

Buffalo Grove Village News

January/February 2017

News for the Buffalo Grove Community

Lake Cook Corridor Market Study and Plan

The Village of Buffalo Grove has retained a consultant team lead by international design firm, Hellmuth, Obata, and Kassabaum, Inc. (HOK) to undertake the Lake Cook Corridor Market Study and Plan. This project will explore how the Village can best reposition the Corridor to optimize growth potential. The end result will be a realistic, comprehensive visioning plan for the Corridor that will improve the Village's identity, vitality, and fiscal sustainability. This is an important project that will implement a key action step from the Village's approved 2016 Economic Development Strategic Plan.

The Lake Cook Corridor Market Study and Plan will be developed over five stages as shown on page 8 of this newsletter. The project recently kicked off and is currently in Stage 2, **Existing Conditions/Market Assessment**. In this stage, the project team is collecting and assessing market, traffic, real estate, land use, stormwater, and public engagement data. In addition to this data, other periphery information to understand the existing dynamics in the corridor will be utilized. **Future Land Use and Development Planning**

in Stage 3 will focus on creating various development scenarios for the Corridor. The latter two stages, **Draft Recommendations** and the **Final Plan**, will concentrate on finalizing the vision and developing strategies to achieve that vision. The project team consists of HOK (project manager and design), Jones Lang LaSalle (market analysis), KLOA (transportation), SpaceCo (civil engineering and environmental), and Images (community outreach). The team anticipates the plan will be completed by the end of 2017. **Cont. on Page 8**

2017 Buffalo Grove Annual Budget pages 6-7

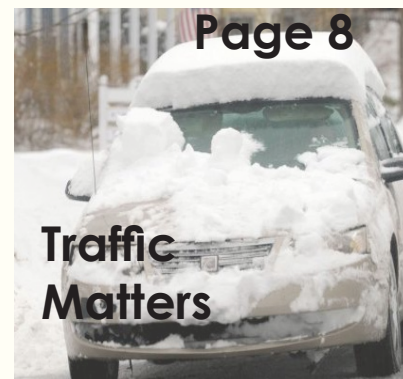
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VILLAGE BOARD **APPROVES** PLANS FOR **25-ACRE** COMMERCIAL DEVELOPMENT

On December 19, 2016, the Buffalo Grove Village Board approved the Woodman's Food Markets and Shorewood Development Group plans for the 25-acre commercial development at the western corners of Deerfield Parkway and Milwaukee Avenue. The development will be anchored by a 242,000-square foot Woodman's Food Market, fuel center, convenience store, quick lube and carwash at the northwest corner of Deerfield Parkway and Milwaukee Avenue. Additional commercial, office and retail developments will occupy the remaining 5.5 acres at the southwest corner of the intersection, which will be developed by Shorewood Development Group.



View Looking North at Woodman's

The project site was annexed into Buffalo Grove in 1990 and designated for commercial development. Milwaukee Avenue carries more than 30,000 cars per day past the site, with another 12,000 daily cars passing by on Deerfield Parkway. Completion of the project will require intersection improvements on the Milwaukee Avenue and Deerfield Parkway legs, including the addition of turning lanes. To assist with the project costs associated with intersection improvements required by Lake County and the Illinois Department of



View Looking at Shorewood's Proposed Development at the Southwest Corner of Deerfield Parkway and Milwaukee Avenue.

Transportation (IDOT), the Village Board previously approved an economic development agreement rebating a portion of the sales tax dollars generated from the retail sales at the Woodman's store. The project is expected to begin in 2017, once all the necessary approvals are received from IDOT and Lake County. These approvals relate to off-site roadway and intersection improvements along Deerfield Parkway and Milwaukee Avenue. Woodman's is projecting for the food store to be open in 2018.

For additional information, please contact the Community Development Department at (847) 459-2530.

A Message From The Village President



I would like to highlight a few items of interest relating to the Village's 2017 budget and economic development activities throughout Buffalo Grove.

The Village Board approved the 2017 Budget, which is the result of a year-long process of public discussions about capital projects, economic development, revenue and expenditures, benefits management, property tax levies and strategic planning. The budget, as approved, is \$75,120,613 and is a .3-percent increase compared to the 2016 budget.

