

VILLAGE NEWS



Rendering of proposed mixed-use development looking from Route 83.

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Town Center Redevelopment Plan Moves Forward

Buffalo Grove's first compact, mixed-use development is now one step closer to reality. On Monday, November 1, 2021, the Village Board passed a Memorandum of Understanding (MOU) with Kensington Development Partners (Kensington) to redevelop the 20-acre Town Center property. The proposed redevelopment is a new, modern central entertainment and residential district anchored by a national grocery store, retail shops, a park, restaurants and luxury multi-family residential. Featuring contemporary building design, as well as upscale tenants, the plan includes 65,000 square feet of experiential retail space with a total project cost of \$150 million.

Kensington is under contract to purchase the property and proposes two phases of redevelopment. Phase One includes the southern and central sections of the site with a new 37,500 square foot, nationally-renowned grocery store

with an innovative format to meet the demands of today's consumers. North of the grocer will be a 7-story, 275- to 300-unit high-end apartment building with 18,000 square feet of commercial space on the ground floor. The proposed 'next generation' apartment building will represent the latest trends in the luxury rental market, where the focus is on creating an amenity-rich, convenience-filled environment. The plan also features more than 65,000 square feet of retail and restaurants scattered throughout the site. A 'Central Park' located in the middle of the site can be utilized for concerts, the arts and other civic events.

Phase Two of the plan would revitalize the remaining 34,000 square feet on the northern portion of the site, creating new opportunities for existing and future tenants. Under the terms of

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Letter From the Village President

It's hard to believe that we are completing the second year of the pandemic. During 2021, despite the challenges presented by COVID-19, the Village of Buffalo Grove was able to reconnect, revitalize and focus on the future.

We were excited to bring back so many activities and events that were postponed in 2020, including the July Fourth fireworks and the Buffalo Grove Symphonic Band Concert. In addition, BG Days was back with carnival rides, food trucks and entertainment! The carnival, which included rides for people with disabilities, had a record turnout and Buddy Baseball was played once again. Bowling for Buddies returned in October, sponsored by Buffalo Grove's Rick Kahen Commission for Residents with Disabilities, the Village and the Buffalo Grove Rotary Club. The Farmers Market continued again this year, providing our residents with fresh food, baked goods and a place to gather safely outdoors.

During 2021, we focused on the future through economic development and redevelopment projects. We were happy to move forward with the opening of the new 4-story Northwest Community Health Center, and exciting redevelopment plans for the Town Center. In

addition, we celebrated a ribbon cutting for the Animal Care Center, a groundbreaking for Premier's Corporate Headquarters and welcomed Lou Malnati's Corporate Headquarters to Buffalo Grove.

Furthermore, we approved plans to redevelop the banquet space at the Arboretum Golf Club into a virtual golf center to complement Arbo's beautiful 18-hole course. You will find the article about the development on page 5 in this newsletter, which provides a detailed overview of this exciting project coming to our town!

Thank you all for your commitment to our community and for maintaining the BG spirit during these times. Wishing you a safe and healthy 2022!

HAPPY HOLIDAYS!

Beverly Sussman

Beverly Sussman
Village President



Beverly Sussman
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VILLAGE HALL HOLIDAY CLOSURES

In observance of the Thanksgiving, Christmas and New Year's Day holidays, Village Hall will be closed to the public on the following days:

Thanksgiving:
Thursday, November 25
Friday, November 26, 2021

Christmas:
Friday, December 24, 2021
Monday, December 27, 2021

New Year's Eve:
Friday, December 31, 2021

Holiday Waste Collection Schedule

The last 2021 landscape waste collection day is on Wednesday, December 15, 2021. Please note that refuse and recycling will not be picked up on Thanksgiving day (Thursday, November 25, 2021), Christmas day (Saturday, December 25, 2021) and New Year's day (Saturday, January 1, 2022). Waste collection will be delayed by one day due to each of these holidays, and picked up one day later than usual during the holiday week. For more information, visit vbg.org/refuse.

Feeling burned out? Visit www.SWANCC.org to locate a holiday light recycling location.



Village Manager's Message

There's been a lot of buzz recently concerning the proposed redevelopment of the Town Center shopping center at Route 83 and Lake Cook Roads. You may be asking yourself – why is this such a big deal?

