

Item #6:

Proposed Extension Of Public Water Downtown SSA - Discussion

Village of Long Grove
2016 Watermain Improvements
Bid Tabulation
April 8, 2016

Item No.	Description	Quantity	Unit	Engineer's Estimate			Glenbrook Excavating Wauconda, Illinois			Lenny Hoffman Wilmette, Illinois			FXA Mancini Lakemore, Illinois			Bolder Contracting Cary, Illinois			John Neri Addison, Illinois			Berger Excavating Walunda, Illinois			Carnpanelli & Sons Wadsworth, Illinois			Maneval Inglewood, Illinois		
				Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	
20101000	Temporary Fence	950	FOOT	\$5.00	\$4,750.00	\$6.00	\$5,700.00	\$13.00	\$12,350.00	\$3.00	\$2,850.00	\$5.00	\$4,750.00	\$5.56	\$5,272.50	\$5.00	\$4,750.00	\$5.00	\$4,750.00	\$5.00	\$4,750.00	\$5.00	\$4,750.00	\$5.00	\$4,750.00	\$5.00	\$4,750.00	\$5.00	\$4,750.00	
20101100	Tire Trunk Protection	4	EACH	\$150.00	\$600.00	\$200.00	\$800.00	\$310.00	\$1,240.00	\$200.00	\$800.00	\$200.00	\$800.00	\$200.00	\$800.00	\$200.00	\$800.00	\$200.00	\$800.00	\$200.00	\$800.00	\$200.00	\$800.00	\$200.00	\$800.00	\$200.00	\$800.00	\$200.00	\$800.00	
20101200	Tree Root Pruning	5	EACH	\$200.00	\$1,000.00	\$200.00	\$1,000.00	\$250.00	\$1,250.00	\$200.00	\$800.00	\$200.00	\$800.00	\$200.00	\$800.00	\$200.00	\$800.00	\$200.00	\$800.00	\$200.00	\$800.00	\$200.00	\$800.00	\$200.00	\$800.00	\$200.00	\$800.00	\$200.00	\$800.00	
20201150	Removal and Disposal of Unsuitable Material	70	CU YD	\$5.00	\$350.00	\$7.00	\$490.00	\$95.00	\$6,650.00	\$46.00	\$3,220.00	\$36.00	\$2,520.00	\$50.00	\$3,500.00	\$46.00	\$3,220.00	\$40.00	\$2,800.00	\$40.00	\$2,800.00	\$40.00	\$2,800.00	\$40.00	\$2,800.00	\$40.00	\$2,800.00	\$40.00	\$2,800.00	
20201200	Trench Backfill	1,312	CU YD	\$35.00	\$45,920.00	\$40.00	\$52,480.00	\$51.00	\$66,912.00	\$48.00	\$62,976.00	\$40.00	\$52,480.00	\$40.00	\$52,480.00	\$40.00	\$52,480.00	\$40.00	\$52,480.00	\$40.00	\$52,480.00	\$40.00	\$52,480.00	\$40.00	\$52,480.00	\$40.00	\$52,480.00	\$40.00	\$52,480.00	
21101000	Geotextile Fabric for Ground Stabilization	100	SQ YD	\$3.60	\$360.00	\$5.00	\$500.00	\$6.00	\$600.00	\$6.00	\$600.00	\$6.00	\$600.00	\$6.00	\$600.00	\$6.00	\$600.00	\$6.00	\$600.00	\$6.00	\$600.00	\$6.00	\$600.00	\$6.00	\$600.00	\$6.00	\$600.00	\$6.00	\$600.00	
21101625	Topsoil Furnish and Place, 6"	4,272	SQ YD	\$8.00	\$34,176.00	\$10.75	\$45,828.00	\$6.00	\$25,632.00	\$6.00	\$25,632.00	\$6.00	\$25,632.00	\$6.00	\$25,632.00	\$6.00	\$25,632.00	\$6.00	\$25,632.00	\$6.00	\$25,632.00	\$6.00	\$25,632.00	\$6.00	\$25,632.00	\$6.00	\$25,632.00	\$6.00	\$25,632.00	
26000110	Seeding, Class 1A	0.90	ACRE	\$5,000.00	\$4,500.00	\$2,420.00	\$2,178.00	\$30,000.00	\$27,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00		
26000400	Nitrogen Fertilizer Nutrient	84.5	POUND	\$2.00	\$169.00	\$2.75	\$232.38	\$1.50	\$126.75	\$3.00	\$253.50	\$8.00	\$676.00	\$5.00	\$425.00	\$5.00	\$425.00	\$5.00	\$425.00	\$5.00	\$425.00	\$5.00	\$425.00	\$5.00	\$425.00	\$5.00	\$425.00	\$5.00	\$425.00	
26000600	Phosphorus Fertilizer Nutrient	84.5	POUND	\$2.00	\$169.00	\$2.75	\$232.38	\$1.50	\$126.75	\$3.00	\$253.50	\$8.00	\$676.00	\$5.00	\$425.00	\$5.00	\$425.00	\$5.00	\$425.00	\$5.00	\$425.00	\$5.00	\$425.00	\$5.00	\$425.00	\$5.00	\$425.00	\$5.00	\$425.00	
25100127	Potassium Fertilizer Nutrient	84.5	POUND	\$2.00	\$169.00	\$2.75	\$232.38	\$1.50	\$126.75	\$3.00	\$253.50	\$8.00	\$676.00	\$5.00	\$425.00	\$5.00	\$425.00	\$5.00	\$425.00	\$5.00	\$425.00	\$5.00	\$425.00	\$5.00	\$425.00	\$5.00	\$425.00	\$5.00	\$425.00	
25100127	Mulch, Method 3A	4,272	SQ YD	\$2.50	\$10,680.00	\$0.90	\$3,844.80	\$3.00	\$12,816.00	\$3.00	\$12,816.00	\$3.00	\$12,816.00	\$3.00	\$12,816.00	\$3.00	\$12,816.00	\$3.00	\$12,816.00	\$3.00	\$12,816.00	\$3.00	\$12,816.00	\$3.00	\$12,816.00	\$3.00	\$12,816.00	\$3.00	\$12,816.00	
26200200	Supplemental Watering	100	UNIT	\$200.00	\$20,000.00	\$40.00	\$4,000.00	\$40.00	\$4,000.00	\$0.10	\$10.00	\$10.00	\$1,000.00	\$10.00	\$1,000.00	\$10.00	\$1,000.00	\$10.00	\$1,000.00	\$10.00	\$1,000.00	\$10.00	\$1,000.00	\$10.00	\$1,000.00	\$10.00	\$1,000.00	\$10.00	\$1,000.00	
28000500	Inlet and Pipe Protection	7	EACH	\$150.00	\$1,050.00	\$200.00	\$1,400.00	\$200.00	\$1,400.00	\$10.00	\$70.00	\$10.00	\$100.00	\$10.00	\$100.00	\$10.00	\$100.00	\$10.00	\$100.00	\$10.00	\$100.00	\$10.00	\$100.00	\$10.00	\$100.00	\$10.00	\$100.00	\$10.00	\$100.00	
28000510	Inlet Fillers	6	EACH	\$150.00	\$900.00	\$150.00	\$900.00	\$150.00	\$900.00	\$150.00	\$900.00	\$150.00	\$900.00	\$150.00	\$900.00	\$150.00	\$900.00	\$150.00	\$900.00	\$150.00	\$900.00	\$150.00	\$900.00	\$150.00	\$900.00	\$150.00	\$900.00	\$150.00	\$900.00	
42400200	Portland Cement Concrete Sidewalk 5 Inch	600	SQ FT	\$6.00	\$3,600.00	\$7.50	\$4,500.00	\$12.00	\$7,200.00	\$9.70	\$5,820.00	\$8.00	\$4,800.00	\$8.00	\$4,800.00	\$8.00	\$4,800.00	\$8.00	\$4,800.00	\$8.00	\$4,800.00	\$8.00	\$4,800.00	\$8.00	\$4,800.00	\$8.00	\$4,800.00	\$8.00	\$4,800.00	