The Village's main operating fund is the General Fund. This fund accounts for core functions of government, which include Public Safety (Police and Fire), Public Works and General Administration. The general fund budget is \$42,002,395 which is a .7-percent increase over the previous budget. Current Village service levels will remain unchanged.

During FY 2017, there is \$6.9 million budgeted for capital improvement projects. These include Village-owned facilities, streets, sidewalks, bike path maintenance, and water system improvements. One of the projects includes improvements at the Buffalo Grove Golf Course restaurant in anticipation of the opening of a new restaurant, "Wild Buffalo" which is planned to open in the spring.

For more information about the budget, see pages 6 and 7 in this newsletter. The full budget is available on the Village's website at <http://www.vbg.org/budget>.

The year 2016 was a busy year for economic development. The Village issued more than 3,000 residential and commercial building permits, with a total project valuation of nearly \$60 million invested back into Buffalo Grove. Compared to 2015, this represents 50-percent growth in private investment. The Village also had nearly

100 new and/or expanding businesses, which represents a 22-percent increase from the previous year.

The Village Board approved and began implementation of the Economic Development Strategic Plan, which includes the Lake Cook Road Corridor Market Study and Plan. Over the next six months, the Village will seek feedback from residents and businesses to develop a long-term vision for the corridor. I encourage you to participate in this process and stay informed through the Village's Facebook, Twitter, and LinkedIn pages, as well the Village e-News which is emailed each Thursday.

The Village of Buffalo Grove welcomes ThermFlo, Inc. and Zonatherm Products as they relocate and expand their headquarters in Buffalo Grove. An existing electrical equipment supplier, Connexion, announced plans to double their space and continue reinvestment within the Village. In addition to these three businesses, we continue to see interest and expansion in our industrial parks.

Finally, Woodman's Food Markets and Shorewood Development Group are proceeding with plans for a 25-acre commercial development at the western corners of Deerfield Parkway and Milwaukee Avenue. The development will be anchored by a 242,000 square foot Woodman's Food Market located at the northwest corner of the intersection. Woodman's also plans to develop a fuel center, convenience store, quick lube and carwash. Shorewood Development Group will develop additional commercial and retail spaces on the remaining 5 acres at the southwest corner of the intersection. Construction is expected to begin in 2017.

I'm sure you will agree that we have a great deal to be excited about in the Village of Buffalo Grove.

I hope that you enjoyed the holiday season with friends and family, and I look forward to seeing you throughout 2017.

Beverly Sussman

Village Trustees



Jeffrey
Berman



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Fire Department Reminds Residents About Winter Vent Safety

In the past, the Buffalo Grove Fire Department has seen an increase in the number of carbon monoxide incidents and detector activations because of snow accumulation. A common problem is high snow drifts that block furnace vents and air intakes in homes, many of which have newer high-efficiency furnaces. These systems typically vent through the sill plate of the home, close to ground level through white PVC piping (see photo). Drifting snow has the potential to block these vents, causing the furnace or water heater to cease operating. Some newer high-efficiency furnaces have automatic shut-offs that shut down the furnace when the vents are blocked, but not all do. If they fail to do so, the carbon monoxide may build up in the home.

After any snowfall, it is important to inspect the area around the furnace and hot water heater vents to ensure they are free of snow and ice, and are not blocking the safe operation of these fuel-burning devices. Remember to keep a 3-foot area clear of snow around the vent and intake pipes, and look for shrubs or other potential obstructions. Water heaters and dryer vents should also be cleared of snow to prevent possible carbon monoxide poisoning.

State law requires that all residential occupancies have carbon monoxide detectors installed by the property owner. More information regarding state statute requirements can be found at <http://www.ilga.gov> and enter *carbon monoxide in the search box*.

