



**Meeting of the Village of Buffalo Grove
Village Board
Special Meeting
May 4, 2020 at 7:30 PM**

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

1. Call to Order

- A. Login Information: <https://www.vbg.org/may4boardmeeting> Callin: 312-626-6799 Webinar ID:889 1355 9217
- B. Pledge of Allegiance

2. Approval of Minutes

- A. Village Board - Regular Meeting - Apr 20, 2020 7:30 PM

3. Approval of Warrant

4. Village President's Report

- A. R-2020-21 Resolution Extending Executive Order 2020-04 (President Sussman) (Staff Contact: Dane Bragg)

5. Village Manager's Report

- A. 2020 Farmer's Market Update (Trustee Ottenheimer) (Staff Contact: Chris Stilling)
- B. Buffalo Grove Days 2020 Discussion (President Sussman) (Staff Contact: Michael Reynolds)
- C. Independence Day Fireworks and Concert Recommendation (President Sussman) (Staff Contact: Dane Bragg)

6. Special Business

7. Reports from Trustees

8. Consent Agenda

All items listed on the Consent Agenda, which are available in this room this evening, are considered to be routine by the Village Board and will be enacted by one motion. There will be no separate discussion of these items unless a Board member or citizen so requests, in which event, the item will be removed from the General Order of Business and considered after all other items of business on the Regular Agenda under New Business. (Attached).

9. Ordinances and Resolutions

- A. O-2020-32 Ordinance Establishing a Public Hearing Date of June 22, 2020 at 7:30PM for the Proposed 2020 Buffalo Grove Lake Cook Road TIF District (Trustee Weidenfeld) (Staff Contact: Chris Stilling)

- B. O-2020-29 An Ordinance Providing for the Issuance of Approximately \$24,000,000 General Obligation Bonds, Series 2020, of the Village of Buffalo Grove, Lake and Cook Counties, Illinois, to Finance Street Improvements, Water, Sanitary Sewer and Storm Water System Improvements and Other Capital Projects Within the Village, Providing for the Levy and Collection of a Direct Annual Tax Sufficient to Pay the Principal and Interest on Said Bonds, and Authorizing the Sale of Said Bonds to the Purchaser Thereof. (Trustee Johnson) (Staff Contact: Chris Stilling)
- C. O-2020-30 Chatham Lift Station Reconstruction Award (Trustee Stein) (Staff Contact: Kyle Johnson)
- D. O-2020-31 2020 Saxon/Downing Water & Street Improvements Award (Trustee Stein) (Staff Contact: Kyle Johnson)
- E. R-2020-20 Authorization to Purchase Road Salt for the 2020-2021 Winter Season (Lake County Joint Bid) (Trustee Pike) (Staff Contact: Brett Robinson)

10. Unfinished Business

11. New Business

- A. Development Improvement Agreement NCH Outpatient Care Center (Trustee Smith) (Staff Contact: Darren Monico)

12. Questions From the Audience

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

13. Adjournment

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

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

**MINUTES OF THE REGULAR MEETING OF THE VILLAGE BOARD OF THE VILLAGE
OF BUFFALO GROVE HELD VIA AUDIO/VIDEO CONFERENCING ON
MONDAY, APRIL 20, 2020**

CALL TO ORDER

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

ROLL CALL

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

Also present via audio/video were: Dane Bragg, Village Manager; Patrick Brankin, Village Attorney; Jenny Maltas, Deputy Village Manager; Chris Stilling, Deputy Village Manager; Chris Black, Director of Finance; Art Malinowski, Director of Human Resources; Katie Golbach, Human Resource Analyst; Brett Robinson, Director of Purchasing; Fire Chief Baker; and Police Chief Casstevens.

APPROVAL OF MINUTES

Moved by Ottenheimer, seconded by Stein to approve the minutes of the March 16, 2020 Regular Meeting. Upon roll call, Trustees voted as follows:

AYES: 4 – Stein, Ottenheimer, Smith, Pike

NAYS: 0 – None

ABSTAIN: 2 – Weidenfeld, Johnson

Motion declared carried.

Moved by Johnson, seconded by Weidenfeld, to approve the minutes of the March 24, 2020 Special Meeting. Upon roll call, Trustees voted as follows:

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

NAYS: 0 – None

Motion declared carried.

WARRANT #1313

Mr. Robinson read Warrant #1313. Moved by Johnson, seconded by Smith, to approve Warrant #1313 in the amount of \$5,725,551.59 authorizing payment of bills listed. Upon roll call, Trustees voted as follows:

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

NAYS: 0 – None

Motion declared carried.

RESOLUTION NO. 2020-16 – EXECUTIVE ORDER EXTENSION

President Sussman read Resolution No. 2020-16, extending Executive Order 2020-01, issued on March 17, 2020.

Moved by Ottenheimer, seconded by Pike, to pass Resolution No. 2020-16, extending Executive Order 2020-01 issued on March 17, 2020. Upon roll call, Trustees voted as follows:

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

NAYS: 0 – None

Motion declared carried.

Minutes Acceptance: Minutes of Apr 20, 2020 7:30 PM (Approval of Minutes)

VILLAGE MANAGER'S REPORT

There is no Village Manager's report at this meeting.

SPECIAL BUSINESS

There is no Special Business at this meeting.

REPORTS FROM TRUSTEES

Trustee Stein stated that he believes that the Village should make face coverings mandatory throughout the Village in order to make residents feel safer.

Chief Baker commented that the CDC does recommend face coverings, but the WHO does not recommend face coverings, therefore, there is conflicting evidence as to whether or not face coverings are a protection. One school of thought is that face coverings are more of a reminder to maintain social distancing and refrain from touching one's face. Another school of thought is that, when people are wearing face coverings, they believe they are protected and do not need to be vigilant in maintaining social distancing, touching one's face and washing one's hands. Chief Baker said that there is not sufficient evidence to show that there is an advantage to wearing a face covering, but neither is there evidence to prove that there is not an advantage. People are currently free to wear masks if they wish, but people need to realize that there are limitations to the cloth masks. Proper care of the masks is crucial to their effectiveness.

Trustee Weidenfeld stated that it seems reasonable for the Village do what we can to protect the people that live in this community to the best of our ability, and it would seem that would be to put in place an ordinance that mandates the wearing of face coverings, whether or not the state also initiates a mandate.

Trustee Ottenheimer stated that he believes that enacting an ordinance clearly outweighs not doing so, and it is a "no-brainer" from his perspective.

Trustee Johnson asked about enforcement and penalties; she has heard from residents that most people want there to be a mandate.

Mr. Brankin stated that it would have to be an ordinance to be enforceable and would have tickets issued that would be handled through our adjudication system. Mr. Brankin stated that he believes that it could be drafted so that it is a condition of one of the essential business licenses that a face covering must be worn by anyone entering the business, and he concurred that enforcement will be difficult.

Mr. Brankin confirmed to Trustee Smith that a business could have their own store rule that you could not enter their facility without a face covering. Trustee Smith has also heard from residents and business owners and employees that they want the Village to mandate face coverings in public places.

Trustee Pike has heard the same from residents; he also questioned whether or not there should be a time frame placed on the mandate. It was noted that the time frame could be extended if necessary.

Mr. Bragg stated that staff will work on a draft and, if necessary, may convene a Special Meeting with 48 hours notice.

In answer to a question from Trustee Johnson, Mr. Bragg stated that staff is in contact with state legislators to be aware of what is being done at the state level.

Chief Casstevens stated that this would be unenforceable by the Police Department unless there were an ordinance in place; and he would suggest specific definition as to "mask" and/or "face covering" as there are many different interpretations; he would also suggest that part of the burden be placed on the business owners to post signage that there is an ordinance in place and no entrance would be permitted without compliance.

Minutes Acceptance: Minutes of Apr 20, 2020 7:30 PM (Approval of Minutes)

CONSENT AGENDA

President Sussman explained the Consent Agenda, stating that any member of the audience or the Board could request that an item be removed for full discussion. The Village Clerk read a brief synopsis of each of the items on the Consent Agenda.

Resolution No. 2020-16 – Federal Surplus Program

Motion to pass Resolution No. 2020-16, State of Illinois Federal Surplus Program.

Resolution No. 2020-18 – Natural Gas Supply

Motion to pass Resolution No. 2020-18, ratifying execution of an Extension to an Agreement for Natural Gas Supply and Service.

Proclamation - Safe Digging Month

Motion to approve a Proclamation recognizing April as Safe Digging Month.

Proclamation – Arbor Day

Motion to approve a Proclamation recognizing April 24, 2020 as Arbor Day.

Proclamation – Municipal Clerks Week

Motion to approve a Proclamation recognizing the week of May 3-9, 2020 as Municipal Clerks Week.

Proclamation - Building Safety Month

Motion to approve a Proclamation recognizing May as Building Safety Month.

Proclamation – National Police Week

Motion to approve a Proclamation recognizing National Police Week 2020.

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

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

NAYS: 0 – None

Motion declared carried.

ORDINANCE NO. 2020-28 – AGREEMENT

Moved by Johnson, seconded by Smith, to approve a Letter of Agreement between the Village of Buffalo Grove and the Buffalo Grove Professional Firefighter/Paramedic Association.

Mr. Malinowski reviewed the proposed ordinance and agreement, details of which are contained in the Village Board Meeting Agenda Item Overview the he prepared.

Brian Costin, resident, called in to comment, and noted that, while he would love to give raises to the firefighter/paramedics, the Village does not currently have the funds to do that, and he would prefer to see the proposed funds put into a contribution to the pension fund rather than into raises. Mr. Costin does not believe large raises should be given to employees when many residents are losing their jobs or taking a reduction in pay. Let residents know that the government is sharing in the economic pain caused by this crisis.

In answer to a question from a resident, Mr. Malinowski confirmed that first responders receive their regular salary during this crisis, and do not receive any hazardous duty stipend.

Mr. Malinowski clarified the budget impact of the proposed agreement, after which he answered questions from the Board. Mr. Bragg also answered questions from the Board regarding the financial impact.

Trustee Johnson noted that 78% pension funding is perfectly acceptable, since the entire fire department will not be retiring at the same time. Trustee Johnson also believes that these employees are putting their lives on the line to protect all of our residents, and she will be supporting the proposed ordinance.

Trustee Smith stated that the sacrifice needs to be shared, but he is not willing to sacrifice at the expense of our first responders at this time, and he will be supporting the proposed ordinance.

Trustee Stein agrees with Trustee Smith and is also in favor of supporting the proposed ordinance.

Upon roll call, Trustees voted as follows:

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

NAYS: 0 – None

Motion declared carried.

QUESTIONS FROM THE AUDIENCE

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

EXECUTIVE SESSION

Moved by Weidenfeld, seconded by Pike, to move to Executive Session to discuss **Section 2(C)(1) of the Illinois Open Meetings Act: the appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the Public Body or Legal Counsel for the Public Body, including hearing testimony on a complaint lodged against an employee of the Public Body or against Legal Counsel for the Public Body to determine its validity.** Upon roll call, Trustees voted as follows:

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

NAYS: 0 – None

Motion declared carried.

The Board moved to Executive Session from 8:30 P.M. until 9:28 P.M.

ADJOURNMENT

Moved by Stein, seconded by Weidenfeld, to adjourn the meeting. Upon voice vote, the motion was unanimously declared carried. The meeting was adjourned at 9:28 P.M.

Janet M. Sirabian, Village Clerk

APPROVED BY ME THIS 4th DAY OF May 2020

Village President

Minutes Acceptance: Minutes of Apr 20, 2020 7:30 PM (Approval of Minutes)



Resolution No. R-2020-21 : Resolution Extending Executive Order 2020-04

Recommendation of Action

Staff recommends approval.

This resolution extends Village President, Beverly Sussman's, Executive Order 2020-01 which was issued on March 17, 2020. The order shall be coterminous with the COVID-19 disaster proclamation issued by Governor J.B. Pritzker unless further amended or modified. The order is hereby amended to permit the Village Manager to schedule board, committee and commission meetings as needed. This amendment will allow meetings to occur if social distancing/stay at home measures are modified under Governor Pritzker's Executive Order.

ATTACHMENTS:

- 04-30-20 Resolution Extending Executive Order 2020-04 (DOCX)
- Resolution Extending the Local Disaster Emergency Proclamation 5-4 (DOCX)
- EO 2020-04 (PDF)
- Exhibit A: EO2020 32 (PDF)
- Exhibit B: Face Covering Sign Example(PDF)
- Exhibit C: Restaurant Sign Barring Patrons (PDF)

Trustee Liaison
Sussman

Staff Contact
Dane Bragg, Office of the Village Manager

Monday, May 4, 2020

VILLAGE OF
BUFFALO GROVE



MEMORANDUM

TO: Village President Beverly Sussman and Trustees

FROM: Dane C. Bragg, Village Manager

DATE: April 2, 2020

SUBJECT: Resolution Extending Executive Order 2020-04

On April 30, 2020, Governor JB Pritzker issued Executive Order 2020-32, extending the Stay at Home order and making certain changes pertaining to essential businesses, face covering requirements when in public, the reopening of golf operations and other measures. The new order extends through May 29, 2020.

As a result of the new order, certain provisions conflict with Village President Sussman's prior orders 2020-01 and 2020-03. A new order (2020-04) has been drafted by Attorney Brankin and executed by President Sussman on April 30.

Pursuant to the Governor's Executive Order 2020-32, local provisions regarding face coverings have been removed. Provisions pertaining to compliance including requiring business owners to bar entrance to persons without face coverings, restrictions on patrons inside restaurant establishments and enforcement by Police and Community Development have been retained. Prior language permitting the Village Manager to schedule meetings as needed and closure of the Village's public lobbies have also been retained. Golf operations have been permitted to reopen subject to requirements promulgated by the Department of Commerce and Economic Opportunity.

The attached resolution extends the Village President's Executive Order 2020-04 to run concurrent with the Governor's Order 2020-32, in accordance with Chapter 2.34, Emergency Management Agency, of the Municipal Code.

RESOLUTION EXTENDING EXECUTIVE ORDER 2020-04

WHEREAS, on April 30, 2020, Village President, Beverly Sussman, issued Executive Order 2020-04 based upon the COVID-19 pandemic;

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

WHEREAS, Illinois Governor J.B. Pritzker declared all counties in the State of Illinois as a disaster area on March 9, 2020 and further extended that declaration until April 30, 2020; and issued a subsequent Order numbered 2020-32 on April 30, 2020 and;

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

WHEREAS, the Village Board finds that the present situation requires the extension of the Village President's Executive Order 2020-04;

NOW, THEREFORE, be it resolved as follows:

Executive Order 2020-04 dated April 30, 2020 issued by Village President Beverly Sussman is hereby extended. Said extension shall be coterminous with the COVID-19 disaster proclamation issued by Governor J.B. Pritzker unless further amended or modified.

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

AYES: _____
 NAYES: _____
 ABSENT: _____

Passed _____, 2020
 Approved _____, 2020

Approved:

 Beverly Sussman, Village President

Attest:

 Janet Sirabian, Village Clerk

April 30, 2020

EXECUTIVE ORDER 2020-04
AMENDMENT TO EXECUTIVE ORDERS 2020-01 AND 2020-03

WHEREAS, on March 17, 2020, I issued Executive Order 2020-01 in response to the COVID-19 Pandemic; and

WHEREAS, on April 23, 2020, I issued Executive Order 2020-03 in response to the COVID-19 Pandemic; and

WHEREAS, on April, 30, 2020, the State of Illinois issued a new executive order and new guidance regarding the Stay at Home Order issued by Governor JB Pritzker as well as guidance regarding face coverings and said order is numbered 2020-32 and;

WHEREAS, I find that in order to maintain consistency and clarity as to the measures to be taken help reduce the spread of COVID-19 effectively and safely there should be consistency with the Governor's Order 2020-32 and my previous Orders;

THEREFORE, by the powers vested in me as the President of Buffalo Grove, and pursuant to Section 2.56 of the Village Code, I hereby order the following:

Section 1. Executive Orders 2020-01 and 2020-03 are hereby amended to adopt and incorporate Governor Pritzker's Order 2020-32, a copy of which is attached hereto as Exhibit A and adopted herein by this reference.

Section 2. The following provisions of the prior Executive Orders 2020-01 and 2020-03 I have issued are repealed except as specifically set forth below.

Section 3. The Village of Buffalo Grove Village Hall and all Village public lobbies, offices and meeting rooms in public buildings are hereby closed except for essential services which shall be continued to be provided. In the event that in-person service is needed, residents are to schedule an appointment using the information that is set forth on the Village website. The Village Manager may schedule Board and Commission meetings necessary to conduct Village business, at his discretion. Said meetings may occur telephonically, virtually or in person.

Section 4. All activities of soliciting, as defined in Chapter 5.24 of the Buffalo Grove Municipal Code, are hereby prohibited until further notice.

Section 5. A business owner or operator shall refuse admission or service to any individual who fails to wear face coverings as required by this Order. Additionally, all essential businesses subject to this Order shall post a notice at all public entrances, stating "Entrance Prohibited Without Face Covering". Said notice shall be visible by the public prior to entering the establishment and shall be in bold text a minimum of 75 type font in size and in the color and type attached hereto as Exhibit B.

Section 6. Restaurants. Due to the need to maintain social distancing all restaurants shall be limited to providing orders via drive-through, delivery, at the door or curbside

Attachment: EO 2020-04 (R-2020-21 : Resolution Extending Executive Order 2020-04)

service. No customers shall be allowed in an establishment for any purpose, including to pick up orders. Establishments shall post signage containing, at a minimum, the information attached hereto as Exhibit C.

Section 7. Penalty. The Village of Buffalo Grove Police Department and Community Development Department are authorized to enforce this Executive Order. In addition to other remedies the Village may seek, any violation of this Executive Order may subject the violator to a penalty as set forth in Chapters 1.08 and 1.12 of the Village Code.

Section 8. Golf courses are permitted to operate within the restrictions of the Stay at Home Executive Order and any restrictions published by the Illinois Department of Commerce and Economic Opportunity.

Section 9. This Executive Order shall be distributed in accordance with the Village Code.

Section 10. This Executive Order shall expire not later than the adjournment of the first regular meeting of the Corporate Authorities after the date of this Order unless sooner terminated by Proclamation of the Village President or unless amended or extended pursuant to the Village Code.

This Executive Order does not alleviate the need for strict social distancing practices and adherence to the Stay at Home Order.


Beverly Sussman, Village President

STATE OF ILLINOIS)
) SS.
COUNTY OF LAKE)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, **DO HEREBY CERTIFY** that Beverly Sussman, the Village President of the Village of Buffalo Grove, personally known to me, appeared before me, under oath, this day in person and acknowledged that in such capacity she signed and delivered the said instrument, as her free and voluntary act of the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 30 day of April 2020.

Melissa A. Horbett
NOTARY PUBLIC





FILED
INDEX DEPARTMENT

APR 30 2020

IN THE OFFICE OF
SECRETARY OF STATE

April 30, 2020

Executive Order 2020-32

EXECUTIVE ORDER 2020-32
(COVID-19 EXECUTIVE ORDER NO. 30)

WHEREAS, protecting the health and safety of Illinoisans is among the most important functions of State government; and,

WHEREAS, it is critical that Illinoisans who become sick are able to be treated by medical professionals, including when a hospital bed, emergency room bed, or ventilator is needed; and,

WHEREAS, it is also critical that the State's health care and first responder workforce has adequate personal protective equipment (PPE) to safely treat patients, respond to public health disasters, and prevent the spread of communicable diseases; and,

WHEREAS, Coronavirus Disease 2019 (COVID-19) is a novel severe acute respiratory illness that has spread among people through respiratory transmissions, the World Health Organization declared COVID-19 a Public Health Emergency of International Concern on January 30, 2020, and the United States Secretary of Health and Human Services declared that COVID-19 presents a public health emergency on January 27, 2020; and,

WHEREAS, on March 11, 2020, the World Health Organization characterized the COVID-19 outbreak as a pandemic, and has reported more than 3 million confirmed cases of COVID-19 and 200,000 deaths attributable to COVID-19 globally as of April 30, 2020; and,

WHEREAS, a vaccine or treatment is not currently available for COVID-19 and, on April 24, 2020, the World Health Organization warned that there is currently no evidence that people who have recovered from COVID-19 and have antibodies are protected from a second infection; and,

WHEREAS, despite efforts to contain COVID-19, the World Health Organization and the federal Centers for Disease Control and Prevention (CDC) indicated that the virus was expected to continue spreading and it has, in fact, continued to spread rapidly, resulting in the need for federal and State governments to take significant steps; and,

WHEREAS, the CDC currently recommends that all United States residents take precautions to contain the spread of COVID-19, including that they: (1) stay home as much as possible; (2) if they must leave their home, practice social distancing by maintaining 6 feet of distance from others and avoiding all gatherings; (3) wear cloth face coverings in public settings where other social distancing measures are difficult to maintain; (4) be alert for symptoms such as fever, cough, or shortness of breath, and take their temperature if symptoms develop; and (5) exercise appropriate hygiene, including proper hand-washing; and,

WHEREAS, the CDC also recommends the following precautions for household members, caretakers and other persons having close contact with a person with symptomatic COVID-19,

during the period from 48 hours before onset of symptoms until the symptomatic person meets the criteria for discontinuing home isolation: (1) stay home until 14 days after last exposure and maintain social distance (at least 6 feet) from others at all times; (2) self-monitor for symptoms, including checking their temperature twice a day and watching for fever, cough, or shortness of breath; and (3) avoid contact with people at higher risk for severe illness (unless they live in the same home and had the same exposure); and,

WHEREAS, as circumstances surrounding COVID-19 rapidly evolve, there have been frequent changes in information and guidance from public health officials as a result of emerging evidence; and,

WHEREAS, as of April 30, 2020, there have been nearly 53,000 confirmed cases of COVID-19 in 97 Illinois counties and 2,350 deaths from COVID-19; and,

WHEREAS, studies suggest that for every confirmed case there are many more unknown cases, some of which are asymptomatic individuals, meaning that individuals can pass the virus to others without knowing; and,

WHEREAS, as the virus has progressed through Illinois, the crisis facing the State has developed and now requires an evolving response to ensure hospitals, health care professionals and first responders are able to meet the health care needs of all Illinoisans and in a manner consistent with CDC guidance that continues to be updated; and,

WHEREAS, Illinois is using a high percentage of hospital beds, ICU beds, and ventilators as a result of the number of COVID-19 patients that require hospitalization and, if cases were to surge higher, the State would face a shortage of these critical health care resources; and,

WHEREAS, Illinois currently has a total of 32,010 hospital beds with 3,631 ICU beds, of which, as of April 30, 2020, only 33% of hospital beds and 25% of ICU beds were available statewide, and only 17% of ICU beds were available in the Chicago region; and,

WHEREAS, the State worked with top researchers from the University of Illinois at Urbana-Champaign, the Northwestern School of Medicine, the University of Chicago, the Chicago and Illinois Departments of Public Health, along with McKinsey and Mier Consulting Group, and Civis Analytics, to analyze two months' worth of daily data on COVID-19 deaths and ICU usage and model potential outcomes; and,

WHEREAS, the State's modeling shows that its health care resource utilization will not peak until May, and that health care resources will continue to be limited after the peak; and,

WHEREAS, the State's modeling shows that without extensive social distancing and other precautions, the State will not have sufficient hospital beds, ICU beds or ventilators; and,

WHEREAS, Illinois currently has a total of 32,010 hospital beds, and the State's modeling shows that without a "stay at home" order, more than 100,000 hospital beds would be necessary; and,

WHEREAS, Illinois currently has a total of 3,631 ICU beds, and the State's modeling shows that without a "stay at home" order, more than 25,000 ICU beds would be necessary; and,

WHEREAS, Illinois currently has a total of 3,378 ventilators, and the State's modeling shows that without a "stay at home" order, upwards of 20,000 ventilators would be necessary; and,

WHEREAS, the State's modeling shows that without a "stay at home" order, the number of deaths from COVID-19 would be between 10 to 20 times higher than with a "stay at home" order in place; and,

WHEREAS, I declared all counties in the State of Illinois as a disaster area on April 30, 2020 because the current circumstances in Illinois surrounding the spread of COVID-19 constitute an epidemic and a public health emergency under Section 4 of the Illinois Emergency Management Agency Act; and,

WHEREAS, I declared all counties in the State of Illinois as a disaster area on April 30, 2020 because the current circumstances surrounding the threatened shortages of hospital beds, ICU beds, ventilators, and PPE, and critical need for increased COVID-19 testing capacity constitute a public health emergency under Section 4 of the Illinois Emergency Management Agency Act; and,

WHEREAS, the Illinois Constitution, in Article V, Section 8, provides that “the Governor shall have the supreme executive power, and shall be responsible for the faithful execution of the laws,” and states, in the Preamble, that a central purpose of the Illinois Constitution is “provide for the health, safety, and welfare of the people;” and,

WHEREAS, for the preservation of public health and safety throughout the entire State of Illinois, and to ensure that our healthcare delivery system is capable of serving those who are sick, I find it necessary to take measures consistent with public health guidance to slow and stop the spread of COVID-19 and to prevent shortages of hospital beds, ICU beds, ventilators, and PPE and to increase COVID-19 testing capacity;

THEREFORE, by the powers vested in me as the Governor of the State of Illinois, pursuant to the Illinois Constitution and Sections 7(1), 7(2), 7(3), 7(8), 7(9), and 7(12) of the Illinois Emergency Management Agency Act, 20 ILCS 3305, and consistent with the powers in public health laws, I hereby order the following, effective May 1, 2020:

Section 1. Public Health Requirements for Individuals Leaving Home and for Businesses

1. **Wearing a face covering in public places or when working.** Any individual who is over age two and able to medically tolerate a face-covering (a mask or cloth face-covering) shall be required to cover their nose and mouth with a face-covering when in a public place and unable to maintain a six-foot social distance. Face-coverings are required in public indoor spaces such as stores.
2. **Requirements for essential stores.** Retail stores (including, but not limited to, stores that sell groceries and medicine, hardware stores, and greenhouses, garden centers, and nurseries) designated as Essential Businesses and Operations under this Order shall to the greatest extent possible:
 - provide face coverings to all employees who are not able to maintain a minimum six-foot social distance at all times;
 - cap occupancy at 50 percent of store capacity, or, alternatively, at the occupancy limits based on store square footage set by the Department of Commerce and Economic Opportunity;
 - set up store aisles to be one-way where practicable to maximize spacing between customers and identify the one-way aisles with conspicuous signage and/or floor markings;
 - communicate with customers through in-store signage, and public service announcements and advertisements, about the social distancing requirements set forth in this Order (Social Distancing Requirements); and
 - discontinue use of reusable bags.

Households must limit the number of members who enter stores to the minimum necessary.

3. **Requirements for non-essential stores.** Retail stores not designated as Essential Businesses and Operations may re-open for the limited purposes of fulfilling telephone and online orders through pick-up outside the store and delivery – which are deemed to be Minimum Basic Operations. Employees working in the store must follow the social Distancing Requirements, and must wear a face covering when they may come within six feet of another employee or a customer.
4. **Requirements for manufacturers.** Manufacturers that continue to operate pursuant to this Order must follow Social Distancing Requirements and take appropriate precautions, which may include:

- providing face coverings to all employees who are not able to maintain a minimum six-foot social distance at all times;
- staggering shifts;
- reducing line speeds;
- operating only essential lines, while shutting down non-essential lines;
- ensuring that all spaces where employees may gather, including locker rooms and lunchrooms, allow for social distancing; and
- downsizing operations to the extent necessary to allow for social distancing and to provide a safe workplace in response to the COVID-19 emergency.

5. **Requirements for all businesses.** All businesses must evaluate which employees are able to work from home, and are encouraged to facilitate remote work from home when possible. All businesses that have employees physically reporting to a work-site must post the guidance from the Illinois Department of Public Health (IDPH) and Office of the Illinois Attorney General regarding workplace safety during the COVID-19 emergency. The guidance will be posted on the IDPH webpage.

Section 2. Stay at Home; Social Distancing Requirements; and Essential Businesses and Operations

1. **Stay at home or place of residence.** With exceptions as outlined below, all individuals currently living within the State of Illinois are ordered to stay at home or at their place of residence except as allowed in this Executive Order. To the extent individuals are using shared or outdoor spaces when outside their residence, they must at all times and as much as reasonably possible maintain social distancing of at least six feet from any other person, consistent with the Social Distancing Requirements set forth in this Executive Order. All persons may leave their homes or place of residence only for Essential Activities, Essential Governmental Functions, or to operate Essential Businesses and Operations, all as defined below.

Individuals experiencing homelessness are exempt from this directive, but are strongly urged to obtain shelter, and governmental and other entities are strongly urged to make such shelter available as soon as possible and to the maximum extent practicable (and to use in their operation COVID-19 risk mitigation practices recommended by the U.S. Centers for Disease Control and Prevention (CDC) and the Illinois Department of Public Health (IDPH)). Individuals whose residences are unsafe or become unsafe, such as victims of domestic violence, are permitted and urged to leave their home and stay at a safe alternative location. For purposes of this Executive Order, homes or residences include hotels, motels, shared rental units, shelters, and similar facilities.

2. **Non-essential business and operations must cease.** All businesses and operations in the State, except Essential Businesses and Operations as defined below, are required to cease all activities within the State except Minimum Basic Operations, as defined below. For clarity, businesses may also continue operations consisting exclusively of employees or contractors performing activities at their own residences (i.e., working from home).

All Essential Businesses and Operations may remain open consistent with the express provisions of this Order and the intent of this Order as set forth in Section 2, Paragraph 16 below. To the greatest extent feasible, Essential Businesses and Operations shall comply with Social Distancing Requirements as defined in this Executive Order, including by maintaining six-foot social distancing for both employees and members of the public at all times, including, but not limited to, when any customers are standing in line.

3. **Prohibited activities.** All public and private gatherings of any number of people occurring outside a single household or living unit are prohibited, except for the limited purposes permitted by this Executive Order. Pursuant to current guidance from the CDC, any gathering of more than ten people is prohibited unless exempted by this Executive

Order. Nothing in this Executive Order prohibits the gathering of members of a household or residence.

All places of public amusement, whether indoors or outdoors, including but not limited to, locations with amusement rides, carnivals, amusement parks, water parks, aquariums, zoos, museums, arcades, fairs, children's play centers, playgrounds, funplexes, theme parks, bowling alleys, movie and other theaters, concert and music halls, and country clubs or social clubs shall be closed to the public.

4. **Prohibited and permitted travel.** All travel, including, but not limited to, travel by automobile, motorcycle, scooter, bicycle, train, plane, or public transit, except Essential Travel and Essential Activities as defined herein, is prohibited. People riding on public transit must comply with Social Distancing Requirements to the greatest extent feasible. This Executive Order allows travel into or out of the State to maintain Essential Businesses and Operations and Minimum Basic Operations.
5. **Leaving the home for essential activities is permitted.** For purposes of this Executive Order, individuals may leave their residence only to perform any of the following Essential Activities, and must follow the Social Distancing Requirements set forth in this Order, including wearing face coverings when in public or at work:
 - a. **For health and safety.** To engage in activities or perform tasks essential to their health and safety, or to the health and safety of their family or household members (including, but not limited to, pets), such as, by way of example only and without limitation, seeking emergency services, obtaining medical supplies or medication, or visiting a health care professional.
 - b. **For necessary supplies and services.** To obtain necessary services or supplies for themselves and their family or household members, or to deliver those services or supplies to others, such as, by way of example only and without limitation, groceries and food, household consumer products, supplies they need to work from home, and products necessary to maintain the safety, sanitation, and essential operation of residences.
 - c. **For outdoor activity.** To engage in outdoor activity, provided the individuals comply with Social Distancing Requirements, as defined below, such as, by way of example and without limitation, walking, hiking, running, and biking. Individuals may go to public parks and open outdoor recreation areas, including specific State parks that remain open for certain activities, as designated by the Illinois Department of Natural Resources. Fishing, boating, and golf are permitted only when following the guidelines provided by the Illinois Department of Commerce and Economic Opportunity (DCEO). Playgrounds may increase spread of COVID-19, and therefore shall be closed.
 - d. **For certain types of work.** To perform work providing essential products and services at Essential Businesses or Operations (which, as defined below, includes Healthcare and Public Health Operations, Human Services Operations, Essential Governmental Functions, and Essential Infrastructure) or to otherwise carry out activities specifically permitted in this Executive Order, including Minimum Basic Operations.
 - e. **To take care of others.** To care for a family member, friend, or pet in another household, and to transport family members, friends, or pets as allowed by this Executive Order.
 - f. **To engage in the free exercise of religion.** To engage in the free exercise of religion, provided that such exercise must comply with Social Distancing Requirements and the limit on gatherings of more than ten people in keeping with

CDC guidelines for the protection of public health. Religious organizations and houses of worship are encouraged to use online or drive-in services to protect the health and safety of their congregants.

6. **Elderly people and those who are vulnerable as a result of illness should take additional precautions.** People at high risk of severe illness from COVID-19, including elderly people and those who are sick, are urged to stay in their residence to the extent possible except as necessary to seek medical care. Nothing in this Executive Order prevents the Illinois Department of Public Health or local public health departments from issuing and enforcing isolation and quarantine orders pursuant to the Department of Public Health Act, 20 ILCS 2305.
7. **Healthcare and Public Health Operations.** For purposes of this Executive Order, individuals may leave their residence to work for or obtain services through Healthcare and Public Health Operations.

Healthcare and Public Health Operations includes, but is not limited to: hospitals; clinics; dental offices; pharmacies; public health entities, including those that compile, model, analyze and communicate public health information; pharmaceutical, pharmacy, medical device and equipment, and biotechnology companies (including operations, research and development, manufacture, and supply chain); organizations collecting blood, platelets, plasma, and other necessary materials; licensed medical cannabis dispensaries and licensed cannabis cultivation centers; reproductive health care providers; eye care centers, including those that sell glasses and contact lenses; home healthcare services providers; mental health and substance use providers; other healthcare facilities and suppliers and providers of any related and/or ancillary healthcare services; and entities that transport and dispose of medical materials and remains.

Specifically included in Healthcare and Public Health Operations are manufacturers, technicians, logistics, and warehouse operators and distributors of medical equipment, personal protective equipment (PPE), medical gases, pharmaceuticals, blood and blood products, vaccines, testing materials, laboratory supplies, cleaning, sanitizing, disinfecting or sterilization supplies, and tissue and paper towel products.

Healthcare and Public Health Operations also includes veterinary care and all healthcare and grooming services provided to animals.

Healthcare and Public Health Operations shall be construed broadly to avoid any impacts to the delivery of healthcare, broadly defined. Healthcare and Public Health Operations does not include fitness and exercise gyms, spas, salons, barber shops, tattoo parlors, and similar facilities.