The answer comes from a fundamental shift in the way the Village conducts its business. Over the last five years, we have shifted our way of forming policy from a leadership-driven model to a community-driven model – meaning we asked and you told us. Throughout our community surveys and planning projects, we have heard the community loud and clear – redevelopment of the Town Center is the number one priority in terms of economic development and quality of life for our residents.

But, it's not just the community input model that's changed. We've also made a major shift away from developer-driven plans to market- and community-driven plans. The Lake Cook Road Corridor Plan and Market Study, completed in 2018, was a prime example of this strategy in action. Using community input and market-based solutions, the Village was able to seek out the right developer to build the right project for our community. Instead of waiting for a developer to come to us, we were able to seek the best-fit development partner. These shifts in Buffalo Grove's approach to development sow the seeds for greater success.

Kensington's vision for the property is bold and new, bringing in today's



Dane Bragg
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concepts for retail, commercial and residential development. Much work remains to be done to complete this project. For example, we continue to work with our park and library partners to see where we can integrate more quality of life amenities for our residents into this development and other areas of the corridor. We are eager to see this project delivered to you, our community!

2021 Civics Forum

This year's Civics Forum was another hit! Our goal is to acquaint students with municipal government—the most accessible form of government that exists. We want students to realize the importance of voting in municipal elections, volunteering in their present and future communities—and perhaps even to consider becoming an elected official or staff member in those communities.

Buffalo Grove and Stevenson High School students met on September 27, 2021 at Village Hall for the Civics Forum. They were given an orientation on municipal government and then an in-depth tour of the Village Campus, including Village Hall, Public Works, the Police Department, and a close-up view of fire trucks.

Students were selected to lead each Village department, or serve as an elected official. Each student department head was presented with a requested need. Students met with their counterparts and prepared



presentations for the student Village Board, and elected officials met with their student counterparts to prepare for the meeting. We then paused to dine together at Sal & Tony's Restaurant and learn more about each other before heading back to work.

That evening, the student Village department heads outlined their requests to the student Village Board. The Board discussed the benefits of each proposal and ultimately voted to purchase a Rediboss 78 Gas-Powered Post Driver. The Village owns and

maintains approximately 3,000 road signs that are installed on metal posts, of which approximately 150 are replaced per year. This piece of equipment will protect employees from injury and reduce time required for sign installation throughout the Village.

We would like to thank all of the Village staff members, students and advisors who participated in our Civics Forum. This continues to be an educational and enjoyable experience for all of us!

Janet Sirabian, Village Clerk

2021 Key Development Projects

Despite the economic challenges resulting from the pandemic, investment in Buffalo Grove increased in 2021. Community Development issued nearly 3,000 permits for building improvements in 2021, representing a total value of \$85 million. The typical annual valuation of improvements is \$50-\$59 million, so this represents a marked increase. Read on for details on exciting development projects!



Northwest Community Healthcare

Construction of a redeveloped Northwest Community Healthcare property at the intersection of 15 S. McHenry Road and 125 E. Lake Cook Road is nearing completion. The project includes a new 70,600 square foot medical office building and a 4,900 square foot retail building.



Link Crossing

Construction continues on the new Link Crossing Development. K. Hovnanian Homes and M/I Homes is developing 68 clustered single-family detached homes and 119, 2-story townhomes.



Town Center Redevelopment

Kensington Development Partners seeks to redevelop the 20-acre Town Center property into a new, mixed-use

development to be anchored by retail, restaurants and multi-family residential units. Kensington's total investment and project costs are estimated to exceed \$150 million. The project is in the planning stages; if an agreement is reached, construction is anticipated to begin in summer 2022.



Lou Malnati's Corporate Headquarters

In 2021, Lou Malnati's announced it will consolidate its headquarters and move to 900 Busch Parkway. The 125,000 square foot building will serve as the company's home office, e-commerce site and fulfillment center. The property is currently undergoing an extensive buildout.

The Arboretum Club - WJ Golf

Plans have been approved for WJ Golf to convert the banquet space at the Village-owned Arboretum Club (401 Half Day Road) into a virtual golf center. WJ Golf, the new tenant, will offer indoor golf activities including private lessons, golf simulators, full-service dining and entertainment.