Residents are reminded not to run generators in the home, garage or other enclosed spaces - or to use natural gas appliances as heating devices because carbon monoxide can rise to dangerous, and potentially fatal levels. If your CO alarm sounds, immediately evacuate to a safe location and call 911. Information regarding carbon monoxide poisoning can be found at the Illinois Department of Public Health's

website at <http://www.idph.state.il.us> enter *carbon monoxide in the search box*. Heavy and drifting snows also have potential to damage gas meters, creating the possibility of natural gas leaks. If your home has an outside natural gas meter, check it routinely for any accumulation of ice or snow. A plugged regulator vent on a natural gas meter can lead to a possible buildup of natural gas inside a building and/or prevent the meter from operating properly, which stops the flow of natural gas.

Homeowners need to gently remove snow or ice from the natural gas meter and any associated piping. Carefully shovel around a meter and move snow away from it. Avoid using a snow blower near a meter. If you suspect a natural gas leak, leave your home immediately and when you are at a safe distance away, call 911. Information regarding natural gas safety can be found at NICOR's website at: <http://www.nicor.com>. and enter *residential safety in the search box*.



After any snowfall, it is important to inspect the area around the furnace and hot water heater vents to ensure they are free of snow and ice.

2016 Community Development Projects

In 2016, the Village issued more than 3,000 residential and commercial building permits. These permits represent a total project valuation of nearly \$60,000,000 invested into the Buffalo Grove community. When compared to 2015, this project valuation represents a 50-percent growth in private investment. The Village also saw growth regarding new and/or expanding businesses. In 2016, the Village approved over 600,000 square feet of new commercial and industrial development. Some of the key projects include:

Therm Flo Inc. and Zonatherm Products Headquarters - 875 Busch Parkway

A formerly vacant property at 875 Busch Parkway in the Corporate Grove Industrial Park is being developed with a new 40,437 square foot office and warehouse building. Therm Flo Inc. and its sister company Zonatherm Products have outgrown their current facility in Wheeling and have chosen to expand in Buffalo Grove.

Industrial Building - 850 Asbury Drive

Ridgeline Property Group is finalizing construction of a new 160,000 square foot industrial building at 850 Asbury Drive. The developer demolished the existing building and constructed a new state of the art warehouse/office facility and associated infrastructure.

Connexion - 1700 Leider Lane

Connexion is an electrical equipment supplier located in a 60,000 square foot warehouse at 1700 Leider Lane in Buffalo Grove. In 2016, Connexion announced plans to expand into the adjacent space, doubling their square footage to over 120,000 square feet.

MJK Development- Milwaukee Avenue

MJK Real Estate acquired the former PJ's Restaurant and McDonalds on Milwaukee Avenue and constructed a new 10,700 retail development with a drive-through to accommodate a new Potbelly Restaurant and other future commercial tenants.

Metro Storage - 847 Deerfield Parkway

Metro Storage was recently approved for a 3-story, 116,000 square foot self-storage building on the vacant lot located at the southwest corner of Busch Parkway and Deerfield Parkway. Construction is expected to begin in 2017.

Burdeen's Jewelry Addition - 1151 W Lake Cook Road

Burdeen's Jewelry recently proposed plans for a new 3,000 square foot addition to their existing building located at 1151 W. Lake Cook Road. Construction is expected to begin in 2017



The Buffalo Grove Annual Budget

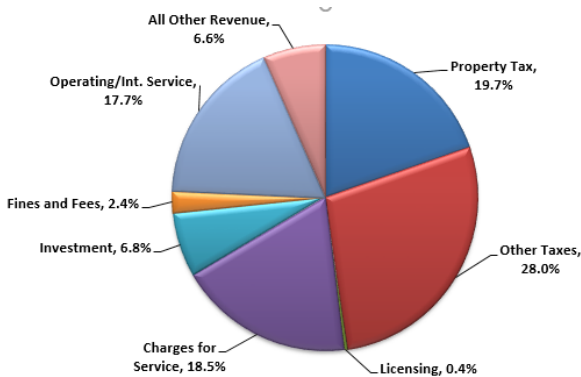
The 2017 Village Annual Budget will fund all operations and services during the period beginning January 1, 2017 through December 31, 2017. The final budget reflects a year-long series of public discussions about capital improvements, economic development, revenue performance, expenditure control, property tax levies, benefits management, and strategic planning.