8. **Human Services Operations.** For purposes of this Executive Order, individuals may leave their residence to work for or obtain services at any Human Services Operations, including any provider funded by the Illinois Department of Human Services, Illinois Department of Children and Family Services, or Medicaid that is providing services to the public and including state-operated, institutional, or community-based settings providing human services to the public.

Human Services Operations includes, but is not limited to: long-term care facilities; all entities licensed pursuant to the Child Care Act, 225 ILCS 10, except for day care centers, day care homes, and group day care homes; day care centers licensed as specified in Section 2, Paragraph 12(s) of this Executive Order; day programs exempt from licensure under Title 89 of the Illinois Administrative Code, Sections 377.3(a)(1)-(a)(4), (b)(2), and (c); day programs exempt from licensure under Title 89 of the Illinois Administrative Code, Section 377.3(d) (subject to the conditions governing exempt day care homes set forth in Section 1, Paragraph 12(s) of this Executive Order); residential settings and shelters for adults, seniors, children, and/or people with developmental

disabilities, intellectual disabilities, substance use disorders, and/or mental illness; transitional facilities; home-based settings to provide services to individuals with physical, intellectual, and/or developmental disabilities, seniors, adults, and children; field offices that provide and help to determine eligibility for basic needs including food, cash assistance, medical coverage, child care, vocational services, rehabilitation services; developmental centers; adoption agencies; businesses that provide food, shelter, and social services, and other necessities of life for economically disadvantaged individuals, individuals with physical, intellectual, and/or developmental disabilities, or otherwise needy individuals.

Human Services Operations shall be construed broadly to avoid any impacts to the delivery of human services, broadly defined.

9. **Essential Infrastructure.** For purposes of this Executive Order, individuals may leave their residence to provide any services or perform any work necessary to offer, provision, operate, maintain and repair Essential Infrastructure.

Essential Infrastructure includes, but is not limited to: food production, distribution, and sale; construction (including, but not limited to, construction required in response to this public health emergency, hospital construction, construction of long-term care facilities, public works construction, and housing construction); building management and maintenance; airport operations; operation and maintenance of utilities, including water, sewer, and gas; electrical (including power generation, distribution, and production of raw materials); distribution centers; oil and biofuel refining; roads, highways, railroads, and public transportation; ports; cybersecurity operations; flood control; solid waste and recycling collection and removal; and internet, video, and telecommunications systems (including the provision of essential global, national, and local infrastructure for computing services, business infrastructure, communications, and web-based services).

Essential Infrastructure shall be construed broadly to avoid any impacts to essential infrastructure, broadly defined.

10. **Essential Governmental Functions.** For purposes of this Executive Order, all first responders, emergency management personnel, emergency dispatchers, court personnel, law enforcement and corrections personnel, hazardous materials responders, child protection and child welfare personnel, housing and shelter personnel, military, and other governmental employees working for or to support Essential Businesses and Operations are categorically exempt from this Executive Order.

Essential Government Functions means all services provided by the State or any municipal, township, county, subdivision or agency of government and needed to ensure the continuing operation of the government agencies or to provide for or support the health, safety and welfare of the public, and including contractors performing Essential Government Functions. Each government body shall determine its Essential Governmental Functions and identify employees and/or contractors necessary to the performance of those functions.

This Executive Order does not apply to the United States government. Nothing in this Executive Order shall prohibit any individual from performing or accessing Essential Governmental Functions.

11. **Businesses covered by this Executive Order.** For the purposes of this Executive Order, covered businesses include any for-profit, non-profit, or educational entities, regardless of the nature of the service, the function it performs, or its corporate or entity structure.
12. **Essential Businesses and Operations.** For the purposes of this Executive Order, Essential Businesses and Operations means Healthcare and Public Health Operations,

Human Services Operations, Essential Governmental Functions, and Essential Infrastructure, and the following:¹

- a. **Stores that sell groceries and medicine.** Grocery stores, pharmacies; certified farmers' markets, farm and produce stands, supermarkets, convenience stores, and other establishments engaged in the retail sale of groceries, canned food, dry goods, frozen foods, fresh fruits and vegetables, pet supplies, fresh meats, fish, and poultry, alcoholic and non-alcoholic beverages, and any other household consumer products (such as cleaning and personal care products). This includes stores that sell groceries, medicine, including medication not requiring a medical prescription, and also that sell other non-grocery products, and products necessary to maintaining the safety, sanitation, and essential operation of residences and Essential Businesses and Operations;
- b. **Food, beverage, and cannabis production and agriculture.** Food and beverage manufacturing, production, processing, and cultivation, including farming, livestock, fishing, baking, and other production agriculture, including cultivation, marketing, production, and distribution of animals and goods for consumption; licensed medical and adult use cannabis dispensaries and licensed cannabis cultivation centers; and businesses that provide food, shelter, and other necessities of life for animals, including animal shelters, rescues, shelters, kennels, and adoption facilities;
- c. **Organizations that provide charitable and social services.** Businesses and religious and secular nonprofit organizations, including food banks, when providing food, shelter, and social services, and other necessities of life for economically disadvantaged or otherwise needy individuals, individuals who need assistance as a result of this emergency, and people with disabilities;
- d. **Media.** Newspapers, television, radio, and other media services;
- e. **Gas stations and businesses needed for transportation.** Gas stations and auto-supply, auto-repair, and related facilities and bicycle shops and related facilities;
- f. **Financial institutions.** Banks, currency exchanges, consumer lenders, including but not limited to, payday lenders, pawnbrokers, consumer installment lenders and sales finance lenders, credit unions, appraisers, title companies, financial markets, trading and futures exchanges, affiliates of financial institutions, entities that issue bonds, related financial institutions, and institutions selling financial products;
- g. **Hardware and supply stores and greenhouses, garden centers, and nurseries.** Hardware stores and businesses that sell electrical, plumbing, and heating material, and greenhouses, garden centers, and nurseries;
- h. **Critical trades.** Building and Construction Tradesmen and Tradeswomen, and other trades including but not limited to plumbers, electricians, exterminators, cleaning and janitorial staff for commercial and governmental properties, security staff, operating engineers, HVAC, painting, moving and relocation services, and other service providers who provide services that are necessary to maintaining the safety, sanitation, and essential operation of residences, Essential Activities, and Essential Businesses and Operations;

¹ On March 19, 2020, the U.S. Department of Homeland Security, Cybersecurity & Infrastructure Security Agency, issued a *Memorandum on Identification of Essential Critical Infrastructure Workers During COVID-19 Response*. The definition of Essential Businesses and Operations in this Order is meant to encompass the workers identified in that Memorandum.

- i. **Mail, post, shipping, logistics, delivery, and pick-up services.** Post offices and other businesses that provide shipping and delivery services, and businesses that ship or deliver groceries, food, alcoholic and non-alcoholic beverages, goods or services to end users or through commercial channels;
- j. **Educational institutions.** Educational institutions—including public and private pre-K-12 schools, colleges, and universities—for purposes of facilitating distance learning, performing critical research, or performing essential functions, provided that social distancing of six-feet per person is maintained to the greatest extent possible. Educational institutions may allow and establish procedures for pick-up of necessary supplies and/or student belongings and dormitory move-out if conducted in a manner consistent with public health guidelines, including Social Distancing Requirements. This Executive Order is consistent with and does not amend or supersede Executive Order 2020-05 (COVID-19 Executive Order No. 3) or Executive Order 2020-06 (COVID-19 Executive Order No. 4) except that affected schools have been closed past the April 7, 2020 date reflected in those Orders;
- k. **Laundry services.** Laundromats, dry cleaners, industrial laundry services, and laundry service providers;
- l. **Restaurants for consumption off-premises.** Restaurants and other facilities that prepare and serve food, but only for consumption off-premises, through such means as in-house delivery, third-party delivery, drive-through, curbside pick-up, and carry-out. Schools and other entities that typically provide food services to students or members of the public may continue to do so under this Executive Order on the condition that the food is provided to students or members of the public on a pick-up and takeaway basis only. Schools and other entities that provide food services under this exemption shall not permit the food to be eaten at the site where it is provided, or at any other gathering site due to the virus's propensity to physically impact surfaces and personal property. This Executive Order is consistent with and does not amend or supersede Section 1 of Executive Order 2020-07 (COVID-19 Executive Order No. 5) except that Section 1 is ordered to be extended through April 7, 2020;
- m. **Supplies to work from home.** Businesses that sell, manufacture, or supply products needed for people to work from home;
- n. **Supplies for Essential Businesses and Operations.** Businesses that sell, manufacture, or supply other Essential Businesses and Operations with the support or materials necessary to operate, including computers, audio and video electronics, household appliances; IT and telecommunication equipment; hardware, paint, flat glass; electrical, plumbing and heating material; sanitary equipment; personal hygiene products; food, food additives, ingredients and components; medical and orthopedic equipment; optics and photography equipment; diagnostics, food and beverages, chemicals, soaps and detergent; and firearm and ammunition suppliers and retailers for purposes of safety and security;
- o. **Transportation.** Airlines, taxis, transportation network providers (such as Uber and Lyft), vehicle rental services, paratransit, and other private, public, and commercial transportation and logistics providers necessary for Essential Activities and other purposes expressly authorized in this Executive Order;
- p. **Home-based care and services.** Home-based care for adults, seniors, children, and/or people with developmental disabilities, intellectual disabilities, substance use disorders, and/or mental illness, including caregivers such as nannies who

may travel to the child's home to provide care, and other in-home services including meal delivery;

- q. **Residential facilities and shelters.** Residential facilities and shelters for adults, seniors, children, and/or people with developmental disabilities, intellectual disabilities, substance use disorders, and/or mental illness;
 - r. **Professional services.** Professional services, such as legal services, accounting services, insurance services, real estate services (including appraisal and title services);
 - s. **Day care centers for employees exempted by this Executive Order.** Day care centers granted an emergency license pursuant to Title 89, Section 407.500 of the Illinois Administrative Code, governing Emergency Day Care Programs for children of employees exempted by this Executive Order to work as permitted. The licensing requirements for day care homes pursuant to Section 4 of the Child Care Act, 225 ILCS 10/4, are hereby suspended for family homes that receive up to 6 children for the duration of the Gubernatorial Disaster Proclamation;
 - t. **Manufacture, distribution, and supply chain for critical products and industries.** Manufacturing companies, distributors, and supply chain companies producing and supplying essential products and services in and for industries such as pharmaceutical, technology, biotechnology, healthcare, chemicals and sanitization, waste pickup and disposal, agriculture, food and beverage, transportation, energy, steel and steel products, petroleum and fuel, mining, construction, national defense, communications, as well as products used by other Essential Businesses and Operations;
 - u. **Critical labor union functions.** Labor Union essential activities including the administration of health and welfare funds and personnel checking on the well-being and safety of members providing services in Essential Businesses and Operations – provided that these checks should be done by telephone or remotely where possible;
 - v. **Hotels and motels.** Hotels and motels, to the extent used for lodging and delivery or carry-out food services; and
 - w. **Funeral services.** Funeral, mortuary, cremation, burial, cemetery, and related services.
13. **Minimum Basic Operations.** For the purposes of this Executive Order, Minimum Basic Operations include the following, provided that employees comply with Social Distancing Requirements, to the extent possible, while carrying out such operations:
- a. The minimum necessary activities to maintain the value of the business's inventory, preserve the condition of the business's physical plant and equipment, ensure security, process payroll and employee benefits, or for related functions.
 - b. The minimum necessary activities to facilitate employees of the business being able to continue to work remotely from their residences.
 - c. For retail stores, fulfilling online and telephonic orders through pick-up outside the store or delivery.
14. **Essential Travel.** For the purposes of this Executive Order, Essential Travel includes travel for any of the following purposes. Individuals engaged in any Essential Travel must comply with all Social Distancing Requirements as defined in this Section.

- a. Any travel related to the provision of or access to Essential Activities, Essential Governmental Functions, Essential Businesses and Operations, or Minimum Basic Operations.
- b. Travel to care for elderly, minors, dependents, persons with disabilities, or other vulnerable persons.
- c. Travel to or from educational institutions for purposes of receiving materials for distance learning, for receiving meals, and any other related services.
- d. Travel to return to a place of residence from outside the jurisdiction.
- e. Travel required by law enforcement or court order, including to transport children pursuant to a custody agreement.
- f. Travel required for non-residents to return to their place of residence outside the State. Individuals are strongly encouraged to verify that their transportation out of the State remains available and functional prior to commencing such travel.

15. **Social Distancing, Face Covering, and PPE Requirements.** For purposes of this Executive Order, Social Distancing Requirements includes maintaining at least six-foot social distancing from other individuals, washing hands with soap and water for at least twenty seconds as frequently as possible or using hand sanitizer, covering coughs or sneezes (into the sleeve or elbow, not hands), regularly cleaning high-touch surfaces, and not shaking hands.

- a. **Required measures.** Essential Businesses and Operations and businesses engaged in Minimum Basic Operations must take proactive measures to ensure compliance with Social Distancing Requirements, including where possible:
 - i. **Designate six-foot distances.** Designating with signage, tape, or by other means six-foot spacing for employees and customers in line to maintain appropriate distance;
 - ii. **Hand sanitizer and sanitizing products.** Having hand sanitizer and sanitizing products readily available for employees and customers;
 - iii. **Separate operating hours for vulnerable populations.** Implementing separate operating hours for elderly and vulnerable customers; and
 - iv. **Online and remote access.** Posting online whether a facility is open and how best to reach the facility and continue services by phone or remotely.
 - v. **Face Coverings and PPE.** Providing employees with appropriate face coverings and requiring that employees wear face coverings where maintaining a six-foot social distance is not possible at all times. When the work circumstances require, providing employees with other PPE in addition to face coverings.

16. **Intent of this Executive Order.** The intent of this Executive Order is to ensure that the maximum number of people self-isolate in their places of residence to the maximum extent feasible, while enabling essential services to continue, to slow the spread of COVID-19 to the greatest extent possible. When people need to leave their places of residence, whether to perform Essential Activities, or to otherwise facilitate authorized activities necessary for continuity of social and commercial life, they should at all times and as much as reasonably possible comply with Social Distancing Requirements. All provisions of this Executive Order should be interpreted to effectuate this intent. Businesses not specifically addressed by this Executive Order generally should cease

activities and reduce to Minimum Basic Operations.

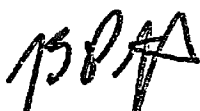
17. **Enforcement.** This Executive Order may be enforced by State and local law enforcement pursuant to, *inter alia*, Section 7, Section 15, Section 18, and Section 19 of the Illinois Emergency Management Agency Act, 20 ILCS 3305.

Businesses must follow guidance provided or published by: the Office of the Governor, the Illinois Department of Commerce and Economic Opportunity, and State and local law enforcement regarding whether they qualify as Essential; and the Illinois Department of Public Health, local public health departments, and the Workplace Rights Bureau of the Office of the Illinois Attorney General with respect to Social Distancing Requirements. Pursuant to Section 25(b) of the Whistleblower Act, 740 ILCS 174, businesses are prohibited from retaliating against an employee for disclosing information where the employee has reasonable cause to believe that the information discloses a violation of this Order.

18. **No limitation on authority.** Nothing in this Executive Order shall, in any way, alter or modify any existing legal authority allowing the State or any county, or local government body from ordering (1) any quarantine or isolation that may require an individual to remain inside a particular residential property or medical facility for a limited period of time, including the duration of this public health emergency, or (2) any closure of a specific location for a limited period of time, including the duration of this public health emergency. Nothing in this Executive Order shall, in any way, alter or modify any existing legal authority allowing a county or local government body to enact provisions that are stricter than those in this Executive Order.

Section 3. Savings clause.

If any provision of this Executive Order or its application to any person or circumstance is held invalid by any court of competent jurisdiction, this invalidity does not affect any other provision or application of this Executive Order, which can be given effect without the invalid provision or application. To achieve this purpose, the provisions of this Executive Order are declared to be severable. This Executive Order is meant to be read consistently with any Court order regarding this Executive Order.


JB Pritzker, Governor

Issued by the Governor April 30, 2020
Filed by the Secretary of State April 30, 2020

FILED
INDEX DEPARTMENT
APR 30 2020
IN THE OFFICE OF
SECRETARY OF STATE



April 30, 2020

Executive Order 2020-32

EXECUTIVE ORDER 2020-32
(COVID-19 EXECUTIVE ORDER NO. 30)

WHEREAS, protecting the health and safety of Illinoisans is among the most important functions of State government; and,

WHEREAS, it is critical that Illinoisans who become sick are able to be treated by medical professionals, including when a hospital bed, emergency room bed, or ventilator is needed; and,

WHEREAS, it is also critical that the State's health care and first responder workforce has adequate personal protective equipment (PPE) to safely treat patients, respond to public health disasters, and prevent the spread of communicable diseases; and,

WHEREAS, Coronavirus Disease 2019 (COVID-19) is a novel severe acute respiratory illness that has spread among people through respiratory transmissions, the World Health Organization declared COVID-19 a Public Health Emergency of International Concern on January 30, 2020, and the United States Secretary of Health and Human Services declared that COVID-19 presents a public health emergency on January 27, 2020; and,

WHEREAS, on March 11, 2020, the World Health Organization characterized the COVID-19 outbreak as a pandemic, and has reported more than 3 million confirmed cases of COVID-19 and 200,000 deaths attributable to COVID-19 globally as of April 30, 2020; and,

WHEREAS, a vaccine or treatment is not currently available for COVID-19 and, on April 24, 2020, the World Health Organization warned that there is currently no evidence that people who have recovered from COVID-19 and have antibodies are protected from a second infection; and,

WHEREAS, despite efforts to contain COVID-19, the World Health Organization and the federal Centers for Disease Control and Prevention (CDC) indicated that the virus was expected to continue spreading and it has, in fact, continued to spread rapidly, resulting in the need for federal and State governments to take significant steps; and,

WHEREAS, the CDC currently recommends that all United States residents take precautions to contain the spread of COVID-19, including that they: (1) stay home as much as possible; (2) if they must leave their home, practice social distancing by maintaining 6 feet of distance from others and avoiding all gatherings; (3) wear cloth face coverings in public settings where other social distancing measures are difficult to maintain; (4) be alert for symptoms such as fever, cough, or shortness of breath, and take their temperature if symptoms develop; and (5) exercise appropriate hygiene, including proper hand-washing; and,

WHEREAS, the CDC also recommends the following precautions for household members, caretakers and other persons having close contact with a person with symptomatic COVID-19,

during the period from 48 hours before onset of symptoms until the symptomatic person meets the criteria for discontinuing home isolation: (1) stay home until 14 days after last exposure and maintain social distance (at least 6 feet) from others at all times; (2) self-monitor for symptoms, including checking their temperature twice a day and watching for fever, cough, or shortness of breath; and (3) avoid contact with people at higher risk for severe illness (unless they live in the same home and had the same exposure); and,

WHEREAS, as circumstances surrounding COVID-19 rapidly evolve, there have been frequent changes in information and guidance from public health officials as a result of emerging evidence; and,

WHEREAS, as of April 30, 2020, there have been nearly 53,000 confirmed cases of COVID-19 in 97 Illinois counties and 2,350 deaths from COVID-19; and,

WHEREAS, studies suggest that for every confirmed case there are many more unknown cases, some of which are asymptomatic individuals, meaning that individuals can pass the virus to others without knowing; and,

WHEREAS, as the virus has progressed through Illinois, the crisis facing the State has developed and now requires an evolving response to ensure hospitals, health care professionals and first responders are able to meet the health care needs of all Illinoisans and in a manner consistent with CDC guidance that continues to be updated; and,

WHEREAS, Illinois is using a high percentage of hospital beds, ICU beds, and ventilators as a result of the number of COVID-19 patients that require hospitalization and, if cases were to surge higher, the State would face a shortage of these critical health care resources; and,

WHEREAS, Illinois currently has a total of 32,010 hospital beds with 3,631 ICU beds, of which, as of April 30, 2020, only 33% of hospital beds and 25% of ICU beds were available statewide, and only 17% of ICU beds were available in the Chicago region; and,

WHEREAS, the State worked with top researchers from the University of Illinois at Urbana-Champaign, the Northwestern School of Medicine, the University of Chicago, the Chicago and Illinois Departments of Public Health, along with McKinsey and Mier Consulting Group, and Civis Analytics, to analyze two months' worth of daily data on COVID-19 deaths and ICU usage and model potential outcomes; and,

WHEREAS, the State's modeling shows that its health care resource utilization will not peak until May, and that health care resources will continue to be limited after the peak; and,

WHEREAS, the State's modeling shows that without extensive social distancing and other precautions, the State will not have sufficient hospital beds, ICU beds or ventilators; and,

WHEREAS, Illinois currently has a total of 32,010 hospital beds, and the State's modeling shows that without a "stay at home" order, more than 100,000 hospital beds would be necessary; and,

WHEREAS, Illinois currently has a total of 3,631 ICU beds, and the State's modeling shows that without a "stay at home" order, more than 25,000 ICU beds would be necessary; and,

WHEREAS, Illinois currently has a total of 3,378 ventilators, and the State's modeling shows that without a "stay at home" order, upwards of 20,000 ventilators would be necessary; and,

WHEREAS, the State's modeling shows that without a "stay at home" order, the number of deaths from COVID-19 would be between 10 to 20 times higher than with a "stay at home" order in place; and,

WHEREAS, I declared all counties in the State of Illinois as a disaster area on April 30, 2020 because the current circumstances in Illinois surrounding the spread of COVID-19 constitute an epidemic and a public health emergency under Section 4 of the Illinois Emergency Management Agency Act; and,

WHEREAS, I declared all counties in the State of Illinois as a disaster area on April 30, 2020 because the current circumstances surrounding the threatened shortages of hospital beds, ICU beds, ventilators, and PPE, and critical need for increased COVID-19 testing capacity constitute a public health emergency under Section 4 of the Illinois Emergency Management Agency Act; and,

WHEREAS, the Illinois Constitution, in Article V, Section 8, provides that “the Governor shall have the supreme executive power, and shall be responsible for the faithful execution of the laws,” and states, in the Preamble, that a central purpose of the Illinois Constitution is “provide for the health, safety, and welfare of the people;” and,

WHEREAS, for the preservation of public health and safety throughout the entire State of Illinois, and to ensure that our healthcare delivery system is capable of serving those who are sick, I find it necessary to take measures consistent with public health guidance to slow and stop the spread of COVID-19 and to prevent shortages of hospital beds, ICU beds, ventilators, and PPE and to increase COVID-19 testing capacity;

THEREFORE, by the powers vested in me as the Governor of the State of Illinois, pursuant to the Illinois Constitution and Sections 7(1), 7(2), 7(3), 7(8), 7(9), and 7(12) of the Illinois Emergency Management Agency Act, 20 ILCS 3305, and consistent with the powers in public health laws, I hereby order the following, effective May 1, 2020:

Section 1. Public Health Requirements for Individuals Leaving Home and for Businesses

1. **Wearing a face covering in public places or when working.** Any individual who is over age two and able to medically tolerate a face-covering (a mask or cloth face-covering) shall be required to cover their nose and mouth with a face-covering when in a public place and unable to maintain a six-foot social distance. Face-coverings are required in public indoor spaces such as stores.
2. **Requirements for essential stores.** Retail stores (including, but not limited to, stores that sell groceries and medicine, hardware stores, and greenhouses, garden centers, and nurseries) designated as Essential Businesses and Operations under this Order shall to the greatest extent possible:
 - provide face coverings to all employees who are not able to maintain a minimum six-foot social distance at all times;
 - cap occupancy at 50 percent of store capacity, or, alternatively, at the occupancy limits based on store square footage set by the Department of Commerce and Economic Opportunity;
 - set up store aisles to be one-way where practicable to maximize spacing between customers and identify the one-way aisles with conspicuous signage and/or floor markings;
 - communicate with customers through in-store signage, and public service announcements and advertisements, about the social distancing requirements set forth in this Order (Social Distancing Requirements); and
 - discontinue use of reusable bags.

Households must limit the number of members who enter stores to the minimum necessary.

3. **Requirements for non-essential stores.** Retail stores not designated as Essential Businesses and Operations may re-open for the limited purposes of fulfilling telephone and online orders through pick-up outside the store and delivery – which are deemed to be Minimum Basic Operations. Employees working in the store must follow the social Distancing Requirements, and must wear a face covering when they may come within six feet of another employee or a customer.
4. **Requirements for manufacturers.** Manufacturers that continue to operate pursuant to this Order must follow Social Distancing Requirements and take appropriate precautions, which may include:

- providing face coverings to all employees who are not able to maintain a minimum six-foot social distance at all times;
- staggering shifts;
- reducing line speeds;
- operating only essential lines, while shutting down non-essential lines;
- ensuring that all spaces where employees may gather, including locker rooms and lunchrooms, allow for social distancing; and
- downsizing operations to the extent necessary to allow for social distancing and to provide a safe workplace in response to the COVID-19 emergency.

5. **Requirements for all businesses.** All businesses must evaluate which employees are able to work from home, and are encouraged to facilitate remote work from home when possible. All businesses that have employees physically reporting to a work-site must post the guidance from the Illinois Department of Public Health (IDPH) and Office of the Illinois Attorney General regarding workplace safety during the COVID-19 emergency. The guidance will be posted on the IDPH webpage.

Section 2. Stay at Home; Social Distancing Requirements; and Essential Businesses and Operations

1. **Stay at home or place of residence.** With exceptions as outlined below, all individuals currently living within the State of Illinois are ordered to stay at home or at their place of residence except as allowed in this Executive Order. To the extent individuals are using shared or outdoor spaces when outside their residence, they must at all times and as much as reasonably possible maintain social distancing of at least six feet from any other person, consistent with the Social Distancing Requirements set forth in this Executive Order. All persons may leave their homes or place of residence only for Essential Activities, Essential Governmental Functions, or to operate Essential Businesses and Operations, all as defined below.

Individuals experiencing homelessness are exempt from this directive, but are strongly urged to obtain shelter, and governmental and other entities are strongly urged to make such shelter available as soon as possible and to the maximum extent practicable (and to use in their operation COVID-19 risk mitigation practices recommended by the U.S. Centers for Disease Control and Prevention (CDC) and the Illinois Department of Public Health (IDPH)). Individuals whose residences are unsafe or become unsafe, such as victims of domestic violence, are permitted and urged to leave their home and stay at a safe alternative location. For purposes of this Executive Order, homes or residences include hotels, motels, shared rental units, shelters, and similar facilities.

2. **Non-essential business and operations must cease.** All businesses and operations in the State, except Essential Businesses and Operations as defined below, are required to cease all activities within the State except Minimum Basic Operations, as defined below. For clarity, businesses may also continue operations consisting exclusively of employees or contractors performing activities at their own residences (i.e., working from home).

All Essential Businesses and Operations may remain open consistent with the express provisions of this Order and the intent of this Order as set forth in Section 2, Paragraph 16 below. To the greatest extent feasible, Essential Businesses and Operations shall comply with Social Distancing Requirements as defined in this Executive Order, including by maintaining six-foot social distancing for both employees and members of the public at all times, including, but not limited to, when any customers are standing in line.

3. **Prohibited activities.** All public and private gatherings of any number of people occurring outside a single household or living unit are prohibited, except for the limited purposes permitted by this Executive Order. Pursuant to current guidance from the CDC, any gathering of more than ten people is prohibited unless exempted by this Executive

Order. Nothing in this Executive Order prohibits the gathering of members of a household or residence.

All places of public amusement, whether indoors or outdoors, including but not limited to, locations with amusement rides, carnivals, amusement parks, water parks, aquariums, zoos, museums, arcades, fairs, children's play centers, playgrounds, funplexes, theme parks, bowling alleys, movie and other theaters, concert and music halls, and country clubs or social clubs shall be closed to the public.

4. **Prohibited and permitted travel.** All travel, including, but not limited to, travel by automobile, motorcycle, scooter, bicycle, train, plane, or public transit, except Essential Travel and Essential Activities as defined herein, is prohibited. People riding on public transit must comply with Social Distancing Requirements to the greatest extent feasible. This Executive Order allows travel into or out of the State to maintain Essential Businesses and Operations and Minimum Basic Operations.
5. **Leaving the home for essential activities is permitted.** For purposes of this Executive Order, individuals may leave their residence only to perform any of the following Essential Activities, and must follow the Social Distancing Requirements set forth in this Order, including wearing face coverings when in public or at work:
 - a. **For health and safety.** To engage in activities or perform tasks essential to their health and safety, or to the health and safety of their family or household members (including, but not limited to, pets), such as, by way of example only and without limitation, seeking emergency services, obtaining medical supplies or medication, or visiting a health care professional.
 - b. **For necessary supplies and services.** To obtain necessary services or supplies for themselves and their family or household members, or to deliver those services or supplies to others, such as, by way of example only and without limitation, groceries and food, household consumer products, supplies they need to work from home, and products necessary to maintain the safety, sanitation, and essential operation of residences.
 - c. **For outdoor activity.** To engage in outdoor activity, provided the individuals comply with Social Distancing Requirements, as defined below, such as, by way of example and without limitation, walking, hiking, running, and biking. Individuals may go to public parks and open outdoor recreation areas, including specific State parks that remain open for certain activities, as designated by the Illinois Department of Natural Resources. Fishing, boating, and golf are permitted only when following the guidelines provided by the Illinois Department of Commerce and Economic Opportunity (DCEO). Playgrounds may increase spread of COVID-19, and therefore shall be closed.
 - d. **For certain types of work.** To perform work providing essential products and services at Essential Businesses or Operations (which, as defined below, includes Healthcare and Public Health Operations, Human Services Operations, Essential Governmental Functions, and Essential Infrastructure) or to otherwise carry out activities specifically permitted in this Executive Order, including Minimum Basic Operations.
 - e. **To take care of others.** To care for a family member, friend, or pet in another household, and to transport family members, friends, or pets as allowed by this Executive Order.
 - f. **To engage in the free exercise of religion.** To engage in the free exercise of religion, provided that such exercise must comply with Social Distancing Requirements and the limit on gatherings of more than ten people in keeping with

CDC guidelines for the protection of public health. Religious organizations and houses of worship are encouraged to use online or drive-in services to protect the health and safety of their congregants.

6. **Elderly people and those who are vulnerable as a result of illness should take additional precautions.** People at high risk of severe illness from COVID-19, including elderly people and those who are sick, are urged to stay in their residence to the extent possible except as necessary to seek medical care. Nothing in this Executive Order prevents the Illinois Department of Public Health or local public health departments from issuing and enforcing isolation and quarantine orders pursuant to the Department of Public Health Act, 20 ILCS 2305.
7. **Healthcare and Public Health Operations.** For purposes of this Executive Order, individuals may leave their residence to work for or obtain services through Healthcare and Public Health Operations.

Healthcare and Public Health Operations includes, but is not limited to: hospitals; clinics; dental offices; pharmacies; public health entities, including those that compile, model, analyze and communicate public health information; pharmaceutical, pharmacy, medical device and equipment, and biotechnology companies (including operations, research and development, manufacture, and supply chain); organizations collecting blood, platelets, plasma, and other necessary materials; licensed medical cannabis dispensaries and licensed cannabis cultivation centers; reproductive health care providers; eye care centers, including those that sell glasses and contact lenses; home healthcare services providers; mental health and substance use providers; other healthcare facilities and suppliers and providers of any related and/or ancillary healthcare services; and entities that transport and dispose of medical materials and remains.

Specifically included in Healthcare and Public Health Operations are manufacturers, technicians, logistics, and warehouse operators and distributors of medical equipment, personal protective equipment (PPE), medical gases, pharmaceuticals, blood and blood products, vaccines, testing materials, laboratory supplies, cleaning, sanitizing, disinfecting or sterilization supplies, and tissue and paper towel products.

Healthcare and Public Health Operations also includes veterinary care and all healthcare and grooming services provided to animals.

Healthcare and Public Health Operations shall be construed broadly to avoid any impacts to the delivery of healthcare, broadly defined. Healthcare and Public Health Operations does not include fitness and exercise gyms, spas, salons, barber shops, tattoo parlors, and similar facilities.

8. **Human Services Operations.** For purposes of this Executive Order, individuals may leave their residence to work for or obtain services at any Human Services Operations, including any provider funded by the Illinois Department of Human Services, Illinois Department of Children and Family Services, or Medicaid that is providing services to the public and including state-operated, institutional, or community-based settings providing human services to the public.

Human Services Operations includes, but is not limited to: long-term care facilities; all entities licensed pursuant to the Child Care Act, 225 ILCS 10, except for day care centers, day care homes, and group day care homes; day care centers licensed as specified in Section 2, Paragraph 12(s) of this Executive Order; day programs exempt from licensure under Title 89 of the Illinois Administrative Code, Sections 377.3(a)(1)-(a)(4), (b)(2), and (c); day programs exempt from licensure under Title 89 of the Illinois Administrative Code, Section 377.3(d) (subject to the conditions governing exempt day care homes set forth in Section 1, Paragraph 12(s) of this Executive Order); residential settings and shelters for adults, seniors, children, and/or people with developmental

disabilities, intellectual disabilities, substance use disorders, and/or mental illness; transitional facilities; home-based settings to provide services to individuals with physical, intellectual, and/or developmental disabilities, seniors, adults, and children; field offices that provide and help to determine eligibility for basic needs including food, cash assistance, medical coverage, child care, vocational services, rehabilitation services; developmental centers; adoption agencies; businesses that provide food, shelter, and social services, and other necessities of life for economically disadvantaged individuals, individuals with physical, intellectual, and/or developmental disabilities, or otherwise needy individuals.

Human Services Operations shall be construed broadly to avoid any impacts to the delivery of human services, broadly defined.

9. **Essential Infrastructure.** For purposes of this Executive Order, individuals may leave their residence to provide any services or perform any work necessary to offer, provision, operate, maintain and repair Essential Infrastructure.

Essential Infrastructure includes, but is not limited to: food production, distribution, and sale; construction (including, but not limited to, construction required in response to this public health emergency, hospital construction, construction of long-term care facilities, public works construction, and housing construction); building management and maintenance; airport operations; operation and maintenance of utilities, including water, sewer, and gas; electrical (including power generation, distribution, and production of raw materials); distribution centers; oil and biofuel refining; roads, highways, railroads, and public transportation; ports; cybersecurity operations; flood control; solid waste and recycling collection and removal; and internet, video, and telecommunications systems (including the provision of essential global, national, and local infrastructure for computing services, business infrastructure, communications, and web-based services).

Essential Infrastructure shall be construed broadly to avoid any impacts to essential infrastructure, broadly defined.