42400600	Detachable Warnings	38	SQ FT	\$75.00	\$2,850.00	\$35.00	\$1,330.00	\$108.00	\$4,104.00	\$108.00	\$4,104.00	\$108.00	\$4,104.00	\$108.00	\$4,104.00	\$108.00	\$4,104.00	\$108.00	\$4,104.00	\$108.00	\$4,104.00	\$108.00	\$4,104.00	\$108.00	\$4,104.00	\$108.00	\$4,104.00	\$108.00	\$4,104.00	
44000200	Driveway Pavement Removal	20	SQ YD	\$12.00	\$240.00	\$8.00	\$160.00	\$17.00	\$340.00	\$17.00	\$340.00	\$17.00	\$340.00	\$17.00	\$340.00	\$17.00	\$340.00	\$17.00	\$340.00	\$17.00	\$340.00	\$17.00	\$340.00	\$17.00	\$340.00	\$17.00	\$340.00	\$17.00	\$340.00	
44000300	Driveway Pavement Removal	10	FOOT	\$25.00	\$250.00	\$10.00	\$100.00	\$11.00	\$110.00	\$11.00	\$110.00	\$11.00	\$110.00	\$11.00	\$110.00	\$11.00	\$110.00	\$11.00	\$110.00	\$11.00	\$110.00	\$11.00	\$110.00	\$11.00	\$110.00	\$11.00	\$110.00	\$11.00	\$110.00	
44000300	Combination Curb and Gutter Removal	94	FOOT	\$10.00	\$940.00	\$10.00	\$940.00	\$10.00	\$940.00	\$10.00	\$940.00	\$10.00	\$940.00	\$10.00	\$940.00	\$10.00	\$940.00	\$10.00	\$940.00	\$10.00	\$940.00	\$10.00	\$940.00	\$10.00	\$940.00	\$10.00	\$940.00	\$10.00	\$940.00	
44000600	Sidewalk Removal	600	SQ FT	\$3.00	\$1,800.00	\$2.00	\$1,200.00	\$2.00	\$1,200.00	\$2.00	\$1,200.00	\$2.00	\$1,200.00	\$2.00	\$1,200.00	\$2.00	\$1,200.00	\$2.00	\$1,200.00	\$2.00	\$1,200.00	\$2.00	\$1,200.00	\$2.00	\$1,200.00	\$2.00	\$1,200.00	\$2.00	\$1,200.00	
44201717	Class D Finish Patches, Type II, 6 Inch	11	SQ YD	\$80.00	\$880.00	\$60.00	\$660.00	\$138.00	\$1,518.00	\$126.00	\$1,386.00	\$126.00	\$1,386.00	\$126.00	\$1,386.00	\$126.00	\$1,386.00	\$126.00	\$1,386.00	\$126.00	\$1,386.00	\$126.00	\$1,386.00	\$126.00	\$1,386.00	\$126.00	\$1,386.00	\$126.00	\$1,386.00	
44201721	Class D Finish Patches, Type III, 6 Inch	46.2	SQ YD	\$75.00	\$3,465.00	\$60.00	\$2,772.00	\$108.00	\$4,989.60	\$108.00	\$4,989.60	\$108.00	\$4,989.60	\$108.00	\$4,989.60	\$108.00	\$4,989.60	\$108.00	\$4,989.60	\$108.00	\$4,989.60	\$108.00	\$4,989.60	\$108.00	\$4,989.60	\$108.00	\$4,989.60	\$108.00	\$4,989.60	
44201723	Class D Finish Patches, Type IV, 6 Inch	3,685	SQ YD	\$45.00	\$165,825.00	\$70.00	\$257,950.00	\$70.00	\$257,950.00	\$70.00	\$257,950.00	\$70.00	\$257,950.00	\$70.00	\$257,950.00	\$70.00	\$257,950.00	\$70.00	\$257,950.00	\$70.00	\$257,950.00	\$70.00	\$257,950.00	\$70.00	\$257,950.00	\$70.00	\$257,950.00	\$70.00	\$257,950.00	
48102100	Aggregate Wedge Shoulder, Type B	104	TON	\$80.00	\$8,320.00	\$45.00	\$4,725.00	\$40.00	\$4,160.00	\$40.00	\$4,160.00	\$40.00	\$4,160.00	\$40.00	\$4,160.00	\$40.00	\$4,160.00	\$40.00	\$4,160.00	\$40.00	\$4,160.00	\$40.00	\$4,160.00	\$40.00	\$4,160.00	\$40.00	\$4,160.00	\$40.00	\$4,160.00	
60105200	Pipe Invert Removal	121	FOOT	\$16.00	\$1,936.00	\$16.00	\$1,936.00	\$16.00	\$1,936.00	\$16.00	\$1,936.00	\$16.00	\$1,936.00	\$16.00	\$1,936.00	\$16.00	\$1,936.00	\$16.00	\$1,936.00	\$16.00	\$1,936.00	\$16.00	\$1,936.00	\$16.00	\$1,936.00	\$16.00	\$1,936.00	\$16.00	\$1,936.00	
60105200	Ductile Iron Water Main, 6"	480	FOOT	\$70.00	\$33,600.00	\$80.00	\$38,400.00	\$110.00	\$52,800.00	\$80.00	\$38,400.00	\$120.00	\$57,600.00	\$120.00	\$57,600.00	\$120.00	\$57,600.00	\$120.00	\$57,600.00	\$120.00	\$57,600.00	\$120.00	\$57,600.00	\$120.00	\$57,600.00	\$120.00	\$57,600.00	\$120.00	\$57,600.00	
56103300	Ductile Iron Water Main, 12"	3,678	FOOT	\$95.00	\$349,010.00	\$127.00	\$467,106.00	\$117.00	\$430,326.00	\$117.00	\$430,326.00	\$117.00	\$430,326.00	\$117.00	\$430,326.00	\$117.00	\$430,326.00	\$117.00	\$430,326.00	\$117.00	\$430,326.00	\$117.00	\$430,326.00	\$117.00	\$430,326.00	\$117.00	\$430,326.00	\$117.00	\$430,326.00	
56104900	Water Valves 6" (Includes Valve Box)	5	EACH	\$1,800.00	\$9,000.00	\$4,800.00	\$24,000.00	\$1,700.00	\$8,500.00	\$2,400.00	\$12,000.00	\$2,400.00	\$12,000.00	\$2,400.00	\$12,000.00	\$2,400.00	\$12,000.00	\$2,400.00	\$12,000.00	\$2,400.00	\$12,000.00	\$2,400.00	\$12,000.00	\$2,400.00	\$12,000.00	\$2,400.00	\$12,000.00	\$2,400.00	\$12,000.00	
56105200	Water Valves 12"	8	EACH	\$2,800.00	\$22,400.00	\$2,800.00	\$22,400.00	\$4,000.00	\$32,000.00	\$4,000.00	\$32,000.00	\$4,000.00	\$32,000.00	\$4,000.00	\$32,000.00	\$4,000.00	\$32,000.00	\$4,000.00	\$32,000.00	\$4,000.00	\$32,000.00	\$4,000.00	\$32,000.00	\$4,000.00	\$32,000.00	\$4,000.00	\$32,000.00	\$4,000.00	\$32,000.00	
60248900	Pipe Hydrant, Complete	13	EACH	\$5,500.00	\$71,500.00	\$4,500.00	\$58,500.00	\$5,100.00	\$66,300.00	\$5,100.00	\$66,300.00	\$5,100.00	\$66,300.00	\$5,100.00	\$66,300.00	\$5,100.00	\$66,300.00	\$5,100.00	\$66,300.00	\$5,100.00	\$66,300.00	\$5,100.00	\$66,300.00	\$5,100.00	\$66,300.00	\$5,100.00	\$66,300.00	\$5,100.00	\$66,300.00	
60248900	Valve Vaults, Type A, 5-Diameter, Type 1 Frame, Closed Lid	8	EACH	\$3,000.00	\$24,000.00	\$3,500.00	\$28,000.00	\$4,000.00	\$32,000.00	\$4,000.00	\$32,000.00	\$4,000.00	\$32,000.00	\$4,000.00	\$32,000.00															

