH LINE OF LAKE-COOK ROAD; THENCE EASTERLY ALONG THE NORTH LINE OF LAKE-COOK ROAD, BEING A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 2,356.83 FEET TO A LINE THAT IS RADIAL AND EMINATING FROM A POINT THAT IS AT THE INTERSECTION OF THE SOUTH LINE OF LAKE-COOK ROAD AND THE EAST LINE OF WEILAND ROAD, SAID POINT BEING 16.41 FEET EASTERLY OF (AS MEASURED ON THE ARC OF A 2,226.83 FOOT RADIUS CURVE) THE MOST NORTHERLY NORTHWEST CORNER OF LOT 2 IN SCHWIND SUBDIVISION ACCORING TO THE PLAT THEREOF RECORDED AS DOCUMENT 3039568 IN LAKE COUNTY, ILLINOIS; THENCE SOUTHERLY ALONG LAST SAID RADIAL LINE TO THE SAID INTERSECTION OF THE EAST LINE OF WEILAND ROAD AND THE SOUTH LINE OF LAKE-COOK ROAD; THENCE SOUTHERLY ALONG THE EAST LINE OF WEILAND ROAD TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF

SAID SECTION 33, BEING ALSO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID LINE BEING THE COMMON LINE BETWEEN LAKE AND COOK COUNTY, ILLINOIS; THENCE WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33 TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 33, THENCE WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33 FOR 326.10 FEET TO THE WESTERLY LINE OF WARRANTY DEED RECORDED AUGUST 10, 1999 AS DOCUMENT NUMBER 99759241, IN COOK COUNTY, ILLINOIS; THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE OF LAST SAID WARRANTY DEED AND EXTENSION THEREOF TO THE SOUTHWESTERLY LINE OF ILLINOIS ROUTE 83; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF ILLINOIS ROUTE 83 TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN SAID LINE BEING THE COMMON LINE BETWEEN LAKE AND COOK COUNTY, ILLINOIS; THENCE CONTINUING NORTHWESTERLY ALONG THE WESTERLY LINE OF ILLINOIS ROUTE 83 TO THE SOUTH LINE OF LAKE-COOK ROAD; THENCE WESTERLY AND SOUTHWESTERLY ALONG THE SOUTH LINE OF LAKE-COOK ROAD TO A SOUTHEASTERLY JOG IN SAID SOUTH LINE OF LAKE-COOK ROAD; THENCE SOUTHEASTERLY ALONG A LINE PERPENDICULAR TO THE CENTERLINE OF LAKE-COOK ROAD FOR 1.55 FEET, MORE OR LESS, TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN SAID LINE BEING THE COMMON LINE BETWEEN LAKE AND COOK COUNTY, ILLINOIS; THENCE CONTINUING SOUTHEASTERLY ALONG A LINE PERPENDICULAR TO THE CENTERLINE OF LAKE-COOK ROAD FOR 5.46 FEET, MORE OR LESS, TO A BEND IN SAID SOUTH LINE OF LAKE-COOK ROAD; THENCE WESTERLY AND SOUTHWESTERLY ALONG THE SOUTH LINE OF LAKE-COOK ROAD TO THE WEST LINE OF LOT 1 IN STAMELO'S SUBDIVISION ACCORDING TO PLAT THEREOF RECORDED AS DOCUMENT 98735799, IN COOK COUNTY, ILLINOIS; THENCE SOUTHERLY 30.39 FEET, MORE OR LESS, TO THE BOUNDARY OF LAND'S DESCRIBED IN TRUSTEE'S DEED RECORDED AS DOCUMENT 99868810, IN COOK COUNTY, ILLINOIS; THENCE SOUTHEASTERLY 63.00 FEET, MORE OR LESS, TO A BEND IN LAST SAID DEED LINE; THENCE EASTERLY TO THE INTERSECTION OF THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF WARRANTY DEED AS DOCUMENT 90052284; THENCE SOUTHEASTERLY ALONG LAST SAID WARRANTY DEED LINE TO THE INTERSECTION OF THE SOUTHEASTERLY DEED LINE AS DOCUMENT 99868810; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID DEED LINE PER DOCUMENT 99868810, AND THE SOUTHWESTERLY EXTENSION, TO THE WEST LINE OF BUFFALO GROVE ROAD; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF BUFFALO GROVE ROAD TO A BEND IN THE WESTERLY LINE OF BUFFALO GROVE ROAD; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF BUFFALO GROVE ROAD, 40.16 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF LAKE-COOK ROAD; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF LAKE-COOK ROAD, 88.65 FEET, MORE OR LESS, TO THE MOST NORTHERLY CORNER OF BUFFALO CREEK CONDOMINIUMS ACCORDING TO DOCUMENT 0817216000 ; THENCE SOUTHWESTERLY AND SOUTHEASTERLY ALONG THE EXTERIOR BOUNDARY OF LAST SAID BUFFALO CREEK CONDOMINIUMS TO THE NORTHEASTERLY EXTENSION OF THE NORTHWESTERLY (REAR) LINE OF LOTS 10 THROUGH 18 IN BUFFALO GROVE UNIT NO. 1 ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 16862056, IN COOK COUNTY, ILLINOIS; THENCE SOUTHWESTERLY ALONG LAST SAID NORTHWESTERLY (REAR) LINE OF LOTS 10 THROUGH 18, TO THE NORTHEAST CORNER OF LOT 75 IN BUFFALO GROVE UNIT NO. 2 ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 17251866, IN COOK COUNTY, ILLINOIS; THENCE SOUTHWESTERLY TO THE NORTHWEST CORNER OF LAST SAID LOT 75; THENCE WESTERLY TO THE NORTHEAST CORNER OF LOT 83 IN SAID BUFFALO GROVE UNIT NO. 2; THENCE SOUTHWESTERLY TO THE NORTHWEST