10. **Essential Governmental Functions.** For purposes of this Executive Order, all first responders, emergency management personnel, emergency dispatchers, court personnel, law enforcement and corrections personnel, hazardous materials responders, child protection and child welfare personnel, housing and shelter personnel, military, and other governmental employees working for or to support Essential Businesses and Operations are categorically exempt from this Executive Order.

Essential Government Functions means all services provided by the State or any municipal, township, county, subdivision or agency of government and needed to ensure the continuing operation of the government agencies or to provide for or support the health, safety and welfare of the public, and including contractors performing Essential Government Functions. Each government body shall determine its Essential Governmental Functions and identify employees and/or contractors necessary to the performance of those functions.

This Executive Order does not apply to the United States government. Nothing in this Executive Order shall prohibit any individual from performing or accessing Essential Governmental Functions.

11. **Businesses covered by this Executive Order.** For the purposes of this Executive Order, covered businesses include any for-profit, non-profit, or educational entities, regardless of the nature of the service, the function it performs, or its corporate or entity structure.
12. **Essential Businesses and Operations.** For the purposes of this Executive Order, Essential Businesses and Operations means Healthcare and Public Health Operations,

Human Services Operations, Essential Governmental Functions, and Essential Infrastructure, and the following:¹

- a. **Stores that sell groceries and medicine.** Grocery stores, pharmacies; certified farmers' markets, farm and produce stands, supermarkets, convenience stores, and other establishments engaged in the retail sale of groceries, canned food, dry goods, frozen foods, fresh fruits and vegetables, pet supplies, fresh meats, fish, and poultry, alcoholic and non-alcoholic beverages, and any other household consumer products (such as cleaning and personal care products). This includes stores that sell groceries, medicine, including medication not requiring a medical prescription, and also that sell other non-grocery products, and products necessary to maintaining the safety, sanitation, and essential operation of residences and Essential Businesses and Operations;
- b. **Food, beverage, and cannabis production and agriculture.** Food and beverage manufacturing, production, processing, and cultivation, including farming, livestock, fishing, baking, and other production agriculture, including cultivation, marketing, production, and distribution of animals and goods for consumption; licensed medical and adult use cannabis dispensaries and licensed cannabis cultivation centers; and businesses that provide food, shelter, and other necessities of life for animals, including animal shelters, rescues, shelters, kennels, and adoption facilities;
- c. **Organizations that provide charitable and social services.** Businesses and religious and secular nonprofit organizations, including food banks, when providing food, shelter, and social services, and other necessities of life for economically disadvantaged or otherwise needy individuals, individuals who need assistance as a result of this emergency, and people with disabilities;
- d. **Media.** Newspapers, television, radio, and other media services;
- e. **Gas stations and businesses needed for transportation.** Gas stations and auto-supply, auto-repair, and related facilities and bicycle shops and related facilities;
- f. **Financial institutions.** Banks, currency exchanges, consumer lenders, including but not limited, to payday lenders, pawnbrokers, consumer installment lenders and sales finance lenders, credit unions, appraisers, title companies, financial markets, trading and futures exchanges, affiliates of financial institutions, entities that issue bonds, related financial institutions, and institutions selling financial products;
- g. **Hardware and supply stores and greenhouses, garden centers, and nurseries.** Hardware stores and businesses that sell electrical, plumbing, and heating material, and greenhouses, garden centers, and nurseries;
- h. **Critical trades.** Building and Construction Tradesmen and Tradeswomen, and other trades including but not limited to plumbers, electricians, exterminators, cleaning and janitorial staff for commercial and governmental properties, security staff, operating engineers, HVAC, painting, moving and relocation services, and other service providers who provide services that are necessary to maintaining the safety, sanitation, and essential operation of residences, Essential Activities, and Essential Businesses and Operations;

¹ On March 19, 2020, the U.S. Department of Homeland Security, Cybersecurity & Infrastructure Security Agency, issued a *Memorandum on Identification of Essential Critical Infrastructure Workers During COVID-19 Response*. The definition of Essential Businesses and Operations in this Order is meant to encompass the workers identified in that Memorandum.

- i. **Mail, post, shipping, logistics, delivery, and pick-up services.** Post offices and other businesses that provide shipping and delivery services, and businesses that ship or deliver groceries, food, alcoholic and non-alcoholic beverages, goods or services to end users or through commercial channels;
- j. **Educational institutions.** Educational institutions—including public and private pre-K-12 schools, colleges, and universities—for purposes of facilitating distance learning, performing critical research, or performing essential functions, provided that social distancing of six-feet per person is maintained to the greatest extent possible. Educational institutions may allow and establish procedures for pick-up of necessary supplies and/or student belongings and dormitory move-out if conducted in a manner consistent with public health guidelines, including Social Distancing Requirements. This Executive Order is consistent with and does not amend or supersede Executive Order 2020-05 (COVID-19 Executive Order No. 3) or Executive Order 2020-06 (COVID-19 Executive Order No. 4) except that affected schools have been closed past the April 7, 2020 date reflected in those Orders;
- k. **Laundry services.** Laundromats, dry cleaners, industrial laundry services, and laundry service providers;
- l. **Restaurants for consumption off-premises.** Restaurants and other facilities that prepare and serve food, but only for consumption off-premises, through such means as in-house delivery, third-party delivery, drive-through, curbside pick-up, and carry-out. Schools and other entities that typically provide food services to students or members of the public may continue to do so under this Executive Order on the condition that the food is provided to students or members of the public on a pick-up and takeaway basis only. Schools and other entities that provide food services under this exemption shall not permit the food to be eaten at the site where it is provided, or at any other gathering site due to the virus's propensity to physically impact surfaces and personal property. This Executive Order is consistent with and does not amend or supersede Section 1 of Executive Order 2020-07 (COVID-19 Executive Order No. 5) except that Section 1 is ordered to be extended through April 7, 2020;
- m. **Supplies to work from home.** Businesses that sell, manufacture, or supply products needed for people to work from home;
- n. **Supplies for Essential Businesses and Operations.** Businesses that sell, manufacture, or supply other Essential Businesses and Operations with the support or materials necessary to operate, including computers, audio and video electronics, household appliances; IT and telecommunication equipment; hardware, paint, flat glass; electrical, plumbing and heating material; sanitary equipment; personal hygiene products; food, food additives, ingredients and components; medical and orthopedic equipment; optics and photography equipment; diagnostics, food and beverages, chemicals, soaps and detergent; and firearm and ammunition suppliers and retailers for purposes of safety and security;
- o. **Transportation.** Airlines, taxis, transportation network providers (such as Uber and Lyft), vehicle rental services, paratransit, and other private, public, and commercial transportation and logistics providers necessary for Essential Activities and other purposes expressly authorized in this Executive Order;
- p. **Home-based care and services.** Home-based care for adults, seniors, children, and/or people with developmental disabilities, intellectual disabilities, substance use disorders, and/or mental illness, including caregivers such as nannies who

may travel to the child's home to provide care, and other in-home services including meal delivery;

- q. **Residential facilities and shelters.** Residential facilities and shelters for adults, seniors, children, and/or people with developmental disabilities, intellectual disabilities, substance use disorders, and/or mental illness;
 - r. **Professional services.** Professional services, such as legal services, accounting services, insurance services, real estate services (including appraisal and title services);
 - s. **Day care centers for employees exempted by this Executive Order.** Day care centers granted an emergency license pursuant to Title 89, Section 407.500 of the Illinois Administrative Code, governing Emergency Day Care Programs for children of employees exempted by this Executive Order to work as permitted. The licensing requirements for day care homes pursuant to Section 4 of the Child Care Act, 225 ILCS 10/4, are hereby suspended for family homes that receive up to 6 children for the duration of the Gubernatorial Disaster Proclamation;
 - t. **Manufacture, distribution, and supply chain for critical products and industries.** Manufacturing companies, distributors, and supply chain companies producing and supplying essential products and services in and for industries such as pharmaceutical, technology, biotechnology, healthcare, chemicals and sanitization, waste pickup and disposal, agriculture, food and beverage, transportation, energy, steel and steel products, petroleum and fuel, mining, construction, national defense, communications, as well as products used by other Essential Businesses and Operations;
 - u. **Critical labor union functions.** Labor Union essential activities including the administration of health and welfare funds and personnel checking on the well-being and safety of members providing services in Essential Businesses and Operations – provided that these checks should be done by telephone or remotely where possible;
 - v. **Hotels and motels.** Hotels and motels, to the extent used for lodging and delivery or carry-out food services; and
 - w. **Funeral services.** Funeral, mortuary, cremation, burial, cemetery, and related services.
13. **Minimum Basic Operations.** For the purposes of this Executive Order, Minimum Basic Operations include the following, provided that employees comply with Social Distancing Requirements, to the extent possible, while carrying out such operations:
- a. The minimum necessary activities to maintain the value of the business's inventory, preserve the condition of the business's physical plant and equipment, ensure security, process payroll and employee benefits, or for related functions.
 - b. The minimum necessary activities to facilitate employees of the business being able to continue to work remotely from their residences.
 - c. For retail stores, fulfilling online and telephonic orders through pick-up outside the store or delivery.
14. **Essential Travel.** For the purposes of this Executive Order, Essential Travel includes travel for any of the following purposes. Individuals engaged in any Essential Travel must comply with all Social Distancing Requirements as defined in this Section.

- a. Any travel related to the provision of or access to Essential Activities, Essential Governmental Functions, Essential Businesses and Operations, or Minimum Basic Operations.
- b. Travel to care for elderly, minors, dependents, persons with disabilities, or other vulnerable persons.
- c. Travel to or from educational institutions for purposes of receiving materials for distance learning, for receiving meals, and any other related services.
- d. Travel to return to a place of residence from outside the jurisdiction.
- e. Travel required by law enforcement or court order, including to transport children pursuant to a custody agreement.
- f. Travel required for non-residents to return to their place of residence outside the State. Individuals are strongly encouraged to verify that their transportation out of the State remains available and functional prior to commencing such travel.

15. **Social Distancing, Face Covering, and PPE Requirements.** For purposes of this Executive Order, Social Distancing Requirements includes maintaining at least six-foot social distancing from other individuals, washing hands with soap and water for at least twenty seconds as frequently as possible or using hand sanitizer, covering coughs or sneezes (into the sleeve or elbow, not hands), regularly cleaning high-touch surfaces, and not shaking hands.

- a. **Required measures.** Essential Businesses and Operations and businesses engaged in Minimum Basic Operations must take proactive measures to ensure compliance with Social Distancing Requirements, including where possible:
 - i. **Designate six-foot distances.** Designating with signage, tape, or by other means six-foot spacing for employees and customers in line to maintain appropriate distance;
 - ii. **Hand sanitizer and sanitizing products.** Having hand sanitizer and sanitizing products readily available for employees and customers;
 - iii. **Separate operating hours for vulnerable populations.** Implementing separate operating hours for elderly and vulnerable customers; and
 - iv. **Online and remote access.** Posting online whether a facility is open and how best to reach the facility and continue services by phone or remotely.
 - v. **Face Coverings and PPE.** Providing employees with appropriate face coverings and requiring that employees wear face coverings where maintaining a six-foot social distance is not possible at all times. When the work circumstances require, providing employees with other PPE in addition to face coverings.

16. **Intent of this Executive Order.** The intent of this Executive Order is to ensure that the maximum number of people self-isolate in their places of residence to the maximum extent feasible, while enabling essential services to continue, to slow the spread of COVID-19 to the greatest extent possible. When people need to leave their places of residence, whether to perform Essential Activities, or to otherwise facilitate authorized activities necessary for continuity of social and commercial life, they should at all times and as much as reasonably possible comply with Social Distancing Requirements. All provisions of this Executive Order should be interpreted to effectuate this intent. Businesses not specifically addressed by this Executive Order generally should cease

activities and reduce to Minimum Basic Operations.

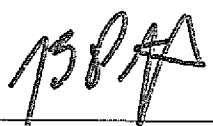
17. **Enforcement.** This Executive Order may be enforced by State and local law enforcement pursuant to, *inter alia*, Section 7, Section 15, Section 18, and Section 19 of the Illinois Emergency Management Agency Act, 20 ILCS 3305.

Businesses must follow guidance provided or published by: the Office of the Governor, the Illinois Department of Commerce and Economic Opportunity, and State and local law enforcement regarding whether they qualify as Essential; and the Illinois Department of Public Health, local public health departments, and the Workplace Rights Bureau of the Office of the Illinois Attorney General with respect to Social Distancing Requirements. Pursuant to Section 25(b) of the Whistleblower Act, 740 ILCS 174, businesses are prohibited from retaliating against an employee for disclosing information where the employee has reasonable cause to believe that the information discloses a violation of this Order.

18. **No limitation on authority.** Nothing in this Executive Order shall, in any way, alter or modify any existing legal authority allowing the State or any county, or local government body from ordering (1) any quarantine or isolation that may require an individual to remain inside a particular residential property or medical facility for a limited period of time, including the duration of this public health emergency, or (2) any closure of a specific location for a limited period of time, including the duration of this public health emergency. Nothing in this Executive Order shall, in any way, alter or modify any existing legal authority allowing a county or local government body to enact provisions that are stricter than those in this Executive Order.

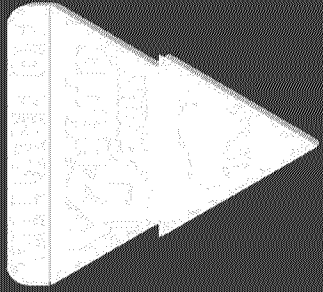
Section 3. Savings clause.

If any provision of this Executive Order or its application to any person or circumstance is held invalid by any court of competent jurisdiction, this invalidity does not affect any other provision or application of this Executive Order, which can be given effect without the invalid provision or application. To achieve this purpose, the provisions of this Executive Order are declared to be severable. This Executive Order is meant to be read consistently with any Court order regarding this Executive Order.


JB Pritzker, Governor

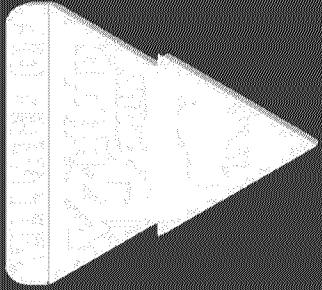
Issued by the Governor April 30, 2020
Filed by the Secretary of State April 30, 2020

FILED
INDEX DEPARTMENT
APR 30 2020
IN THE OFFICE OF
SECRETARY OF STATE



ENTRANCE PROHIBITED WITHOUT FACE COVERING

By Order 2020-03 of Village President Beverly Sussman, April 22, 2020



CURBSIDE / CARRY-OUT ONLY NO PATRONS ALLOWED IN ESTABLISHMENT

By Order 2020-03 of Village President Beverly Sussman, April 22, 2020



Information Item : 2020 Farmer's Market Update

Recommendation of Action

Staff recommends discussion.

The Buffalo Grove Farmer's Market is scheduled to kick off on June 14th and run through October 11th at Mike Rylko Park. In response to the COVID-19 pandemic, staff believes that the Village can still facilitate this year's Farmer's Market by developing strict guidelines consistent with the State's recommendations. Staff is seeking the Board's thoughts and comments on this approach. Additional information can be found in the attached memorandum.

ATTACHMENTS:

- Farmer's Market memo (DOCX)
- Farmers Market Guidelines (PDF)

Trustee Liaison
Ottenheimer

Staff Contact
Chris Stilling, Community Development

Monday, May 4, 2020

VILLAGE OF BUFFALO GROVE



DATE: April 30, 2020

TO: Dane Bragg, Village Manager

FROM: Christopher Stilling, Deputy Village Manager

SUBJECT: 2020 Farmer's Market

BACKGROUND

In response to the COVID-19 pandemic, staff is evaluating the Village's various events and programs scheduled to occur in summer 2020. Under Governor Pritzker's current Executive Order, no public gatherings are permitted consisting of 10 or more persons. However, the Governor's Order considers local farmers markets as essential businesses and serve as a key component in preserving local and regional food production and supply. Furthermore, the Illinois Department of Agriculture, in conjunction with the Illinois Farmer's Market Association, have developed guidelines to operate a market during the COVID pandemic.

The Buffalo Grove Farmer's Market is scheduled to kick off on June 14th and run through October 11th at Mike Rylko Park. Staff believes that the Village can still facilitate this year's Farmer's Market by developing strict guidelines consistent with the State's recommendations. Staff is seeking the Board's thoughts and comments on this approach.

GUIDELINES FOR 2020 FARMER'S MARKET

As noted, the Illinois Farmer's Market Association have developed guidelines to operate a market during the COVID pandemic (attached). Some key guidelines include:

- Add signage to market entrance(s) outlining expected customer practices:
 - Do not enter if sick
 - Always maintain 6 feet social distancing
 - Do not touch products
- Provide vendor signage with the following:
 - Use credit/EBT/debit or cash-no change will be offered
 - Maintain social distance while waiting in line
 - Be ready to order when it is your turn Choice may be limited
 - Wash all products before use or cooking
- Crowd Control
 - Consider limiting customers
 - Have customer traffic flow go one-way
 - Stagger or have shopping timeslots
 - Consider designated shopping times for vulnerable customers

Attachment: Farmer's Market memo (2020 Farmer's Market Update)

- Other Items for consideration
 - No consumable products or food prepared on site
 - No open alcohol, alcohol sales where approved are limited to bottles and cans
 - No food demonstrations
 - All stands must have an IDPH farmers market portable hand washing station
 - All stands must use vinyl or plastic table covers for easy sanitizing
 - All vendors must sanitize their stands regularly; wiping down tables, terminals, cash boxes, etc. with approved disinfectants
 - No gathering, no sitting, no entertainment, no eating on site, or other activities
 - Stagger booths to ensure adequate space for social distancing while shopping and waiting in line
 - Redesign the market space to allow stand spaces to have at least 6 feet of distance between the tents, more where possible, to reduce congestion and contact
 - Redesign booths adding a transaction table, product behind
 - Use tape or chalk to note 6 feet spaces and to direct customer lines
 - Require staff, volunteers, and vendors to wear gloves and masks. Consider one-way movement if space is confined or narrow

Staff will work with the Farmer's Market committee to develop guidelines for vendors and customers. Some key things that should be considered include:

- Face coverings should be required for all vendors and shoppers, in compliance with the Village's Order. This should be included on the signage.
- Traffic control measures should be implemented. Traffic should flow in one direction only. Entrances and exits should be defined, and the market should be remapped to facilitate physical distancing among customers and vendors. Crowds will be monitored and attendees may limited by market staff.
- Limit the number of family members and no pets
- Produce and product handling will be allowed by vendors only until the point of sale
- If possible, pre-ordering online will be encouraged. Customers paying at pickup will be directed to pass their payment to the vendor using a box or tray to eliminate hand-to-hand contact. Vendors are encouraged to offer contactless payment options
- Reusable bags should not be handled by market vendors
- Hand sanitizing stations will be available at the market entrance and exit
- Food consumption will not be allowed on site. Free samples will not be provided
- All activities will not be offered at the market until further notice

ACTION REQUESTED

Staff is seeking the Board's thoughts and comments on this approach. Should the Board concur, staff will follow up with the Farmer's Market committee to begin development of the guidelines. Staff will also coordinate with the Park District on the revised guidelines.

In-and-Out Market Guidelines

Updated April 8, 2020

FARMERS MARKET MANAGERS

This season, farmers markets are transitioning from community gathering spaces to transaction based markets, or IN-and-OUT Markets.



ACCEPTING VENDORS FOR THE 2020 SEASON

- Limit vendors to food products, including agricultural products, value added products, and cottage food.
- Add additional products at market managers' discretion.
- Continue to promote non-food market vendors encouraging on-line shopping and alternative pick-ups or shipping.



SETTING UP YOUR FARMERS MARKET

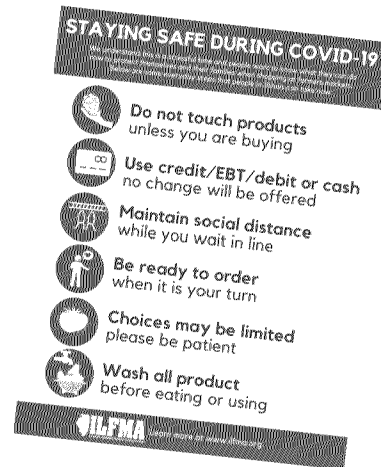
- Work with state and local agencies and governments to ensure compliance with regulations and standards.
- Consider adding an Illinois Department of Public Health (IDPH) approved handwashing station to the market entrance. If not available, provide Centers for Disease Control (CDC) approved hand sanitizer, either 60% ethanol or 70% isopropanol hand sanitizer.
- Add signage to market entrance(s) outlining expected customer practices:
 - Do not enter if sick.
 - Always maintain 6 feet social distancing.





ADD SIGNAGE TO EACH MARKET BOOTH OUTLINING PURCHASING & HANDLING PRACTICES EXPECTED

- Do not touch products.
- Use credit/EBT/debit or cash-no change will be offered.
- Maintain social distance while waiting in line.
- Be ready to order when it is your turn
- Choice may be limited.
- Wash all products before use or cooking.



CONSIDERATIONS FOR LARGER MARKETS OR THOSE OPERATING IN SMALLER SPACES

- Limiting the number of people shopping at a time:
 - Setting up 20-minute shopping slots.
 - Add a designated shopping time or other delivery services for vulnerable patrons, the elderly and disabled.



OTHER MARKET CONSIDERATIONS

- No consumable products or food prepared on site.
- No open alcohol, alcohol sales where approved are limited to bottles and cans
- No food demonstrations.
- All stands must have a IDPH farmers market portable hand washing station.
- All stands must use vinyl or plastic table covers for easy sanitizing.
- All vendors must sanitize their stands regularly; wiping down tables, terminals, cash boxes, etc. with approved disinfectants.
- No gathering, no sitting, no entertainment, no eating on site, or other activities.
- No restrooms. Stagger booths to ensure adequate space for social distancing while shopping and waiting in line.
- Redesign the market space to allow stand spaces to have at least 6 feet of distance between the tents, more where possible, to reduce congestion and contact.
- Redesign booths adding a transaction table, product behind.
- Use tape or chalk to note 6 feet spaces and to direct customer lines.
- Require staff, volunteers, and vendors to wear gloves and masks.
- Consider one-way movement if space is confined or narrow.
- Implement market guidelines for safe handling of Link/EBT and nutrition incentive transactions.

In-and-Out Market Guidelines

Updated April 8, 2020

FARMERS MARKET VENDORS

This season, farmers markets are transitioning from community gathering spaces to transaction based markets, or IN-and-OUT Markets.



VENDOR GUIDELINES FOR THE 2020 FARMERS MARKET SEASON

- Follow prescribed state and local food safety procedures for all products offered for sale
- Products available for purchase must be transported in containers that can be sanitized.
- Require two staff per booth; one assembling orders and the other conducting transactions
- Move to credit only/debit transactions or cash without change
- Follow market guidelines for Link and nutrition incentive transactions
- All staff must wear protective gloves and masks
- Display market signage as assigned
- No exposed food. All items must be bagged, packaged or covered and contain IDPH recommended label; **"Not ready for use. Wash before preparing and eating."**
- Only vendors and their staff may handle products. Customers must not touch any produce or products until after they have been purchased.
- Stagger booths to ensure adequate space for social distancing while shopping and waiting in line



**Not ready for use.
Wash before
preparing and
eating.**

ILFMA

In-and-Out Market Guidelines

Updated April 8, 2020

FARMERS MARKET CUSTOMERS

This season, farmers markets are transitioning from community gathering spaces to transaction based markets, or IN-and-OUT Markets.



CUSTOMER GUIDELINES FOR THE 2020 FARMERS MARKET SEASON

- Maintain a 6' distance between yourself, vendor employees, and other customers
- If you are sick, stay home.
- This is not a family event.
- Limit attendance to one member of the household.
- Pre-order products where possible to speed up transaction process.
- Use credit and debit cards for purchases. If cash is used, do not expect change.
- Do not pick up any products or produce at vendor stands, ask staff to help you. If you prefer a reusable bag, you will need to place purchases in your bag yourself. It will not be filled by vendors. At home, regularly wash your reusable bags.
- If you sneeze or cough, do so only into a tissue (and immediately dispose of it) or into the crease of your elbow.
- Avoid touching your eyes, nose, and mouth.
- Thoroughly wash your hands often with soap for at least 20 seconds according to the CDC Guidelines.
- If hand washing is not available, use a CDC approved hand sanitizer, either 60% ethanol or 70% isopropanol.
- At home, wash all products thoroughly before using.

Be patient, and kind - we're all in this together.



Information Item : Buffalo Grove Days 2020 Discussion

Recommendation of Action

Staff recommends discussion.

Discussion regarding the status and feasibility of the 2020 Buffalo Grove Days event.

ATTACHMENTS:

- 04-23-20 BG Days 2020 Memo (PDF)
- 04-23-20 BG Days Profit Loss 2020 (PDF)

Trustee Liaison

Sussman

Staff Contact

Michael Reynolds, Public Works

Monday, May 4, 2020	
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VILLAGE OF BUFFALO GROVE



MEMORANDUM

DATE: April 21, 2020

TO: Dane Bragg, Village Manager

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

SUBJECT: Cancellation of Buffalo Grove Days 2020

With the coronavirus pandemic still unfolding, leading health authorities continue to ask people to avoid travel and to practice social distancing. It is uncertain when these guidelines might change. However, when they do change, the transition back to normal life is expected to be a slow and cautious process. At the COVID-19 press Conference on Thursday, April 11, 2020, Governor Pritzker strongly suggested that summer entertainment events such as La La Palooza, the Taste of Chicago and other similar events be cancelled in an effort to avoid large crowds and the possible resurgence of the virus. While many events scheduled for May and June have already been cancelled, it is expected that other events scheduled for later this summer will begin to follow that advice.

The challenges associated with putting on this event are daunting, even in a normal year. However, given our current circumstances, the challenges this year will be magnified. Those challenges include reduced sponsorship revenues; reduced food vendor participation and revenues; lower attendance and uncertain entertainment and carnival availability. The greatest challenge however, will be overcoming the financial impact that COVID-19 will have on the economy and the Village's budget.

As early as Late February, before the pandemic was announced, some sponsors were relating that they were unsure about sponsoring and wanted to wait until after the Corona Virus passed before providing a solid commitment. Since that time, our lives have been drastically changed. Almost all businesses have had to reduce their presence or closed altogether. Employees have been laid off and unemployment is increasing exponentially. It is very unlikely that businesses will be in a position to provide sponsorship donations. Based upon sponsor revenues received last year, this could result in a \$36,000+/- loss in cash sponsorships and an additional \$20,000+/- in in-kind donations.

Similarly, food vendors, hard pressed to participate in good years, will likely be unable to participate this year. Many restaurants have had to close their doors to on-site dining and reduce their business to curb-side pick-up or carry-out patrons only. It is estimated that many of our new and returning food vendors will not be in a position, financially or from a staffing perspective to be able to participate at this year's event. Based upon food vendor revenues received last year, this could result in a \$7,500+/- loss.

Furthermore, there is the psychological impact of this pandemic and the willingness of people to resume gathering in large crowds or mass gatherings. Additionally, it has been widely reported that a possible second outbreak of COVID-19 could occur in late summer or early fall. We all know that attendance is the driving factor with the success of this event and uncertainty revolving around this pandemic will reduce attendance considerably.

Finally, there is the financial impact that this epidemic has had on the Village. During the COVID-19 pandemic, it is estimated that Village revenues will have decreased dramatically. It is unlikely that we will recover from this without significant budget cuts, program reductions and possible employee furloughs or lay-offs. In the wake of this, it would be simply irresponsible to host the event this year in light of our financial situation. The Buffalo

Grove Days Festival has historically been a losing endeavor, resulting in losses of \$32,521 and \$83,764 in 2019 and 2018 respectively. Annually, the Village spends \$200,000 +/- in direct cost on this event. Other direct costs include, but not charged to the event are \$41,000 +/- in overtime costs for PW, Police and Fire to staff the event. Additionally, there are indirect labor costs of site set-up and take down (PW Labor \$72,000 +/-). At this point we have only committed to three vendors with deposits (\$12,435), all of which have agreed to use the deposit for a 2021 event if we choose to cancel this year's event.

With Buffalo Grove Days less than 16 weeks away, it is hard to imagine a scenario in which we could move forward with a full festival given the amount of uncertainty surrounding every aspect of the event. Although the cancellation may feel inevitable, I wish it was not the case. Annually, the Committee members as well as Village Staff put a great deal of volunteer time, effort, creativity and passion into making Buffalo Grove Days an outstanding event. However, after reviewing the challenges that lay ahead, the reality of cancelling this event is becoming a more certain with every passing day.

It is my recommendation that the Village cancel the 2020 Buffalo Grove Days Festival.

Buffalo Grove Days

2020 Revenue/Expenditure Projections

Revenue	2018		2019		Projected	PERCENTAGE		ASSUMPTIONS
					2020	Dollar Change	CHANGE	
Event Donations	\$	26,000	\$	35,775	\$	15,000	-58.07%	Woodman's would likely be the only sponsor
Food Vendor Fees	\$	8,850	\$	7,350	\$	4,225	-42.52%	50% Participation, or full Participation @ 50% reduced fee
BG Chamber Revenue Share	\$	13,009	\$	21,932	\$	11,000	-49.84%	50% less attendance, or effects of social distancing
Parade Fees	\$	2,375	\$	1,575	\$	788	-50.00%	50% Participation
Craft Show Fees	\$	3,925	\$	1,335	\$	2,944	120.51%	75% Participation Rate - Likely Crafters would want to participate
Ice Sales	\$	620	\$	390	\$	195	-50.00%	50% of 2019 Revenue
Carnival Sales	\$	58,738	\$	91,132	\$	45,566	-50.00%	50% of 2019 Revenue - Likely to mobilize if event held
Corn and Beverage Sales	\$	11,918	\$	13,230	\$	6,615	-50.00%	50% of 2019 Revenue
All Other Revenue	\$	249	\$	1,042	\$	521	-50.00%	50% of 2019 Revenue
Total Revenue	\$	125,684	\$	173,761	\$	86,853	-50.02%	
Expenditures - Assumes an increase of 5%								
Entertainment	\$	52,388	\$	48,413	\$	50,834	5.00%	
Parade Expenses	\$	7,450	\$	6,500	\$	6,825	5.00%	
Transportation Expenses	\$	9,092	\$	11,208	\$	11,768	5.00%	
Advertising	\$	10,904	\$	4,927	\$	5,173	5.00%	
Equipment	\$	86,451	\$	101,438	\$	106,510	5.00%	
Consulting	\$	12,059	\$	5,423	\$	3,000	-44.68%	\$3,000 paid up front no payment (15%) for sponsors
Non-Profit Donations	\$	10,583	\$	11,810	\$	6,000	-49.20%	Payout based upon revenue from sales - less expenses
All Other Expenditures	\$	20,522	\$	16,563	\$	17,391	5.00%	
Total Expenditures	\$	209,449	\$	206,282	\$	207,501	0.59%	
Net income/ (Loss)	\$	(83,765)	\$	(32,521)	\$	(120,648)	270.99%	

PW, Fire, Police OT (incurred but not charged)

Total Cost for 2020 Event with Given Assumptions

\$ (41,000)

\$ (161,648)



**Information Item : Independence Day Fireworks and Concert
Recommendation**

Recommendation of Action

Staff recommends discussion.

Discussion regarding the status and feasibility of the Independence Day Fireworks and Concert event.

ATTACHMENTS:

- 04-23-20 Independence Day Events (PDF)

Trustee Liaison
Sussman

Staff Contact
Dane Bragg, Office of the Village Manager

Monday, May 4, 2020

VILLAGE OF
BUFFALO GROVE



MEMORANDUM

TO: Village President Beverly Sussman and Trustees

FROM: Dane C. Bragg, Village Manager

DATE: April 23, 2020

SUBJECT: Independence Day Fireworks and Concert Recommendation

In response to the COVID-19 pandemic, staff has evaluated several events and programs scheduled to occur in summer 2020. Under Governor Pritzker's current Executive Order, no public gatherings are permitted consisting of 10 or more persons.

The Village's Independence Day festivities include a Buffalo Grove Symphonic Band concert held at the Ernie Karge Rotary Village Green and a fireworks display held on the Buffalo Grove Golf Course. The events regularly include several hundred spectators at both locations, as well as several hundred spectators who congregate at Willow Stream Park to view the fireworks. Based on current conditions in Illinois, as well as guidance coming from the Centers for Disease Control (CDC) and other leading public health experts, it is expected that the COVID-19 pandemic will peak in early to mid-May, then plateau for several weeks before starting to decline. The current death curve is expected to continue through August. Dr. Anthony Fauci, Director of the National Institute of Allergy and Infectious Diseases, stated on April 22, 2020, "We will have coronavirus in the fall. I am convinced of that because of the degree of transmissibility that it has, the global nature. What happens with that will depend on how we're able to contain it when it occurs." Based on this information as well as sources obtained through our public health contacts, staff anticipates that large public gatherings will be severely restricted throughout the remainder of the spring and summer season, and possibly into the fall.

If larger gatherings are permitted, the Village Green and golf course properties do not have sufficient space to provide for proper social distancing without risking property damage, particularly at the golf course. For these reasons, staff believes that the practicality of hosting the Independence Day festivities on schedule is difficult if not impossible.

The Village has a contract with Melrose Pyrotechnics to provide the annual fireworks show at a cost of \$26,500. Melrose is amenable to either rescheduling or cancelling the fireworks. In either case, they have requested that we cover the cost of ordered materials. They would carry this payment as a credit to our 2021 contract cost if the fireworks or our 2020 cost if they were rescheduled. Staff anticipates the materials cost would be around \$7,500, subject to further verification.

Staff recommends that the 2020 Independence Day festivities be cancelled entirely, including the symphonic band concert and fireworks show. At this time, there is insufficient knowledge of the ability to host public gatherings later in 2020 to justify rescheduling the event.

If social distancing and gathering requirements are relaxed later this summer, we could contemplate hosting an event in coordination with the Buffalo Grove Park District that could include a concert with the Buffalo Grove Symphonic Band.

This item is scheduled for discussion by the Village Board at the May 4 meeting, along with Buffalo Grove Days. We are working on a strategy to host the Farmers Market with proper social distancing and queuing as well.



**Ordinance No. O-2020-32 : Ordinance Establishing a Public Hearing
Date of June 22, 2020 at 7:30PM for the Proposed 2020 Buffalo
Grove Lake Cook Road TIF District**

Recommendation of Action

Staff recommends approval.

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 on the Village's website. A key next step before the Village Board can take any action on the proposed TIF District is to set a public hearing date. Staff is requesting that the Village Board set June 22, 2020 at 7:30 PM as the public hearing date for the proposed TIF District.