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Item No.	Description	Quantity	Unit	Engineer's Estimate		Glenbrook Excavating Wauconda, Illinois		Lenny Hoffman Wilmette, Illinois		FA Mancini Lakemoor, Illinois		Bolder Contracting Cary, Illinois		John Neri Addison, Illinois		Berger Excavating Wauconda, Illinois		Campaella & Sons Wadsworth, Illinois		Manawal Ingleisle, Illinois		
				Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	
20101000	Temporary Fence	1,000	FOOT	\$5.00	\$5,000.00	\$6.00	\$6,000.00	\$6.00	\$6,000.00	\$26.00	\$26,000.00	\$3.00	\$3,000.00	\$5.00	\$5,000.00	\$6.00	\$6,000.00	\$5.65	\$5,650.00	\$5.00	\$5,000.00	
20101100	Tree Trunk Protection	0	EACH	\$150.00	\$0.00	\$200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$300.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00	\$0.00	\$0.00	\$0.00	\$0.00	
20201200	Tree Root Pruning	0	EACH	\$200.00	\$0.00	\$200.00	\$0.00	\$0.00	\$0.00	\$500.00	\$0.00	\$300.00	\$0.00	\$0.00	\$0.00	\$0.00	\$180.00	\$0.00	\$0.00	\$0.00	\$166.00	
20201500	Removal and Disposal of Unsuitable Material	40	CU YD	\$65.00	\$2,600.00	\$76.00	\$3,040.00	\$47.00	\$1,880.00	\$65.00	\$2,600.00	\$40.00	\$1,600.00	\$60.00	\$2,400.00	\$75.00	\$3,000.00	\$75.00	\$3,000.00	\$60.00	\$2,400.00	\$177.00
20600100	French Backfill	1,611	CU YD	\$35.00	\$56,385.00	\$40.00	\$64,440.00	\$25.00	\$40,275.00	\$175.00	\$281,225.00	\$50.00	\$80,550.00	\$60.00	\$96,660.00	\$68.00	\$109,248.00	\$68.00	\$109,248.00	\$70.00	\$112,770.00	\$63.00
21001000	Geotextile Fabric for Ground Stabilization	40	SQ YD	\$3.50	\$140.00	\$5.00	\$200.00	\$1.50	\$60.00	\$6.00	\$240.00	\$6.00	\$240.00	\$6.00	\$240.00	\$3.00	\$120.00	\$10.00	\$400.00	\$10.00	\$400.00	\$30.00
21101625	Geosynthetic Fabric for Ground Stabilization	1,832	SQ YD	\$6.00	\$10,992.00	\$10.75	\$19,684.00	\$0.00	\$0.00	\$183.20	\$335.26	\$6.00	\$10,992.00	\$7.00	\$12,824.00	\$7.00	\$12,824.00	\$16.00	\$29,312.00	\$16.00	\$29,312.00	\$5.00
25000110	Seeding, Class 1A	29,000	0.40 ACRE	\$5,000.00	\$1,450,000.00	\$2,420.00	\$701,680.00	\$969.00	\$280,710.00	\$12.00	\$3,480.00	\$10.00	\$2,920.00	\$10.00	\$2,920.00	\$7.00	\$2,032.00	\$10.00	\$2,920.00	\$10.00	\$2,920.00	\$6.00
25000400	Nitrogen Fertilizer Nutrient	16.8	POUND	\$2.00	\$33.60	\$2.75	\$46.20	\$1.00	\$16.80	\$1.50	\$25.20	\$2.00	\$33.60	\$2.00	\$33.60	\$1.50	\$25.20	\$2.00	\$33.60	\$2.00	\$33.60	\$2.00
25000500	Phosphorus Fertilizer Nutrient	16.8	POUND	\$2.00	\$33.60	\$2.75	\$46.20	\$1.00	\$16.80	\$1.50	\$25.20	\$2.00	\$33.60	\$2.00	\$33.60	\$1.50	\$25.20	\$2.00	\$33.60	\$2.00	\$33.60	\$2.00
25000600	Potassium Fertilizer Nutrient	16.8	POUND	\$2.00	\$33.60	\$2.75	\$46.20	\$1.00	\$16.80	\$1.50	\$25.20	\$2.00	\$33.60	\$2.00	\$33.60	\$1.50	\$25.20	\$2.00	\$33.60	\$2.00	\$33.60	\$2.00
25100127	Mulch, Method 3A	1,832	SQ YD	\$2.60	\$4,763.20	\$3.00	\$5,496.00	\$2.00	\$3,664.00	\$4.00	\$7,328.00	\$2.00	\$3,664.00	\$2.00	\$3,664.00	\$4.00	\$7,328.00	\$3.00	\$5,496.00	\$3.00	\$5,496.00	\$2.00
25200200	Supplemental Watering	0	UNIT	\$20.00	\$0.00	\$20.00	\$0.00	\$0.00	\$0.00	\$10.00	\$10.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
28000500	Inlet and Pipe Protection	0	EACH	\$150.00	\$0.00	\$200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
29000510	Inlet Fillers	11	EACH	\$150.00	\$1,650.00	\$1,650.00	\$18,150.00	\$1,650.00	\$18,150.00	\$225.00	\$2,475.00	\$300.00	\$3,300.00	\$200.00	\$2,200.00	\$200.00	\$2,200.00	\$350.00	\$3,850.00	\$200.00	\$2,200.00	\$180.00
42400200	Portland Cement Concrete Sidewalk 6 inch	2,359	SQ FT	\$6.00	\$14,154.00	\$7.00	\$16,513.00	\$11.00	\$25,949.00	\$8.70	\$20,519.30	\$8.00	\$18,872.00	\$9.00	\$21,231.00	\$7.00	\$16,513.00	\$16.00	\$37,744.00	\$8.50	\$20,056.50	\$9.00
42400300	Detachable Warnings	0	SQ FT	\$75.00	\$0.00	\$85.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
44000200	Driveway Pavement Removal	140	SQ YD	\$12.00	\$1,680.00	\$10.00	\$1,400.00	\$11.00	\$1,540.00	\$11.00	\$1,540.00	\$11.00	\$1,540.00	\$11.00	\$1,540.00	\$11.00	\$1,540.00	\$11.00	\$1,540.00	\$11.00	\$1,540.00	\$11.00
44000300	Curb Removal	20	FOOT	\$25.00	\$500.00	\$30.00	\$600.00	\$10.00	\$200.00	\$20.00	\$400.00	\$20.00	\$400.00	\$20.00	\$400.00	\$20.00	\$400.00	\$25.00	\$500.00	\$25.00	\$500.00	\$25.00
44000500	Combination Curb and Gutter Removal	20	FOOT	\$10.00	\$200.00	\$10.00	\$200.00	\$10.00	\$200.00	\$10.00	\$200.00	\$10.00	\$200.00	\$10.00	\$200.00	\$10.00	\$200.00	\$10.00	\$200.00	\$10.00	\$200.00	\$10.00
44000600	Sidewalk Removal	1,659	SQ FT	\$3.00	\$4,977.00	\$2.00	\$3,318.00	\$2.00	\$3,318.00	\$4.00	\$6,636.00	\$3.00	\$4,977.00	\$3.00	\$4,977.00	\$4.00	\$6,636.00	\$3.00	\$4,977.00	\$3.00	\$4,977.00	\$3.00
44201717	Class D Finish Patches, Type II, 6 inch	1,462	SQ YD	\$80.00	\$117,160.00	\$85.00	\$124,270.00	\$93.00	\$136,371.00	\$70.00	\$102,840.00	\$85.00	\$124,270.00	\$85.00	\$124,270.00	\$70.00	\$102,840.00	\$85.00	\$124,270.00	\$85.00	\$124,270.00	\$85.00
44201721	Class D Finish Patches, Type III, 6 inch	1,309	SQ YD	\$75.00	\$98,175.00	\$80.00	\$104,720.00	\$86.00	\$112,814.00	\$60.00	\$80,520.00	\$70.00	\$91,020.00	\$80.00	\$104,720.00	\$70.00	\$91,020.00	\$80.00	\$104,720.00	\$80.00	\$104,720.00	\$80.00
44201723	Class D Finish Patches, Type IV, 6 inch	983.4	SQ YD	\$46.00	\$45,255.60	\$50.00	\$49,170.00	\$56.00	\$55,031.20	\$40.00	\$39,336.00	\$50.00	\$49,170.00	\$50.00	\$49,170.00	\$40.00	\$39,336.00	\$50.00	\$49,170.00	\$50.00	\$49,170.00	\$50.00
45102100	Aggregate Wedge Shoulder, Type B	31	TON	\$90.00	\$2,790.00	\$1,395.00	\$43,245.00	\$53.00	\$1,643.00	\$40.00	\$1,240.00	\$40.00	\$1,600.00	\$40.00	\$1,600.00	\$40.00	\$1,600.00	\$40.00	\$1,600.00	\$40.00	\$1,600.00	\$40.00
50105220	Pipe Culvert Removal	0	FOOT	\$15.00	\$0.00	\$15.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
55103300	Ductile Iron Water Main, 6"	1,837	FOOT	\$70.00	\$128,590.00	\$100.00	\$183,700.00	\$110.00	\$202,070.00	\$80.00	\$146,960.00	\$200.00	\$367,400.00	\$120.00	\$219,600.00	\$150.00	\$275,550.00	\$160.00	\$294,840.00	\$140.00	\$257,160.00	\$120.00
55103300	Ductile Iron Water Main, 12"	2,339	FOOT	\$95.00	\$222,205.00	\$130.00	\$303,970.00	\$127.00	\$296,751.00	\$125.00	\$292,375.00	\$270.00	\$630,900.00	\$270.00	\$630,900.00	\$150.00	\$350,250.00	\$180.00	\$421,200.00	\$160.00	\$384,000.00	\$150.00
55104800	Water Valves 6" (includes Valve Box)	29	EACH	\$1,800.00	\$52,200.00	\$1,800.00	\$52,200.00	\$1,800.00	\$52,200.00	\$1,800.00	\$52,200.00	\$1,800.00	\$52,200.00	\$1,800.00	\$52,200.00	\$1,800.00	\$52,200.00	\$1,800.00	\$52,200.00	\$1,800.00	\$52,200.00	\$1,800.00
55104900	Water Valves 12"	6	EACH	\$2,800.00	\$16,800.00	\$2,800.00	\$16,800.00	\$2,800.00	\$16,800.00	\$2,800.00	\$16,800.00	\$2,800.00	\$16,800.00	\$2,800.00	\$16,800.00	\$2,800.00	\$16,800.00	\$2,800.00	\$16,800.00	\$2,800.00	\$16,800.00	\$2,800.00
55400600	Fire Hydrant, Compelte	8	EACH	\$5,500.00	\$44,000.00	\$4,500.00	\$36,000.00	\$3,500.00	\$28,000.00	\$5,000.00	\$40,000.00	\$5,000.00	\$40,000.00	\$5,000.00	\$40,000.00	\$5,000.00	\$40,000.00	\$5,000.00	\$40,000.00	\$5,000.00	\$40,000.00	\$5,000.00
60206900	Valve Vaults, Type A, 5' Diameter, Type 1 Frame, Closed Lid	20	FOOT	\$100.00	\$2,000.00	\$100.00	\$2,000.00	\$100.00	\$2,000.00	\$100.00	\$2,000.00	\$100.00	\$2,000.00	\$100.00	\$2,000.00	\$100.00	\$2,000.00	\$100.00	\$2,000.00	\$100.00	\$2,000.00	\$100.00
60603800	Concrete Curb, Type B	0	FOOT	\$50.00	\$0.00	\$50.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
60603800	Combination Concrete Curb and Gutter, Type B-6, 12"	400	FOOT	\$4.00	\$1,600.00	\$3.15	\$1,260.00	\$6.00	\$2,400.00	\$6.00	\$2,400.00	\$6.00	\$2,400.00	\$6.00	\$2,400.00	\$6.00	\$2,400.00	\$6.00	\$2,400.00	\$6.00	\$2,400.00	\$6.00
79000200	Thermoplastic Pavement Marking - Line 4"	0	FOOT	\$6.00	\$0.00	\$7.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
79000400	Thermoplastic Pavement Marking - Line 6"	89	FOOT	\$8.00	\$712.00	\$8.00	\$712.00	\$18.00	\$1,602.00	\$25.00	\$2,225.00	\$25.00	\$2,225.00	\$25.00	\$2,225.00	\$25.00	\$2,225.00	\$25.00	\$2,225.00	\$25.00	\$2,225.00	\$25.00
79000600	Thermoplastic Pavement Marking - Line 12"	0	FOOT	\$20.00	\$0.00	\$20.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
79000650	Thermoplastic Pavement Marking - Line 24"	80	SQ YD	\$5.00	\$400.00	\$10.00	\$800.00	\$4.00	\$320.00	\$5.00	\$400.00	\$5.00	\$400.00	\$5.00	\$400.00	\$5.00	\$400.00	\$5.00	\$400.00	\$5.00	\$400.00	\$5.00
X0100003	Clearing & Grubbing	0	FOOT	\$50.00	\$0.00	\$50.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
X0100003	Flared End Sections Removal	0	EACH	\$200.00	\$0.00	\$150.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
X0100216	Traffic Control and Protection (Special)	1	L SUM	\$60,000.00	\$60,000.00	\$25,000.00	\$25,000.00	\$78,631.56	\$78,631.56	\$50,000.00	\$50,000.00	\$150,000.00	\$150,000.00	\$50,000.00	\$50,000.00	\$40,000.00	\$40,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	
X7240207	Remove Existing Sign Complete	5	EACH	\$100.00	\$500.00	\$100.00	\$500.00	\$100.00	\$500.00	\$100.00	\$500.00	\$100.00	\$500.00	\$100.00	\$500.00	\$100.00	\$500.00	\$100.00	\$500.00	\$100.00	\$500.00	\$100.00
X7240505	Replace Sign Panel and Post	5	EACH	\$250.00	\$1,250.00	\$300.00	\$1,500.00	\$250.00	\$1,250.00	\$300.00	\$1,500.00	\$250.00	\$1,250.00	\$300.00	\$1,500.00	\$250.00	\$1,250.00	\$300.00	\$1,500.00	\$250.00	\$1,250.00	\$300.00
X7240505	Dry Connection to Existing Water Main	0	EACH	\$1,600.00	\$0.00	\$1,600.00	\$0.00	\$0.00	\$0.00													