CORNER OF LAST SAID LOT 83; THENCE SOUTHERLY ALONG THE WEST (REAR) LINE OF LOTS 83 THROUGH 88 IN SAID BUFFALO GROVE UNIT NO. 2, TO THE SOUTHWEST CORNER OF LOT 88 IN SAID BUFFALO GROVE UNIT NO. 2; THENCE WEST, NORTHWEST AND NORTH ALONG THE REAR LOT LINES OF LOT 90 THROUGH 114 IN SAID BUFFALO GROVE UNIT NO. 2, TO THE SOUTH LINE OF LAKE-COOK ROAD; THENCE WEST ALONG THE SOUTH LINE OF LAKE-COOK ROAD TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 1 IN BUFFALO GROVE BUSINESS PARK UNIT 11 ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 89160156, IN COOK COUNTY, ILLINOIS; THENCE NORTHERLY TO THE MOST EASTERLY NORTHEAST CORNER OF LAST SAID LOT 1 IN BUFFALO GROVE BUSINESS PARK UNIT 11; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID BUFFALO GROVE BUSINESS PARK UNIT 11 TO THE MOST NORTHERLY CORNER OF SAID BUFFALO GROVE BUSINESS PARK UNIT 11, BEING THE MOST EASTERLY CORNER OF BUFFALO GROVE BUSINESS PARK UNIT 9, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 88504177, IN COOK COUNTY, ILLINOIS; THENCE NORTHWESTERLY ALONG THE NORTHEAST LINE OF LOT 2 TO THE COMMON CORNER OF LOT 1 AND 2 IN SAID BUFFALO GROVE BUSINESS PARK UNIT 9, BEING THE COMMON LINE BETWEEN LAKE AND COOK COUNTY, ILLINOIS; THENCE NORTHWESTERLY ALONG THE NORTHEAST LINE OF LOT 1 TO THE MOST NORTHERLY CORNER OF SAID BUFFALO GROVE BUSINESS PARK UNIT 9; THENCE SOUTHWESTERLY ALONG THE NORTHWEST LINE OF LOT 1 IN SAID BUFFALO GROVE BUSINESS PARK UNIT 9 AND EXTENSION THEREOF TO THE SOUTHERLY LINE OF WEIDNER ROAD; THENCE WESTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF WEIDNER ROAD TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE SOUTH ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32 AND THE SOUTHERLY EXTENSION THEREOF, ACROSS THE COMMON LINE BETWEEN LAKE AND COOK COUNTY, ILLINOIS; TO THE SOUTH LINE OF LAKE-COOK ROAD; THENCE WEST ALONG THE SOUTH LINE OF LAKE-COOK ROAD TO THE NORTHEAST CORNER OF LOT 1 IN HARRIS RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 24799203, IN COOK COUNTY, ILLINOIS; THENCE SOUTH TO THE MOST EASTERLY SOUTHEAST CORNER OF LOT 2 IN BURDEEN'S RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 1233139116, IN COOK COUNTY, ILLINOIS; THENCE WESTERLY ALONG THE SOUTH LINE OF LAST SAID LOT 2 TO THE SOUTHWEST CORNER OF LOT 2 IN SAID BURDEEN'S RESUBDIVISION; THENCE WEST ALONG A LINE PERPENDICULAR TO THE WEST LINE OF LAST SAID LOT 2 TO THE WEST LINE OF ARLINGTON HEIGHTS ROAD; THENCE NORTH ALONG THE WEST LINE OF ARLINGTON HEIGHTS ROAD TO THE SOUTH LINE OF LAKE-COOK ROAD; THENCE NORTHERLY TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS, EXCEPT THE FOLLOWING 2 EXCEPTIONS (EXCEPT THEREFROM THE FOLLOWING: LOT 1 IN MAIORIELLO'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED JUNE 28, 1995 AS DOCUMENT 3688967 IN LAKE COUNTY, ILLINOIS AND ALSO EXCEPT ALL THAT PART OF TURNBERRY OF BUFFALO GROVE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: PART OF LOT 1 IN TURNBERRY, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR TURNBERRY OF BUFFALO GROVE CONDOMINIUM, RECORDED NOVEMBER 18, 2004 IN LAKE COUNTY, ILLINOIS AS DOCUMENT NUMBER 5685372) ALSO (EXCEPT LOT 1 IN BURDEEN'S RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 1233139116, IN COOK COUNTY, ILLINOIS).