In 2013, the Village Board developed five long-term strategic themes to guide the future of the organization, including Service Optimization, Organizational Culture, Revenue Growth, Economic Development and Infrastructure Sustainability. These elements drove budget decisions in 2017 and can be viewed in section 4 of the budget document online at www.vbg.org/budget. A summary of the budget can be found in sections 1 and 3. Those sections provide insight into the budget decision making process.

Revenue

The Village pays for the services it provides through several types of revenue. The total revenue budget for FY 2017 is \$79,600,891 which is a .7-percent increase from 2016.

Village revenues include taxes, developer fees, licenses and permits, fines, user charges, interest income, operating transfers, and other miscellaneous revenues. The Village strives to maintain a diverse revenue base so that it is not overly reliant upon any one source of collection, and also is equitable in its application. The Village continues to look for ways to be less reliant upon state-shared revenues as the continuing state budget impasse threatens revenue distributions to local governments.



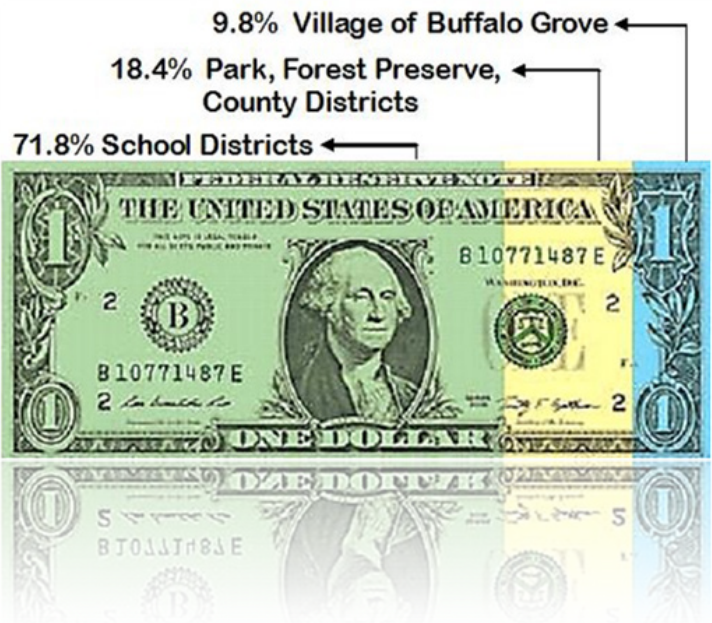
The chart above shows the distribution of revenue collection in the FY 2017 budget.

Taxes account for 47.8-percent of the total Village revenue budget. Those taxes include property tax, sales tax, income tax, telecom tax, utility use tax, motor fuel tax, prepared food and beverage tax and real estate transfer tax.

The property tax levy in 2017 will increase by 2.64-percent over the current year. The purpose of the property tax levy is to help fund public safety operations (police and fire) through the Corporate portion of the levy, pay employer obligated pension contributions through the Special

Purpose/Pension Levies, and principal and interest on its outstanding debt through the Debt Service Levy. The only property tax component the Village has flexibility over is the Corporate Levy. The growth in the levy is due to the addition of principal and interest payments on the 2016 Bonds for road improvements. The Village's portion represents less than 10-percent of the entire property tax bill.

The following chart that illustrates where the percentage of each tax dollar is allocated.



Service Charges are generated through the sales of water and golf and equal to 18.5-percent of the budget. The water rate increased by 4-percent for 2017 and is \$5.91 per 1,000 gallons metered. The goal of both the Water Fund and Golf Funds are to be self-sufficient through their rate structures. The rates charged to users should pay not only for day-to-day expenses, but must fund capital improvements and build reserves for future system improvements.

Operating/Internal Service Transfers are transfers of operating revenues or reserve balances to help support activities in another fund (i.e. capital projects) and reimburse Internal Service Funds (Building Maintenance, Central Garage, and Information Technology) for the cost of providing the services. Transfers total \$14.1 million and represent 17.7-percent of the budget.