Multi-Use Project

The Village approved plans for the redevelopment of an existing office building at 700 E. Lake Cook Road into multiple uses including a 8,720 square foot convenience store, fuel center and car wash complex, 8,550 square foot retail center, and a 2,400 square foot quick service restaurant. The project is expected to be completed in late 2022.

Spoerlein Commons Outlot

A new 2,800 square foot Dunkin Donuts outbuilding with a drive-through is nearing completion. Dunkin Donuts was formerly located in the corner unit of the existing retail building and developed the outbuilding to expand their services to include the drive-through.



Industrial Building at 1305 Busch Parkway

In mid-2021, the Village approved a new 50,516 square foot industrial building at 1305 Busch Parkway. The multi-tenant building will feature office and industrial flex space. Premier Design + Build Group is developing the project and will be one of the building's main occupants. The project is expected to be completed in 2022.

Speedway

In late 2021, the Village reviewed and approved a submission for the redevelopment and expansion of a Speedway gas station and 4,600 square foot convenience store. Located at 201 N. Milwaukee, the project is located on approximately 3.5 acres of land and will service both personal and commercial vehicles.

WHO'S LISTENING?



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WJ Golf is Coming to The Arboretum

Starting in 2022, the Arboretum Club, located at 401 Half Day Road, will welcome WJ Golf as a new tenant. WJ Golf plans to transform the banquet space into a virtual golf center—offering a variety of indoor activities including private golf lessons, golf simulators, full-service dining and more. The combination of indoor golf and entertainment with the Arboretum Club's beautiful 18-hole outdoor course will create a unique and exciting regional destination, with year-round appeal.

Work is currently underway on the redevelopment, and WJ Golf and the Village will invest more than \$1.4 million into The Arboretum Club over the next five years. In addition to renovating the banquet space, plans also include

improvements to the outdoor golf course's cart paths, greens and bunkers.

WJ Golf's lease agreement with the Village has a term of ten years with two, five-year optional extensions, and provides significant new revenue

to The Arboretum Club for course improvements. WJ Golf plans to keep its current location at 1380 Busch Parkway, which opened in 2020 and includes an indoor driving range, online golf and a golf simulator. Learn more at wjsports.net/gallery.



Employee Spotlight: Geoff Tollefson

Geoff Tollefson began playing golf at the Arboretum Golf Club in 1989 as a member of Stevenson High School's golf team. More than 30 years later, he serves as the Head Professional overseeing both of the Village-owned public golf courses, The Arboretum Club and Buffalo Grove Golf Course.

Tollefson started working at the Arboretum as a cart attendant in 1993—and by 1999, he was promoted to Assistant Professional. When he was elected as a member of the Professional Golf Association (PGA) in 2005, it

opened the door to leadership positions. To obtain certification as a PGA professional, Geoff attended six years of business schooling through the PGA, and became

the first PGA professional in Illinois to become certified in Retail, Instruction, General Management, Executive Management, Ownership and Leasing, and Golf Operations. Upon completing school in 2011, Geoff then became the Head Professional at both golf courses.

As the 2021 outdoor season comes to a close, he is looking ahead to bringing experiential golf to Buffalo Grove with the addition of WJ Golf to the Arboretum Club in 2022.

"This is an exciting development for Buffalo Grove and for the Midwest, where we don't have a 12-month golf season," said Tollefson. "Virtual golf is one of the fastest-growing segments in the golf industry, and we're thrilled to provide a year-round experience for our members and customers."

The next time you're out golfing, look for Geoff and thank him for all he has done to promote and grow golf in Buffalo Grove!



2022 Budget Hearing

The 2020 Draft Budget is now available! The Village Board will hold a Special Budget Hearing Monday November 15 at 7:30 p.m. at the Village Hall. A recording of the hearing, the presentation, and the budget document are posted on the Village's website and can be accessed at vbg.org/budget.

WHO'S LISTENING?



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Winter and Holiday Travel

Along with the winter months comes holiday travel, and the Police Department wants to ensure everyone gets to their destination safely. Here are a few tips to help make winter travel safer and smoother:

- Have your vehicle checked out and tuned-up. Even something as simple as proper tire pressure makes a big difference when you need to stop quickly in inclement weather!
- With cold weather comes potentially drained car batteries—be sure to include jumper cables in your vehicle's emergency roadside kit.
- Consider keeping an extra blanket or jacket in your vehicle in case you need to

pull over, or are stopped for an extended period of time.