ATTACHMENTS:

- BOT Memo 4.30.20 (DOCX)
- Ordinance Setting Date for Public Hearing 4.29.20 (DOCX)
- Buffalo Grove Lake Cook TIF Report (PDF)

Trustee Liaison

Weidenfeld

Staff Contact

Chris Stilling, Community Development

Monday, May 4, 2020

VILLAGE OF BUFFALO GROVE



DATE: April 30, 2020

TO: Dane Bragg, Village Manager

FROM: Christopher Stilling, Deputy Village Manager

SUBJECT: Ordinance Establishing a Public Hearing Date for the Proposed 2020 Buffalo Grove Lake Cook Road TIF District

BACKGROUND

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.

A key next step before the Village Board can take any action on the proposed TIF District is to set a public hearing date. Staff is requesting that the Village Board set June 22, 2020 at 7:30 PM as the public hearing date for the proposed TIF District.

PUBLIC HEARING/JOINT REVIEW BOARD

The Illinois Tax Increment Allocation Redevelopment Act (TIF Act) establishes certain requirements for when the Village can set the required public hearing, so that both the public and the affected taxing bodies have sufficient time to review the TIF Report. As proposed, staff is requesting that the Village Board set June 22, 2020 at 7:30PM as the date for the public hearing.

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. These include representatives from:

- 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 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. To date, staff has already shared the TIF Report with many of the taxing bodies. Furthermore, pursuant to the TIF Act, staff will be sending each affected taxing body a copy of the TIF Report, notice of public hearing and notice for JRB meeting this week. In response to the COVID-19 pandemic and the Governor's stay at home order, the JRB will be having a virtual meeting on May 21, 2020 at 2:00PM. Staff has discussed this approach with the taxing bodies and they are supportive of the virtual meeting.

NEXT STEPS

Once the Village Board establishes the public hearing date, the Village will be sending notices to all taxpayers in the proposed TIF, interested parties and all residential addresses within 750' of the proposed TIF Boundary. At the June 22, 2020 public hearing, SB Friedman will make their formal presentation and findings of the TIF report. They will also provide the recommendation from the May 21, 2020 JRB meeting. The public hearing also allows residents, taxpayers, taxing bodies and other interested parties to provide their comments.



RECOMMENDATION

Staff recommends approval of an Ordinance establishing a public hearing date of 22, 2020 at 7:30PM at the Village Hall, 50 Raupp Blvd, Buffalo Grove, IL for the proposed 2020 Buffalo Grove Lake Cook Road TIF District. 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 held online.

ORDINANCE NO.

**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://buffalogrovetillageil.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.

ADOPTED this ____ day of May, 2020, pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this _____ day of May, 2020.

Beverly Sussman, Village President

ATTEST:

(SEAL)

Janet Sirabian, Village Clerk

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 NORTH LINE OF CHECKER ROAD TO THE WEST LINE OF MANCHESTER GREENS PHASE I SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2858473; THENCE SOUTHERLY AND EASTERLY ALONG THE EXTERIOR

BOUNDARY OF SAID MANCHESTER GREENS PHASE I AND MANCHESTER GREENS PHASE II SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 3404864 TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 32, SAID POINT BEING AT THE NORTH LINE OF CHURCH ROAD; THENCE NORTHEASTERLY ALONG THE NORTH LINE OF CHURCH ROAD AS DEDICATED PER DOCUMENT 1396884 TO THE SOUTHWEST CORNER OF LOT 5 IN WEIDNER'S RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 1396884; THENCE NORTHERLY ALONG THE WEST (REAR) LINES OF LOTS 5, 4 AND 3 IN SAID WEIDNER'S RESUBDIVISION TO THE NORTHWEST CORNER OF LAST SAID LOT 3; THENCE NORTHEASTERLY TO THE NORTHEAST CORNER OF LOT 3 IN SAID WEIDNER'S RESUBDIVISION, BEING AT THE WEST LINE OF BUFFALO GROVE ROAD; THENCE NORTH ALONG THE WEST LINE OF BUFFALO GROVE ROAD TO THE WESTERLY EXTENSION OF THE NORTH LINE OF BUFFALO GROVE TOWN CENTER UNIT 3 SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2898129; THENCE EAST ALONG THE NORTH LINE OF SAID BUFFALO GROVE TOWN CENTER UNIT 3 SUBDIVISION TO THE NORTHEAST CORNER OF LOT 5 IN SAID BUFFALO GROVE TOWN CENTER UNIT 3 SUBDIVISION; THENCE NORTH, EAST AND NORTHEAST ALONG THE EXTERIOR BOUNDARY OF BUFFALO GROVE TOWN CENTER UNIT 8 SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 4173676 TO THE MOST NORTHERLY NORTHEAST CORNER OF LOT 3 IN SAID BUFFALO GROVE TOWN CENTER UNIT 8 SUBDIVISION, SAID CORNER BEING ON THE WESTERLY LINE OF ILLINOIS ROUTE 83; THENCE NORTHEASTERLY ALONG A LINE THAT IS RADIAL TO THE CENTERLINE CURVE OF ILLINOIS ROUTE 83 TO THE EAST LINE OF ILLINOIS ROUTE 83; THENCE SOUTHERLY ALONG THE EAST LINE OF ILLINOIS ROUTE 83 TO THE NORTH LINE OF BANK LANE AS DEDICATED PER DOCUMENT 2814414; THENCE EAST ALONG THE NORTH LINE OF SAID BANK LANE TO THE NORTHEAST CORNER OF SAID BANK LANE AS DEDICATED; THENCE SOUTH ALONG THE EAST LINE OF SAID BANK LANE AS DEDICATED TO THE NORTH LINE OF LOT 3 IN SEIGLE'S RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2814414; THENCE EAST TO THE NORTHEAST CORNER OF LAST SAID LOT 3; THENCE SOUTH TO SOUTHEAST CORNER OF LAST SAID LOT 3; THENCE WEST TO THE EAST LINE OF A 49.00 FOOT WIDE PUBLIC INGRESS AND EGRESS EASEMENT PER DOCUMENT 2814414; THENCE SOUTH ALONG THE EAST LINE OF LAST SAID 49.00 FOOT WIDE PUBLIC INGRESS AND EGRESS EASEMENT AND SOUTHERLY EXTENTION TO THE EASTLERY EXTENSION OF THE SOUTH LINE OF A PUBLIC INGRESS AND EGRESS EASEMENT PER DOCUMENT 2961461; THENCE WEST ALONG THE SOUTH LINE OF SAID PUBLIC INGRESS AND EGRESS EASEMENT PER DOCUMENT 2961461 TO THE EAST LINE OF ILLINOIS ROUTE 83; THENCE SOUTHERLY ALONG THE EAST LINE OF ILLINOIS ROUTE 83 TO THE NORTH LINE OF LOT 1 IN BUFFALO GROVE CENTER SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2166162; THENCE EAST TO THE NORTHEAST CORNER OF LAST SAID LOT 1; THENCE SOUTHERLY ALONG THE EAST LINE OF LAST SAID LOT 1 TO THE NORTH LINE OF LAKE-COOK ROAD; THENCE EASTERLY ALONG THE NORTH LINE OF LAKE-COOK ROAD, BEING A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 2,356.83 FEET TO A LINE THAT IS RADIAL AND EMINATING FROM A POINT THAT IS AT THE INTERSECTION OF THE SOUTH LINE OF LAKE-COOK ROAD AND THE EAST LINE OF WEILAND ROAD, SAID POINT BEING 16.41 FEET EASTERLY OF (AS MEASURED ON THE ARC OF A 2,226.83 FOOT RADIUS CURVE) THE MOST NORTHERLY NORTHWEST CORNER OF LOT 2 IN SCHWIND SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 3039568 IN LAKE COUNTY, ILLINOIS; THENCE SOUTHERLY ALONG LAST SAID RADIAL LINE TO THE SAID INTERSECTION OF THE EAST LINE OF WEILAND ROAD AND THE SOUTH LINE OF LAKE-COOK ROAD; THENCE SOUTHERLY ALONG THE EAST LINE OF WEILAND ROAD TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33, BEING ALSO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID LINE BEING THE COMMON LINE BETWEEN LAKE AND COOK COUNTY, ILLINOIS; THENCE WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33 TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 33, THENCE WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER

OF SAID SECTION 33 FOR 326.10 FEET TO THE WESTERLY LINE OF WARRANTY DEED RECORDED AUGUST 10, 1999 AS DOCUMENT NUMBER 99759241, IN COOK COUNTY, ILLINOIS; THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE OF LAST SAID WARRANTY DEED AND EXTENSION THEREOF TO THE SOUTHWESTERLY LINE OF ILLINOIS ROUTE 83; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF ILLINOIS ROUTE 83 TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN SAID LINE BEING THE COMMON LINE BETWEEN LAKE AND COOK COUNTY, ILLINOIS; THENCE CONTINUING NORTHWESTERLY ALONG THE WESTERLY LINE OF ILLINOIS ROUTE 83 TO THE SOUTH LINE OF LAKE-COOK ROAD; THENCE WESTERLY AND SOUTHWESTERLY ALONG THE SOUTH LINE OF LAKE-COOK ROAD TO A SOUTHEASTERLY JOG IN SAID SOUTH LINE OF LAKE-COOK ROAD; THENCE SOUTHEASTERLY ALONG A LINE PERPENDICULAR TO THE CENTERLINE OF LAKE-COOK ROAD FOR 1.55 FEET, MORE OR LESS, TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN SAID LINE BEING THE COMMON LINE BETWEEN LAKE AND COOK COUNTY, ILLINOIS; THENCE CONTINUING SOUTHEASTERLY ALONG A LINE PERPENDICULAR TO THE CENTERLINE OF LAKE-COOK ROAD FOR 5.46 FEET, MORE OR LESS, TO A BEND IN SAID SOUTH LINE OF LAKE-COOK ROAD; THENCE WESTERLY AND SOUTHWESTERLY ALONG THE SOUTH LINE OF LAKE-COOK ROAD TO THE WEST LINE OF LOT 1 IN STAMELO'S SUBDIVISION ACCORDING TO PLAT THEREOF RECORDED AS DOCUMENT 98735799, IN COOK COUNTY, ILLINOIS; THENCE SOUTHERLY 30.39 FEET, MORE OR LESS, TO THE BOUNDARY OF LAND'S DESCRIBED IN TRUSTEE'S DEED RECORDED AS DOCUMENT 99868810, IN COOK COUNTY, ILLINOIS; THENCE SOUTHEASTERLY 63.00 FEET, MORE OR LESS, TO A BEND IN LAST SAID DEED LINE; THENCE EASTERLY TO THE INTERSECTION OF THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF WARRANTY DEED AS DOCUMENT 90052284; THENCE SOUTHEASTERLY ALONG LAST SAID WARRANTY DEED LINE TO THE INTERSECTION OF THE SOUTHEASTERLY DEED LINE AS DOCUMENT 99868810; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID DEED LINE PER DOCUMENT 99868810, AND THE SOUTHWESTERLY EXTENSION, TO THE WEST LINE OF BUFFALO GROVE ROAD; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF BUFFALO GROVE ROAD TO A BEND IN THE WESTERLY LINE OF BUFFALO GROVE ROAD; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF BUFFALO GROVE ROAD, 40.16 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF LAKE-COOK ROAD; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF LAKE-COOK ROAD, 88.65 FEET, MORE OR LESS, TO THE MOST NORTHERLY CORNER OF BUFFALO CREEK CONDOMINIUMS ACCORDING TO DOCUMENT 0817216000 ; THENCE SOUTHWESTERLY AND SOUTHEASTERLY ALONG THE EXTERIOR BOUNDARY OF LAST SAID BUFFALO CREEK CONDOMINIUMS TO THE NORTHEASTERLY EXTENSION OF THE NORTHWESTERLY (REAR) LINE OF LOTS 10 THROUGH 18 IN BUFFALO GROVE UNIT NO. 1 ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 16862056, IN COOK COUNTY, ILLINOIS; THENCE SOUTHWESTERLY ALONG LAST SAID NORTHWESTERLY (REAR) LINE OF LOTS 10 THROUGH 18, TO THE NORTHEAST CORNER OF LOT 75 IN BUFFALO GROVE UNIT NO. 2 ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 17251866, IN COOK COUNTY, ILLINOIS; THENCE SOUTHWESTERLY TO THE NORTHWEST CORNER OF LAST SAID LOT 75; THENCE WESTERLY TO THE NORTHEAST CORNER OF LOT 83 IN SAID BUFFALO GROVE UNIT NO. 2; THENCE SOUTHWESTERLY TO THE NORTHWEST CORNER OF LAST SAID LOT 83; THENCE SOUTHERLY ALONG THE WEST (REAR) LINE OF LOTS 83 THROUGH 88 IN SAID BUFFALO GROVE UNIT NO. 2, TO THE SOUTHWEST CORNER OF LOT 88 IN SAID BUFFALO GROVE UNIT NO. 2; THENCE WEST, NORTHWEST AND NORTH ALONG THE REAR LOT LINES OF LOT 90 THROUGH 114 IN SAID BUFFALO GROVE UNIT NO. 2, TO THE SOUTH LINE OF LAKE-COOK ROAD; THENCE WEST ALONG THE SOUTH LINE OF LAKE-COOK ROAD TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 1 IN BUFFALO GROVE BUSINESS PARK UNIT 11 ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 89160156, IN COOK COUNTY, ILLINOIS; THENCE NORTHERLY TO THE MOST EASTERLY NORTHEAST CORNER OF LAST SAID LOT 1 IN BUFFALO GROVE BUSINESS PARK UNIT 11; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID BUFFALO GROVE BUSINESS PARK UNIT 11

TO THE MOST NORTHERLY CORNER OF SAID BUFFALO GROVE BUSINESS PARK UNIT 11, BEING THE MOST EASTERLY CORNER OF BUFFALO GROVE BUSINESS PARK UNIT 9, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 88504177, IN COOK COUNTY, ILLINOIS; THENCE NORTHWESTERLY ALONG THE NORTHEAST LINE OF LOT 2 TO THE COMMON CORNER OF LOT 1 AND 2 IN SAID BUFFALO GROVE BUSINESS PARK UNIT 9, BEING THE COMMON LINE BETWEEN LAKE AND COOK COUNTY, ILLINOIS; THENCE NORTHWESTERLY ALONG THE NORTHEAST LINE OF LOT 1 TO THE MOST NORTHERLY CORNER OF SAID BUFFALO GROVE BUSINESS PARK UNIT 9; THENCE SOUTHWESTERLY ALONG THE NORTHWEST LINE OF LOT 1 IN SAID BUFFALO GROVE BUSINESS PARK UNIT 9 AND EXTENSION THEREOF TO THE SOUTHERLY LINE OF WEIDNER ROAD; THENCE WESTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF WEIDNER ROAD TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE SOUTH ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32 AND THE SOUTHERLY EXTENSION THEREOF, ACROSS THE COMMON LINE BETWEEN LAKE AND COOK COUNTY, ILLINOIS; TO THE SOUTH LINE OF LAKE-COOK ROAD; THENCE WEST ALONG THE SOUTH LINE OF LAKE-COOK ROAD TO THE NORTHEAST CORNER OF LOT 1 IN HARRIS RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 24799203, IN COOK COUNTY, ILLINOIS; THENCE SOUTH TO THE MOST EASTERLY SOUTHEAST CORNER OF LOT 2 IN BURDEEN'S RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 1233139116, IN COOK COUNTY, ILLINOIS; THENCE WESTERLY ALONG THE SOUTH LINE OF LAST SAID LOT 2 TO THE SOUTHWEST CORNER OF LOT 2 IN SAID BURDEEN'S RESUBDIVISION; THENCE WEST ALONG A LINE PERPENDICULAR TO THE WEST LINE OF LAST SAID LOT 2 TO THE WEST LINE OF ARLINGTON HEIGHTS ROAD; THENCE NORTH ALONG THE WEST LINE OF ARLINGTON HEIGHTS ROAD TO THE SOUTH LINE OF LAKE-COOK ROAD; THENCE NORTHERLY TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS, EXCEPT THE FOLLOWING 2 EXCEPTIONS (EXCEPT THEREFROM THE FOLLOWING: LOT 1 IN MAIORIELLO'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED JUNE 28, 1995 AS DOCUMENT 3688967 IN LAKE COUNTY, ILLINOIS AND ALSO EXCEPT ALL THAT PART OF TURNBERRY OF BUFFALO GROVE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: PART OF LOT 1 IN TURNBERRY, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR TURNBERRY OF BUFFALO GROVE CONDOMINIUM, RECORDED NOVEMBER 18, 2004 IN LAKE COUNTY, ILLINOIS AS DOCUMENT NUMBER 5685372) ALSO (EXCEPT LOT 1 IN BURDEEN'S RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 1233139116, IN COOK COUNTY, ILLINOIS).

COMMON BOUNDARY DESCRIPTION

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

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://buffalogrovetillageil.igm2.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://buffalogrovetillageil.iqm2.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; THENCE SOUTHERLY AND EASTERLY ALONG THE EXTERIOR BOUNDARY OF SAID MANCHESTER GREENS PHASE I AND MANCHESTER GREENS PHASE II SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 3404864 TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 32, SAID POINT BEING AT THE NORTH LINE OF CHURCH ROAD; THENCE NORTHEASTERLY ALONG THE NORTH LINE OF CHURCH ROAD AS DEDICATED PER

DOCUMENT 1396884 TO THE SOUTHWEST CORNER OF LOT 5 IN WEIDNER'S RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 1396884; THENCE NORTHERLY ALONG THE WEST (REAR) LINES OF LOTS 5, 4 AND 3 IN SAID WEIDNER'S RESUBDIVISION TO THE NORTHWEST CORNER OF LAST SAID LOT 3; THENCE NORTHEASTERLY TO THE NORTHEAST CORNER OF LOT 3 IN SAID WEIDNER'S RESUBDIVISION, BEING AT THE WEST LINE OF BUFFALO GROVE ROAD; THENCE NORTH ALONG THE WEST LINE OF BUFFALO GROVE ROAD TO THE WESTERLY EXTENSION OF THE NORTH LINE OF BUFFALO GROVE TOWN CENTER UNIT 3 SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2898129; THENCE EAST ALONG THE NORTH LINE OF SAID BUFFALO GROVE TOWN CENTER UNIT 3 SUBDIVISION TO THE NORTHEAST CORNER OF LOT 5 IN SAID BUFFALO GROVE TOWN CENTER UNIT 3 SUBDIVISION; THENCE NORTH, EAST AND NORTHEAST ALONG THE EXTERIOR BOUNDARY OF BUFFALO GROVE TOWN CENTER UNIT 8 SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 4173676 TO THE MOST NORTHERLY NORTHEAST CORNER OF LOT 3 IN SAID BUFFALO GROVE TOWN CENTER UNIT 8 SUBDIVISION, SAID CORNER BEING ON THE WESTERLY LINE OF ILLINOIS ROUTE 83; THENCE NORTHEASTERLY ALONG A LINE THAT IS RADIAL TO THE CENTERLINE CURVE OF ILLINOIS ROUTE 83 TO THE EAST LINE OF ILLINOIS ROUTE 83; THENCE SOUTHERLY ALONG THE EAST LINE OF ILLINOIS ROUTE 83 TO THE NORTH LINE OF BANK LANE AS DEDICATED PER DOCUMENT 2814414; THENCE EAST ALONG THE NORTH LINE OF SAID BANK LANE TO THE NORTHEAST CORNER OF SAID BANK LANE AS DEDICATED; THENCE SOUTH ALONG THE EAST LINE OF SAID BANK LANE AS DEDICATED TO THE NORTH LINE OF LOT 3 IN SEIGLE'S RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2814414; THENCE EAST TO THE NORTHEAST CORNER OF LAST SAID LOT 3; THENCE SOUTH TO SOUTHEAST CORNER OF LAST SAID LOT 3; THENCE WEST TO THE EAST LINE OF A 49.00 FOOT WIDE PUBLIC INGRESS AND EGRESS EASEMENT PER DOCUMENT 2814414; THENCE SOUTH ALONG THE EAST LINE OF LAST SAID 49.00 FOOT WIDE PUBLIC INGRESS AND EGRESS EASEMENT AND SOUTHERLY EXTENTION TO THE EASTLERY EXTENSION OF THE SOUTH LINE OF A PUBLIC INGRESS AND EGRESS EASEMENT PER DOCUMENT 2961461; THENCE WEST ALONG THE SOUTH LINE OF SAID PUBLIC INGRESS AND EGRESS EASEMENT PER DOCUMENT 2961461 TO THE EAST LINE OF ILLINOIS ROUTE 83; THENCE SOUTHERLY ALONG THE EAST LINE OF ILLINOIS ROUTE 83 TO THE NORTH LINE OF LOT 1 IN BUFFALO GROVE CENTER SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2166162; THENCE EAST TO THE NORTHEAST CORNER OF LAST SAID LOT 1; THENCE SOUTHERLY ALONG THE EAST LINE OF LAST SAID LOT 1 TO THE NORTH LINE OF LAKE-COOK ROAD; THENCE EASTERLY ALONG THE NORTH LINE OF LAKE-COOK ROAD, BEING A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 2,356.83 FEET TO A LINE THAT IS RADIAL AND EMINATING FROM A POINT THAT IS AT THE INTERSECTION OF THE SOUTH LINE OF LAKE-COOK ROAD AND THE EAST LINE OF WEILAND ROAD, SAID POINT BEING 16.41 FEET EASTERLY OF (AS MEASURED ON THE ARC OF A 2,226.83 FOOT RADIUS CURVE) THE MOST NORTHERLY NORTHWEST CORNER OF LOT 2 IN SCHWIND SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 3039568 IN LAKE COUNTY, ILLINOIS; THENCE SOUTHERLY ALONG LAST SAID RADIAL LINE TO THE SAID INTERSECTION OF THE EAST LINE OF WEILAND ROAD AND THE SOUTH LINE OF LAKE-COOK ROAD; THENCE SOUTHERLY ALONG THE EAST LINE OF WEILAND ROAD TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33, BEING ALSO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID LINE BEING THE COMMON LINE BETWEEN LAKE AND COOK COUNTY, ILLINOIS; THENCE WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33 TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 33, THENCE WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33 FOR 326.10 FEET TO THE WESTERLY LINE OF WARRANTY DEED RECORDED AUGUST 10, 1999 AS DOCUMENT NUMBER 99759241, IN COOK COUNTY, ILLINOIS; THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE OF LAST SAID WARRANTY DEED AND EXTENSION THEREOF TO THE SOUTHWESTERLY LINE OF ILLINOIS ROUTE 83; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF

ILLINOIS ROUTE 83 TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN SAID LINE BEING THE COMMON LINE BETWEEN LAKE AND COOK COUNTY, ILLINOIS; THENCE CONTINUING NORTHWESTERLY ALONG THE WESTERLY LINE OF ILLINOIS ROUTE 83 TO THE SOUTH LINE OF LAKE-COOK ROAD; THENCE WESTERLY AND SOUTHWESTERLY ALONG THE SOUTH LINE OF LAKE-COOK ROAD TO A SOUTHEASTERLY JOG IN SAID SOUTH LINE OF LAKE-COOK ROAD; THENCE SOUTHEASTERLY ALONG A LINE PERPENDICULAR TO THE CENTERLINE OF LAKE-COOK ROAD FOR 1.55 FEET, MORE OR LESS, TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN SAID LINE BEING THE COMMON LINE BETWEEN LAKE AND COOK COUNTY, ILLINOIS; THENCE CONTINUING SOUTHEASTERLY ALONG A LINE PERPENDICULAR TO THE CENTERLINE OF LAKE-COOK ROAD FOR 5.46 FEET, MORE OR LESS, TO A BEND IN SAID SOUTH LINE OF LAKE-COOK ROAD; THENCE WESTERLY AND SOUTHWESTERLY ALONG THE SOUTH LINE OF LAKE-COOK ROAD TO THE WEST LINE OF LOT 1 IN STAMELO'S SUBDIVISION ACCORDING TO PLAT THEREOF RECORDED AS DOCUMENT 98735799, IN COOK COUNTY, ILLINOIS; THENCE SOUTHERLY 30.39 FEET, MORE OR LESS, TO THE BOUNDARY OF LAND'S DESCRIBED IN TRUSTEE'S DEED RECORDED AS DOCUMENT 99868810, IN COOK COUNTY, ILLINOIS; THENCE SOUTHEASTERLY 63.00 FEET, MORE OR LESS, TO A BEND IN LAST SAID DEED LINE; THENCE EASTERLY TO THE INTERSECTION OF THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF WARRANTY DEED AS DOCUMENT 90052284; THENCE SOUTHEASTERLY ALONG LAST SAID WARRANTY DEED LINE TO THE INTERSECTION OF THE SOUTHEASTERLY DEED LINE AS DOCUMENT 99868810; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID DEED LINE PER DOCUMENT 99868810, AND THE SOUTHWESTERLY EXTENSION, TO THE WEST LINE OF BUFFALO GROVE ROAD; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF BUFFALO GROVE ROAD TO A BEND IN THE WESTERLY LINE OF BUFFALO GROVE ROAD; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF BUFFALO GROVE ROAD, 40.16 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF LAKE-COOK ROAD; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF LAKE-COOK ROAD, 88.65 FEET, MORE OR LESS, TO THE MOST NORTHERLY CORNER OF BUFFALO CREEK CONDOMINIUMS ACCORDING TO DOCUMENT 0817216000 ; THENCE SOUTHWESTERLY AND SOUTHEASTERLY ALONG THE EXTERIOR BOUNDARY OF LAST SAID BUFFALO CREEK CONDOMINIUMS TO THE NORTHEASTERLY EXTENSION OF THE NORTHWESTERLY (REAR) LINE OF LOTS 10 THROUGH 18 IN BUFFALO GROVE UNIT NO. 1 ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 16862056, IN COOK COUNTY, ILLINOIS; THENCE SOUTHWESTERLY ALONG LAST SAID NORTHWESTERLY (REAR) LINE OF LOTS 10 THROUGH 18, TO THE NORTHEAST CORNER OF LOT 75 IN BUFFALO GROVE UNIT NO. 2 ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 17251866, IN COOK COUNTY, ILLINOIS; THENCE SOUTHWESTERLY TO THE NORTHWEST CORNER OF LAST SAID LOT 75; THENCE WESTERLY TO THE NORTHEAST CORNER OF LOT 83 IN SAID BUFFALO GROVE UNIT NO. 2; THENCE SOUTHWESTERLY TO THE NORTHWEST CORNER OF LAST SAID LOT 83; THENCE SOUTHERLY ALONG THE WEST (REAR) LINE OF LOTS 83 THROUGH 88 IN SAID BUFFALO GROVE UNIT NO. 2, TO THE SOUTHWEST CORNER OF LOT 88 IN SAID BUFFALO GROVE UNIT NO. 2; THENCE WEST, NORTHWEST AND NORTH ALONG THE REAR LOT LINES OF LOT 90 THROUGH 114 IN SAID BUFFALO GROVE UNIT NO. 2, TO THE SOUTH LINE OF LAKE-COOK ROAD; THENCE WEST ALONG THE SOUTH LINE OF LAKE-COOK ROAD TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 1 IN BUFFALO GROVE BUSINESS PARK UNIT 11 ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 89160156, IN COOK COUNTY, ILLINOIS; THENCE NORTHERLY TO THE MOST EASTERLY NORTHEAST CORNER OF LAST SAID LOT 1 IN BUFFALO GROVE BUSINESS PARK UNIT 11; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID BUFFALO GROVE BUSINESS PARK UNIT 11 TO THE MOST NORTHERLY CORNER OF SAID BUFFALO GROVE BUSINESS PARK UNIT 11, BEING THE MOST EASTERLY CORNER OF BUFFALO GROVE BUSINESS PARK UNIT 9, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 88504177, IN COOK COUNTY, ILLINOIS; THENCE NORTHWESTERLY ALONG THE NORTHEAST LINE OF LOT 2 TO THE COMMON CORNER OF LOT 1 AND 2 IN SAID BUFFALO

GROVE BUSINESS PARK UNIT 9, BEING THE COMMON LINE BETWEEN LAKE AND COOK COUNTY, ILLINOIS; THENCE NORTHWESTERLY ALONG THE NORTHEAST LINE OF LOT 1 TO THE MOST NORTHERLY CORNER OF SAID BUFFALO GROVE BUSINESS PARK UNIT 9; THENCE SOUTHWESTERLY ALONG THE NORTHWEST LINE OF LOT 1 IN SAID BUFFALO GROVE BUSINESS PARK UNIT 9 AND EXTENSION THEREOF TO THE SOUTHERLY LINE OF WEIDNER ROAD; THENCE WESTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF WEIDNER ROAD TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE SOUTH ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32 AND THE SOUTHERLY EXTENSION THEREOF, ACROSS THE COMMON LINE BETWEEN LAKE AND COOK COUNTY, ILLINOIS; TO THE SOUTH LINE OF LAKE-COOK ROAD; THENCE WEST ALONG THE SOUTH LINE OF LAKE-COOK ROAD TO THE NORTHEAST CORNER OF LOT 1 IN HARRIS RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 24799203, IN COOK COUNTY, ILLINOIS; THENCE SOUTH TO THE MOST EASTERLY SOUTHEAST CORNER OF LOT 2 IN BURDEEN'S RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 1233139116, IN COOK COUNTY, ILLINOIS; THENCE WESTERLY ALONG THE SOUTH LINE OF LAST SAID LOT 2 TO THE SOUTHWEST CORNER OF LOT 2 IN SAID BURDEEN'S RESUBDIVISION; THENCE WEST ALONG A LINE PERPENDICULAR TO THE WEST LINE OF LAST SAID LOT 2 TO THE WEST LINE OF ARLINGTON HEIGHTS ROAD; THENCE NORTH ALONG THE WEST LINE OF ARLINGTON HEIGHTS ROAD TO THE SOUTH LINE OF LAKE-COOK ROAD; THENCE NORTHERLY TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS, EXCEPT THE FOLLOWING 2 EXCEPTIONS (EXCEPT THEREFROM THE FOLLOWING: LOT 1 IN MAIORIELLO'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED JUNE 28, 1995 AS DOCUMENT 3688967 IN LAKE COUNTY, ILLINOIS AND ALSO EXCEPT ALL THAT PART OF TURNBERRY OF BUFFALO GROVE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: PART OF LOT 1 IN TURNBERRY, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR TURNBERRY OF BUFFALO GROVE CONDOMINIUM, RECORDED NOVEMBER 18, 2004 IN LAKE COUNTY, ILLINOIS AS DOCUMENT NUMBER 5685372) ALSO (EXCEPT LOT 1 IN BURDEEN'S RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 1233139116, IN COOK COUNTY, ILLINOIS).

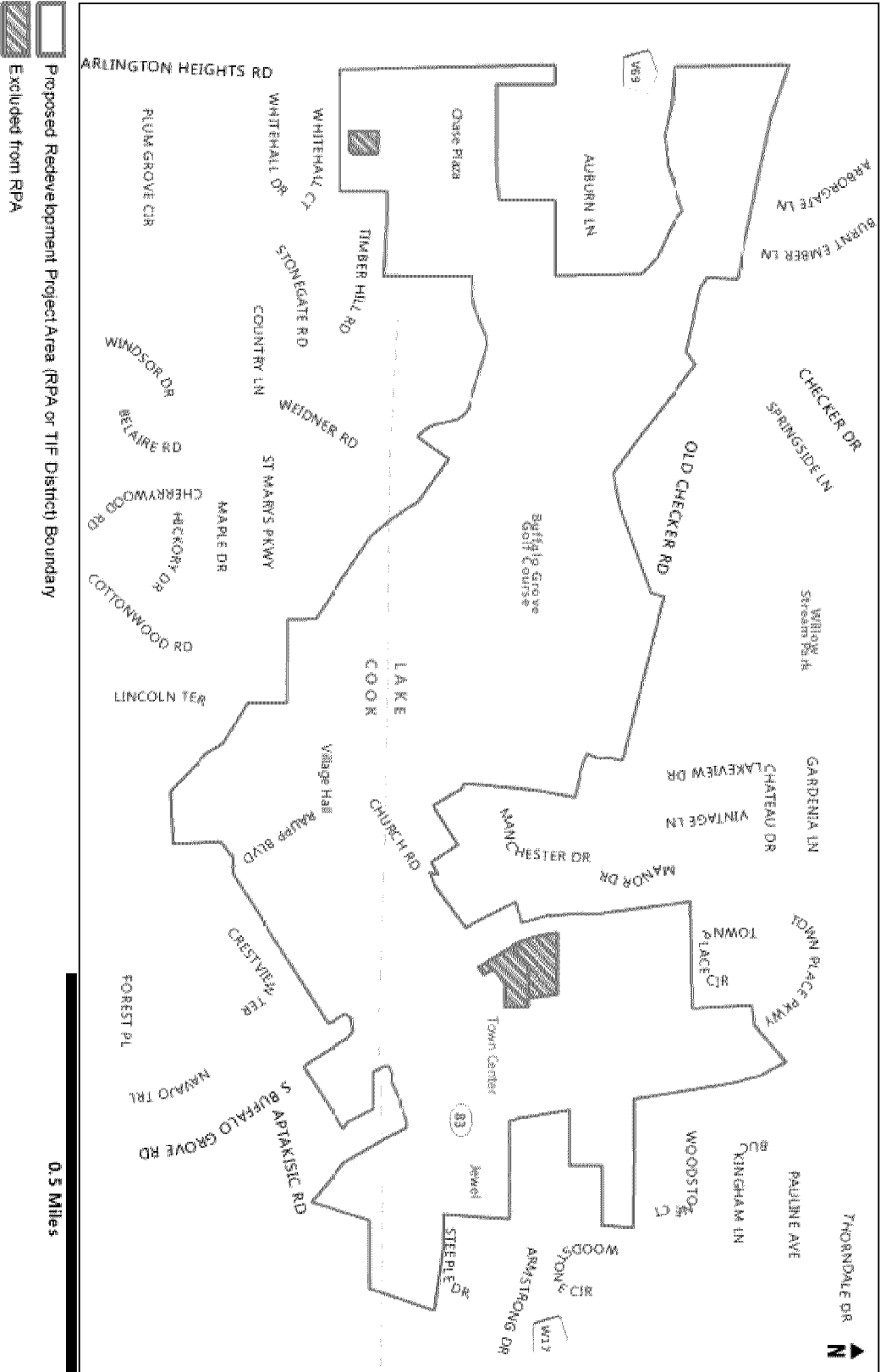
COMMON BOUNDARY DESCRIPTION

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

Property Index Numbers (PINs)

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

Proposed 2020 Buffalo Grove Lake Cook Road Redevelopment Project Area



DRAFT

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.