Other Revenues are generated from the Metra facilities, franchise fees, solid waste fees, grants, pension withholding, and miscellaneous line items. Total revenue from these sources is \$4.9 million or 6.6-percent of the 2017 budget.

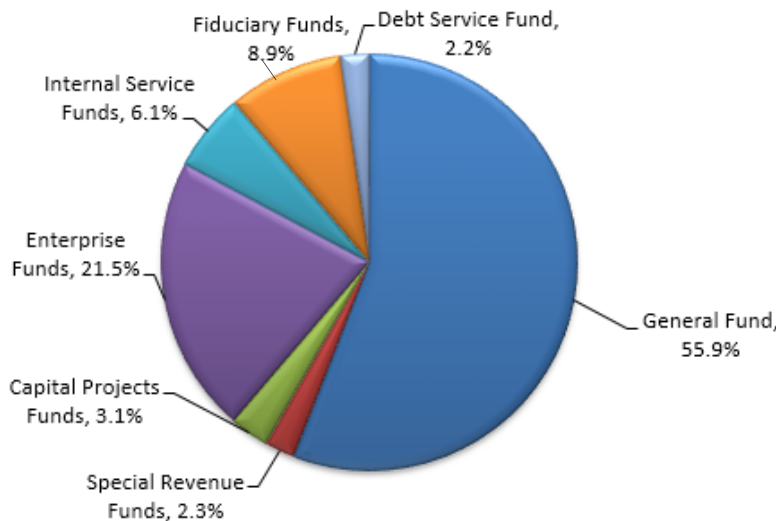
Expenditures

The total budget for all Village expenditures in 2017 is \$75,120,613 and is .3-percent more than the 2016 budget. Over half of the budget (55.9-percent) supports

The Buffalo Grove Annual Budget

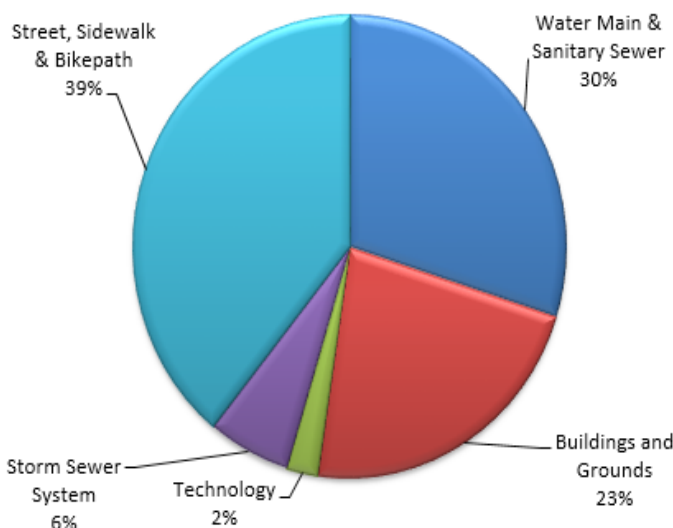
the activities of the General Fund. The General Fund accounts for most of the core services provided to the community including police and fire service, street maintenance and snowplowing, forestry, engineering, code enforcement and general administration. Of the General Fund expenditures, more than 70-percent of the budget supports the employees who provide the services.

The chart below shows the distribution of expenditure by fund.



Approximately 10.6-percent of the budget (\$7.9 million) is allocated to capital improvements and the purchase of capital equipment. The nearly \$8 million in improvements are budgeted to be expended on the following systems, listed in the graph below. The Village has traditionally approached capital funding on a pay-as-you-go basis (cash financed). That approach is evident in the low levels of debt outstanding.

The chart below depicts where capital dollars will be spent in FY 2017.



BUDGET SUMMARY

Total Budget: \$75,120,613

Revenues

Property Tax: 19.7%

Other Taxes: 28%

Other Revenues: 52.3%

Expenditures

General: 55.9%

Enterprise: 21.5%

Other Expenditures: 22.6%

Village Bond Rating

AAA

Reaffirmed by Moody's

Investor Services in December 2016

Total Debt

\$15,640,000

As a percentage of Total
Equalized Assessed Value:

1.06%

Capital Investment in Village

Projects and Equipment:
\$7,943,166

Reserve Contributions:

Buildings
Vehicle Replacement
Technology
Drainage Systems
\$1,126,557

Village Participates in Annual Civics Forum

It is again my pleasure to introduce you to a group of students who participated in Buffalo Grove's annual Civics Forum.