March 24, 2016

Dear Downtown Long Grove Property Owners (property owners list),

Re: Extension Of Public Water Into Historical Downtown Long Grove.

Since the creation of the Downtown TIF in 2008, the Village of Long Grove has invested approximately \$4.5M to date in the Downtown TIF (General Fund and Open Space Bonds). Last year, the Village Board approved an engineering proposal (\$150K) for the design/engineering for the extension of public water (\$2.9M) and streetscape improvements (\$2M) at an estimated installation cost of roughly \$5.0M. If these improvements are ultimately approved, the total Village investment in the Downtown will be in excess of \$9.5M (\$4.5M + \$5.0M).

Last August, the Village offered to establish a Special Service Area (SSA) as a means to provide the property owners with the ability to finance the costs for extending public water into the downtown. The total estimated cost for this project was \$2.9M. In response to questions raised during the establishment process and the approaching deadlines, the Village Board terminated the process in November in order to provide everyone additional time.

When the SSA process was terminated, the Village decided to proceed with the design of the water system loop up to Archer Road in order to meet Village obligations to provide public water to Harbor Retirement Associates (HRA, the former Midwest Bank property) and the Archer Parking Lot Outlots. The cost for this project is estimated at \$1.8M. The engineering design for this project is nearly complete and it is expected to go out to bid by the end of March with bids awarded by the end of April.

The estimated cost of the system extended into the crossroads is \$1.1M. To help fund the cost of the water system, the Village approved connection fees at a rate of \$7,000 per Residential Equivalent (RE). Based upon the Village's connection fee (\$7,000 per Residential Equivalent (RE), the Village would pay \$1.8M (62%) of this water system and the Downtown Property Owners would pay \$835K (29%). If all the downtown properties connect (including the Triangle properties, Archer Outlots), then the Village would recoup approximately 41% of the water system cost (\$1.25M of \$2.9M).

The Village Board believes that the extension of public water into the Historic Downtown and the streetscape improvements are important infrastructure improvements toward maintaining the existing businesses and growing/attracting new businesses to the Historic Downtown. In order to provide these improvements, the Village Board remains interested in partnering with the Downtown property owners to extend the public water from Archer Road to the full downtown.

The Village Board remains willing to consider proposing the establishment of a Special Service Area (SSA) in the Downtown as a mechanism to ensure the recapture of 29% of the of the water system cost while providing the opportunity for every downtown property owner to pay their fair share based upon usage (RE) as either: (1) a one-time connection fee or (2) financing the cost for connection over the life of the SSA. The attached "Proposed SSA For Public Water Downtown" includes the estimated costs for each individual property with the one-time connection fee payment ranging from \$7,000 (1 RE) to \$119,000 (17 RE) and the 30 year SSA annual fee ranging from \$426 (1 RE) to \$7,235.

*The Village Board recognizes the importance of involving all stakeholders to be part of the discussion and is mailing this letter to all downtown property owners via certified mail, return receipt requested to be sure that all property owners are informed. Since ultimately the decision of whether or not to extend public water into the downtown is dependent upon the property owners determining that there is value in doing so, a draft petition form has been included for your consideration. **If the Village Board receives petitions from a minimum of 51% of the downtown property owners requesting a SSA to extend public water into the downtown, then the Village will move forward with the necessary steps to establish a SSA.** While the petitions do not bind the property owners to the SSA, having support from the majority of the property owners is necessary for the Village to establish the SSA.*

Please visit the Village's website for further details, including the Q&A from last year. <http://www.longgrove.net/content/downtown-public-water-opportunity-materials>. If you have any questions, you are encouraged to contact Village Manager David Lothspeich at dlothspeich@longgrove.net. On behalf of the Village Board, thank you in advance for your consideration.

Sincerely,

Angie

Angela Underwood
Village President
Village of Long Grove
847-634-9440

WATER SYSTEM CONTRIBUTIONS SUMMARY			
DOWNTOWN SSA	RE's	Connection Fees/Contributions	Percentage Of Project Costs
Historic Downtown Properties	119.26	\$834,820	28.8%
Triangle Properties	5	35,000	1.2%
Archer Outlots	0	800,000	27.6%
Harbor Chase	0	250,000	8.6%
Village of Long Grove		982,180	33.8%
TOTAL PROJECT COST	124	\$2,902,000	100.0%