- Prior to departure, check road conditions through GPS apps, the news or online. Sometimes the drive just isn't worth the risk; evaluate whether the trip is essential or can wait for better conditions.
- Have mail held, and make arrangements for packages to be retrieved from your porch or common area in a timely manner. This helps protect them from being stolen!
- The Police encourage residents to fill out vacation watch forms online whenever they will be out of town; find the link at **vbg.org** - then navigate to **How Do I** then **Request** and finally **Vacation Watch**.



WHO'S LISTENING?



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CHIEF OF POLICE

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SAFE HOLIDAY SHOPPING

Shopping online this holiday season? The Police Department suggests these tips to help keep your packages...yours.

- Pick a specific delivery time when someone can be home to greet the delivery driver and package.
- Request a signature upon delivery, if available.
- Have packages delivered to a location where someone can immediately retrieve them, such as a trusted neighbor or person at your place of employment.
- Opt in for text message delivery alerts—you will know when the package arrives and can have someone secure it.
- Take advantage of your delivery service's secure locker locations and retrieve packages at your convenience.
- Consider installing a security camera or video doorbell. Cameras are a great deterrent and can also provide valuable details if your package is taken.

Police Department Collects 'Toys for Tots'

The Police Department is once again participating in 'Toys for Tots,' a charitable campaign started by the United States Marine Corps that benefits children in need during the holiday season. Toys for Tots officially began in 1991 and has grown exponentially, allowing the Marine Corps to donate millions of toys each year that help to make the holidays a bit brighter. The department has served as a collection site for new and unwrapped

toys for several decades. Donation boxes are located in the lobby of the Police Department, 46 Raupp Boulevard, where residents can drop off new and unwrapped toys through Monday, December 6. For more information, visit **toysfortots.org**.



Looking Back, Moving Forward

As the second year of the pandemic draws to a close, the Fire Department is reflecting on how truly fortunate we are to be members of the community. While 2020 and 2021 were challenging for everyone, it was especially taxing for those on the front lines during the life-changing pandemic. Work, family and home life collided—perhaps most intensely for first responders and medical professionals at many points over the last nearly two years. Standards of practice changed on an almost hourly basis at times, and lives were at stake—it

was taxing to say the least. What made it worth it was having the support of not only the Village staff, but the citizens we serve. Thank you all.

As life slowly but surely resumes and residents return to work and school, the Fire Department has seen a transition in the types of calls we receive. While we have welcomed the return of block party visits, school fire drills and public education opportunities, unfortunately vehicle accidents and stress-related medical emergencies are surging. The

department encourages residents to remember that many people are still under significant stress and may need extra support. Be safe, be courteous and be healthy!

If you need resources or support, please contact the Police Department Social Worker Brittany Wilson at **847-459-2560** or email **bwilson@vbg.org**.



WHO'S LISTENING?



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EMA DIRECTOR, FIRE CHIEF

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Town Center Redevelopment

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the MOU, Kensington will pursue Phase Two within five years of the construction of Phase One. The agreement between the Village and Kensington is the latest step in redeveloping the 30-year-old center. The process began with the Lake Cook Corridor Plan, which was adopted in 2018 and laid out a community-driven vision. Kensington representatives were attracted to the plan's bold vision, as well as the corridor's Tax Increment Financing (TIF) district, established in 2020. In July of 2020, Kensington went under contract with the Town Center owners to purchase the property, and since that time has been working with the Village to refine the plan and negotiate a public-private partnership.

The MOU specifies Kensington's obligation to purchase and redevelop



Rendering of proposed high-end apartment building with ground floor retail.

the property in accordance with the agreed upon vision. It also indicates that the Village will provide eligible TIF funds and 50-percent of the new sales tax growth in an amount not to exceed \$24.75 million. The agreement is structured such that only the funds generated by the redevelopment project will be provided or shared over the life of the TIF district. This helps to ensure a timely redevelopment process that

minimizes financial risk to the Village. In the upcoming months, Kensington will pursue finalizing their plans and entering into a formal redevelopment agreement with the Village. If an agreement is reached, construction is anticipated to begin in summer 2022.