Our format was a little different this year in that the students from Buffalo Grove and Stevenson High Schools were teamed up with Village department heads and elected officials. They began the day with a brief orientation, and then took a physical tour of our Village campus in order to gain an in-depth look at municipal government (including fire trucks and jail cells). They then worked with their counterparts to prepare for the Village Board meeting. The students were presented with proposal requests from five different Village departments. During their preparation, the students researched the benefits of each proposal.

During the Civics Forum Board Meeting, each student who represented a Department Head made a presentation to the student Village Board outlining the request from their department. The student Village Board discussed each proposal and ultimately voted to purchase a Press Tool for the Public Works Department, which is a new piece of equipment that streamlines plumbing and pipe repairs, and eliminates the hazards associated with open flames in confined spaces. These students made a significant contribution to the Village, and made the Public Works Department very happy during this process!

After the meeting, students, Village staff and elected officials had a pizza party and got to chance to get to know one another.

We all had a wonderful day and I believe our students learned the importance of becoming involved in their community - and how vital it is for them to VOTE in every MUNICIPAL ELECTION - they are a very impressive group!

A huge THANK YOU to Village elected officials and to the advisors and students at Buffalo Grove and Stevenson High Schools.



Janet Sirabian,
Village Clerk

Lake Cook Corridor Market Study and Plan Continued:

Lake Cook Corridor Market Study and Plan Process



The first public meeting relating to this project will be held on February 7, 2017 from 6:30 p.m. to 8:30 p.m. at the Buffalo Grove Village Hall, 50 Raupp Boulevard.

Public engagement is a key aspect of this project, so residents, business owners, property owners, and all other interested stakeholders are invited to attend and participate. During this meeting, HOK will provide more information on the plan's objective and process, and ask attendees for their thoughts on issues, challenges, and opportunities facing the Corridor. Other public meetings and community outreach activities will be scheduled over the course of the project.

Details about the first public meeting and further information on the project, in addition to how to sign up for the project's mailing list can be found on the "Lake Cook Corridor Market Study and Plan" link on the Village's website (www.vbg.org). This link will send you to the project's webpage, which will be regularly updated with public engagement activities, project updates and other related news.

Lake Cook Corridor Market Study and Plan
First Public Meeting
Tuesday, February 7, 2017
6:30 p.m. – 8:30 p.m.
Buffalo Grove Village Hall, 50 Raupp Boulevard

Traffic Matters: Winter Safety Driving Tips



I would like to introduce myself to the community that I have sworn to protect. My name is Anthony Goldstein, and I am the new Traffic Sergeant for the Buffalo Grove Police Department. I have been a police officer for 22 years. Like some of you, serious traffic-related incidents have negatively impacted my life. A close relative of mine was struck by a hit-and-run driver, one of my college professors died because of a car crash and a friend was needlessly murdered as a result of a road-rage incident. It's an understatement when I say that traffic safety matters to me.

One such tragedy affected our very own department. In February of 2004, a Buffalo Grove Police Officer named Chris Senese was conducting stationary traffic enforcement on a side street in the Village. As he was legally parked on the roadway, he was rear-ended by another driver, who did not fully clear the snow off of their vehicle. As a result, the driver did not see the

squad car parked on the side of the road and Officer Senese sustained an injury as a result of this crash. This event prematurely ended his 12-year career with the Village of Buffalo Grove.

The National Highway Traffic Safety Administration (NHTSA) reports that it takes the average driver 1.5 seconds to perceive a threat, who then must make maneuvers to avoid an incident. This indicates drivers are already at a disadvantage unless they have the ability to see through their car windows, and anticipate behaviors before requiring a reaction such as slowing down, changing lanes or making other maneuvers to prevent a crash. It is therefore, a critical step to remove any snow and/or ice that has accumulated on your vehicle prior to driving. Clearing your car windows of debris is not only important to prevent a crash, but it is also required by law. Clearing your car not only helps you as the driver, but other drivers on the road. Have you ever been driving down the road and there is snow blowing off the car in front of you? This is called 'snow luggage' and can effectively blind the view of other drivers causing an increased

chance for accidents and tragedies.