Summary Table / Cost per Parcel

\$7,000 Per RE

Connection Fee Per Residential Equivalent (RE) @ 4.5%
30 years = \$425.64

HISTORIC DOWNTOWN PROPERTIES		Owner	Business Name	Usage (RE)	Total Fee	Annual Water SSA
Address	PIN					
144 Old McHenry Road	15-30-100-010	John Sayles	Hotel Shoppes	1.16	\$8,120	\$494
146 Old McHenry Road	15-30-100-010	John Sayles	Hotel Shoppes	0	\$0	\$0
143 Old McHenry Road	15-30-100-011	John Sayles	Hair Stylist of Long Grove	1	\$7,000	\$426
145 Old McHenry Road	15-30-100-011	John Sayles	Weichert Realty	1	\$7,000	\$426
135 Old McHenry Road	15-30-100-012	Village Tavern	Village Tavern	17	\$119,000	\$7,236
404 Robert Parker Coffin Road	15-30-100-013	Upton Properties	In Motion Dance / Long Green, Inc.	1	\$7,000	\$426
111 Old McHenry Road	15-30-100-013	Upton Properties	Gallery Next Door	1	\$7,000	\$426
201-207 Robert Parker Coffin Road	15-30-100-014	Paul van Anrooy	Karen Gritis & Michael Demar / Sa's	1	\$7,000	\$426
275 Robert Parker Coffin Road	15-30-100-015	No Sewer Bill	SWC RPC & Archer / LGI Properties	0	\$0	\$0
236 Robert Parker Coffin Road	15-30-100-015	The Olive Tap	The Olive Tap	2	\$14,000	\$851
248 Robert Parker Coffin Road	15-30-100-015	The Artistic Gardner	The Artistic Gardner	0	\$0	\$0
250 Robert Parker Coffin Road	15-30-100-015	US National Bank Associates	On 275 Robert Parker Coffin Road	1	\$7,000	\$426
440 Robert Parker Coffin Road	15-30-100-017	Upton Properties	Stevens Building	0	\$0	\$0
432 Robert Parker Coffin Road	15-30-100-017	Upton Properties	Amers Gallery - On 440 RPC Road	2	\$14,000	\$851
5 Old McHenry Road	15-30-100-018	LGI Properties	Lucy & Ethel's, Nifty 50's	0	\$0	\$0
224 - 230 Old McHenry Road	15-30-100-018	Apple Haus Building	Apple Haus Building	8	\$56,000	\$3,405
317 Old McHenry Road	15-30-100-018	US National Bank Associates	Old Dakota Expressions	1	\$7,000	\$426
319 Old McHenry Road	15-30-100-018	GCP Long Grove LLC		1	\$7,000	\$426
323 Old McHenry Road	15-30-100-018	GCP Long Grove LLC		0	\$0	\$0
325 Old McHenry Road	15-30-100-018	GCP Long Grove LLC	Mangel Building	0	\$0	\$0
343 Old McHenry Road	15-30-100-019	Enzo & Luzia's Restaurant	Enzo & Luzia's Restaurant	9	\$63,000	\$3,831
318 Old McHenry Road	15-30-100-028	New Midwest Capital LLC	Beans & Leaves	1	\$7,000	\$426
320 Old McHenry Road	15-30-100-028	New Midwest Capital LLC	Popcorn Shoppe & Coffee Shoppe	0	\$0	\$0
330 Old McHenry Road	15-30-100-028	New Midwest Capital LLC	Chatterbox	5	\$35,000	\$2,128
215 Robert Parker Coffin Road	15-30-100-032	New Midwest Capital, LLC	Mill Pond/Broken Earth Winery	5	\$35,000	\$2,128
235 Robert Parker Coffin Road	15-30-100-032	New Midwest Capital LLC	Long Grove Cafe	7	\$49,000	\$2,979
221 Robert Parker Coffin Road	15-30-100-033	New Midwest Capital, LLC	Mill Pond / Galena Canning Company	1	\$7,000	\$426
217 Robert Parker Coffin Road	15-30-100-033	New Midwest Capital, LLC	Galena	0	\$0	\$0
314 Old McHenry Road	15-30-100-035	PGF, LLC	Season's Restaurant	1	\$7,000	\$426
130 Old McHenry Road	15-30-102-021	Towner Properties	UnWined	1	\$7,000	\$426
132 Old McHenry Road	15-30-102-021	Towner Properties	Rachels	1	\$7,000	\$426
114 Old McHenry Road	15-30-102-022	Kyong Mo & Cho Sook Kim	2 Fancy Gals	2	\$14,000	\$851
128 Old McHenry Road	15-30-102-022	Kyong Mo & Cho Sook Kim	Soap and Candel	0	\$0	\$0
209 Robert Parker Coffin Road	15-30-102-023	Melvin Towner	Garage / Storage Lot	0	\$0	\$0
209 Robert Parker Coffin Road	15-30-102-024	Melvin Towner	Mel's Marathon	1	\$7,000	\$426
430 Robert Parker Coffin Road	15-30-103-001	Kopecy	Country House of Long Grove	1	\$7,000	\$426
420 Robert Parker Coffin Road	15-30-103-001	Kopecy	Bella Donna	1	\$7,000	\$426
424 Robert Parker Coffin Road	15-30-103-001	Kopecy	Ma & Pa's Candy Inc.	0	\$0	\$0
426 Robert Parker Coffin Road	15-30-103-001	Kopecy	Cleo Creations Inc.	0	\$0	\$0
410 Robert Parker Coffin Road	15-30-103-002	Thomas & Susan Coveny	Peppermint Stick (formerly) & ReMax	3	\$21,000	\$1,277
303 Old McHenry Road	15-30-104-001	LGI Properties	Farmhouse	1	\$7,000	\$426
210 Robert Parker Coffin Road	15-30-104-001	LGI Properties	The Peartree Shoppe	1	\$7,000	\$426
5 Old McHenry Road	15-30-104-002	LGI Properties	LGI Properties	0	\$0	\$0
216 Robert Parker Coffin Road	15-30-104-002	LGI Properties	Revillinoi Art School	0	\$0	\$0
220 Robert Parker Coffin Road	15-30-104-002	LGI Properties	Long Grove Confectionary	1	\$7,000	\$426
309 Old McHenry Road	15-30-104-002	US National Bank Associates	old prarie smoke	2	\$14,000	\$851
0 Long Grove Road	15-30-105-001	Long Grove Park District	Covered Bridge Trail	0	\$0	\$0
0 Long Grove Road	15-30-105-002	Long Grove Park District	Covered Bridge Trail	0	\$0	\$0
445 Robert Parker Coffin Road	15-30-105-003	Sparten Limited Partnership	Newman Cigars	1	\$7,000	\$426
437 Robert Parker Coffin Road	15-30-105-004	Ryan Messner	State Farm Insurance	1.1	\$7,700	\$468
427 Robert Parker Coffin Road	15-30-105-005	Pigeon Properties, LLC	Scout & Forge	1	\$7,000	\$426
421 Robert Parker Coffin Road	15-30-105-006	LGI Properties	Mangel Gifts	1	\$7,000	\$426
407 Robert Parker Coffin Road	15-30-105-007	Jeffrey Gray (Sexton)	Baby, Baby & More	2	\$14,000	\$851
405 Robert Parker Coffin Road	15-30-105-008	Upton Properties	Hot Dog, VC, Within	2	\$14,000	\$851
360 Historical Lane	15-30-106-013	Historical Society	Historical Society	0	\$0	\$0
360 Historical Lane	15-30-106-014	360 Historical Lane LLC	Studio Of Long Grove	8	\$56,000	\$3,405
340 Old McHenry Road	15-30-106-015	Spirit Lake Acquisition 1, LLC	Red Oaks (formerly)	2	\$14,000	\$851
0 Old McHenry Road	15-30-106-016	Spirit Lake Acquisition 1, LLC	Red Oaks (Rear Vacant Lot)	0	\$0	\$0
0 Old McHenry Road	15-30-106-017	Upton Properties	Long Grove Performing Arts Academy	2	\$14,000	\$851
344 Old McHenry Road	15-30-106-017	Upton Properties	Long Grove Performing Arts Academy	1	\$7,000	\$426
0 / 350 Old McHenry Road	15-30-106-018	Lawrence & Maggie Gutkin	Luggage	1	\$7,000	\$426
1165 Old McHenry Road	15-30-108-003	Long Grove Fire District	Long Grove Fire District	3	\$21,000	\$1,277
Unaccounted RE's based on Lake County Sewer Bills				12	\$84,000	\$5,108
				119.26	\$834,820	\$50,762

TRIANGLE PROPERTIES						
Address	PIN	Owner	Business Name	Usage (RE)	Total Fee	Annual Water SSA
1150 Old McHenry Road	15-30-106-006	Otrebal Properties, LLC (Albert)		1	\$7,000	\$426
1160 Old McHenry Road	15-30-106-007	John Ullrich		1	\$7,000	\$426
1164 Old McHenry Road	15-30-106-020	William J. Bryne		1	\$7,000	\$426
1170 Old McHenry Road	15-30-204-002	James Bryne		1	\$7,000	\$426
1180 Old McHenry Road	15-30-200-033	John Ullrich		1	\$7,000	\$426
				5	35,000	2,128

VILLAGE OF LONG GROVE

RESOLUTION 2015-R-27

**A RESOLUTION APPROVING THE PROPOSED CAPITAL
IMPROVEMENT PLAN FOR OLD MCHENRY ROAD AND RELATED
DOWNTOWN INFRASTRUCTURE AND STREETScape IMPROVEMENTS**

WHEREAS, the Village of Long Grove ("**Village**") has previously designated the Downtown/IL Rte. 83 Redevelopment Project Area ("**TIF District**") pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.*, and approved a Redevelopment Plan and adopted tax increment allocation financing for the TIF District; and

WHEREAS, the Village has undertaken various projects to promote development and eliminate blighted conditions within the TIF District in furtherance of the Redevelopment Plan; and

WHEREAS, the Village Board now desires to pursue the next phase of capital improvements within the TIF District in furtherance of the Redevelopment Plan, and, to that end, has reviewed various alternative projects, including improvements to the Village water system, roadways, streetscapes, bridge, pedestrian pathways, and parking facilities; and

WHEREAS, the Village Board has determined that it is in the best interests of the Village and its residents to pursue the potential projects described in the Estimated 2015 TIF Capital Improvement Plan attached hereto as **Exhibit A**;

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

SECTION ONE. **Recitals.** The foregoing recitals are incorporated herein as the findings of the President and Board of Trustees.