COMMON BOUNDARY DESCRIPTION

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



Resolution No. : Resolution Recommending Approval of the 2020 Buffalo Grove Lake Cook Road TIF District

Recommendation of Action

Staff recommends that the Joint Review Board recommends approval of the 2020 Buffalo Grove Lake Cook Road TIF District Redevelopment Project Area to the Board of Trustees of the Village of Buffalo Grove.

Any action by the Joint Review Board must be taken in the form of a motion "to recommend" and should be directed to the Buffalo Grove Board of Trustees. The motion must be seconded. For passage of the motion, the affirmative vote must be made up of a majority of the members of the Joint Review Board in attendance at the meeting. Attached is the resolution that would be forwarded to the Village Board.

ATTACHMENTS:

- JRB Resolution 5.20.18 (DOC)

Trustee Liaison
Village Manager Bragg

Staff Contact
Chris Stilling, Community Development

Thursday, May 21, 2020

JOINT REVIEW BOARD RESOLUTION 2020 - _____

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Dated this ___ day of May, 2020.

Adopted by a roll call vote as follows:

AYES:
NAYS:
ABSENT AND NOT VOTING:

Chairman of the Joint Review Board

PASSED: _____

APPROVED: _____

ATTEST: _____

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

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

Attachment: JRB Resolution 5.20.18 (Resolution Recommending Approval of the 2020 Buffalo Grove Lake Cook Road TIF District)