Drivers should also remember to clear snow from the lights on vehicles. A vehicle's headlights are designed to light up the area in front of the car, and the taillights along with brake lights are intended to alert drivers of a motorist's intention to turn or stop. These safety features will not work effectively if they are covered with snow. Illinois Vehicle Code 12-201 states that a vehicle's headlights must be seen at a distance of 1,000 feet, while taillights and brake lights shall be visible from at least 500 feet. The vehicle code also requires drivers to ensure their rear license plate is clearly legible from a distance of 50 feet to the rear.

According to NHTSA, car crashes are on the rise at a rate of 7.2-percent, which represents the largest increase in nearly 50 years. Though the bitter cold temperatures might cause you to skip it, please take the five extra minutes and remove the snow from your car, so you and those on the road with you can drive safely this winter season.

*Anthony Goldstein,
Traffic Sergeant*

Help Keep Fire Hydrants Clear

The Buffalo Grove Fire Department needs your help. Each year, the fire department fights the same battle with the snow; as snow accumulations build, many times fire hydrants become hidden when they are needed the most – when fighting a fire.

We are asking our residents to help by participating as "Pluggie's Pals" by removing snow around fire hydrants in front of the home or on the street near the residence. By keeping fire hydrants clear of snow during the winter you can help keep the Buffalo Grove community safer. Firefighters lose precious time looking for a fire hydrant, or having to take the time to shovel one out.

Firefighters need a 3-foot circle around the fire hydrant and a 3-foot wide path from the street to the hydrant, to be effective. The Village and the Buffalo Grove Fire Department would like to thank you in advance for your assistance.



March Community Blood Drive



**Buffalo Grove Community
Blood Drive**
Saturday, March 4, 2017
8:00 a.m. to 1:00 p.m.
Alcott Center, 530 Bernard Drive

Prepare for your donation by eating well, staying hydrated and remember to bring your identification. To schedule an appointment, call Life Source at 877-543-3768. Walk-ins are welcome.



Village of Buffalo Grove

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On the Web: www.vbg.org

Village Hall Hours

Monday: 8:00 a.m. to 6:30 p.m.
Tuesday-Friday, 8:00 a.m. to 4:30 p.m.

Office of the Village Manager
(847) 459-2525

Office of the Village Clerk
(847) 459-2525

Finance and General Services
(847) 459-2500

Building and Zoning
(847) 459-2530

Health Department
(847) 459-2530

**Fire Department
(Non-Emergency)**
(847) 537-0995

**Police Department
(Non-Emergency)**
(847) 459-2560

Public Works-Operations
(847) 459-2545

Public Works-Engineering
(847) 459-2523

Arboretum Golf Club
(847) 913-1112

Buffalo Grove Golf Club
(847) 459-5520

BGTV

Comcast Channel 6
AT&T U-Verse Channel 99
Village Board meetings air everyday at
8 a.m. and 8 p.m.

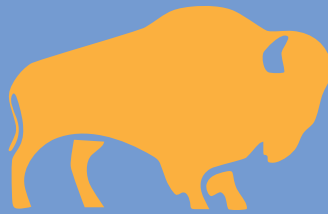
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2017 Village Board Meeting Schedule

January 23	Regular
February 6	COW
February 27	Regular
March 6	COW
March 20	Regular
April 3	COW
April 17	Regular
May 1	COW
May 15	Regular
June 5	COW
June 19	Regular
July 17	Regular
August 7	COW
August 21	Regular
September 18	Regular
October 2	COW
October 16	Regular
October 23	Special Civics Forum
November 6	Regular
November 13	Budget Presentation
December 4	Regular
December 18	Regular

Where do you get your information about the Village of Buffalo Grove? Visit www.vbg.org to find news and information, to report a concern to Village staff and view important Village documents.

www.vbg.org: Information for the whole community!