SECTION TWO. Approval of Estimated 2015 TIF Capital Development Plan.

The Estimated 2015 TIF Capital Development Plan, attached to this Resolution as **Exhibit A** and, by this reference, incorporated herein, is hereby approved. The officials, officers, and employees of the Village are hereby authorized and directed to take such action as is necessary to carry out the intent and purpose of this Resolution.

SECTION THREE. Effective Date. This Resolution shall be in full force and effect immediately upon its passage and approval in the manner provided by law.

PASSED this 23rd day of June, 2015.

AYES: (5) Trustees: Borys; Jacob; Lyman; Marshall and Yaeger

NAYS: (0) None

ABSENT: (1) Trustee Sarlitto

APPROVED this 23rd day of June, 2015.



Angela Underwood, Village President

ATTEST:



Heidi Locker-Scheer, Village Clerk

EXHIBIT A

ESTIMATED 2015 TIF CAPITAL IMPROVEMENT PROGRAM

Improvement	Details	Estimated Cost of Sub-Parts	Total Cost
Public Water System Extension and Improvements			\$2,890,000
	Installation of new water distribution mains, pump, and emergency power	2,040,000	
	Connection to Lake Michigan water source	700,000	
	Interconnection with Village of Buffalo Grove water system	150,000	
Robert Parker Coffin Road Bridge Replacement			700,000
Old McHenry Road Streetscape Improvements			67,000
Robert Parker Coffin Road Streetscape Improvements			1,050,000
	Roadway repair and rehabilitation		
	Curb and gutter improvements		
	Concrete sidewalks		
Old McHenry Road Street Lighting Installation and Improvements			462,000
Pedestrian Pathway System Improvement and Expansion from the Archer Lots to Old Route 53			200,000
TOTAL			\$5,369,000

Village of Long Grove
 Projected Summary of TIF Calculations Using Current Interest Rate (4%) on General Fund & Open Spaces Fund Advances
 Actual 2008-2014 and Projected for Years 2015-2031

Year	Year	New Development (EAV)	3% Annual		0% Annual		3% Annual		0% Annual		3% Annual		0% Annual	
			Property Tax Increase	Development	Property Tax Increase	Development	Property Tax Increase	Development	Property Tax Increase	Development	Property Tax Increase	Development	Property Tax Increase	Development
2008	1		(177,678)	(177,678)	(177,678)	(177,678)	(177,678)	(177,678)	(177,678)	(177,678)	(177,678)	(177,678)	(177,678)	(177,678)
2009	2		(1,563,516)	(1,563,516)	(1,563,516)	(1,563,516)	(1,563,516)	(1,563,516)	(1,563,516)	(1,563,516)	(1,563,516)	(1,563,516)	(1,563,516)	(1,563,516)
2010	3		(3,271,014)	(3,271,014)	(3,271,014)	(3,271,014)	(3,271,014)	(3,271,014)	(3,271,014)	(3,271,014)	(3,271,014)	(3,271,014)	(3,271,014)	(3,271,014)
2011	4		(786,666)	(786,666)	(786,666)	(786,666)	(786,666)	(786,666)	(786,666)	(786,666)	(786,666)	(786,666)	(786,666)	(786,666)
2012	5		(1,757,904)	(1,757,904)	(1,757,904)	(1,757,904)	(1,757,904)	(1,757,904)	(1,757,904)	(1,757,904)	(1,757,904)	(1,757,904)	(1,757,904)	(1,757,904)
2013	6		(2,009,656)	(2,009,656)	(2,009,656)	(2,009,656)	(2,009,656)	(2,009,656)	(2,009,656)	(2,009,656)	(2,009,656)	(2,009,656)	(2,009,656)	(2,009,656)
2014	7		(3,361,803)	(3,361,803)	(3,361,803)	(3,361,803)	(3,361,803)	(3,361,803)	(3,361,803)	(3,361,803)	(3,361,803)	(3,361,803)	(3,361,803)	(3,361,803)
2015	8		(3,514,095)	(3,514,095)	(3,514,095)	(3,514,095)	(3,514,095)	(3,514,095)	(3,514,095)	(3,514,095)	(3,514,095)	(3,514,095)	(3,514,095)	(3,514,095)
2016	9		(3,689,026)	(3,689,026)	(3,689,026)	(3,689,026)	(3,689,026)	(3,689,026)	(3,689,026)	(3,689,026)	(3,689,026)	(3,689,026)	(3,689,026)	(3,689,026)
2017	10	Harbor Chase (600K)	(3,814,045)	(3,833,791)	(3,214,045)	(3,233,791)	(3,214,045)	(3,227,359)	(3,214,045)	(3,227,359)	(3,214,045)	(3,227,359)	(3,214,045)	(3,233,791)
2018	11		(3,928,936)	(3,969,353)	(2,686,936)	(2,745,353)	(2,686,936)	(2,607,607)	(2,686,936)	(2,607,607)	(2,686,936)	(2,607,607)	(2,686,936)	(2,645,353)
2019	12	Archer Lots (200K)	(4,042,060)	(4,111,003)	(2,113,840)	(2,238,043)	(2,113,840)	(1,913,840)	(1,913,840)	(1,963,730)	(1,913,840)	(1,963,730)	(1,913,840)	(1,834,043)
2020	13	Triangle (400K)	(4,156,348)	(4,262,197)	(1,495,363)	(1,714,319)	(1,495,363)	(1,081,363)	(1,081,363)	(1,297,976)	(1,081,363)	(1,297,976)	(1,081,363)	(594,159)
2021	14		(4,269,458)	(4,421,146)	(826,728)	(1,171,353)	(826,728)	(183,988)	(183,988)	(607,299)	(183,988)	(607,299)	(183,988)	693,614
2022	15		(4,383,939)	(4,590,981)	(107,936)	(611,195)	(107,936)	779,059	779,059	106,478	779,059	106,478	2,064,539	2,028,370
2023	16	Executive House (100K)	(4,492,052)	(4,764,571)	671,423	(25,594)	671,423	1,818,999	1,818,999	851,843	1,818,999	851,843	3,692,989	3,519,553
2024	17		(4,349,963)	(4,687,826)	1,551,436	651,150	1,551,436	2,930,867	2,930,867	1,659,644	2,930,867	1,659,644	5,358,061	4,996,298
2025	18		(4,206,663)	(4,618,263)	2,454,798	1,320,714	2,454,798	4,073,040	4,073,040	2,460,265	4,073,040	2,460,265	7,070,033	6,465,862
2026	19	South 15 (600K)	(4,063,557)	(4,557,536)	3,380,768	1,981,440	3,380,768	5,244,985	5,244,985	3,252,048	5,244,985	3,252,048	9,428,872	8,526,588
2027	20		(3,901,656)	(4,486,919)	4,349,019	2,652,057	4,349,019	6,466,590	6,466,590	4,053,722	6,466,590	4,053,722	11,872,977	10,597,205
2028	21		(3,723,079)	(4,408,797)	5,358,136	3,330,180	5,358,136	7,736,661	7,736,661	4,862,902	7,736,661	4,862,902	14,402,224	12,675,327
2029	22		(3,539,551)	(4,335,169)	6,397,120	4,003,807	6,397,120	9,044,429	9,044,429	5,667,586	9,044,429	5,667,586	17,006,942	14,748,955
2030	23		(3,366,653)	(4,281,900)	7,451,139	4,657,077	7,451,139	10,375,294	10,375,294	6,451,913	10,375,294	6,451,913	19,673,667	16,802,224
2031	24		(2,573,444)	(3,618,341)	9,151,902	5,920,636	9,151,902	12,361,210	12,361,210	7,846,529	12,361,210	7,846,529	23,035,517	19,465,784
Totals			(2,573,444)	(3,618,341)	9,151,902	5,920,636	9,151,902	12,361,210	12,361,210	7,846,529	12,361,210	7,846,529	23,035,517	19,465,784

Actual

Forecast

Q & A From Meeting With Downtown Property Owners Meetings 2015
Updated 03/24/2016

(Questions From 08/26/2015 Meeting)