To learn more about the Kensington plan, please visit **www.vbg.org/redevelopment**.

Public Works by the Numbers



▲ 9.5 lane miles of roadway rebuilt



▲ 11 Public Works vehicles used in the parade



▲ 8,495 feet of water main replaced



▲ 2,385 resident requests addressed



▲ 20 virtual classroom readings to children by Public Works personnel in the parade



▲ 16.7 tons of mix to repair potholes



▲ 4,058 feet of storm sewer installed/replaced



▲ 321 trees planted in the parkways



▲ \$7.3M in work funded by external sources



▲ \$92 M in contract work coordination with other agencies

WHO'S LISTENING?



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DIRECTOR OF PUBLIC WORKS

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Public Works Is Ready for Snow

Break out the shovels, trade the bikes for the snow blower, and toss your ice scrapers in the car—it's time to prepare for snow and ice season! While you're busy trying to locate that second mitten, Public Works is several weeks into planning for wintry weather. The Village's fleet of plows is ready for the snow, and information about our preparation can be found on the snow and ice removal page at vbg.org/snow-plowing.

New this year, local elementary schools participated in Public Works' Name the Plow Contest—and even

provided custom artwork to liven up the trucks! Visit the snow and ice removal page during the next winter weather event to track the progress of Prairie Express, Icebreaker 3000 and more. Thanks to all the kids and education professionals for lending their talents to add a bit of fun to even the biggest snow events.

For more information on snow plowing, including answers to frequently asked questions, visit vbg.org/snow-FAQ.



WHO'S LISTENING?



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MAINTENANCE SUPERINTENDANT

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2021 Construction Wrap-Up

After a construction season for the record books here in Buffalo Grove, everyone can take a moment to appreciate the smooth, wide roads. As barricades are picked up and new lanes open, remember that it took patience and grit to get here.

In the new year, a milder construction season is planned. Here's what you have to look forward to:

- **Forest/Glendale Project:**
Water main replacement and road reconstruction.
- **Bernard Drive:**
Water main replacement and roadway repairs.
- **Thompson/Brandywyn:**
Final stage roadway reconstruction.
- **Lake Cook Road Reconstruction:**
Landscaping and final items (roadway is finished).

WHO'S LISTENING?



Kyle Johnson
ASSISTANT DIRECTOR
OF PUBLIC WORKS

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BUFFALO
GROVE
PARK
DISTRICT



GOLF DOME
at the Buffalo Grove Park District

Hours

November 13 - April 9

Monday - Friday
Saturday & Sunday

10 am - 8 pm
9 am - 7 pm

- > Driving Range
- > Putting Green
- > Retail Shop

- > Private & Group Lessons
- > Gift Certificates
- > Open for walking weekday mornings from 9 - 10 am

Fees (Per ½ hour)

Weekdays	\$12
Weekends	\$13
5-Hour Pass	\$105
Season Membership Pass	\$700

Open for daily
golf practice
November 13.

801 McHenry Road
(½ Mile West of Buffalo Grove Road)
847.353.7575

**FRIDAY TO
BLACK
FRIDAY
SALE**

**SAVE
25%**

on Personal Training &
Reformer Training Packages
November 19 - 26

For more information, stop by the
front desk or visit bgfitness.org.



FITNESS CENTER
at the Buffalo Grove Park District

601 W. Deerfield Parkway | Buffalo Grove
847.353.7500 | bgfitness.org



BUFFALO GROVE
FRIENDS OF THE PARKS
FOUNDATION

The Buffalo Grove Park District's charitable foundation.



Just For Kids Holiday Shop

Tuesday, November 30 & Wednesday, December 1

4:30 - 6:30 pm

Alcott Center

Come and let your child do their one stop holiday shopping with us. Children will be able to come in and shop with one of our holiday helpers. Gifts will range from \$3 to \$8, and will be wrapped and ready to go.



Santa's Mailbox

Santa has made special arrangements with the Buffalo Grove Park District as a special helper to answer all the letters from boys and girls in Buffalo Grove. Letters will be answered to each child who drops off a letter. **Please Note:** This is for Buffalo Grove Park District residents only. School teachers who wish to have their students' letters answered must have prior approval.