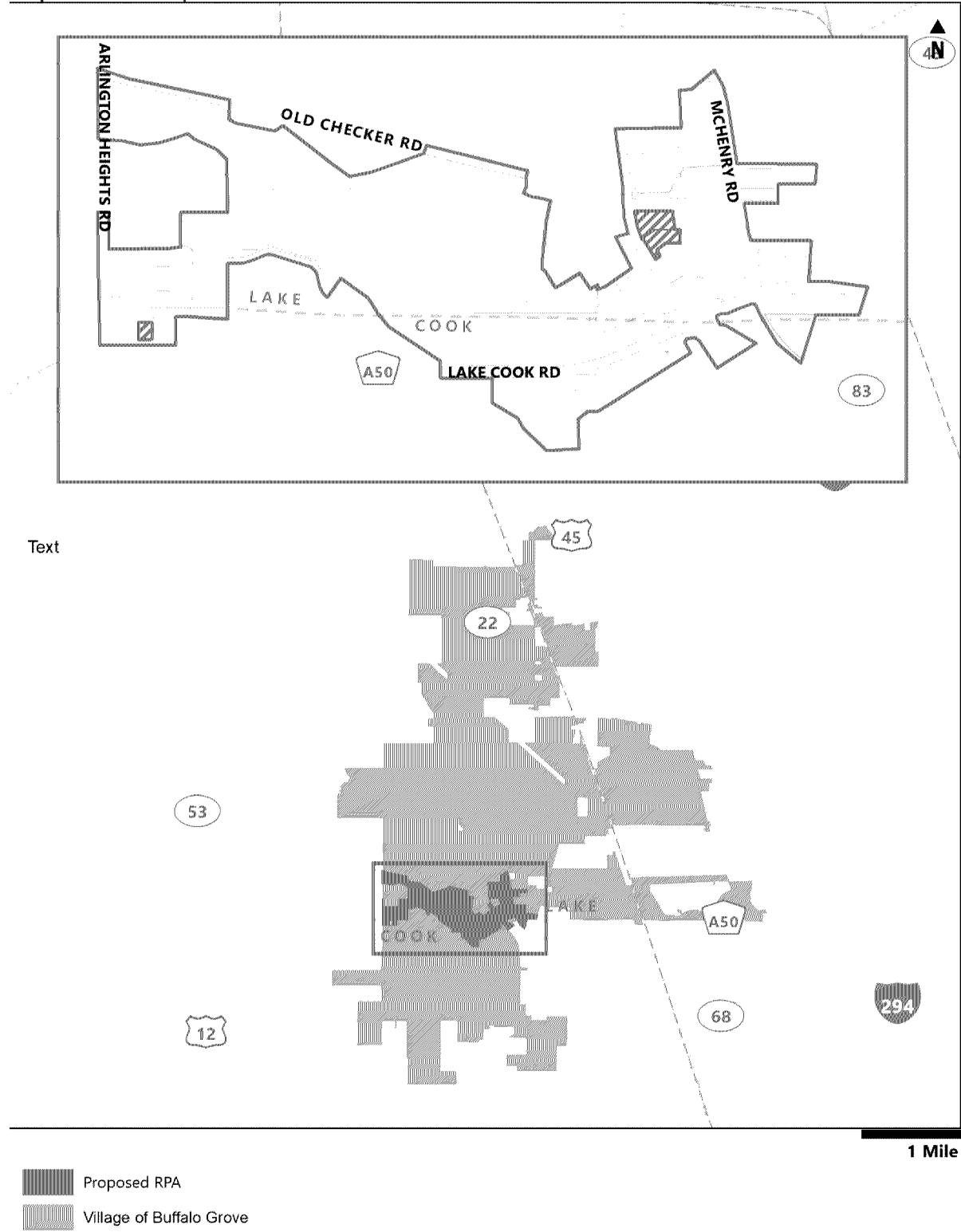
EQUALIZED ASSESSED VALUE OF PROPERTIES IN THE RPA. The 2018 EAV (the most recent year in which assessed values and the equalization factor were available) of all taxable parcels in the RPA is \$18,637,291. By tax year 2043 (collection year 2044), the total taxable EAV for the RPA is anticipated to be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

Map of the RPA Boundary in the City of Arlington, Texas

Legend:

- Proposed RPA Boundary
- Excluded from RPA
- Utility Parcels
- Improved Parcels
- Vacant Parcels
- TIF Parcels

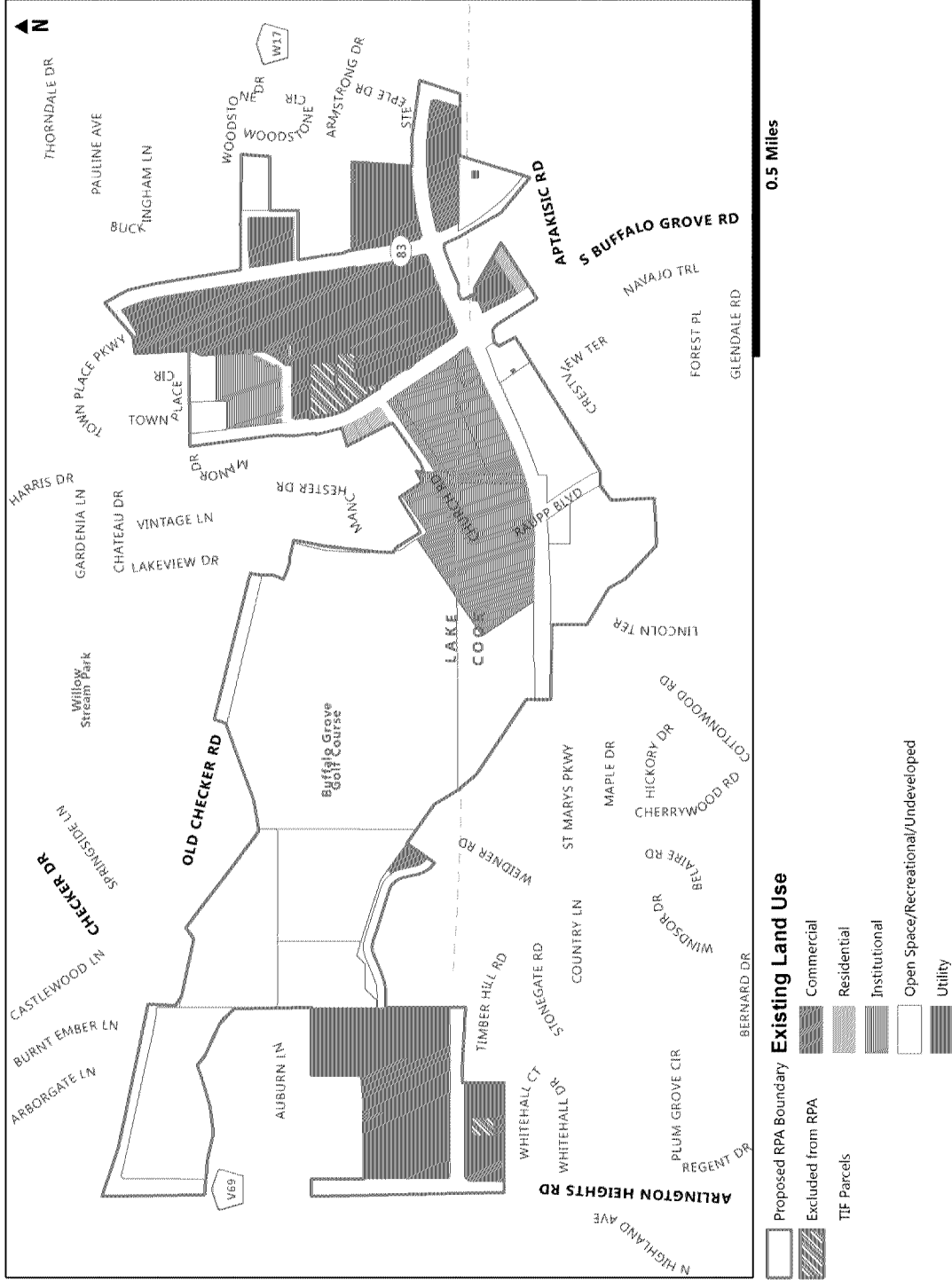
Scale: 0.5 Miles

Map Labels:

- THORNDALE DR
- PAULINE AVE
- BUCKINGHAM LN
- TOWN PLACE PKWY
- HARRIS DR
- GARDENIA LN
- CHATEAU DR
- VINTAGE LN
- LAKEVIEW DR
- WILLOW STREAM PARK
- CHECKER DR
- SPRINGSIDE LN
- CASTLEWOOD LN
- BURNT EMBER LN
- ARBORGATE LN
- WOODSTOCK DR
- WOODS CIRCLE
- ARMSTRONG DR
- ATLANTIC RD
- S BUFFALO GROVE RD
- NANAJO TRL
- FOREST PL
- GLENDALE RD
- CRESTVIEW
- NEW TER
- RAUPP BLVD
- CHURCH RD
- MAHON DR
- MANCHESTER DR
- OLD CHECKER RD
- COOK
- WILLOW STREAM PARK
- WEINER RD
- ST MARYS PKWY
- MAPLE DR
- HICKORY DR
- CHERRYWOOD RD
- BEAIRE RD
- WINDSOR DR
- COTTONWOOD RD
- LINCOLN TER
- BERNARD DR
- COUNTRY LN
- STONEGATE RD
- TIMBER HILL RD
- WHITEHALL CT
- WHITEHALL DR
- PLUM GROVE CIR
- N HIGHLAND AVE
- ARLINGTON HEIGHTS RD
- AUBURN LN

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Map 4: Existing Land Use



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

2. Eligibility Analysis

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

Provisions of the Illinois Tax Increment Allocation Redevelopment Act

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

Factors for Vacant Land

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

ONE-FACTOR TEST

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

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

TWO-FACTOR TEST

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

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

- Environmental Contamination
- Lack of Growth in EAV

Factors for Improved Areas

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

- | | |
|--|--|
| <ul style="list-style-type: none"> • Dilapidation • Obsolescence • Deterioration • Presence of Structures below Minimum Code Standards • Illegal Use of Individual Structures • Excessive Vacancies • Lack of Ventilation, Light or Sanitary Facilities | <ul style="list-style-type: none"> • 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.

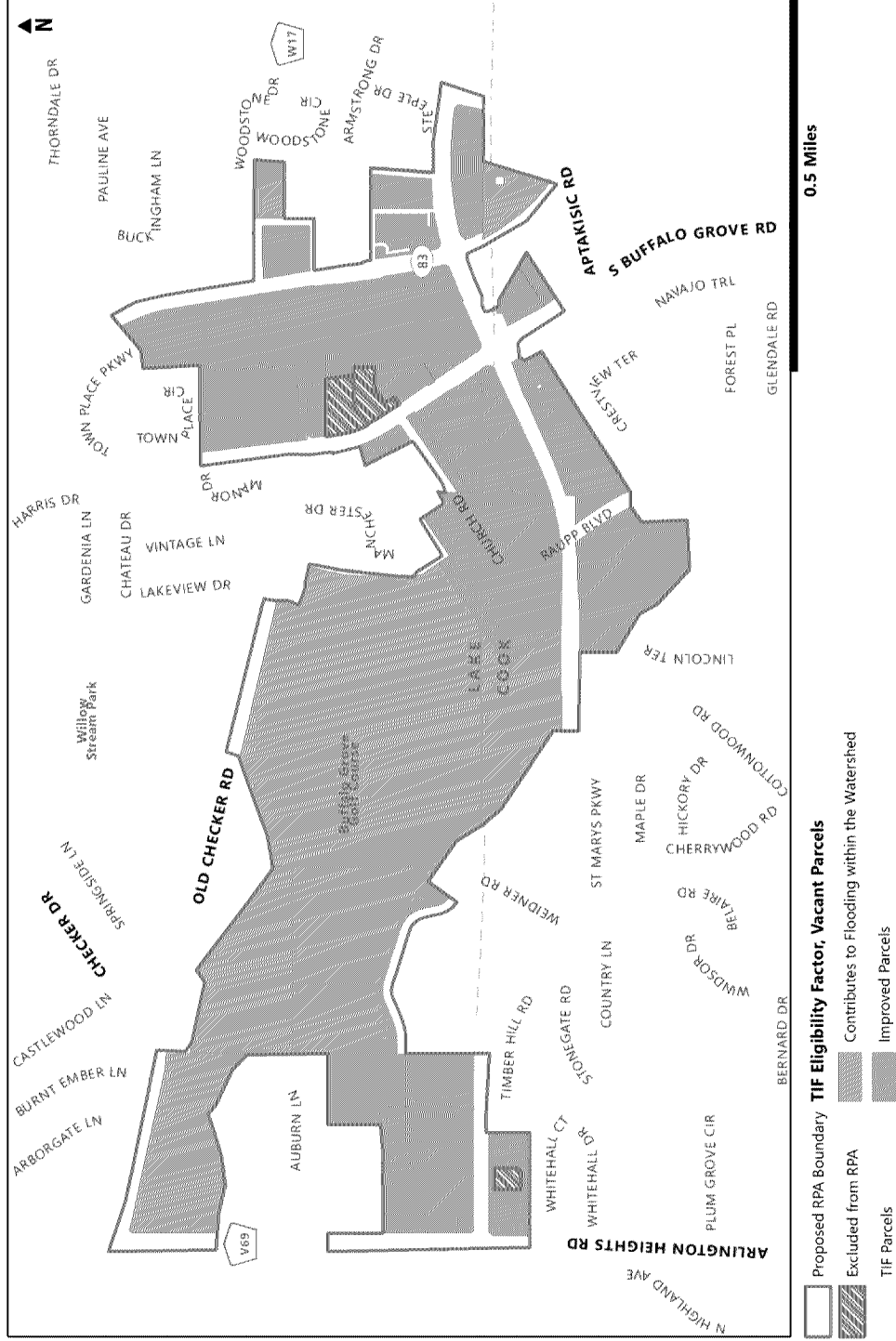
The 2018 Lake Cook Corridor Market Study and Plan recommends a similar strategy as the earlier plans for the Town Center. The 2018 plan accommodates a range of uses and achieves a pedestrian-friendly vision for the Town Center by creating a new street grid that runs through Town Center. Because the 2018 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

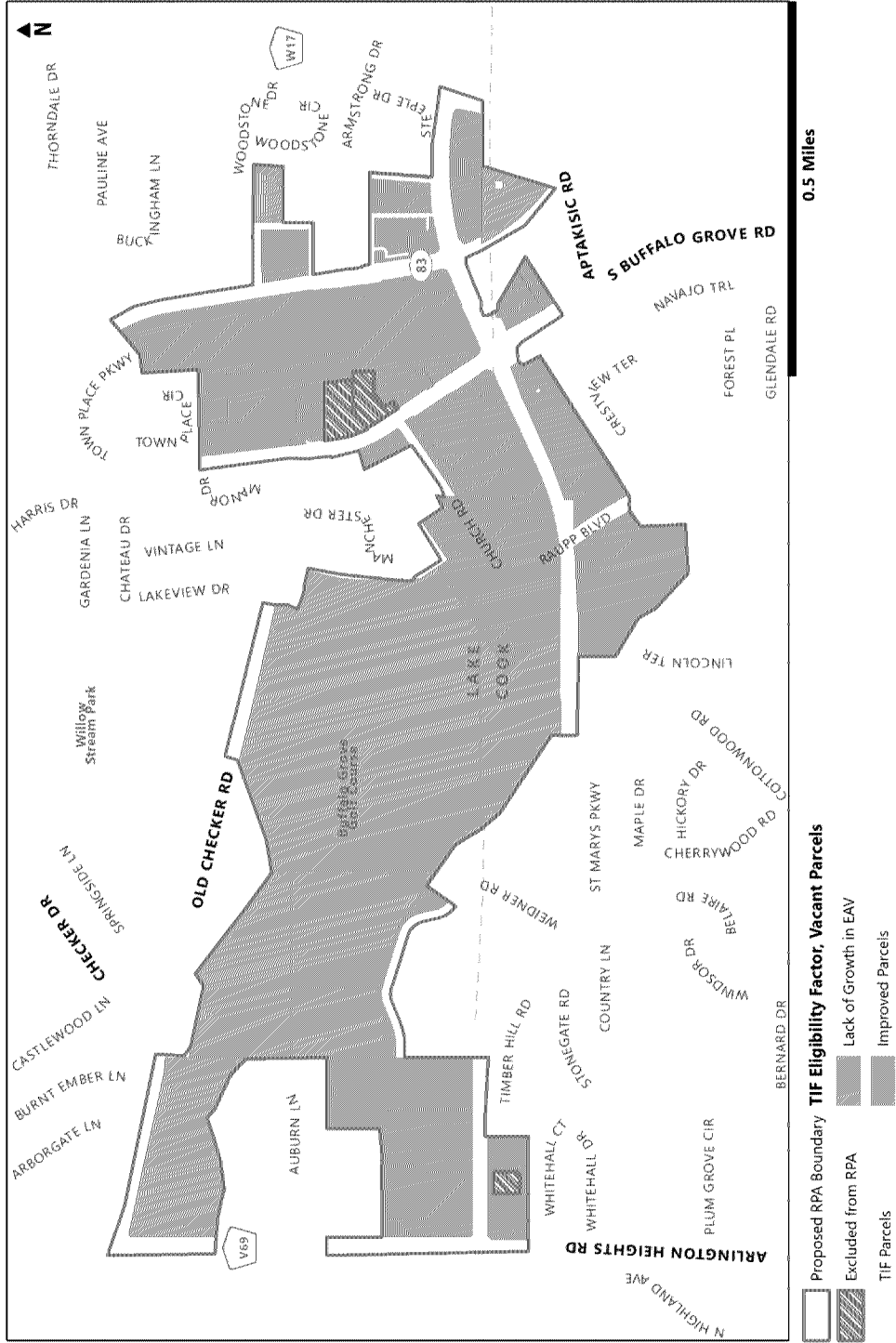
SB Friedman has found that the RPA qualifies to be designated as a “blighted area” for vacant land and as a “blighted area” for improved land. The vacant land is eligible under a one-factor test due to flooding and contribution to flooding in the RPA, and is eligible under a two-factor test due to a 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



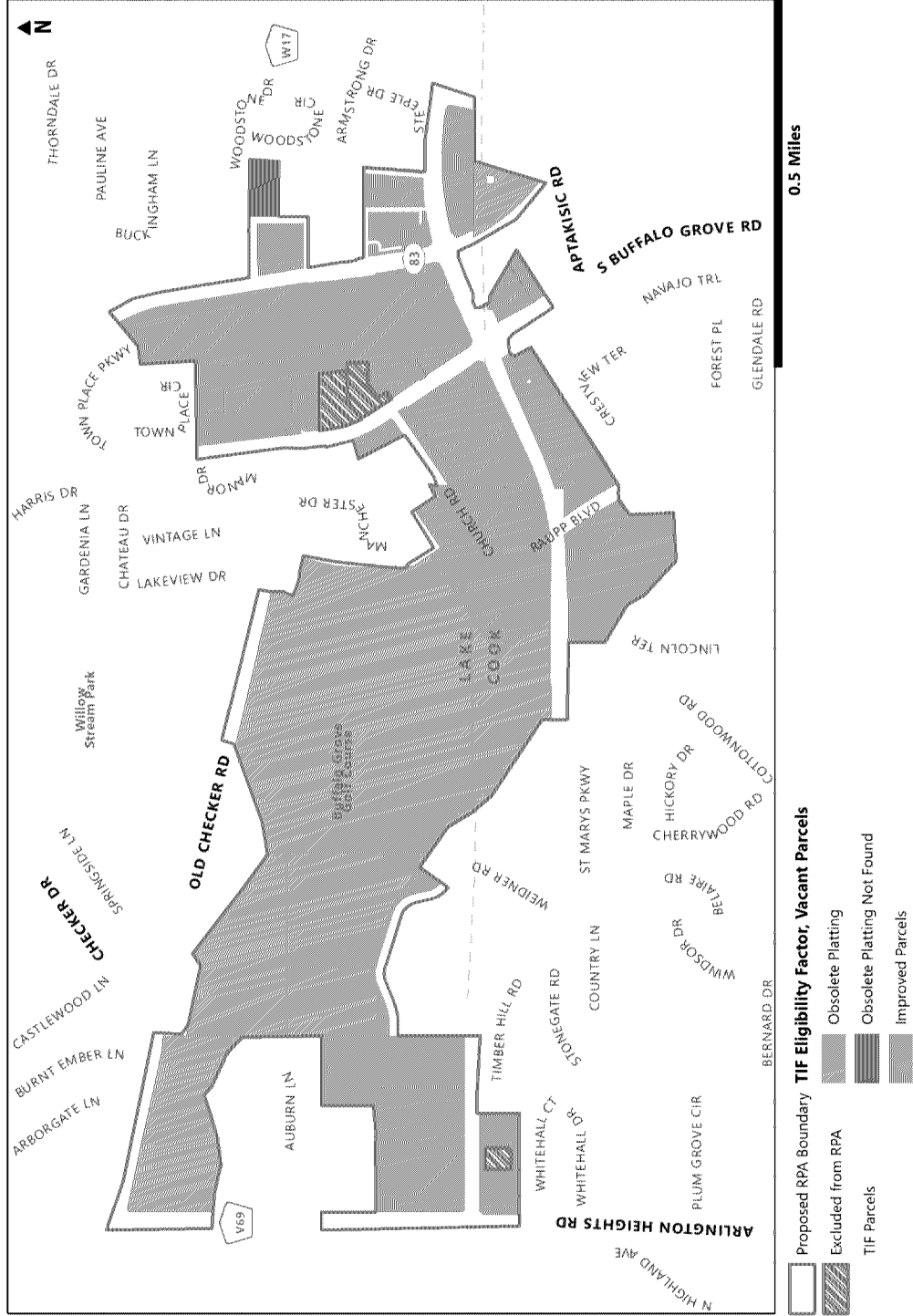
Source: Cook County; Esri, Gewalt Hamilton Associates, Lake County, SB Friedman, Village of Buffalo Grove

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



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

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



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

Map Legend:

- Proposed RPA Boundary (Solid line)
- Excluded from RPA (Hatched pattern)
- TIF Parcels (Solid gray)
- 35 Years or Older (Diagonal lines)
- Less than 35 Years Old (Horizontal lines)
- Vacant Parcels (Stippled pattern)

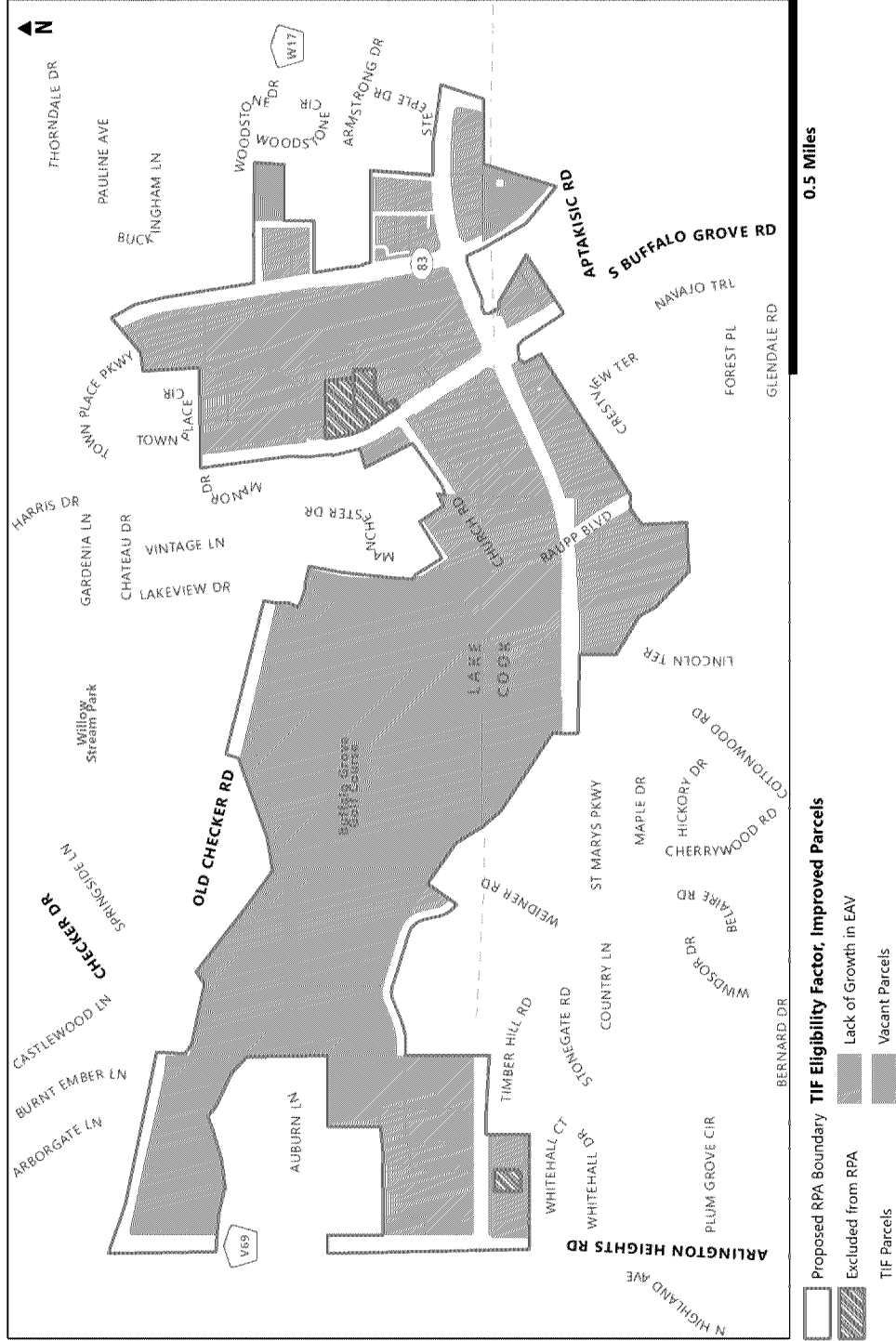
Map Labels:

Streets: THORNDALE DR, PAULINE AVE, INGHAM LN, BUCKINGHAM LN, WOODSTON DR, ARMSTRONG DR, MAPLE DR, STEELES DR, APATKISSIC RD, S BUFFALO GROVE RD, NAVAIO TRL, FOREST PL, GLENDALE RD, CRESTVIEW TER, RAUPP BLVD, CHURCH RD, MANCHENSTER DR, VINTAGE LN, LAKEVIEW DR, CHATEAU DR, GARDENIA LN, HARRIS DR, TOWN PLACE PKWY, TOWN PLACE CIR, DR, MNOR, MA, WILLOW STREAM PARK, OLD CHECKER RD, COOK, LINCOLN TER, COTTONWOOD RD, CHERRYWOOD RD, BELLAIRE RD, WINDSOR DR, BERNARD DR, N HIGHLAND AVE, ARLINGTON HEIGHTS RD, WHITEHALL DR, WHITEHALL DR, STONEGATE RD, WEIDNER RD, ST MARYS PKWY, MAPLE DR, HICKORY DR, COUNTRY LN, TIMBER HILL RD, AUBURN LN, ARBORGATE LN, BURNT EMBER LN, CASTLEWOOD LN, CHECKER DR, SPRINGSIDE LN, WILLOW STREAM PARK.

Scale: 0.5 Miles

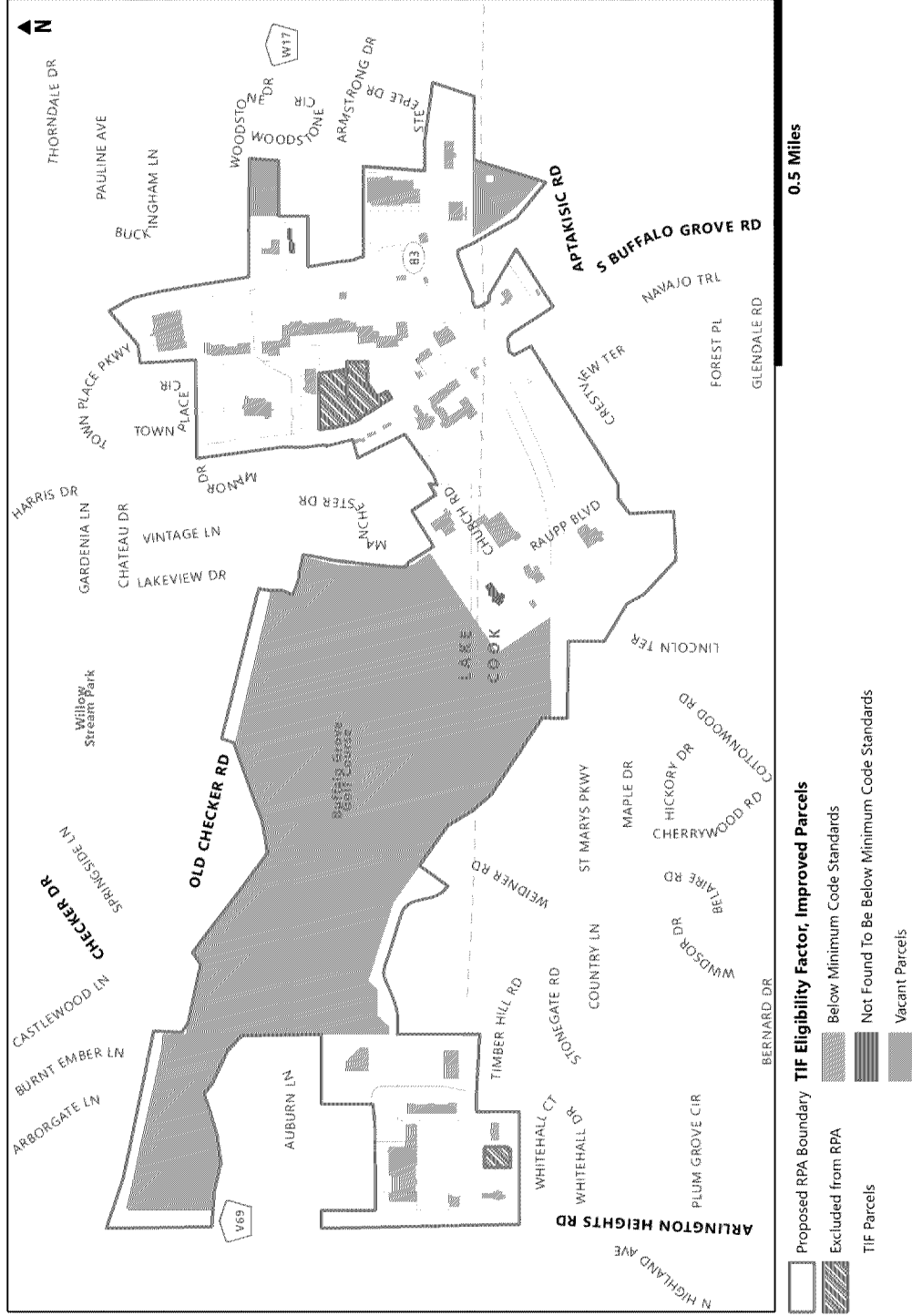
SB Friedman Development Advisors

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

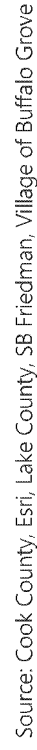


Source: Cook County, Esri, Lake County, SB Friedman, Village of Buffalo Grove

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



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



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 Legend:

- Proposed RPA Boundary
- Future Land Use
- Excluded from RPA
- TIF Parcels

Map Labels:

Roads: THORNDALE DR, PAULINE AVE, BUCKINGHAM LN, WOODSTOCK DR, WOODSTONE CIR, ARMSTRONG DR, MAPLE DR, APTANUSIC RD, S BUFFALO GROVE RD, NAVAJO TRL, FOREST PL, GLENDALE RD, CRESTVIEW TER, RAUPP BLVD, LINCOLN TER, COTTONWOOD RD, CHERRYWOOD RD, BEAIRE RD, WINDSOR RD, PLUM GROVE CIR, REGENT DR, N HIGHLAND AVE, ARRLINGTON HEIGHTS RD, WHITEHALL DR, WHITEHALL CT, STONEGATE RD, TIMBER HILL RD, WEIDNER RD, ST MARYS PKWY, MAPLE DR, HICKORY DR, COUNTRY LN, WEAVER RD, OLD CHECKER RD, CHATEAU DR, VINTAGE LN, LAKEVIEW DR, MANOR DR, TOWN PLACE CIR, TOWN PLACE PKWY, HARRIS DR, GARDENIA LN, WILLOW STREAM PARK, SPRINGSIDE LN, CHECKER DR, CASTLEWOOD LN, BURNT EMER LN, ARBOGATE LN, AUBURN LN, W68, W17.

Other Labels: Buffalo Grove Golf Course, 83.

Scale: 0.5 Miles

SB Friedman Development Advisors

Financial Plan

ELIGIBLE COSTS

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

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

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

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

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

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

ESTIMATED REDEVELOPMENT PROJECT COSTS

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

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

Table 3: Estimated TIF-Eligible Redevelopment Project Costs

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

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

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

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

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

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

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

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

SOURCES OF FUNDS TO PAY COSTS

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

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

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

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

ISSUANCE OF OBLIGATIONS

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

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

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

MOST RECENT EQUALIZED ASSESSED VALUE OF PROPERTIES IN THE RPA

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

ANTICIPATED EQUALIZED ASSESSED VALUE

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

Impact of the Redevelopment Project

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

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

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

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

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

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

Required Tests and Findings

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

FINDING 1: LACK OF GROWTH AND DEVELOPMENT THROUGH PRIVATE INVESTMENT

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

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

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

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

FINDING 2: “BUT FOR...” REQUIREMENT

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

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

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

FINDING 3: CONTIGUITY

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

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

FINDING 4: CONFORMANCE TO THE PLANS OF THE VILLAGE

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

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

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

FINDING 5: HOUSING IMPACT AND RELATED MATTERS

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

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

FINDING 6: ESTIMATED DATES OF COMPLETION

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

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

Provisions for Amending Action Plan

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

Commitment to Fair Employment Practices and Affirmative Action Plan

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

Appendix 1: Limitations of the Eligibility Study and Consultant Responsibilities

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

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

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

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

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

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

Appendix 2: Glossary

Factors for Vacant Land – One Factor Test

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

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

Factors for Vacant Land – Two Factor Test

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

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

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

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

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

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

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

Factors for Improved Land

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Appendix 3: Lake Cook Road RPA Boundary Legal Description

OF PROPERTY DESCRIBED AS:

LAKE AND COOK COUNTY

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

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

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

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

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

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

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



Ordinance No. O-2020-29 : An Ordinance Providing for the Issuance of Approximately \$24,000,000 General Obligation Bonds, Series 2020, of the Village of Buffalo Grove, Lake and Cook Counties, Illinois, to Finance Street Improvements, Water, Sanitary Sewer and Storm Water System Improvements and Other Capital Projects Within the Village, Providing for the Levy and Collection of a Direct Annual Tax Sufficient to Pay the Principal and Interest on Said Bonds, and Authorizing the Sale of Said Bonds to the Purchaser Thereof.