1. **Will any of the proceeds from the Archer Lot sale be used toward the TIF in helping to pay off debt?** *Under the bond authorization ordinance, a minimum of 50% of the proceeds from the sale are required to be paid back to the Open Space Fund. These funds are restricted for the purchase of property and cannot be used for infrastructure.*
2. **Do we have a detailed list of the initial \$4.5MM expenditures?** *Due to lack of payment as a result of the TIF not generating sufficient revenues, the initial \$4.5M has accrued an additional \$500,000 in interest for a total in excess of \$5.0M. Please refer to attachment "[2 - \\$4.5M TIF Projects & Expenditures](#)".*
3. **How is the original \$4.5MM debt tied (if at all) to the new \$5MM debt both of which will be paid down by common TIF proceeds and does the Sun Chase TIF have any impact on this financing scheme?** *Sunset Grove TIF takes precedent for all bond payments but Sunset Grove has been self-supportive and actually ahead of projections so it has not had, and is not projected to have, a negative impact on the rest of the TIF. The existing \$4.5M bonds were financed entirely through the then village reserves in the Open Space Fund (\$1.5M) and General Fund (\$3.0M). As these bonds exist today, any positive increment above and beyond the funds necessary to pay the Sunset Grove bonds would flow back to pay off this debt. If the Village proceeds with the new \$5M debt, the existing bonds would be subordinate to the new bonds and the payment back to the Village would be pushed back until after the new debt was retired.*
4. **Do we have a master calendar showing timelines for the various projects, when anticipated incremental revenues would be seen and the financing mechanisms we see going forward?** *There is not a schedule for each of the projects but the anticipated timeline for the water system extension is as follows: (1) Bids Jan/Feb; (2) Awards Feb/March; (3) Construction March - October. The planned streetscape improvements for Old McHenry would be constructed as part of the Lake County road improvements that are tentatively planned for 2017. The improvements to Robert Parker Coffin Road and the Covered Bridge would be coordinated to be either before or after the Old McHenry Road improvements in 2017 to keep access to the downtown open as much as possible. Please refer to attachment "[4 - Downtown Infrastructure Improvements](#)" which lists all of the potential capital infrastructure projects with costs and identifies those that have been included in the proposed \$5.3M improvements to the downtown.*
5. **Can we provide information/assumptions related to the basis for projected TIF revenue (i.e. conservative, moderate and aggressive) and rationale for assuming conservative in our modeling?** *The Village has prepared various projections for potential future development and TIF revenues. When considering the proposed \$5.3M in downtown infrastructure improvements (\$3.0 M Water Extension and \$2.3M Streetscape Improvements), the revenues were based upon the projected property tax revenues from the Harbor Chase development with no other new development. The projections show a **negative \$3.6M** balance with no development and a **positive \$5.9M** balance with Harbor Chase. Both projections do not include annual increases in property taxes after 2016 due to concerns of the State passing a property tax freeze. Please refer to the attached "[5 - Projected Summary Of TIF Calculations](#)" for details.*

6. **Can we provide information regarding algorithms/assumptions/rationale for the \$7,000 allocation by PIN?** The \$7,000 per RE is a one-time connection or tap-on fee. There are many ways to calculate such fees but the rationale used by the Village was to calculate the fee based upon water usage. The draft connection fees by PIN as based upon projected water usage by the existing and anticipated type of uses. The sanitary sewer usage as calculated by Lake County Public Works was used for the existing buildings; the usage for the properties that are anticipated to be developed/re-developed were based upon the anticipated development type and size. Finch Brewery for the former Red Oaks building was based upon the projected usage provided by Finch. The \$7,000 per RE connection fee was approved by the Village Board based upon the determination that this was a reasonable connection fee rather than establishing a fee that would result in the Village recapturing 100% of the watermain extension costs. The \$7,000 connection fee would result in the Village recapturing 62% of the watermain cost IF all (Harbor Chase, Downtown and Triangle) properties connect and the area develops with the anticipated users. The Village assumes the risk of absorbing additional costs IF the developments/users don't occur as projected. The neighboring residential properties were NOT included in these calculations since there are not any cost estimates/plans to extend the public water system into these areas and there is no plan to require that these residential properties connect. Please note that in order for the Village to recapture 100% of the full \$3.0M cost for the planned watermain extension into the downtown, the connection fee per RE would increase from \$7,000 to \$11,250 (\$4,250 or 38% of the costs absorbed by the Village for the public benefits of improved fire protection, etc. Please refer to the attached "**6 - Watermain Connection Fee Analysis**" for details.
7. **Can we explain what, if any, fire-fighting capacity demand was assumed and impact to fee structure?** **NEED INFO FROM GHA.** The Village Engineer calculated the public water system would provide XXXX at XXXXX for fire-fighting purposes. Although this is less than the XXXXXX, it is the equivalent of XXXX tanker trucks and would be a significant improvement over the existing conditions. Please see attached "**7 - XXXXXXXX**".
8. **Can we provide the basis and assumptions for the estimated \$14/1000gal estimated cost for water?** The \$14/1,000 gallon water rate is the current water rate. For further explanation of the revenues vs. expenses for the current water system please refer to following question #9.
9. **Is the \$14/1000gal suggested fee a financial breakeven point or market rate based?** The \$14.00/1,000 gallon water rate is the existing water rate, not a suggested fee. With the current limited number of users (Sunset Grove, Executive House, Chase Bank), the water system is slightly below the financial breakeven point. In 2013, the Water Fund had a negative balance of (\$25,016) with a projection of a negative balance of (\$14,687) in 2014 when including costs for future repairs and replacements of the system. Please note that this analysis includes the amortization of the existing system for funding future repairs and replacement at the end of the projected useful life. The Village will update the water rate analysis to evaluate if the water rate per 1,000 gallons and/or minimum water bill (\$500) can be reduced. For further details please refer to attachment "**9 - Water Rate Analysis - Revenue Requirement**".

- 10. Can we provide a suggested schedule showing some likely scenarios for capacity utilization growth and corresponding potential price reduction impacts?** *Staff is working with the auditor and village engineer to update the water rate analysis based upon existing and potential growth. The evaluation should be completed by the end of September and the Village Board will consider the results of this evaluation and determine if the minimum water bill (\$500/quarter) and/or water rate (\$14/1,000 gallons) are possible.*
- 11. Does Sun Chase factor into usage rates and if so, is there a potential of recapture?** *Sunset Grove factors into the water rates in that they are currently the largest users on the system. The property owners for Sunset Grove, the Executive House, the South 15 and the former Midwest Bank (Harbor Grove) paid a combined \$3.0M of the \$3.9M total cost of the current/existing IL 83 deep well water system through the IL 83 Water SSA. In addition, the property owners also pay for their on-site (looping, hydrant, water services, meters, etc.) water system. The Village contributed roughly \$900K (23%) toward the IL 83 water system as part of the public benefit of having this system since it was anticipated to be extended into the downtown and the neighboring residential subdivisions along with providing fire protection.*
- 12. Is Harbor Chase still on the hook for \$170K after paying \$250K of their allocated \$420K fee?** *The Village Board has discussed this issue but has not come to a conclusion as to whether or not Harbor Chase should be responsible for paying the \$170,000. If not paid by Harbor Chase, the Village could decide to absorb this expense. The projected increment generated by Harbor Chase alone is the basis for the proposed \$5.3 M improvements for the downtown. The IL 83 SSA capped the cost for the property owners at \$3.2M. The property owners contributed \$850,000 (26.5%) to the IL 83 Water SSA to bring public water to their property. Harbor Chase has agreed to extend this existing water main from their southern property line, north up Old McHenry Road to their northern property line plus contributing \$250K toward extending this watermain further North up Old McHenry Road as part of the planned extension of public water into the downtown. Total direct investment in the public water system of \$1.1M.*
- 13. Do we intend to solicit interest in participating from adjacent neighbors/residents and if so, when?** *This was discussed at the Aug 25 meeting. The neighboring residents have not contacted the Village inquiring about/requesting public water. While the Village will inform the adjacent neighbors/residents of the proposed project, including them within the proposed SSA would only increase the costs for all the properties in the downtown since the homes are located on 2-acre lots and the number of customers per lineal foot of watermain would be very low. For reference, the Herons Landing (2-acre zoning) connection fee (which included the service line) was \$23,000 per residence compared to the proposed \$7,000 per RE for the downtown. Adding the residential properties would further complicate the proposed SSA for the downtown and would increase the difficulty of establishing the SSA prior to the end of the year.*

(Questions From 08/30/2015 Meeting)

14. Would be good to have additional cost information for onsite routing (i.e. from ROW to building, multiple meters, etc.) and potential to "group buy" services. The proposed SSA is limited to the public watermain improvements located within the Old McHenry Road and Robert Parker Coffin Road ROW. These improvements include the public watermain and service connections from watermain to the buffalo-box shut-off valve (b-box) that will be installed at the outside limits of the ROW. The private property owners will be responsible for all costs to connect and any necessary improvements to their internal plumbing that are estimated to cost \$5,000 to \$9,600 per building, as follows:

- Service line (1.5" service line) Each building connection from water meter to the b-box:
Short service (15' or less from b-box to water meter) = Budget \$2,000-\$3,500
Long service (15'-50' from b-box to water meter) = Budget \$3,500 - \$5,500
- Water meter & RPZ (Reduced Pressure Principle Assemblies - backflow preventer);
1.0" meter = Budget \$900 each
1.5" meter = Budget \$1,500 each
RPZ = Budget \$1,500-\$2,000 each
- Village permit fees = Budget \$600 (\$1,500 refundable security deposit required)
Application fee = \$50; Plan review fee=\$100; 3 inspections=\$435 (\$145 each)
(1) water tap, (2) water service, and (3) water meter/final.