Please send letters to:

Santa Claus
c/o Buffalo Grove Park District
530 Bernard Drive
Buffalo Grove, Illinois 60089

Please enclose a self-addressed, stamped envelope.
Only letters received by December 10 will be answered.



Dining Through The Decades

A Night of Dining, Dancing and Entertainment

Saturday, January 8

6 - 9:30 pm

Community Arts Center



BUFFALO GROVE
FRIENDS OF THE PARKS
FOUNDATION

Join the Friends of the Parks Foundation for a fundraising event, benefiting the fee assistance program for military families and families in need. We are taking it back to the 60s! So, grab your friends, and pull out your bell bottoms and platform shoes for a groovy night out at the Community Arts Center. The event will include dinner, music, trivia and raffle prizes. There will also be beer and wine available for purchase. Register online at bgparks.org. The fee is \$45 per person; and, the deadline to register is Tuesday, January 4. For more information, please contact Jenn Foreman at 847.850.2110 or jenn@bgparks.org.

Spring Soccer

Spring soccer is open to all boys and girls currently enrolled in grades Kindergarten through 8. Practices will begin in March, and games will begin in April. All teams will be scheduled for an 8 game season, ending in May. The fee is \$95 for residents, and \$119 for nonresidents. Participants may register online or complete a sports registration form at the Alcott Center, and include full payment anytime between January 2 and February 9. More details are available in the winter program guide on the Park District website at bgparks.org. For more information, contact Megan Baird at 847.850.2119 or mbaird@bgparks.org.



Camp Registration Begins December 1

Residents may register their children for Summer Camp beginning December 1. Registration can be taken online, or at the Alcott Center during regular business hours. If registering for the first time as a resident, you must provide proof of residency. Nonresident registration will begin December 13. Visit bgpcamps.org for detailed information and a list of camps offered.





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Buffalo Grove, Illinois 60089

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Website: vbg.org

VILLAGE HALL HOURS

Monday – Friday
8 a.m. – 4 p.m.

FIRE DEPARTMENT

(Non-Emergency)
847- 537-0995

POLICE DEPARTMENT

(Non-Emergency)
847- 459-2560

PUBLIC WORKS

847-459-2545

Connect with BG!

The Village utilizes a variety of communication channels to provide important news and information to our community members. These include the Village website, this bi-monthly Village News, Enewsletters, and on social media pages including Facebook, Twitter, Nextdoor, LinkedIn and YouTube. In addition to the weekly 'Enews' emailed to subscribers on Thursday afternoons, a Business Bulletin and road construction Enewsletters are also sent out on an as-needed basis. Please visit vbg.org/enewssignup to subscribe to the Enewsletter of your choice!



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

PSRTD SRD

U.S. POSTAGE

PAID

PERMIT #26

BUFFALO GROVE, IL

WS-CARRIER ROUTE PRE-SORT

LOCAL POSTAL CUSTOMER

BUFFALO GROVE, IL 60089

Community Blood Drives

Every two seconds, someone in the United States needs blood—and transfusions save the lives of approximately 4.5 million Americans each year. About 38-percent of the national population is eligible to donate blood, but less than 10-percent donates blood.

The Village hosted five Vitalant blood drives in 2021, a year in which blood shortages made donations critically important. In all, 200 registered donors have donated a collective 198 pints of blood through the Community Blood Drives—saving 594 lives!

There are two more blood drives in December— which means two more opportunities to give this life-saving gift

before the end of the year. To make an appointment, call 877-543-3768 or visit vitalant.org. For more information, visit vbg.org/blood-drive.

Community Blood Drive

Alcott Center (530 Bernard Drive)
Saturday, December 4, 2021
from 8 a.m. - 1 p.m.

Fire Department Blood Drive

Buffalo Grove Fire Department's Training Room (1051 Highland Grove Drive)
Thursday, December 30, 2021
from 8:30 a.m. - 2:30 p.m.

WHO'S LISTENING?



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Support our local economy!

BG Delivers is Buffalo Grove's online directory of restaurants and businesses! Check it out for local eats and treats, as well as great shopping and services!