Recommendation of Action

Staff recommends approval.

The attached bond ordinance authorizes staff to issue \$24 million in General Obligation Bonds to fund street, sewer/water and other capital infrastructure improvements. The auction will be held the morning of March 16, 2020. Bid results, including an updated Ordinance will be forwarded to the Village Board in advance of the meeting.

ATTACHMENTS:

- Bond Issue Memo 4.29.20 (DOCX)
- Buffalo Grove - Bond Ordinance 4.30.20 (DOC)

Trustee Liaison

Johnson

Staff Contact

Chris Stilling, Community Development

Monday, May 4, 2020	
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VILLAGE OF BUFFALO GROVE



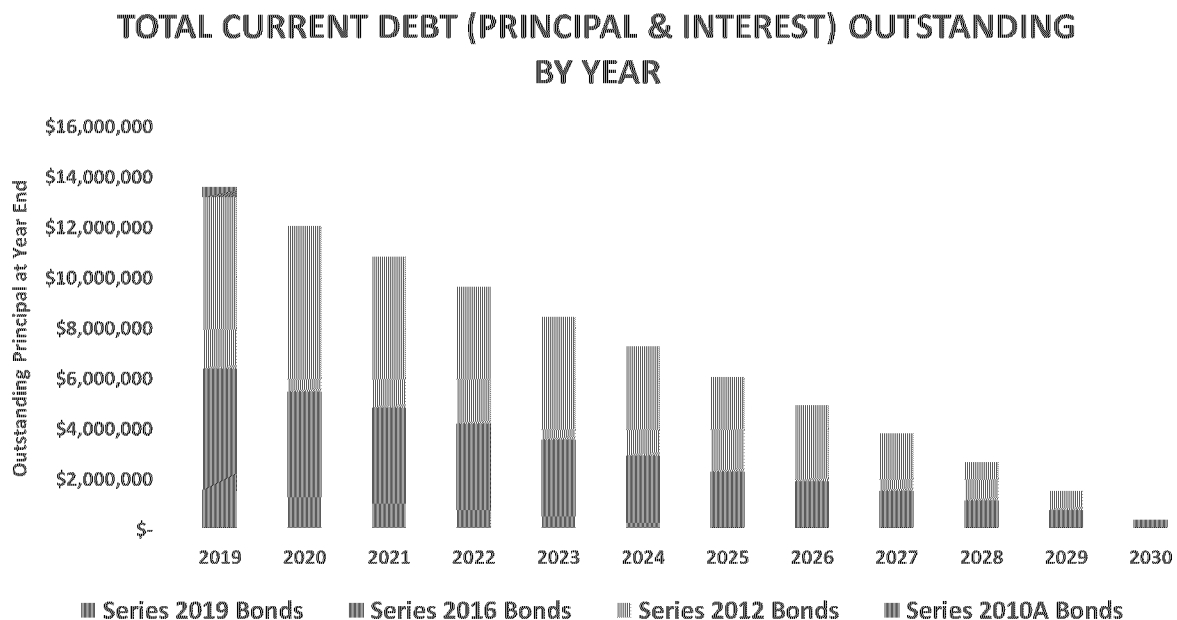
TO: DANE C. BRAGG, VILLAGE MANAGER
FROM: CHRIS STILLING, DEPUTY VILLAGE MANAGER
SUBJECT: DEBT ISSUANCE FOR INFRASTRUCTURE MAINTENANCE
DATE: 4/30/2020

Over the next five years, the Village will be partnering with other agencies and invest \$175 million in capital improvements as part of the Infrastructure Modernization Program. As part of the Program, staff is seeking approval from the Village Board to issue \$24 million in bonds in 2020 to assist with funding for the various projects, discussed further in this memorandum. This allows the Village to complete projects in a timely manner which will result in less of a disruption to residents. Revenues generated by the water/sewer rate increase and fixed facility fee, along with state and local motor fuel taxes, will fully support debt payments on bonds and will not impact the Village's portion of the property tax bill.

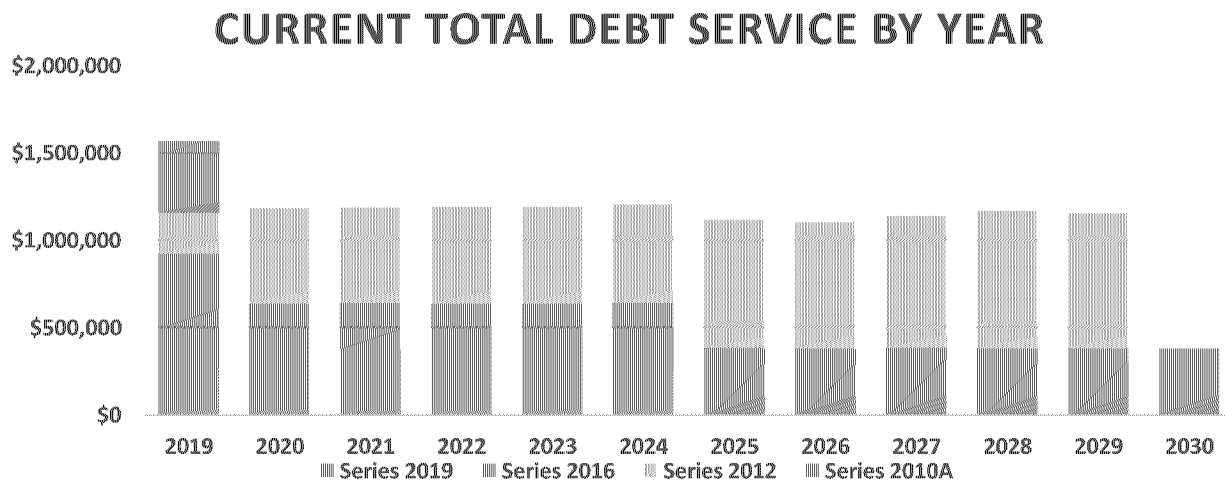
DEBT

Current

As of December 31, 2019, the total amount of outstanding debt will be \$13.593 million. Outstanding debt includes the Series 2010A (refunding bonds - \$410,800), Series 2012 (road improvements - \$6.781 million), Series 2016 (road improvements - \$4.864 million), and Series 2019 (refunding bonds- \$1.535 million). The chart below shows our current total outstanding debt:

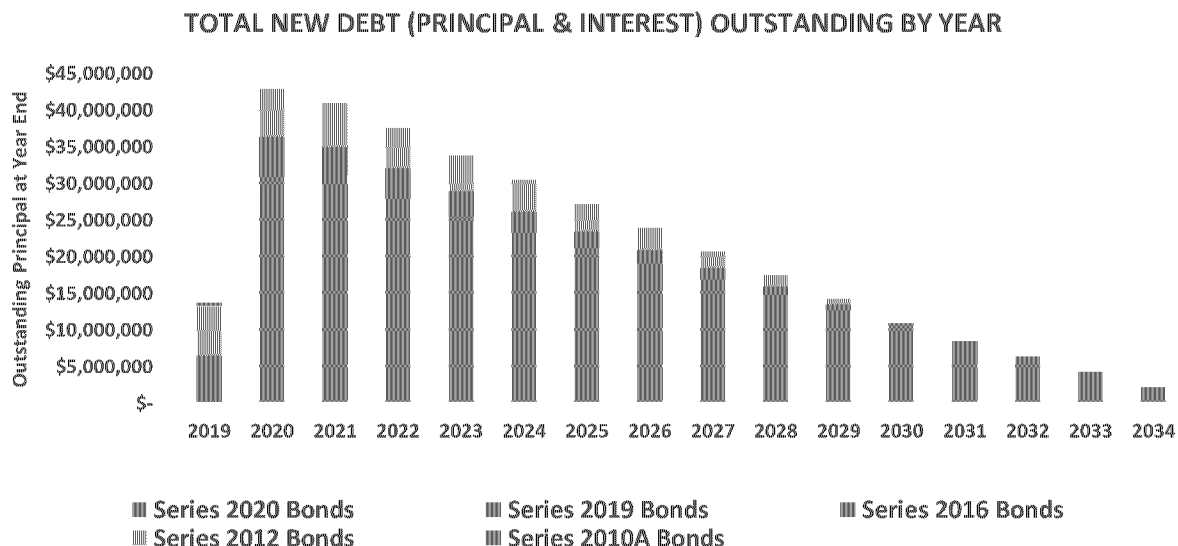


The outstanding debt is serviced by annual payments of principal and interest (debt service). As adopted by the Village Board, principal and interest payments have been structured to maintain level debt service over the lifetime of the obligations. The chart below shows the debt service (annual payments) remaining on the four outstanding issues.

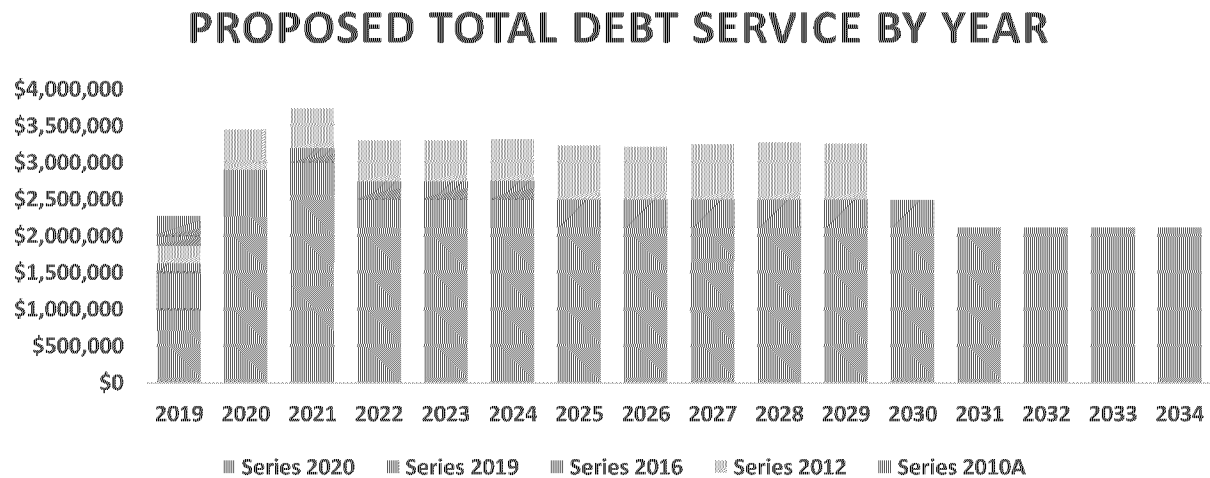


Proposed

Staff is proposing the issuance of \$24.0 million in bonds in 2020 (Series 2020) for the first phase of projects in the Infrastructure Modernization Program. The duration of the issue would be fifteen years with an estimated interest rate of 2.7% percent. Prior to the COVID-19 pandemic, the Village was projecting to realize a much lower. However, given the current market and based on some recent bond sales, we believe our estimated rate may still be on the high end. In anticipation of the bond issue, S&P Global Ratings assigned its 'AAA' long-term rating to Buffalo Grove Village, Ill.'s anticipated \$24.0 million series 2020 general obligation (GO) bonds. At the same time, S&P Global Ratings affirmed its 'AAA' long-term rating on the village's existing GO debt. The chart below shows our current total outstanding debt layered with the proposed \$24 million:



Using a level debt service strategy and layering in the new Series 2020 debt with the existing issues produces the following chart:



Principal and interest payment on the Series 2020 Bonds will commence in 2021 with only an interest payment in 2020. The bonded dollars will be evenly allocated between water/sewer infrastructure and street projects.

Village staff has gone to great lengths to ensure that the debt service associated with the Infrastructure Modernization Program will not affect the property tax levy. The debt service for Series 2020 bonds, which average's approximately \$2.15 million/year, will be funded through the utilization of State and Local Motor Fuel Tax and the recently established water fixed facility fee. The table below shows the total annual revenue collected from the available sources:

<i>Infrastructure Type</i>	<i>Payment Method</i>	<i>Annual Amount Collected</i>
<i>Water and Sewer</i>	Fixed Facility Fee	\$2.7M
<i>Street</i>	Local Motor Fuel Tax	\$350K
	State Motor Fuel Tax	\$1.2M

As shown, the Village annually collects sufficient revenue to cover the debt service of the new 2020 series bonds. In response to the COVID-19 Pandemic, staff has adjusted the projected Local and State Motor Fuel Tax sales to be less than originally projected. As shown, the Village still has a debt coverage ratio of 2 times what is needed.

The Series 2020 bonds will be used to complete the Phase 1 projects as shown on the map below.



Saxon/Downing Project

Water mains in the Cambridge Neighborhood were installed in the late 1960s, and all of them are between 50-55 years of age. In this neighborhood's entire history, there have been 77 main breaks, 41 of which have occurred over the last five years. This area will ultimately benefit from the Saxon/Downing Project. After it is completed, all Village water, street, and sewer infrastructure will be improved, leaving sustainable and reliable infrastructure behind.

Melinda/Hiawatha Project

Water mains in this area of the Village were constructed in 1958 as Buffalo Grove was becoming incorporated, and are some of the oldest owned by the Village. Due to the age and the era of its original construction, valves no longer work well, which requires shutdowns from water main breaks that significantly impacts more residents than other areas. Over the relatively small area that includes 100 homes - about one-third the size of the Cambridge area, there have been 29 breaks since the Village began maintaining records in the 1980s.

Apple Hill/Tenerife Project

Streets in the Mirielle and Tenerife neighborhoods were built in 1994 and have not been substantially maintained since then due to a lack of funding. Based upon the original construction of the streets, a resurfacing project typically would have taken place by 2014. Delayed maintenance has caused significant decay and settlement at the curb, which has caused widespread curb damage.

Gail/Green Knolls Project

The original design of Green Knolls is deficient by today's standards, which largely resulted in the area collecting water in the wrong places for too long. The slow-moving or standing water has deteriorated not only the driving surface but also the stone and other structures below it. Using modern design and construction methods can help to drastically improve the area; however, the cost of doing so is high. These high costs have pushed this project off for several years and resulted in a street that is well beyond its useful life.

RECOMMENDATION

Staff recommends that the Village Board approve the attached Ordinance authorizing staff to issue \$24 million in General Obligation Bonds to fund street, sewer/water and other capital infrastructure improvements. The auction will be held the morning of May 4, 2020. Bid results, including an updated Ordinance will be forwarded to the Village Board in advance of the meeting.

ORDINANCE NUMBER _____

AN ORDINANCE providing for the issuance of approximately \$24,000,000 General Obligation Bonds, Series 2020, of the Village of Buffalo Grove, Lake and Cook Counties, Illinois, to finance street improvements, water, sanitary sewer and storm water system improvements and other capital projects within the Village, providing for the levy and collection of a direct annual tax sufficient to pay the principal and interest on said bonds, and authorizing the sale of said bonds to the purchaser thereof.

WHEREAS, by virtue of a favorable vote of its electors and pursuant to the provisions of Section 6 of Article VII of the Constitution of the State of Illinois, the Village of Buffalo Grove, Lake and Cook Counties, Illinois (the "*Village*"), is a home rule unit and may exercise any power or perform any function pertaining to its government and affairs including, but not limited to, the power to tax and to incur debt; and

WHEREAS, pursuant to the provisions of said Section 6, the Village has the power to incur debt payable from ad valorem property tax receipts or from any other lawful source and maturing within 40 years from the time it is incurred without prior referendum approval; and

WHEREAS, the President and Board of Trustees of the Village (the "*Board*") has considered the needs of the Village and has determined and does hereby determine that it is necessary, desirable and in the best interests of the Village to borrow \$_____ to finance street improvements, water, sanitary sewer and storm water system improvements and other capital projects within the Village (collectively, the "*Project*"); and

WHEREAS, it is in the best interest of the Village to issue bonds of the Village in an aggregate principal amount of \$_____ to evidence said borrowing and for the purpose of paying costs of the Project:

NOW THEREFORE Be It Ordained by the President and Board of Trustees of the Village of Buffalo Grove, Lake and Cook Counties, Illinois, in the exercise of its home rule powers, as follows:

Section 1. Incorporation of Preambles. The Board hereby finds that all of the recitals contained in the preambles to this Ordinance are true, correct and complete and does incorporate them into this Ordinance by this reference.

Section 2. Authorization. It is hereby found and determined that pursuant to the provisions of the Illinois Municipal Code, as supplemented and amended, and the home rule powers of the Village under Section 6 of Article VII of the Illinois Constitution of 1970 (in the event of conflict between the provisions of said code and home rule powers, the home rule powers shall be deemed to supersede the provisions of said code) (collectively, the “Act”), the Board has been authorized by law to borrow \$_____ upon the credit of the Village and as evidence of such indebtedness to issue bonds of the Village to said amount, the proceeds of said bonds to be used for the Project, that it is necessary to borrow \$_____ of said authorized sum and issue bonds in evidence thereof, that such borrowing of money is necessary for the welfare of the government and affairs of the Village, is for a proper public purpose or purposes and is in the public interest, and is authorized pursuant to the Act, and these findings and determinations, together with those set forth in the preambles to this Ordinance, shall be deemed conclusive.

Section 3. Bond Details. There be borrowed on the credit of and for and on behalf of the Village the sum of \$_____ for the purpose aforesaid; and that bonds of the Village (the “Bonds”) shall be issued in said amount and shall be designated “General Obligation Bonds, Series 2020.” The Bonds shall be dated the date of issuance thereof, and shall also bear the date of authentication, shall be in fully registered form, shall be in denominations of \$5,000 each and authorized integral multiples thereof (but no single Bond shall represent installments of principal maturing on more than one date), shall be numbered 1 and upward, and the Bonds shall become due and payable serially (subject to redemption prior to maturity as hereinafter provided) on December 30 of each of the years, in the amounts and bearing interest per annum as follows:

YEAR OF MATURITY	PRINCIPAL AMOUNT	RATE OF INTEREST
2021	\$	%
2022		%
2023		%
2024		%
2025		%
2026		%
2027		%
2028		%
2029		%
2030		%
2031		%
2032		%
2033		%
2034		%
2035		%

The Bonds shall bear interest from their date or from the most recent interest payment date to which interest has been paid or duly provided for, until the principal amount of the Bonds is paid, such interest (computed upon the basis of a 360-day year of twelve 30-day months) being payable on June 30 and December 30 of each year, commencing on December 30, 2020. Interest on each Bond shall be paid by check or draft of Amalgamated Bank of Chicago, Chicago, Illinois, as bond registrar and paying agent (the “*Bond Registrar*”), payable upon presentation thereof in lawful money of the United States of America, to the person in whose name such Bond is registered at the close of business on the 15th day of the month of any interest payment date. The principal of the Bonds shall be payable in lawful money of the United States of America upon presentation thereof at the designated corporate trust office of the Bond Registrar.

Section 4. Execution; Authentication. The Bonds shall be executed on behalf of the Village by the manual or facsimile signature of its President and attested by the manual or facsimile signature of its Village Clerk, as they shall determine, and shall have impressed or imprinted thereon the corporate seal or facsimile thereof of the Village. In case any such officer whose signature shall appear on any Bond shall cease to be such officer before the delivery of

such Bond, such signature shall nevertheless be valid and sufficient for all purposes, the same as if such officer had remained in office until delivery. All Bonds shall have thereon a certificate of authentication, substantially in the form hereinafter set forth, duly executed by the Bond Registrar as authenticating agent of the Village and showing the date of authentication. No Bond shall be valid or obligatory for any purpose or be entitled to any security or benefit under this Ordinance unless and until such certificate of authentication shall have been duly executed by the Bond Registrar by manual signature, and such certificate of authentication upon any such Bond shall be conclusive evidence that such Bond has been authenticated and delivered under this Ordinance.

Section 5. Registration of Bonds; Persons Treated as Owners. (a) General. The Village shall cause books (the “*Bond Register*”) for the registration and for the transfer of the Bonds as provided in this Ordinance to be kept at the designated corporate trust office of the Bond Registrar, which is hereby constituted and appointed the registrar of the Village for the Bonds. The Village is authorized to prepare, and the Bond Registrar shall keep custody of, multiple Bond blanks executed by the Village for use in the transfer and exchange of Bonds.

Upon surrender for transfer of any Bond at the designated corporate trust office of the Bond Registrar, duly endorsed by, or accompanied by a written instrument or instruments of transfer in form satisfactory to the Bond Registrar and duly executed by, the registered owner or his or her attorney duly authorized in writing, the Village shall execute and the Bond Registrar shall authenticate, date and deliver in the name of the transferee or transferees a new fully registered Bond or Bonds of the same maturity of authorized denominations, for a like aggregate principal amount. Any fully registered Bond or Bonds may be exchanged at said office of the Bond Registrar for a like aggregate principal amount of Bond or Bonds of the same maturity of other authorized denominations. The execution by the Village of any fully registered Bond shall constitute full and due authorization of such Bond and the Bond Registrar shall thereby be

authorized to authenticate, date and deliver such Bond, *provided, however*, the principal amount of outstanding Bonds of each maturity authenticated by the Bond Registrar shall not exceed the authorized principal amount of Bonds for such maturity less previous retirements.

The Bond Registrar shall not be required to transfer or exchange any Bond during the period beginning at the close of business on the 15th day of the month of any interest payment date on such Bond and ending at the opening of business on such interest payment date, nor to transfer or exchange any Bond after notice calling such Bond for redemption has been mailed, nor during a period of fifteen (15) days next preceding mailing of a notice of redemption of any Bonds.

The person in whose name any Bond shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes, and payment of the principal of or interest on any Bond shall be made only to or upon the order of the registered owner thereof or his or her legal representative. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Bond to the extent of the sum or sums so paid.

No service charge shall be made for any transfer or exchange of Bonds, but the Village or the Bond Registrar may require payment of a sum sufficient to cover any tax or other governmental charge that may be imposed in connection with any transfer or exchange of Bonds, except in the case of the issuance of a Bond or Bonds for the unredeemed portion of a Bond surrendered for redemption.

(b) *Global Book-Entry System.* The Bonds shall be initially issued in the form of a separate single fully registered Bond for each of the maturities of the Bonds determined as described in Section 3 hereof. Upon initial issuance, the ownership of each such Bond shall be registered in the Bond Register in the name of Cede & Co., or any successor thereto ("*Cede*"), as nominee of The Depository Trust Company, New York, New York, and its successors and assigns ("*DTC*"). All of the outstanding Bonds shall be registered in the Bond Register in the

name of Cede, as nominee of DTC, except as hereinafter provided. Any officer of the Village who is a signatory on the Bonds is authorized to execute and deliver, on behalf of the Village, such letters to or agreements with DTC as shall be necessary to effectuate such book-entry system (any such letter or agreement being referred to herein as the "*Representation Letter*"), which Representation Letter may provide for the payment of principal of or interest on the Bonds by wire transfer.

With respect to Bonds registered in the Bond Register in the name of Cede, as nominee of DTC, the Village and the Bond Registrar shall have no responsibility or obligation to any broker-dealer, bank or other financial institution for which DTC holds Bonds from time to time as securities depository (each such broker-dealer, bank or other financial institution being referred to herein as a "*DTC Participant*") or to any person on behalf of whom such a DTC Participant holds an interest in the Bonds. Without limiting the immediately preceding sentence, the Village and the Bond Registrar shall have no responsibility or obligation with respect to (i) the accuracy of the records of DTC, Cede or any DTC Participant with respect to any ownership interest in the Bonds, (ii) the delivery to any DTC Participant or any other person, other than a registered owner of a Bond as shown in the Bond Register, of any notice with respect to the Bonds, including any notice of redemption, or (iii) the payment to any DTC Participant or any other person, other than a registered owner of a Bond as shown in the Bond Register, of any amount with respect to the principal of or interest on the Bonds. The Village and the Bond Registrar may treat and consider the person in whose name each Bond is registered in the Bond Register as the holder and absolute owner of such Bond for the purpose of payment of principal and interest with respect to such Bond, for the purpose of giving notices of redemption and other matters with respect to such Bond, for the purpose of registering transfers with respect to such Bond, and for all other purposes whatsoever. The Bond Registrar shall pay all principal of and interest on the Bonds only to or upon the order of the respective registered

owners of the Bonds, as shown in the Bond Register, or their respective attorneys duly authorized in writing, and all such payments shall be valid and effective to fully satisfy and discharge the Village's obligations with respect to payment of the principal of and interest on the Bonds to the extent of the sum or sums so paid. No person other than a registered owner of a Bond as shown in the Bond Register, shall receive a Bond evidencing the obligation of the Village to make payments of principal and interest with respect to any Bond. Upon delivery by DTC to the Bond Registrar of written notice to the effect that DTC has determined to substitute a new nominee in place of Cede, and subject to the provisions in Section 3 hereof with respect to the payment of interest to the registered owners of Bonds at the close of business on the 15th day of the month next preceding the applicable interest payment date, the name "Cede" in this Ordinance shall refer to such new nominee of DTC.

In the event that (i) the Village determines that DTC is incapable of discharging its responsibilities described herein and in the Representation Letter, (ii) the agreement among the Village, the Bond Registrar and DTC evidenced by the Representation Letter shall be terminated for any reason or (iii) the Village determines that it is in the best interests of the beneficial owners of the Bonds that they be able to obtain certificated Bonds, the Village shall notify DTC and DTC Participants of the availability through DTC of certificated Bonds and the Bonds shall no longer be restricted to being registered in the Bond Register in the name of Cede, as nominee of DTC. At that time, the Village may determine that the Bonds shall be registered in the name of and deposited with such other depository operating a universal book-entry system, as may be acceptable to the Village, or such depository's agent or designee, and if the Village does not select such alternate universal book-entry system, then the Bonds may be registered in whatever name or names registered owners of Bonds transferring or exchanging Bonds shall designate, in accordance with the provisions of Section 5(a) hereof.

Notwithstanding any other provisions of this Ordinance to the contrary, so long as any Bond is registered in the name of Cede, as nominee of DTC, all payments with respect to principal of and interest on such Bond and all notices with respect to such Bond shall be made and given, respectively, in the name provided in the Representation Letter.

Section 6. Redemption. (a) Optional Redemption. The Bonds due on and after December 30, 2029, are subject to redemption prior to maturity at the option of the Village as a whole, or in part in any order of maturity determined by the Village (less than all of the Bonds of a single maturity to be selected by the Bond Registrar), on December 30, 2028, or on any date thereafter, at the redemption price of par plus accrued interest to the date of redemption.

(b) *Mandatory Redemption.* The Bonds due on December 30, 20____, are subject to mandatory redemption, in integral multiples of \$5,000 selected by lot by the Bond Registrar, at a redemption price of par plus accrued interest to the redemption date, on December 30 of the years and in the principal amounts as follows:

YEAR	PRINCIPAL AMOUNT
20____	\$
20____	(stated maturity)

The Bonds due on December 30, 20____, are subject to mandatory redemption, in integral multiples of \$5,000 selected by lot by the Bond Registrar, at a redemption price of par plus accrued interest to the redemption date, on December 30 of the years and in the principal amounts as follows:

YEAR	PRINCIPAL AMOUNT
20____	\$
20____	
20____	(stated maturity)

The principal amounts of Bonds to be mandatorily redeemed in each year may be reduced through the earlier optional redemption thereof, with any partial optional redemptions of such

Bonds credited against future mandatory redemption requirements in such order of the mandatory redemption dates as the Village may determine. In addition, on or prior to the 60th day preceding any mandatory redemption date, the Bond Registrar may, and if directed by the Board shall, purchase Bonds required to be retired on such mandatory redemption date. Any such Bonds so purchased shall be cancelled and the principal amount thereof shall be credited against the mandatory redemption required on such next mandatory redemption date.

(c) *General.* The Bonds shall be redeemed only in the principal amount of \$5,000 and integral multiples thereof. The Village shall, at least forty-five (45) days prior to any optional redemption date (unless a shorter time period shall be satisfactory to the Bond Registrar) notify the Bond Registrar of such redemption date and of the principal amount, and maturity or maturities of Bonds to be redeemed. For purposes of any redemption of less than all of the outstanding Bonds of a single maturity, the particular Bonds or portions of Bonds to be redeemed shall be selected by lot by the Bond Registrar from the Bonds of such maturity by such method of lottery as the Bond Registrar shall deem fair and appropriate; *provided* that such lottery shall provide for the selection for redemption of Bonds or portions thereof so that any \$5,000 Bond or \$5,000 portion of a Bond shall be as likely to be called for redemption as any other such \$5,000 Bond or \$5,000 portion. The Bond Registrar shall make such selection upon the earlier of the irrevocable deposit of funds with an escrow agent sufficient to pay the redemption price of the Bonds to be redeemed or the time of the giving of official notice of redemption.

The Bond Registrar shall promptly notify the Village in writing of the Bonds or portions of Bonds selected for redemption and, in the case of any Bond selected for partial redemption, the principal amount thereof to be redeemed.

Section 7. Redemption Procedure. Unless waived by any holder of Bonds to be redeemed, notice of the call for any such redemption shall be given by the Bond Registrar on behalf of the Village by mailing the redemption notice by first class mail at least thirty (30) days

and not more than sixty (60) days prior to the date fixed for redemption to the registered owner of the Bond or Bonds to be redeemed at the address shown on the Bond Register or at such other address as is furnished in writing by such registered owner to the Bond Registrar.

All notices of redemption shall state:

- (1) the redemption date,
- (2) the redemption price,
- (3) if less than all outstanding Bonds are to be redeemed, the identification (and, in the case of partial redemption, the respective principal amounts) of the Bonds to be redeemed,
- (4) that on the redemption date the redemption price will become due and payable upon each such Bond or portion thereof called for redemption, and that interest thereon shall cease to accrue from and after said date,
- (5) the place where such Bonds are to be surrendered for payment of the redemption price, which place of payment shall be the designated corporate trust office of the Bond Registrar, and
- (6) such other information then required by custom, practice or industry standard.

Unless moneys sufficient to pay the redemption price of the Bonds to be redeemed at the option of the Village shall have been received by the Bond Registrar prior to the giving of such notice of redemption, such notice may, at the option of the Village, state that said redemption shall be conditional upon the receipt of such moneys by the Bond Registrar on or prior to the date fixed for redemption. If such moneys are not received, such notice shall be of no force and effect, the Village shall not redeem such Bonds, and the Bond Registrar shall give notice, in the same manner in which the notice of redemption shall have been given, that such moneys were not so received and that such Bonds will not be redeemed. Otherwise, prior to any redemption date, the Village shall deposit with the Bond Registrar an amount of money sufficient to pay the redemption price of all the Bonds or portions of Bonds which are to be redeemed on that date.

Subject to the provisions for a conditional redemption described above, notice of redemption having been given as aforesaid, the Bonds or portions of Bonds so to be redeemed shall, on the redemption date, become due and payable at the redemption price therein specified, and from and after such date (unless the Village shall default in the payment of the redemption price) such Bonds or portions of Bonds shall cease to bear interest. Upon surrender of such Bonds for redemption in accordance with said notice, such Bonds shall be paid by the Bond Registrar at the redemption price. Installments of interest due on or prior to the redemption date shall be payable as herein provided for payment of interest. Upon surrender for any partial redemption of any Bond, there shall be prepared for the registered holder a new Bond or Bonds of the same maturity in the amount of the unpaid principal.

If any Bond or portion of Bond called for redemption shall not be so paid upon surrender thereof for redemption, the principal shall, until paid, bear interest from the redemption date at the rate borne by the Bond or portion of Bond so called for redemption. All Bonds which have been redeemed shall be cancelled and destroyed by the Bond Registrar and shall not be reissued.

Section 8. Form of Bond. The Bonds shall be in substantially the following form; *provided, however,* that if the text of the Bond is to be printed in its entirety on the front side of the Bond, then paragraph [2] and the legend, “See Reverse Side for Additional Provisions”, shall be omitted and paragraph [6] and the paragraphs thereafter as shall be appropriate shall be inserted immediately after paragraph [1]:

[Form of Bond - Front Side]

REGISTERED
NO. _____REGISTERED
\$ _____

UNITED STATES OF AMERICA

STATE OF ILLINOIS

COUNTIES OF LAKE AND COOK

VILLAGE OF BUFFALO GROVE

GENERAL OBLIGATION BOND, SERIES 2020

See Reverse Side for
Additional Provisions.

Interest	Maturity	Dated	
Rate: ____%	Date: December 30, 20__	Date: _____, 2020	CUSIP: 119535 __

Registered Owner: CEDE & CO.

Principal Amount:

[1] KNOW ALL PERSONS BY THESE PRESENTS that the Village of Buffalo Grove, Lake and Cook Counties, Illinois, a municipality, home rule unit, and political subdivision of the State of Illinois (the "*Village*"), hereby acknowledges itself to owe and for value received promises to pay to the Registered Owner identified above, or registered assigns as hereinafter provided, on the Maturity Date identified above, the Principal Amount identified above and to pay interest (computed on the basis of a 360-day year of twelve 30-day months) on such Principal Amount from the later of the Dated Date of this Bond identified above or from the most recent interest payment date to which interest has been paid or duly provided for, at the Interest Rate per annum identified above, such interest to be payable on June 30 and December 30 of each year, commencing December 30, 2020, until said Principal Amount is paid or duly provided for. The principal of this Bond is payable in lawful money of the United States of America upon presentation hereof at the designated corporate trust office of Amalgamated Bank of Chicago, Chicago, Illinois, as bond registrar and paying agent (the "*Bond Registrar*"). Payment of

interest shall be made to the Registered Owner hereof as shown on the registration books of the Village maintained by the Bond Registrar, at the close of business on the 15th day of the month of the interest payment date. Interest shall be paid by check or draft of the Bond Registrar, payable upon presentation in lawful money of the United States of America, mailed to the address of such Registered Owner as it appears on such registration books, or at such other address furnished in writing by such Registered Owner to the Bond Registrar. For the prompt payment of this Bond both principal and interest at maturity, the full faith, credit and resources of the Village are hereby irrevocably pledged.

[2] Reference is hereby made to the further provisions of this Bond set forth on the reverse hereof, and such further provisions shall for all purposes have the same effect as if set forth at this place.

[3] It is hereby certified and recited that all conditions, acts and things required by the Constitution and Laws of the State of Illinois to exist or to be done precedent to and in the issuance of this Bond, including the hereinafter defined Act, have existed and have been properly done, happened and been performed in regular and due form and time as required by law; that the indebtedness of the Village, represented by the Bonds, and including all other indebtedness of the Village, howsoever evidenced or incurred, does not exceed any constitutional or statutory or other lawful limitation; and that provision has been made for the collection of a direct annual tax, in addition to all other taxes, on all of the taxable property in the Village sufficient to pay the interest hereon as the same falls due and also to pay and discharge the principal hereof at maturity.

[4] This Bond shall not be valid or become obligatory for any purpose until the certificate of authentication hereon shall have been signed by the Bond Registrar.

IN WITNESS WHEREOF the Village of Buffalo Grove, Lake and Cook Counties, Illinois, by its President and Board of Trustees, has caused this Bond to be executed by the manual or duly authorized facsimile signature of its President and attested by the manual or duly authorized facsimile signature of its Village Clerk and its corporate seal or a facsimile thereof to be impressed or reproduced hereon, all as appearing hereon and as of the Dated Date identified above.

SPECIMEN

President, Village of Buffalo Grove
Lake and Cook Counties, Illinois

ATTEST:

SPECIMEN

Village Clerk, Village of Buffalo Grove
Lake and Cook Counties, Illinois

[SEAL]

Date of Authentication: _____, 2020

CERTIFICATE
OF
AUTHENTICATION

Bond Registrar and Paying Agent:
Amalgamated Bank of Chicago,
Chicago, Illinois

This Bond is one of the Bonds described in the within-mentioned Ordinance and is one of the General Obligation Bonds, Series 2020, of the Village of Buffalo Grove, Lake and Cook Counties, Illinois.

AMALGAMATED BANK OF CHICAGO
as Bond Registrar

By _____
Authorized Officer

[FORM OF BOND - REVERSE SIDE]

VILLAGE OF BUFFALO GROVE**LAKE AND COOK COUNTIES, ILLINOIS****GENERAL OBLIGATION BOND, SERIES 2020**

[6] This Bond is one of a series of bonds (the “*Bonds*”) issued by the Village to finance street improvements, water, sanitary sewer and storm water system improvements and other capital projects within the Village and pay expenses incidental thereto, all as described in the Ordinance of the Village, adopted by the President and Board of Trustees of the Village on the 4th day of May, 2020, authorizing the Bonds (the “*Ordinance*”), pursuant to and in all respects in compliance with the applicable provisions of the Illinois Municipal Code, as amended; as further supplemented and, where necessary, superseded, by the powers of the Village as a home rule unit under the provisions of Section 6 of Article VII of the Illinois Constitution of 1970; and as further supplemented by the Local Government Debt Reform Act of the State of Illinois, as amended (collectively, such Illinois Municipal Code, constitutional home rule powers, and said Local Government Debt Reform Act being the “*Act*”), and with the Ordinance, which has been duly adopted by the President and Board of Trustees of the Village and approved by the President, in all respects as by law required.

[7] Bonds of the issue of which this Bond is one maturing on and after December 30, 2029, are subject to redemption prior to maturity at the option of the Village as a whole, or in part in integral multiples of \$5,000 in any order of their maturity as determined by the Village (less than all the Bonds of a single maturity to be selected by lot by the Bond Registrar), on December 30, 2028, and on any date thereafter, at the redemption price of par plus accrued interest to the redemption date.

[8] The Bonds due on December 30, 20__, are subject to mandatory redemption, in integral multiples of \$5,000 selected by lot by the Bond Registrar, at a redemption price of par

plus accrued interest to the redemption date, on December 30 of the years and in the principal amounts as follows:

YEAR	PRINCIPAL AMOUNT
20__	\$
20__	(stated maturity)

The Bonds due on December 30, 20__, are subject to mandatory redemption, in integral multiples of \$5,000 selected by lot by the Bond Registrar, at a redemption price of par plus accrued interest to the redemption date, on December 30 of the years and in the principal amounts as follows:

YEAR	PRINCIPAL AMOUNT
20__	\$
20__	
20__	(stated maturity)

[9] Notice of any such redemption shall be sent by first class mail not less than thirty (30) days nor more than sixty (60) days prior to the date fixed for redemption to the registered owner of each Bond to be redeemed at the address shown on the registration books of the Village maintained by the Bond Registrar or at such other address as is furnished in writing by such registered owner to the Bond Registrar. When so called for redemption, this Bond will cease to bear interest on the specified redemption date, provided funds for redemption are on deposit at the place of payment at that time, and shall not be deemed to be outstanding.

[10] This Bond is transferable by the Registered Owner hereof in person or by his or her attorney duly authorized in writing at the designated corporate trust office of the Bond Registrar in Chicago, Illinois, but only in the manner, subject to the limitations and upon payment of the charges provided in the Ordinance, and upon surrender and cancellation of this Bond. Upon such transfer a new Bond or Bonds of authorized denominations of the same maturity and for the same aggregate principal amount will be issued to the transferee in exchange therefor.

[11] The Bonds are issued in fully registered form in the denomination of \$5,000 each or authorized integral multiples thereof. This Bond may be exchanged at the designated corporate trust office of the Bond Registrar for a like aggregate principal amount of Bonds of the same maturity of other authorized denominations, upon the terms set forth in the Ordinance. The Bond Registrar shall not be required to transfer or exchange any Bond during the period beginning at the close of business on the 15th day of the month of any interest payment date on such Bond and ending at the opening of business on such interest payment date, nor to transfer or exchange any Bond after notice calling such Bond for redemption has been mailed, nor during a period of fifteen (15) days next preceding mailing of a notice of redemption of any Bonds.

[12] The Village and the Bond Registrar may deem and treat the Registered Owner hereof as the absolute owner hereof for the purpose of receiving payment of or on account of principal hereof and interest due hereon and for all other purposes, and neither the Village nor the Bond Registrar shall be affected by any notice to the contrary.

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned sells, assign, and transfers unto _____

--

Here insert Social Security Number,
Employer Identification Number or
other Identifying Number

(Name and Address of Assignee)

the within Bond and does hereby irrevocably constitute and appoint _____

as attorney to transfer the said Bond on the books kept for registration thereof with full power of substitution in the premises.

Dated: _____

Signature guaranteed: _____

NOTICE: The signature to this transfer and assignment must correspond with the name of the Registered Owner as it appears upon the face of the within Bond in every particular, without alteration or enlargement or any change whatever.

Section 9. Sale of Bonds. The Bonds hereby authorized shall be executed as in this Ordinance provided as soon after the passage hereof as may be, and thereupon be deposited with the Treasurer of the Village (the "*Treasurer*"), and be by the Treasurer delivered to _____, _____, _____, the same being the best bidder at public sale of the Bonds (the "*Purchaser*"), upon receipt of the purchase price therefor, the same being \$_____; the contract for the sale of the Bonds heretofore entered into (the "*Purchase Contract*"), as evidenced by an Official Notice of Sale and executed Official Bid Form, dated this date, is in all respects ratified, approved and confirmed, it being hereby found and determined that the Bonds have been sold at such price and bear interest at such rates that

neither the true interest cost (yield) nor the net interest rate received upon such sale exceed the maximum rate otherwise authorized by Illinois law and that the Purchase Contract is in the best interests of the Village and that no person holding any office of the Village, either by election or appointment, is in any manner financially interested directly in his or her own name or indirectly in the name of any other person, association, trust or corporation, in the sale of the Bonds to the Purchaser.

The use of any Preliminary Official Statement and any final Official Statement relating to the Bonds (the “*Official Statement*”) is hereby ratified, approved and authorized; the execution and delivery of the Official Statement is hereby authorized; and the officers of the Board are hereby authorized to take any action as may be required on the part of the Village to consummate the transactions contemplated by the Purchase Contract, this Ordinance, said Preliminary Official Statement, the Official Statement and the Bonds.

Section 10. Tax Levy; Abatement. In order to provide for the collection of a direct annual tax to pay the interest on the Bonds as it falls due, and also to pay and discharge the principal thereof at maturity, there be and there is hereby levied upon all the taxable property within the Village a direct annual tax for each of the years while the Bonds or any of them are outstanding, a direct annual tax sufficient for that purpose, and that there be and there is hereby levied upon all of the taxable property in the Village, the following direct annual tax, to-wit (the “*Pledged Taxes*”):

FOR THE YEAR

A TAX SUFFICIENT TO PRODUCE THE SUM OF:

2020		\$ for interest up to and including December 30, 2021
2021	\$	for interest and principal
2022	\$	for interest and principal
2023	\$	for interest and principal
2024	\$	for interest and principal
2025	\$	for interest and principal
2026	\$	for interest and principal
2027	\$	for interest and principal
2028	\$	for interest and principal
2029	\$	for interest and principal
2030	\$	for interest and principal
2031	\$	for interest and principal
2032	\$	for interest and principal
2033	\$	for interest and principal
2034	\$	for interest and principal

Principal or interest maturing at any time when there are insufficient funds on hand from the Pledged Taxes to pay the same shall be paid from the general funds of the Village, and the fund from which such payment was made shall be reimbursed out of the Pledged Taxes when the same shall be collected.

The Village covenants and agrees with the purchasers and the holders of the Bonds that so long as any of the Bonds remain outstanding, the Village will take no action or fail to take any action which in any way would adversely affect the ability of the Village to levy and collect the Pledged Taxes and the Village and its officers will comply with all present and future applicable laws in order to assure that the Pledged Taxes will be levied, extended and collected as provided herein and deposited in the Bond Fund (as hereinafter defined).

Whenever other funds from any other lawful source are made available for the purpose of paying any principal of or interest on the Bonds so as to enable the abatement of the Pledged Taxes, the Board shall, by proper proceedings, direct the transfer of such funds to the Bond Fund, and shall then further direct the abatement of the taxes by the amount so deposited. The Village covenants and agrees that it will not direct the abatement of taxes until money has been

deposited into the Bond Fund in the amount of such abatement. A certified copy or other notification of any such proceedings abating taxes may then be filed with the County Clerks of The Counties of Lake and Cook, Illinois (the “*County Clerks*”), in a timely manner to effect such abatement.

Section 11. Filing of Ordinance. Forthwith upon the passage of this Ordinance, the Village Clerk of the Village is hereby directed to file a certified copy of this Ordinance with the County Clerks; and the County Clerks shall in and for each of the years indicated in the Bond Notification ascertain the rate necessary to produce the tax herein levied; and the County Clerks shall extend the same for collection on the tax books in connection with other taxes levied in said years in and by the Village for general corporate purposes of the Village; and, subject to abatement as stated hereinabove, in said years such annual tax shall be levied and collected by and for and on behalf of the Village in like manner as taxes for general corporate purposes for said years are levied and collected, and in addition to and in excess of all other taxes, and when collected, the taxes hereby levied shall be placed to the credit of a special fund to be designated “Bond and Interest Fund Account of 2020” (the “*Bond Fund*”), which taxes are hereby irrevocably pledged to and shall be used only for the purpose of paying the principal of and interest on the Bonds.

Section 12. Use of Bond Proceeds. Accrued interest received on the delivery of the Bonds, if any, is hereby appropriated for the purpose of paying first interest due on the Bonds and is hereby ordered deposited into the Bond Fund. The principal proceeds of the Bonds and any premium received from the sale of the Bonds are hereby appropriated to pay the costs of issuance of the Bonds and for the purpose of paying the cost of the Project, and that portion thereof not needed to pay such costs of issuance is hereby ordered deposited into the Capital Improvement Account of the Village. Alternatively, the Treasurer may allocate such proceeds to one or more related project funds of the Village already in existence; *provided, however*, that this

shall not relieve the Treasurer of the duty to account for the proceeds as herein provided. Any such one or more funds shall also be referred to hereinafter, collectively as the “*Project Fund*.” At the time of the issuance of the Bonds, the costs of issuance of the Bonds may be paid by the Purchaser on behalf of the Village from the proceeds of the Bonds.

Section 13. Non-Arbitrage and Tax-Exemption. The Village hereby covenants that it will not take any action, omit to take any action or permit the taking or omission of any action within its control (including, without limitation, making or permitting any use of the proceeds of the Bonds) if taking, permitting or omitting to take such action would cause any of the Bonds to be an arbitrage bond or a private activity bond within the meaning of the Internal Revenue Code of 1986, as amended (the “*Code*”), or would otherwise cause the interest on the Bonds to be included in the gross income of the recipients thereof for federal income tax purposes. The Village acknowledges that, in the event of an examination by the Internal Revenue Service (the “*IRS*”) of the exemption from Federal income taxation for interest paid on the Bonds, under present rules, the Village may be treated as a “taxpayer” in such examination and agrees that it will respond in a commercially reasonable manner to any inquiries from the IRS in connection with such an examination.

The Village also agrees and covenants with the purchasers and holders of the Bonds from time to time outstanding that, to the extent possible under Illinois law, it will comply with whatever federal tax law is adopted in the future which applies to the Bonds and affects the tax-exempt status of the Bonds.

The Board hereby authorizes the officials of the Village responsible for issuing the Bonds, the same being the President and Village Clerk, to make such further covenants and certifications regarding the specific use of the proceeds of the Bonds as approved by the Board and as may be necessary to assure that the use thereof will not cause the Bonds to be arbitrage bonds and to assure that the interest on the Bonds will be exempt from federal income taxation.

In connection therewith, the Village and the Board further agree: (a) through their officers, to make such further specific covenants, representations as shall be truthful, and assurances as may be necessary or advisable; (b) to consult with counsel approving the Bonds and to comply with such advice as may be given; (c) to pay to the United States, as necessary, such sums of money representing required rebates of excess arbitrage profits relating to the Bonds; (d) to file such forms, statements, and supporting documents as may be required and in a timely manner; and (e) if deemed necessary or advisable by their officers, to employ and pay fiscal agents, financial advisors, attorneys, and other persons to assist the Village in such compliance.

Section 14. List of Bondholders. The Bond Registrar shall maintain a list of the names and addresses of the holders of all Bonds and upon any transfer shall add the name and address of the new Bondholder and eliminate the name and address of the transferor Bondholder.

Section 15. Duties of Bond Registrar. If requested by the Bond Registrar, the President and Village Clerk of the Village are authorized to execute the Bond Registrar's standard form of agreement between the Village and the Bond Registrar with respect to the obligations and duties of the Bond Registrar hereunder which may include the following:

- (a) to act as bond registrar, authenticating agent, paying agent and transfer agent as provided herein;
- (b) to maintain a list of Bondholders as set forth herein and to furnish such list to the Village upon request, but otherwise to keep such list confidential;
- (c) to give notice of redemption of the Bonds as provided herein;
- (d) to cancel and/or destroy Bonds which have been paid at maturity or submitted for exchange or transfer;
- (e) to furnish the Village at least annually a certificate with respect to Bonds cancelled and/or destroyed; and
- (f) to furnish the Village at least annually an audit confirmation of Bonds paid, Bonds outstanding and payments made with respect to interest on the Bonds.

Section 16. Continuing Disclosure Undertaking. The President or Treasurer of the Village is hereby authorized, empowered and directed to execute and deliver a Continuing Disclosure Undertaking (the “*Continuing Disclosure Undertaking*”) in connection with the issuance of the Bonds, with such provisions therein as he or she shall approve, his or her execution thereof to constitute conclusive evidence of his or her approval of such provisions. When the Continuing Disclosure Undertaking is executed and delivered on behalf of the Village as herein provided, the Continuing Disclosure Undertaking will be binding on the Village and the officers, employees and agents of the Village, and the officers, employees and agents of the Village are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of the Continuing Disclosure Undertaking as executed. Notwithstanding any other provision of this Ordinance, the sole remedies for failure to comply with the Continuing Disclosure Undertaking shall be the ability of the beneficial owner of any Bond to seek mandamus or specific performance by court order, to cause the Village to comply with its obligations under the Continuing Disclosure Undertaking.

Section 17. Record-Keeping Policy and Post-Issuance Compliance Matters. On the 19th day of April, 2010, the Board adopted a record-keeping policy (the “*Policy*”) in order to maintain sufficient records to demonstrate compliance with its covenants and expectations to ensure the appropriate federal tax status for the debt obligations of the Village, the interest on which is excludable from “gross income” for federal income tax purposes or which enable the Village or the holder to receive federal tax benefits, including, but not limited to, qualified tax credit bonds and other specified tax credit bonds. The Board and the Village hereby reaffirm the Policy.

Section 18. Superseder and Effective Date. All ordinances, resolutions, and orders, or parts thereof, in conflict herewith, are to the extent of such conflict hereby superseded; and this Ordinance shall be in full force and effect immediately upon its passage and approval.

Trustee _____ moved to approve first reading of the ordinance. Trustee _____ seconded the motion. The motion passed on the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

Trustee _____ moved to waive second reading of the ordinance. Trustee _____ seconded the motion. The motion passed on the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

ADOPTED: May 4, 2020

APPROVED: May 4, 2020

President, Village of Buffalo Grove
Lake and Cook Counties, Illinois

Recorded in the Village Records: May 4, 2020.

ATTEST:

Village Clerk, Village of Buffalo Grove
Lake and Cook Counties, Illinois

STATE OF ILLINOIS)
) SS
 COUNTY OF LAKE)

CERTIFICATION OF ORDINANCE AND MINUTES

I, the undersigned, do hereby certify that I am the duly qualified and acting Village Clerk of the Village of Buffalo Grove, Lake and Cook Counties, Illinois (the "*Village*"), and as such official I am the keeper of the records and files of the Village and of the President and Board of Trustees (the "*Board*") thereof.

I do further certify that the foregoing is a full, true and complete transcript of that portion of the minutes of the meeting of the Board held on the 4th day of May, 2020 insofar as the same relates to the adoption of Ordinance No. ____ entitled:

AN ORDINANCE providing for the issuance of approximately \$24,000,000 General Obligation Bonds, Series 2020, of the Village of Buffalo Grove, Lake and Cook Counties, Illinois, to finance street improvements, water, sanitary sewer and storm water system improvements and other capital projects within the Village, providing for the levy and collection of a direct annual tax sufficient to pay the principal and interest on said bonds, and authorizing the sale of said bonds to the purchaser thereof.

a true, correct and complete copy of which said ordinance as adopted at said meeting appears in the foregoing transcript of the minutes of said meeting.

I do further certify that the deliberations of the Board on the adoption of said ordinance were conducted openly, that the vote on the adoption of said ordinance was taken openly, that said meeting was held at a specified time and place convenient to the public, that notice of said meeting was duly given to all of the news media requesting such notice, that an agenda for said meeting was posted at the location where said meeting was held and at the principal office of the Board at least 72 hours in advance of the holding of said meeting, that at least one copy of said agenda was continuously available for public review during the entire 72-hour period preceding said meeting, that said agenda contained a separate specific item concerning the proposed adoption of said ordinance, a true, correct and complete copy of the agenda as so posted being attached hereto as *Exhibit A*, that said meeting was called and held in strict compliance with the provisions the Open Meetings Act of the State of Illinois, as amended, and with the provisions of the Illinois Municipal Code, as amended, and that the Board has complied with all of the applicable provisions of said Act and said Code and its procedural rules in the adoption of said ordinance.

IN WITNESS WHEREOF I hereunto affix my official signature and the seal of the Village
this 4th day of May, 2020.

Village Clerk

[SEAL]

[Attach Exhibit B]

STATE OF ILLINOIS)
) SS
 COUNTY OF LAKE)

CERTIFICATE OF PUBLICATION IN PAMPHLET FORM

I, the undersigned, do hereby certify that I am the duly qualified and acting Village Clerk of the Village of Buffalo Grove, Lake and Cook Counties, Illinois (the "*Village*"), and as such official I am the keeper of the official journal of proceedings, books, records, minutes, and files of the Village and of the President and Board of Trustees of the Village.

I do further certify that on the ____ day of May, 2020, there was published in pamphlet form, by authority of the President and Board of Trustees, a true, correct, and complete copy of Ordinance No. ____ of the Village entitled:

AN ORDINANCE providing for the issuance of approximately \$24,000,000 General Obligation Bonds, Series 2020, of the Village of Buffalo Grove, Lake and Cook Counties, Illinois, to finance street improvements, water, sanitary sewer and storm water system improvements and other capital projects within the Village, providing for the levy and collection of a direct annual tax sufficient to pay the principal and interest on said bonds, and authorizing the sale of said bonds to the purchaser thereof.

and providing for the issuance of said bonds, and that the ordinance as so published was on that date readily available for public inspection and distribution, in sufficient number so as to meet the needs of the general public, at my office as Village Clerk located in the Village.

IN WITNESS WHEREOF I have affixed hereto my official signature and the seal of the Village this ____ day of May, 2020.

Village Clerk

[SEAL]

STATE OF ILLINOIS)
) SS
 COUNTY OF LAKE)

CERTIFICATE OF FILING

I, the undersigned, do hereby certify that I am the duly qualified and acting County Clerk of The County of Lake, Illinois, and as such officer I do hereby certify that on the ____ day of May, 2020, there was filed in my office a properly certified copy of Ordinance No. ____ duly adopted by the President and Board of Trustees of the Village of Buffalo Grove, Lake and Cook Counties, Illinois, on the 4th day of May, 2020, and entitled:

AN ORDINANCE providing for the issuance of approximately \$24,000,000 General Obligation Bonds, Series 2020, of the Village of Buffalo Grove, Lake and Cook Counties, Illinois, to finance street improvements, water, sanitary sewer and storm water system improvements and other capital projects within the Village, providing for the levy and collection of a direct annual tax sufficient to pay the principal and interest on said bonds, and authorizing the sale of said bonds to the purchaser thereof.

and that the same has been deposited in, and all as appears from, the official files and records of my office.

IN WITNESS WHEREOF I have hereunto affixed my official signature and the seal of The County of Lake, Illinois, this ____ day of May, 2020.

 County Clerk of The County of Lake, Illinois

[SEAL]

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

CERTIFICATE OF FILING

I, the undersigned, do hereby certify that I am the duly qualified and acting County Clerk of The County of Cook, Illinois, and as such officer I do hereby certify that on the ____ day of May, 2020, there was filed in my office a properly certified copy of Ordinance No. ____ duly adopted by the President and Board of Trustees of the Village of Buffalo Grove, Lake and Cook Counties, Illinois, on the 4th day of May, 2020, and entitled:

AN ORDINANCE providing for the issuance of approximately \$24,000,000 General Obligation Bonds, Series 2020, of the Village of Buffalo Grove, Lake and Cook Counties, Illinois, to finance street improvements, water, sanitary sewer and storm water system improvements and other capital projects within the Village, providing for the levy and collection of a direct annual tax sufficient to pay the principal and interest on said bonds, and authorizing the sale of said bonds to the purchaser thereof.

and that the same has been deposited in, and all as appears from, the official files and records of my office.

IN WITNESS WHEREOF I have hereunto affixed my official signature and the seal of The County of Cook, Illinois, this ____ day of May, 2020.

 County Clerk of The County of Cook, Illinois

[SEAL]



Ordinance No. O-2020-30 : Chatham Lift Station Reconstruction Award

Recommendation of Action

Staff recommends approval.

The Chatham Lift Station Reconstruction was bid on February 27th, 2020 and the lowest responsible and responsive bidder was Bolder Contractors, Inc. Staff recommends approval of the contract to Bolder Contractors, Inc. in the amount of \$1,109,823.75 pending Village Attorney review.

ATTACHMENTS:

- Bolder Award of Bid Memo (DOCX)
- Chatham Bid Tabs (PDF)
- Chatham Bid Recommendation (PDF)
- Bolder Ordinance (DOCX)
- Contract Bid Documents

Trustee Liaison

Stein

Staff Contact

Kyle Johnson, Engineering

Monday, May 4, 2020	
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VILLAGE OF BUFFALO GROVE



MEMORANDUM

DATE: April 30, 2020
TO: Dane Bragg, Village Manager
FROM: Kyle Johnson, Civil Engineer II
SUBJECT: Chatham Lift Station Reconstruction Award of Bid

Staff Recommendation

Staff recommends that the Village Board award the contract to Bolder Contractors Inc. because the firm is the lowest qualified bidder for the work proposed. Due to the size and scope of the project, staff recommends a contingency fund be created and controlled by the Village in the amount of \$52,848.75 (5.0% of the project cost).

Project Overview

The Chatham Lift Station Reconstruction was advertised for bids and opened on February 27th, 2020. The lowest, qualified bid was in the amount of \$1,056,975.00 from Bolder Contractors Inc. The project includes complete replacement of the station, which includes the existing wet wells, pumps, vaults, control equipment and generator.

Supporting Information

Attached is a copy of the Tabulation of Bids for the program indicating the lowest, qualified bid of \$1,056,975.00 by Bolder Contractors Inc. As bids came in below the engineers estimate Engineering staff will consult with the Village Manager prior to exceeding the low bid price of \$1,056,975.00. This project is entirely funded by the Water & Sewer fund as proposed in the Lift Station CIP for 2020.

Attachment: Bolder Award of Bid Memo (O-2020-30 : Chatham Lift Station Reconstruction Award)

Village of Buffalo Grove
Chatham Lift Station Reconstruction
Bid Tabulation
For Bid Opening - 2/27/20

ITEM	UNIT	QUANTITY	ENGINEERS ESTIMATE		BOLDER CONTRACTORS		CECCHIN P&H INC.		DIMIED BROTHERS		MARTAM CONSTRUCTION		MANUSOS GC INC.	
			UNIT COST	ITEM COST	UNIT COST	ITEM COST	UNIT COST	ITEM COST	UNIT COST	ITEM COST	UNIT COST	ITEM COST	UNIT COST	ITEM COST
01 33 00	L SUM	1	\$2,500.00	\$ 2,500.00	\$100.00	\$ 100.00	\$8,000.00	\$ 8,000.00	\$5,000.00	\$ 5,000.00	\$1,500.00	\$ 1,500.00	\$10,804.00	\$ 10,804.00
01 50 00	L SUM	1	\$16,000.00	\$ 16,000.00	\$10,000.00	\$ 10,000.00	\$12,000.00	\$ 12,000.00	\$30,000.00	\$ 30,000.00	\$2,500.00	\$ 2,500.00	\$12,431.00	\$ 12,431.00
01 51 00	L SUM	1	\$30,000.00	\$ 30,000.00	\$5,000.00	\$ 5,000.00	\$45,000.00	\$ 45,000.00	\$40,000.00	\$ 40,000.00	\$30,000.00	\$ 30,000.00	\$13,379.00	\$ 13,379.00
01 57 13	L SUM	1	\$6,000.00	\$ 6,000.00	\$5,000.00	\$ 5,000.00	\$5,000.00	\$ 5,000.00	\$12,500.00	\$ 12,500.00	\$15,850.00	\$ 15,850.00	\$14,475.00	\$ 14,475.00
01 71 13	L SUM	1	\$50,000.00	\$ 50,000.00	\$30,000.00	\$ 30,000.00	\$75,000.00	\$ 75,000.00	\$10,500.00	\$ 10,500.00	\$70,000.00	\$ 70,000.00	\$10,640.00	\$ 10,640.00
02 41 00	L SUM	1	\$40,000.00	\$ 40,000.00	\$15,000.00	\$ 15,000.00	\$85,000.00	\$ 85,000.00	\$55,000.00	\$ 55,000.00	\$15,050.00	\$ 15,050.00	\$41,863.00	\$ 41,863.00
03 00 00-1	L SUM	1	\$8,800.00	\$ 8,800.00	\$5,000.00	\$ 5,000.00	\$16,000.00	\$ 16,000.00	\$17,000.00	\$ 17,000.00	\$5,030.00	\$ 5,030.00	\$7,792.00	\$ 7,792.00
03 00 00-2	L SUM	1	\$325,000.00	\$ 325,000.00	\$206,000.00	\$ 206,000.00	\$160,000.00	\$ 160,000.00	\$125,000.00	\$ 125,000.00	\$259,480.00	\$ 259,480.00	\$440,644.00	\$ 440,644.00
03 00 00-3	METER / VALVE / BYPASS VAULT	1	\$130,000.00	\$ 130,000.00	\$100,000.00	\$ 100,000.00	\$100,000.00	\$ 100,000.00	\$100,000.00	\$ 100,000.00	\$129,800.00	\$ 129,800.00	\$138,446.00	\$ 138,446.00
03 00 00-4	CONCRETE GENERATOR PAD	L SUM	\$13,000.00	\$ 13,000.00	\$3,000.00	\$ 3,000.00	\$5,000.00	\$ 5,000.00	\$5,000.00	\$ 5,000.00	\$5,750.00	\$ 5,750.00	\$7,080.00	\$ 7,080.00
03 00 00-5	CONCRETE TRAFFIC BOX ENCLOSURE PAD	L SUM	\$5,000.00	\$ 5,000.00	\$3,000.00	\$ 3,000.00	\$5,000.00	\$ 5,000.00	\$4,000.00	\$ 4,000.00	\$2,830.00	\$ 2,830.00	\$4,560.00	\$ 4,560.00
08 10 10	L SUM	1	\$6,300.00	\$ 6,300.00	\$5,000.00	\$ 5,000.00	\$10,000.00	\$ 10,000.00	\$4,000.00	\$ 4,000.00	\$16,700.00	\$ 16,700.00	\$70,648.00	\$ 70,648.00
22 13 13	L SUM	1	\$50,000.00	\$ 50,000.00	\$40,000.00	\$ 40,000.00	\$65,000.00	\$ 65,000.00	\$60,000.00	\$ 60,000.00	\$104,875.00	\$ 104,875.00	\$79,417.00	\$ 79,417.00
22 13 19	L SUM	1	\$55,000.00	\$ 55,000.00	\$40,000.00	\$ 40,000.00	\$70,000.00	\$ 70,000.00	\$40,000.00	\$ 40,000.00	\$32,500.00	\$ 32,500.00	\$24,335.00	\$ 24,335.00
22 13 28	L SUM	1	\$125,000.00	\$ 125,000.00	\$100,000.00	\$ 100,000.00	\$70,000.00	\$ 70,000.00	\$175,000.00	\$ 175,000.00	\$52,885.00	\$ 52,885.00	\$86,278.00	\$ 86,278.00
22 14 28	L SUM	1	\$5,000.00	\$ 5,000.00	\$4,000.00	\$ 4,000.00	\$5,000.00	\$ 5,000.00	\$5,000.00	\$ 5,000.00	\$2,780.00	\$ 2,780.00	\$9,844.00	\$ 9,844.00
28 05 16	L SUM	1	\$10,000.00	\$ 10,000.00	\$20,000.00	\$ 20,000.00	\$15,500.00	\$ 15,500.00	\$7,500.00	\$ 7,500.00	\$18,600.00	\$ 18,600.00	\$19,405.00	\$ 19,405.00
28 05 28	L SUM	1	\$5,000.00	\$ 5,000.00	\$15,000.00	\$ 15,000.00	\$2,500.00	\$ 2,500.00	\$4,000.00	\$ 4,000.00	\$3,000.00	\$ 3,000.00	\$5,162.00	\$ 5,162.00
28 05 33	L SUM	1	\$35,000.00	\$ 35,000.00	\$15,000.00	\$ 15,000.00	\$24,000.00	\$ 24,000.00	\$35,000.00	\$ 35,000.00	\$30,000.00	\$ 30,000.00	\$28,717.00	\$ 28,717.00
28 20 00-1	L SUM	1	\$12,000.00	\$ 12,000.00	\$25,000.00	\$ 25,000.00	\$5,000.00	\$ 5,000.00	\$8,500.00	\$ 8,500.00	\$6,000.00	\$ 6,000.00	\$7,901.00	\$ 7,901.00
28 20 00-2	ALLOWANCE	1	\$30,000.00	\$ 30,000.00	\$30,000.00	\$ 30,000.00	\$30,000.00	\$ 30,000.00	\$30,000.00	\$ 30,000.00	\$30,000.00	\$ 30,000.00	\$30,000.00	\$ 30,000.00
28 36 20	L SUM	1	\$60,000.00	\$ 60,000.00	\$55,000.00	\$ 55,000.00	\$45,000.00	\$ 45,000.00	\$75,000.00	\$ 75,000.00	\$44,360.00	\$ 44,360.00	\$51,022.00	\$ 51,022.00
31 23 16-1	L SUM	1	\$17,000.00	\$ 17,000.00	\$50,000.00	\$ 50,000.00	\$155,000.00	\$ 155,000.00	\$110,000.00	\$ 110,000.00	\$13,500.00	\$ 13,500.00	\$19,405.00	\$ 19,405.00
31 23 16-2	L SUM	1	\$5,000.00	\$ 5,000.00	\$5,000.00	\$ 5,000.00	\$1,000.00	\$ 1,000.00	\$10,000.00	\$ 10,000.00	\$1,000.00	\$ 1,000.00	\$11,188.00	\$ 11,188.00
31 23 16-3	L SUM	1	\$3,000.00	\$ 3,000.00	\$3,000.00	\$ 3,000.00	\$1,000.00	\$ 1,000.00	\$5,000.00	\$ 5,000.00	\$25,000.00	\$ 25,000.00	\$8,997.00	\$ 8,997.00
31 41 00	L SUM	1	\$35,000.00	\$ 35,000.00	\$30,000.00	\$ 30,000.00	\$20,000.00	\$ 20,000.00	\$65,000.00	\$ 65,000.00	\$248,800.00	\$ 248,800.00	\$15,570.00	\$ 15,570.00
32 12 16	SQ YD	55	\$100.00	\$ 5,500.00	\$110.00	\$ 6,050.00	\$150.00	\$ 8,250.00	\$140.00	\$ 7,700.00	\$150.00	\$ 7,700.00	\$120.51	\$ 6,62
32 13 13-1	SQ YD	27	\$160.00	\$ 4,320.00	\$140.00	\$ 3,780.00	\$90.00	\$ 2,430.00	\$175.00	\$ 4,725.00	\$150.00	\$ 4,050.00	\$147.00	\$ 3,96
32 13 13-2	SQ FT	825	\$15.00	\$ 12,375.00	\$15.00	\$ 12,375.00	\$11.00	\$ 9,075.00	\$9.00	\$ 7,425.00	\$14.00	\$ 11,550.00	\$10.96	\$ 9,04
32 13 13-3	FOOT	25	\$100.00	\$ 2,500.00	\$60.00	\$ 1,500.00	\$50.00	\$ 1,250.00	\$60.00	\$ 1,500.00	\$100.00	\$ 2,500.00	\$43.82	\$ 1,09
32 32 00	L SUM	1	\$5,000.00	\$ 5,000.00	\$10,000.00	\$ 10,000.00	\$10,000.00	\$ 10,000.00	\$20,000.00	\$ 20,000.00	\$7,500.00	\$ 7,500.00	\$13,379.00	\$ 13,379.00
33 05 19	FOOT	10	\$530.00	\$ 5,300.00	\$700.00	\$ 7,000.00	\$2,000.00	\$ 20,000.00	\$400.00	\$ 4,000.00	\$150.00	\$ 1,500.00	\$881.00	\$ 8,81
33 09 30	L SUM	1	\$110,000.00	\$ 110,000.00	\$173,000.00	\$ 173,000.00	\$145,000.00	\$ 145,000.00	\$200,000.00	\$ 200,000.00	\$143,000.00	\$ 143,000.00	\$158,851.00	\$ 158,851.00
33 31 11	FOOT	23	\$1,500.00	\$ 34,500.00	\$600.00	\$ 13,800.00	\$1,900.00	\$ 43,700.00	\$300.00	\$ 6,900.00	\$100.00	\$ 2,300.00	\$739.00	\$ 16,99
33 42 11-1	FOOT	49	\$100.00	\$ 4,900.00	\$130.00	\$ 6,370.00	\$60.00	\$ 2,940.00	\$80.00	\$ 3,920.00	\$60.00	\$ 2,940.00	\$98.00	\$ 4,80
33 42 11-2	EACH	1	\$1,000.00	\$ 1,000.00	\$2,000.00	\$ 2,000.00	\$1,500.00	\$ 1,500.00	\$2,000.00	\$ 2,000.00	\$1,500.00	\$ 1,500.00	\$4,395.00	\$ 4,39
TOTAL			\$ 1,264,995.00		\$ 1,056,975.00		\$ 1,278,145.00		\$ 1,295,670.00		\$ 1,352,330.00		\$ 1,347,97	

Denotes calculation correction from original bid

March 03, 2020

Mr. Kyle E. Johnson, PE, CFM
 Civil Engineer II
 Village of Buffalo Grove
 51 Raupp Boulevard
 Buffalo Grove, Illinois 60089

**Subject: Chatham Lift Station Reconstruction
 Bid Review and Recommendation**

Dear Mr. Johnson:

The Village received bids until 11:00 a.m. on Thursday, February 27th for the Chatham Lift Station Reconstruction Project. Five (5) bids were received for the project and publicly opened and read aloud. All Bidders included acknowledgement of Addendum No. 1, 5% Bid Bond, Signed Proposal Form, and Signed Public Contract Statements and are deemed to be responsive. No bidders requested Contract Modifications. The apparent low bidder is Bolder Contractors, with a bid amount of \$1,056,975.00 (see corrected bid summary below and tabulation attached).

<u>Bidder</u>	<u>Total Bid Price</u>
Bolder Contractors	\$1,056,975.00
Cecchin Plumbing & Heating, Inc.	\$1,278,145.00
DiMeo Brothers, Inc.	\$1,295,670.00
Martam Construction, Inc.	\$1,352,330.00 (Corrected)
Manusos General Contracting, Inc.	\$1,347,971.55 (Corrected)

Ciorba Group contacted the Villages of Hoffman Estates and Deerfield to discuss similar projects completed by Bolder Contractors. Ciorba Group has also performed construction management work for lift stations constructed by Bolder Contractors in the Villages of Buffalo Grove and Schaumburg of similar scope. Bolder's bid was also found to be within the Engineer's Estimate. Based on our review, we find Bolder Contractors to be the lowest responsible bidder.

For these reasons, Ciorba Group recommends that the Village award the Chatham Lift Station Reconstruction to Bolder Contractors, 316 Cary Point Drive, Cary, IL, in the amount of \$1,056,975.00.

Please contact us with any comments or questions.

Sincerely,
 Ciorba Group, Inc.



Luke A. Mattson, P.E.
 Water Resources Project Manager

ORDINANCE 2020-_____**AN ORDINANCE AUTHORIZING A CONSTRUCTION CONTRACT WITH BOLDER CONTRACTORS INC.**

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

WHEREAS, the Village seeks to enter into a Construction Contract with Bolder Contractors Inc. for reconstruction of Chatham Lift Station,

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

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

SECTION 2. The Village Manager is authorized to enter into a Construction Contract with Bolder Contractors Inc. for reconstruction of Chatham Lift Station at a price not to exceed \$1,109,823.75.

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

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

AYES: _____

NAYES: _____

ABSENT: _____

PASSED: _____, 2020

APPROVED: _____, 2020

APPROVED:

Beverly Sussman, Village President

ATTEST:

Janet Sirabian, Village Clerk

Attachment: Bolder Ordinance (O-2020-30 : Chatham Lift Station Reconstruction Award)



Ordinance No. O-2020-31 : 2020 Saxon/Downing Water & Street Improvements Award

Recommendation of Action

Staff recommends approval.

The 2020 Saxon/Downing Water & Street Improvements were bid on February 27th, 2020 and the lowest responsible and responsive bidder was Joel Kennedy Construction Corp. Staff recommends approval of the contract to Joel Kennedy Construction Corp. in the amount of 2,589,501.97, pending Village Attorney review.

ATTACHMENTS:

- JKC Award of Bid Memo (DOCX)
- 4798.043 Bid Tabulation - 2020 Saxon-Downing (PDF)
- 4798.043 Bid Recommendation - 2020 Saxon-Downing(PDF)
- JKC Ordinance (DOCX)
- Contract Bid Documents

Trustee Liaison
Stein

Staff Contact
Kyle Johnson, Engineering

Monday, May 4, 2020	
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VILLAGE OF BUFFALO GROVE



MEMORANDUM

DATE: April 30, 2020

TO: Jennifer Maltas, Deputy Village Manager

FROM: Kyle Johnson, Civil Engineer II

SUBJECT: 2020 Saxon/Downing Water & Sewer Improvements Award of Bid

The 2020 Saxon/Downing Water & Sewer Improvements was advertised for bids and opened on February 27th, 2020. The lowest, qualified base bid was in the amount of \$2,240,282.35 from Joel Kennedy Construction Corp. (JKC). JKC also had the lowest, qualified alternate bid in the amount of \$225,910.00, which makes the overall bid value \$2,466,192.35. The project includes water main replacement, storm and sanitary sewer repairs, spot curb and sidewalk replacement and full roadway asphalt replacement.

The project was bid as a base bid plus alternate to separate the different forms of water main installation. The base bid includes work that is routine for any underground contractor, while the alternate includes a specialty, directional drilling, that not all underground companies are capable of. If the alternate bid had been unbalanced to the base bid, the Village could have declined to include it in the contract, however Staff has confirmed JKC is capable of performing the specialty work and find the costs in line with industry expectations.

Attached is a copy of the Tabulation of Bids for the project indicating the lowest, total qualified bid of \$2,466,192.35 by Joel Kennedy Construction Corp. (JKC). Staff recommends that the Village Board award the contract to Joel Kennedy Construction Corp. (JKC) because the firm is the lowest qualified bidder for the work proposed. Due to the size and scope of the project, staff recommends a contingency fund be created and controlled by the Village in the amount of \$123,309.62 (5.0% of the project cost). As bids came in below the engineers estimate Engineering staff will consult with the Village Manager prior to exceeding the low bid price of \$2,466,192.35. This project is entirely funded by Bonded funds, which are to be authorized at this March 16th, 2020 Village Board Meeting.

Attachment: JKC Award of Bid Memo (O-2020-31 : 2020 Saxon/Downing Water & Street Improvements Award)

[illegible]

Total Base Bid:		\$2,467,141.58	\$2,240,262.35	As Point	\$2,389,300.00	\$2,018,006.91	\$2,091,179.35	\$2,896,431.00	\$2,756,088.85	As Point	\$2,741,023.26	\$1,063,113.33
AL 1	1	123.00	\$1,250.00	\$198.00	\$1,000.00	\$200.00	\$592.00	\$900.00	\$1,000.00	\$50.00	\$890.00	\$218.00
AL 2	2	55.00	\$13,800.00	\$1,300.00	\$3,000.00	\$3,800.00	\$1,300.00	\$5,800.00	\$3,000.00	\$1,200.00	\$2,600.00	\$1,000.00
AL 3	3	100.00	\$1,500.00	\$1,000.00	\$1,000.00	\$1,000.00	\$2,000.00	\$2,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
AL 4	4	100.00	\$1,500.00	\$1,000.00	\$1,000.00	\$1,000.00	\$2,000.00	\$2,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
AL 5	5	100.00	\$1,500.00	\$1,000.00	\$1,000.00	\$1,000.00	\$2,000.00	\$2,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
AL 6	6	100.00	\$1,500.00	\$1,000.00	\$1,000.00	\$1,000.00	\$2,000.00	\$2,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
AL 7	7	100.00	\$1,500.00	\$1,000.00	\$1,000.00	\$1,000.00	\$2,000.00	\$2,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
AL 8	8	100.00	\$1,500.00	\$1,000.00	\$1,000.00	\$1,000.00	\$2,000.00	\$2,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
AL 9	9	100.00	\$1,500.00	\$1,000.00	\$1,000.00	\$1,000.00	\$2,000.00	\$2,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
AL 10	10	100.00	\$1,500.00	\$1,000.00	\$1,000.00	\$1,000.00	\$2,000.00	\$2,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
AL 11	11	100.00	\$1,500.00	\$1,000.00	\$1,000.00	\$1,000.00	\$2,000.00	\$2,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
AL 12	12	100.00	\$1,500.00	\$1,000.00	\$1,000.00	\$1,000.00	\$2,000.00	\$2,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
AL 13	13	100.00	\$1,500.00	\$1,000.00	\$1,000.00	\$1,000.00	\$2,000.00	\$2,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
AL 14	14	100.00	\$1,500.00	\$1,000.00	\$1,000.00	\$1,000.00	\$2,000.00	\$2,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
AL 15	15	100.00	\$1,500.00	\$1,000.00	\$1,000.00	\$1,000.00	\$2,000.00	\$2,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
AL 16	16	100.00	\$1,500.00	\$1,000.00	\$1,000.00	\$1,000.00	\$2,000.00	\$2,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
AL 17	17	100.00	\$1,500.00	\$1,000.00	\$1,000.00	\$1,000.00	\$2,000.00	\$2,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
AL 18	18	100.00	\$1,500.00	\$1,000.00	\$1,000.00	\$1,000.00	\$2,000.00	\$2,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
AL 19	19	100.00	\$1,500.00	\$1,000.00	\$1,000.00	\$1,000.00	\$2,000.00	\$2,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
AL 20	20	100.00	\$1,500.00	\$1,000.00	\$1,000.00	\$1,000.00	\$2,000.00	\$2,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
AL 21	21	100.00	\$1,500.00	\$1,000.00	\$1,000.00	\$1,000.00	\$2,000.00	\$2,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
AL 22	22	100.00	\$1,500.00	\$1,000.00	\$1,000.00	\$1,000.00	\$2,000.00	\$2,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
AL 23	23	100.00	\$1,500.00	\$1,000.00	\$1,000.00	\$1,000.00	\$2,000.00	\$2,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
AL 24	24	100.00	\$1,500.00	\$1,000.00	\$1,000.00	\$1,000.00	\$2,000.00	\$2,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
AL 25	25	100.00	\$1,500.00	\$1,000.00	\$1,000.00	\$1,000.00	\$2,000.00	\$2,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
AL 26	26	100.00	\$1,500.00	\$1,000.00	\$1,000.00	\$1,000.00	\$2,000.00	\$2,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
AL 27	27	100.00	\$1,500.00	\$1,000.00	\$1,000.00	\$1,000.00	\$2,000.00	\$2,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
AL 28	28	100.00	\$1,500.00	\$1,000.00	\$1,000.00	\$1,000.00	\$2,000.00	\$2,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
AL 29	29	100.00	\$1,500.00	\$1,000.00	\$1,000.00	\$1,000.00	\$2,000.00	\$2,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
AL 30	30	100.00	\$1,500.00	\$1,000.00	\$1,000.00	\$1,000.00	\$2,000.00	\$2,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
AL 31	31	100.00	\$1,500.00	\$1,000.00	\$1,000.00	\$1,000.00	\$2,000.00	\$2,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00

March 5, 2020

Mr. Kyle Johnson, PE, CFM
 Civil Engineer II
 Village of Buffalo Grove
 51 Raupp Boulevard
 Buffalo Grove, Illinois 60089

625 Forest Edge Drive, Vernon Hills, IL 60061

TEL 847.478.9700 ■ FAX 847.478.9701

www.gha-engineers.com

Re: 2020 Saxon/Downing Water and Street Improvements
 VoBG-2020-06
 Bid Results and Recommendation for Award

Dear Mr. Johnson:

On Thursday, February 27, 2020, bid proposals for the above referenced project were received, opened, and publicly read aloud at Village Hall. This project includes water main replacement, water service line upgrades, pavement removal, sidewalk removal and replacement, hot-mix asphalt pavement installation, landscape restoration, and other associated improvements on Downing Road, Eton Court, Selwyn Lane, Charles Court, Saxon Place, and Buffalo Grove Road.

As directed, the work considered was separated into a 'base bid' and an 'alternate'. Thus, two separate bid schedules were received from each contractor. Most of the proposed improvements were included in the base bid, and additional work extending beyond the original project scope were included in alternate 01.

Bid documents were solicited and available to contractors on the Village's website, and bids were received by eight (8) contractors. As-read, the bid amounts for the base bid ranged from \$2,240,282.35 to \$3,063,433.35; the Engineer's Opinion of Probable Cost (EOPC) was \$2,467,141.50. The as-read low bid of \$2,240,282.35 was received from Joel Kennedy Constructing Corp of Chicago, Illinois. The bids for alternate 01 ranged from \$225,910.00 to \$266,709.50. The EOPC for alternate 01 was \$213,090.00. The as-read low bid of \$225,910.00 was also received from Joel Kennedy Constructing Corp.

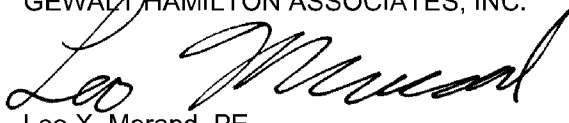
Joel Kennedy Constructing Corp is an IDOT prequalified firm and has the experience and means to perform the work in accordance with the plans and specifications.

The directional drill work was bid as an alternate due to the complexity of the work and difficulty some contractors would have performing it. We have reviewed Joel Kennedy Construction Corp's plan for this work and reviewed the bid results and find their proposal acceptable.

We recommend that the Village Board authorize the award of a construction contract including alternate #1 for the 2020 Saxon/Downing Water and Street Improvements project to Joel Kennedy Constructing Corp in the amount of \$2,589,501.97. This includes award of the base and alternate bid stated herein.

If you have any questions or require additional information regarding the above, please do not hesitate to contact me at (847) 821-6229 or by email at lmorand@gha-engineers.com.

Sincerely,
 GEWALT HAMILTON ASSOCIATES, INC.


 Leo X. Morand, PE
 Assistant Director

Encl.: Bid Summary

Cc (via email): Brett Robinson – Village of Buffalo Grove
 Brian Wesolowski, PE – Gewalt Hamilton Associates, Inc.
 Lucas Deferville – Gewalt Hamilton Associates, Inc.

ORDINANCE 2020-_____

AN ORDINANCE AUTHORIZING A CONSTRUCTION CONTRACT WITH JOEL KENNEDY CONSTRUCTION CORPORATION (JKC)

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

WHEREAS, the Village seeks to enter into a Construction Contract with Joel Kennedy Construction Corporation (JKC) for water main replacement and street rehabilitation along various Village streets in the Cambridge neighborhood,

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

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

SECTION 2. The Village Manager is authorized to enter into a Construction Contract with Joel Kennedy Construction Corporation (JKC) for water main replacement and street rehabilitation along various Village streets in the Cambridge neighborhood at a price not to exceed \$2,589,501.97.

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

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

AYES: _____
NAYES: _____
ABSENT: _____
PASSED: _____, 2020
APPROVED: _____, 2020

APPROVED:

Beverly Sussman, Village President

ATTEST:

Janet Sirabian, Village Clerk

Attachment: JKC Ordinance (O-2020-31 : 2020 Saxon/Downing Water & Street Improvements Award)



Resolution No. R-2020-20 : Authorization to Purchase Road Salt for the 2020-2021 Winter Season (Lake County Joint Bid)

Recommendation of Action

Staff recommends approval.

Staff requests authorization for the Village Manager to purchase no less than 1,400 tons and no more than 2,100 tons of bulk rock salt from Morton Salt at a price not to exceed \$142,464.00 in accordance with the Illinois Governmental Joint Purchasing Act (30 ILCS 525/0.01 et seq.)

ATTACHMENTS:

- Road Salt 2020-2021 - Morton (DOCX)
- SALT 2020 Resolution - Morton (DOCX)

Trustee Liaison

Pike

Staff Contact

Brett Robinson, Finance

Monday, May 4, 2020

VILLAGE OF BUFFALO GROVE



MEMORANDUM

DATE: April 30, 2020
TO: Dane Bragg, Village Manager
FROM: Brett Robinson, Purchasing Manager
SUBJECT: Road Salt 2020-2021

Background

Lake County led a joint bid for road salt for the 2020-2021 snow season. Staff request an order quantity of a minimum of 1400 and maximum of 2,100 tons for the 2020-2021 snow season. The salt contract was awarded to Morton and is priced at \$67.84 per ton up from 64.88. This contract may be extended for the 2021-2022 snow season but will need to be re-bid in early 2022.

The Bid Tabulation is summarized below

Bidder	Cost per Ton	1400 tons	2100 tons
Cargill, Inc - Deicing Technology Business	\$ 95.67	\$ 133,938.00	\$ 200,907.00
Compass MineralsAmerica, Inc	\$ 79.41	\$ 111,174.00	\$ 166,761.00
Morton Salt, Inc	\$ 67.84	\$ 94,976.00	\$ 142,464.00
The Detroit Salt Company	\$ 76.97	\$ 107,758.00	\$ 161,637.00

The Village is awaiting the results of the State of Illinois joint bid process for road salt and will bring those results before the Village Board for approval when they are received.

Recommendation

Staff requests authorization for the Village Manager to purchase no less than 1,400 tons and no more than 2,100 tons of bulk rock salt from Morton Salt at a price not to exceed \$142,464.00 in accordance with the Illinois Governmental Joint Purchasing Act (30 ILCS 525/0.01 et seq.)

RESOLUTION 2020-____

A RESOLUTION AUTHORIZING ROAD SALT PURCHASE FROM MORTON SALT INC.

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

WHEREAS, the Village seeks to purchase road salt in cooperation with the Lake County Illinois in accordance with the Illinois Joint Purchasing Act (30 ILCS 525/0.01 et seq.),

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

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

SECTION 2. The Village Manager is authorized to purchase no more than 2100 tons of road salt from Morton Salt at a price not to exceed \$142,464

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

SECTION 4. This Resolution shall be in full force and effect from and after its passage and approval.

AYES: _____

NAYES: _____

ABSENT: _____

PASSED: _____, 2020

APPROVED: _____, 2020

APPROVED:

Beverly Sussman, Village President

ATTEST:

Janet Sirabian, Village Clerk



Action Item : Development Improvement Agreement NCH Outpatient Care Center

Recommendation of Action

Staff recommends approval.

Staff recommends approval of the DIA for the proposed development located at 15 S. McHenry Road, subject to review and approval by the Village Attorney and Final Engineering Plans.

ATTACHMENTS:

- Memo NCH Redevelopment DIA (DOCX)
- DIA_NCH_4-27-2020 (PDF)

Trustee Liaison
Smith

Staff Contact
Darren Monico, Public Works

Monday, May 4, 2020

VILLAGE OF BUFFALO GROVE



MEMORANDUM

DATE: April 8, 2020
TO: Dane Bragg, Village Manager
FROM: Darren Monico, Village Engineer
SUBJECT: NCH Outpatient Care Center Development Improvement Agreement

Northwest Community Hospital (NCH), the owners and developers of 15 S. McHenry Road are proposing redeveloping their property along Lake Cook, Weiland, and McHenry Roads

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

Engineering and legal staff at the Village are currently working with NCH to finalize all documentation necessary to approve the DIA. Staff recommends Village Board approval of the DIA subject to review and approval by Village Attorney once all information has been received from NCH.

Northwest Community Hospital
Buffalo Grove Outpatient Care Center

DEVELOPMENT IMPROVEMENT AGREEMENT

THIS AGREEMENT ("Agreement"), made and entered into as of this 4th day of May, 2020 by and between the VILLAGE OF BUFFALO GROVE, an Illinois Municipal Corporation, and having its office at Village Hall, 50 Raupp Boulevard, Buffalo Grove, Illinois (hereinafter called "Village"), and NCH 15 S. McHenry Road, LLC (hereinafter called "Developer").

WITNESSETH:

WHEREAS, Developer desires to improve the real property described in Exhibit "A" attached hereto and made a part hereof (the "Property"), and in compliance with the Village's Development Ordinance, Developer has submitted to the Village certain (i) plans prepared by Eriksson Engineering Associates, Ltd., who are registered professional engineers (the "Site Plan"), which Plans were approved by the Village pursuant to Ordinance No. 2019 - 042 and (ii) additional plans and specifications prepared by Eriksson Engineering Associates, Ltd. dated April 15, 2020 and described in more detail in Exhibit "C" attached hereto and made a part hereof (the "Site Improvement Plans" and together with the Site Plan, the "Plans"); and,

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

NOW, THEREFORE, it is mutually agreed as follows:

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

2. Attached hereto as Exhibit "D" is a complete cost estimate for the construction of the improvement described in Exhibit "B" hereto. No later than three (3) business days following the execution of this Agreement and prior to the issuance of Village Permits, the Developer shall deposit a Letter of Credit acceptable to and in a form and substance approved by the Village in the original amount of One Million Eight Hundred Six Thousand Three Hundred Two and 03/100 Dollars (\$1,806,302.03), as further described in Paragraph 9 herein (the "Letter of Credit").

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

4. The Developer has paid or will pay the Village a Review and Inspection Fee, as required by Ordinance in the original amount of \$53,753. It is understood that said fee is based on the amount of the contracts or cost estimate for those items in Exhibit "B".

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

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

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

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

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

Development may not be completed.

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

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

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

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

D. In order to guarantee and warranty the obligations of Paragraph 7 herein, an amount equal to fifteen (15%) percent of the total amount of the Letter of Credit, or an amount equal to fifteen (15%) percent of the cost estimate of the individual Improvement(s) shall be retained in the Letter of Credit for a period of one-year beyond formal acceptance by the Village of the Improvement(s).

E. As a portion of the security amount specified in Paragraph 2, the Developer shall maintain a cash deposit with the Village Clerk in the amount of Eighteen Thousand Two Hundred Forty Five Dollars (\$18,245.00). If roads are not maintained with a smooth and firm surface reasonably adequate for access of emergency vehicles such as fire trucks and ambulances, or if any condition develops which is deemed a danger to public health or safety by the Village of Buffalo Grove due to the actions of the Developer or his failure to act; and after written notice of this condition, the Developer fails to immediately remedy the condition; then the Village may take action to remedy the situation and charge any expenses which results from the action to remedy the situation to the cash deposit. Upon notification that the cash deposit has been drawn upon, the Developer shall immediately deposit sufficient funds to maintain the deposit in the amount of Eighteen Thousand Two Hundred Forty Five Dollars (\$18,245.00). If the Developer has not made the additional deposit required to maintain the total cash deposit within three (3) days from the date he received notice that such additional deposit was required, it is agreed that the Village may issue a Stop Work Order or also may revoke all permits which the Developer had been granted. This cash deposit shall continue to be maintained until the maintenance guarantee period has lapsed. The deposit may be drawn upon by the Village if the conditions of this Agreement are not met by the Developer within five (5) days after receipt of a written notice of noncompliance with the conditions of this Agreement, except in cases of danger to public health and safety as determined by the Village, in which case, the deposit may be drawn upon immediately following notice to the Developer and his failure to immediately remedy the situation. After termination of the one-year maintenance period and upon receipt by the Village Clerk of a written request for release of the deposit, the Village will either notify the Developer that the Improvements are not in a proper condition for final release of the deposit, or shall release the deposit within fifteen (15) days.

F. In addition to the terms, covenants, and conditions of the Letter of Credit, the Developer hereby agrees that no reduction shall occur in the outstanding liability of the issuer there under, except on the written approval of the Village; however, in all events, the Village shall permit such Letter of Credit to expire, either by its terms, or by return of such Letter of Credit to the Developer, upon the expiration of one-(1) year from the acceptance of the Improvements referred to herein by the Village. To

the extent that the provisions of Paragraph 9 herein, and of the Letter of Credit, permit the Village to draw funds under such Letter of Credit, the Village hereby agrees to reduce the outstanding liability of the issuer of the Letter of Credit to the extent that funds are disbursed.

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

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

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

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

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

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

the preamble to this Agreement and expiring on the expiration of the one year maintenance period is referred to herein as the "Term".

15. This Agreement and the obligations contained herein are in addition to, and not in limitation of, all other agreements between the Parties hereto including, without limitation, the Preliminary Plan or Annexation Approval Ordinance No. dated August 19, 2019, and the obligations contained therein.

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

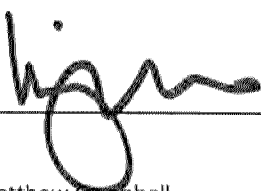
IN WITNESS WHEREOF, the Village has caused this Agreement to be executed, as has the Developer, all as of the date first above written.

VILLAGE OF BUFFALO GROVE, an Illinois Municipal Corporation

By: _____
Village President

DEVELOPER:

NCH 15 S. McHenry Road, LLC
 71 S. Wacker Drive
 Suite 3725
 Chicago, IL 60606

By:  _____

Name: Matthew Campbell

Title: Authorized Signatory

Northwest Community Hospital
Buffalo Grove Outpatient Care Center

DEVELOPMENT IMPROVEMENT AGREEMENT

EXHIBIT A

LEGAL DESCRIPTION

KNOWN AS: 15 S. McHenry Road, BUFFALO GROVE, ILLINOIS

PERMANENT INDEX NUMBERS: 15-33-309-002 (Parcel 1)
15-33-309-001 (Parcel 2)
03-04-102-003 (Parcel 3)
03-04-102-004 (Parcel 3)

AREA = 313,378 SQ. FT. OR 7.194 ACRES

PARCEL 1:

LOT 1 IN NORTHWEST COMMUNITY HOSPITAL MEDICAL ARTS CENTER SUBDIVISION; BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 33, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 6, 1981 AS DOCUMENT 2107360, (EXCEPT THAT PART TAKEN FOR ROAD PURPOSES), IN LAKE COUNTY, ILLINOIS.
PIN: 15-33-309-002

PARCEL 2:

LOT 1 IN NORTHWEST COMMUNITY HOSPITAL AMBULATORY CARE CENTER PLAT OF SUBDIVISION; BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 33, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 15, 1979 AS DOCUMENT 2034079, (EXCEPT THAT PART TAKEN FOR ROAD PURPOSES), IN LAKE COUNTY, ILLINOIS.
PIN: 15-33-309-001

PARCEL 3:

THAT PART OF THE NORTH HALF OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH

LINE OF SAID SECTION 4, SAID POINT BEING 326.10 FEET WEST OF THE SOUTHERLY QUARTER CORNER OF SAID SECTION 33; THENCE SOUTH 16 DEGREES 45 MINUTES WEST, 505.15 FEET TO THE CENTERLINE OF MCHENRY ROAD; THENCE NORTHWESTERLY ALONG SAID CENTERLINE OF MCHENRY ROAD, BEING A CURVED LINE CONVEX SOUTHWESTERLY AND HAVING A RADIUS OF 1432.7 FEET, A DISTANCE OF 639.5 FEET TO THE NORTH LINE OF SAID SECTION 4; THENCE EAST ON SAID NORTH LINE, 555.4 FEET TO THE POINT OF BEGINNING (EXCEPTING THEREFROM THAT PART THEREOF FALLING IN SAID MCHENRY ROAD) ALL IN COOK COUNTY, ILLINOIS.
PIN: 03-04-102-003, 03-04-102-004

Northwest Community Hospital
Buffalo Grove Outpatient Care Center

DEVELOPMENT IMPROVEMENT AGREEMENT

EXHIBIT B

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

Northwest Community Hospital
Buffalo Grove Outpatient Care Center

DEVELOPMENT IMPROVEMENT AGREEMENT

EXHIBIT C

Final Engineering Plans prepared by: Eriksson Engineering Associates, LTD

Final Landscaping Plans prepared by: Trippiedi Design, p.c.

Entitled: Northwest Community Healthcare – Buffalo Grove Outpatient Care Center

Consisting of: 34 sheet(s), last revised April 15, 2020

(see following pages)

Northwest Community Hospital
Buffalo Grove Outpatient Care Center

DEVELOPMENT IMPROVEMENT AGREEMENT

EXHIBIT D

Engineers Opinion of Probable Costs

(see following pages)

Attachment: DIA_NCH_4-27-2020 (Development Improvement Agreement NCH Outpatient Care Center)

EXHIBIT D

Engineer's Opinion of Probable Costs**Northwest Community Healthcare
Buffalo Grove Outpatient Care Center**Buffalo Grove
April 8, 2020

Division 31 10 00 - Site Clearing					
Item	Description	Unit	Quantity	Unit Price	Extended Price
	Remove Tree	Ea	166	\$350.00	\$58,100.00
	Remove Curb and Gutter	LF	4000	\$6.00	\$24,000.00
	Remove Asphalt Pavement	SY	11250	\$9.00	\$101,250.00
	Remove Concrete Pavement	SY	350	\$22.00	\$7,700.00
	Remove Sewer Pipe	LF	1550	\$17.00	\$26,350.00
	Remove Catch Basin / Manhole	Ea	8	\$550.00	\$4,400.00
	Remove Water Main	LF	380	\$22.00	\$8,360.00
	Remove Fire Hydrant	Ea	3	\$600.00	\$1,800.00
	Remove Light Pole	Ea	21	\$500.00	\$10,500.00
	Remove Sign	Ea	23	\$250.00	\$5,750.00
	Remove Wall	LF	40	\$175.00	\$7,000.00
	Subtotal				\$255,210.00

Division 31 20 00 - Earth Moving					
Item	Description	Unit	Quantity	Unit Price	Extended Price
	Topsoil Stripiping	SY	11400	\$4.00	\$45,600.00
	Topsoil Re-Spread	SY	6600	\$4.50	\$29,700.00
	Earth Excavation - Cut/Fill On-Site	CY	9800	\$8.00	\$78,400.00
	Earth Excavation - Export	CY	2500	\$35.00	\$87,500.00
	Temporary Construction Access	SY	175	\$75.00	\$13,125.00
	Silt Fence	LF	3200	\$3.50	\$11,200.00
	Tree Protection Fence	LF	650	\$2.50	\$1,625.00
	Inlet Protection	Ea	42	\$250.00	\$10,500.00
	Erosion Blanket	SY	2500	\$3.50	\$8,750.00
	Subtotal				\$286,400.00

Attachment: DIA_NCH_4-27-2020 (Development Improvement Agreement NCH Outpatient Care Center)

EXHIBIT D

Division 32 12 16 - Asphalt Paving					
Item	Description	Unit	Quantity	Unit Price	Extended Price
	Standard Pavement	SY	8850	\$30.00	\$265,500.00
	Heavy Pavement	SY	4500	\$40.00	\$180,000.00
	Pavement Striping	LS	1	\$8,000.00	\$8,000.00
	Subtotal				\$453,500.00

Division 32 13 13 - Concrete Paving					
Item	Description	Unit	Quantity	Unit Price	Extended Price
	Concrete Sidewalk	SY	475	\$35.00	\$16,625.00
	Concrete Pavement	SY	85	\$70.00	\$5,950.00
	Curb and Gutter	LF	5100	\$17.00	\$86,700.00
	Subtotal				\$109,275.00

Division 33 11 00 - Water Distribution Piping					
Item	Description	Unit	Quantity	Unit Price	Extended Price
	Fire Hydrant	Ea.	3	\$2,200.00	\$6,600.00
	Valve-In-Vault	Ea.	2	\$2,300.00	\$4,600.00
	DIP Pipe - 8"	LF	42	\$45.00	\$1,890.00
	DIP Pipe - 6"	LF	4	\$40.00	\$160.00
	Trench Backfill	CY	32	\$30.00	\$960.00
	Subtotal				\$14,210.00

Division 33 31 00 - Sanitary Utility Sewerage Piping					
Item	Description	Unit	Quantity	Unit Price	Extended Price
	Manhole - 4' Dia	Ea.	1	\$1,500.00	\$1,500.00
	PVC Pipe - 8"	LF	74	\$26.00	\$1,924.00
	PVC Pipe - 6"	LF	12	\$23.00	\$276.00
	Trench Backfill	CY	10	\$30.00	\$300.00
	Subtotal				\$4,000.00

EXHIBIT D

Division 33 41 00 - Storm Utility Drainage Piping					
Item	Description	Unit	Quantity	Unit Price	Extended Price
	Catch Basin -2' Dia	Ea.	12	\$800.00	\$9,600.00
	Catch Basin -4' Dia	Ea.	12	\$1,400.00	\$16,800.00
	Catch Basin -5' Dia+	Ea.	7	\$1,550.00	\$10,850.00
	Outlet Control Structure	Ea.	1	\$8,000.00	\$8,000.00
	Flared End Section - 24"	Ea.	1	\$1,400.00	\$1,400.00
	Cleanout	Ea.	2	\$350.00	\$700.00
	RCP Pipe - 24"	LF	603	\$45.00	\$27,135.00
	RCP Pipe - 18"	LF	136	\$42.00	\$5,712.00
	PVC Pipe - 24"	LF	30	\$47.00	\$1,410.00
	PVC Pipe - 18"	LF	17	\$44.00	\$748.00
	PVC Pipe - 12"	LF	99	\$35.00	\$3,465.00
	PVC Pipe - 10"	LF	406	\$32.00	\$12,992.00
	PVC Pipe - 10" C900	LF	18	\$37.00	\$666.00
	PVC Pipe - 4"	LF	62	\$18.00	\$1,116.00
	HDPE Pipe - 4" Perforated	LF	380	\$15.00	\$5,700.00
	StormTech Chamber System	CF	22800	\$9.00	\$205,200.00
	Rip Rap	SY	5	\$15.00	\$75.00
	Trench Backfill	CY	550	\$30.00	\$16,500.00
	Subtotal				\$328,069.00

Misc Improvements					
Item	Description	Unit	Quantity	Unit Price	Extended Price
	Bollard Pipes	Ea.	7	\$450.00	\$3,150.00
	Signage	Ea.	22	\$250.00	\$5,500.00
	Site Light Pole	Ea.	17	\$4,500.00	\$76,500.00
	Subtotal				\$85,150.00

Total Costs from Above	\$1,535,814.00
10% Contingency	\$153,581.40
Opinion of Total Construction Costs	\$1,689,395.40
8% Increase	\$135,151.63
TOTAL ESTIMATED COSTS	\$1,824,547.03

Note: This opinion of probable construction costs is based on quantities and unit prices assumed by the engineer based on data from previous construction projects, and will not necessarily reflect actual bid prices.