Some services might be more economical if they are directionally drilled and some may be more economical if they are open cut. The budget number is based on a 1.5" service line. If parcels require a larger service because of demand or fire suppression, prices would increase. The best ways for the to minimize these costs would be for the individual property owners to band together and have one contractor that could do the exterior work and one plumber that could do the interior work.

Water pressures are expected to be consistently between 45 & 55 PSI which should not create any problems for existing interior plumbing that is in good condition. Property owners are encouraged to have the building(s) plumbing evaluated by a plumber to determine if changes may be required. may impact existing interior plumbing.
-The proposed water service lines should not conflict with other existing utilities since the service lines are expected to be installed below other utilities. However, there may be unforeseen conflicts for individual properties do to the age of the existing infrastructure or items such as buried tanks. Property owners are encouraged to have their property evaluated for potential conflicts between where the water currently enters their buildings (where the water meter would likely to be installed) and the street (where the watermain and b-box would likely be installed).

15. Would be good to see 2014 budget actuals for existing water system. The Village's fiscal year is from May 1 to April 30th. The annual audit for FY 2014 is underway and is expected to be completed in October. The actuals for the existing water system for year 2014 will be provided when available.

16. See question 7 regarding fire-fighting capacity and potential subsidy.

- 17. Would be good to see how deep well and potential Lake Michigan water interconnects would work.** *The Village Board approved a proposal from Village Engineer Gewalt Hamilton & Associates (GHA) for the design and engineering of the water system extension into the downtown for the amount of \$150,000 and the plans are underway but not yet available to view. The existing system is served by a deep well (approx 1,300 feet deep). The proposed extension of the public water system can be served by the existing deep well and the proposed additional pumpage and storage is necessary regardless of the water source (deep well vs. Lake Michigan). The proposed connection to Lake Michigan water through the Northwest Water Commission (NWWC) would be made to the planned NWWC watermain on Arlington Heights Road to the existing well and pump building. If the connection to Lake Michigan water is made, then the system is planned to have an additional supplemental connection to the existing Buffalo Grove water system located in The Crossings Subdivision (south of IL 53). The deep well would be required to be abandoned if the system is served by Lake Michigan Water.*
- 18. See question 10 regarding capacity utilization schedule (i.e. potential for Finch, Archer, etc.) and what is cash flow impact to businesses in 2016, 2017, etc.** *The approved \$7,000 per RE connection fee include the assumptions that Finch, Archer and the Triangle properties are developed and connected with brewery, restaurant and residential uses respectfully. The proposed SSA fees are based upon this \$7,000 per RE connection fee and the amounts charged for the SSA would not vary depending upon whether these businesses and uses come to fruition. The Village assumes all risk for these planned uses and the charges to the downtown property owners will not increase if these assumptions do not come to fruition.*
- 19. Has the school been approached for connecting to the infrastructure?** *Yes, and all costs if extended to the school would be paid for by the School. Note that due to the distance between the planned downtown water system and the school, the costs for water system as a whole would increase and the assumptions used for determining the \$7,000 per RE connection fee would increase resulting in increased costs for the downtown if the school was included in the proposed SSA (similar to including the residential neighborhoods as noted in Question #13).*
- 20. Has grant funding been pursued?** *As noted during the August 25 Village Board Meeting, the Village Engineer and Staff are investigating potential grant funding. The Village made application for Federal Grant Funding for the existing water system as a "shovel ready project under the "Build America" infrastructure grants during the Great Recession and was not successful. IF the Village is successful in obtaining grant funding which reduces the overall project cost, then the Village Board may consider adjusting the \$7,000 per RE connection fee and/or the annual SSA property tax levy.*
- 21. In the existing water budget presented, what is the "replacement capital budget" line item and are there tax credits available to help lower overall cost for build-out/recapture?** *The replacement capital budget" line item is the sinking fund for the eventual replacement of the existing system after its' project useful life (50 years). The Village is not aware of any potential tax credits for build-out/recapture but the property owners may want to consult with their tax preparer/attorney for advice/counsel.*

- 22. Is a TIF over-performance abatement being considered in lieu of plowing additional money into additional projects (i.e. burying of electric lines, etc.)?** Yes, the Village Board has discussed this as a potential option for consideration in the future when/if the anticipated development and the projected incremental property tax revenues occur. It is anticipated that the Village Board will consider the partial abatement vs. maintenance/repair of existing improvements and additional infrastructure improvements to the Historic Downtown (Robert Parker Coffin Road street lighting, benches, wayfinding signage, receptacles, etc.). It should be noted that it is likely that the Village Board would only consider future abatement if the Village has been fully reimbursed for all current (4.5M, \$5.0M with interest) and proposed (\$4.3M) investments in the Historic Downtown TIF. The planned watermain extension is roughly \$3.0M with the Downtown Property Owners contributing \$1.25M (41%) toward the project cost. Of this \$9.3M of investments, the Village would be covering \$8.0M (86%) and the Downtown Property Owners covering \$1.25M (14%) of the investment.
- 23. Can the \$500 quarterly payment be eliminated?** As noted in previous question #13, the water rate analysis will be completed by the end of September for the Village Board's consideration for potentially reducing the minimum quarterly bill (\$500) and/or water rate (\$14.00 per 1,000 gallons). *UPDATE 03242016. Based upon a water rate analysis, the Village Board recently reduced water rates by 25%. Water rates have been reduced to \$10.50 per 1,000 gallons and \$375 minimum quarterly bill.*
- 24. Can we get a clear definition of how the 51% voting by PIN and voter works (i.e. one owner of 10 PINS has 10 votes on PIN-based vote but only one vote on Voter-based vote)?** Please refer to the enclosed "2-Proposed SSA For Downtown Public Water" from Village Counsel that was included in the August 25, 2015 Village Board Meeting materials which summarizes the process for establishing a Special Service Area (SSA).
- 25. Have we considered a two-phase implementation including associated financing through tax levy?** The estimated costs for installing the proposed watermain extension into the historic downtown are based upon installing the entire system as part of a single project. The goals are to have the system installed prior to Lake County reconstructing Old McHenry Road in 2017 and to have the watermain loop installed prior to Harborchase planned opening in early 2017. As part of the reconstruction of Old McHenry Road, the Village has made commitments to Lake County to include improved sidewalks, lighting, etc. (streetscape) as part of their project.

While the project as designed could be broken out to install the portions through the Historic Downtown as a second phase of the water system extension, the timing necessitates that the Village provide a loop water system for Harbor Chase and the Archer Lots which would likely result in the water system design changing to loop the lines on Old McHenry Road and Robert Parker Coffin Road via Archer Road. Under this scenario, the extension into the Historic Downtown could be handles as the second phase but it should be noted that this approach would be expected to significantly increase the costs for the overall project (and therefore the Downtown property owners) for the following reasons:

- (1) as currently designed, the projected costs for the water system in the Historic Downtown as expected to be higher than the rest of the system due to having to design and work around the existing improvements (including buildings) within the ROW;
- (2) the current system does not include the extension of public watermain down Archer Road;

(3) reducing the size of the overall project into two separate projects would likely result in increased unit costs; and

(4) increased borrowing costs by breaking the project out into two phases.

(Questions From 09/10/2015 Meeting)

26. Are Fire Department related costs associated with SSA participation being picked up by the department? *No, fire protection improvements are not paid for by the Fire District(s). This is no different than the existing IL 83 SSA (IL 83 SSA property owners) that was responsible for paying for 80% plus of the original deep well water system with the Village paying the remainder costs. For the Herons Landing public water system SSA, the Residents paid 100% of the costs with no Village participation. In this instance, the proposed downtown public water SSA would pay for roughly 40% of the water system improvements with the Village paying the remaining 60% through the TIF. The proposed SSA does include the Long Grove Fire Protection District Department property in the SSA boundaries and is included in the calculations for payment to the SSA based upon their RE.*
27. Is the parcel south of Old 53 near Old McHenry in the TIF? *The attached exhibit "**27 - TIF & SSA Boundaries Map**" from the SSA proposing ordinance highlights the properties and boundary for the proposed downtown SSA. The exhibit has been modified to highlight the following boundaries:*
- o *Proposed Downtown Water SSA (Yellow Highlighted)*
 - o *Existing IL 83 SSA (Orange Highlighted) and*
 - o *Existing TIF District (Thick Blue Outline).*
28. What specific actions, if any, will be taken in securing grant funding? *The Village Engineer and Village Planner have been tasked with researching potential grant funding opportunities for report back to the Village Board.*
29. Will the Village consider offering "tap-in" fee assistance? *As current approved, the Village's "tap on" fee is reduced with the users paying 40% and Village paying 60%. The proposed SSA is a method of financing these costs over a 20-30 year period. Individual property owners will have the option of either financing through the SSA or paying the "tap on" fee upfront and financing themselves. No further assistance has been discussed. It should be noted that the installation of the planned watermain through the downtown area is expected to be more difficult and therefore more costly on a unit/construction basis than the rest of the planned water system. By including the extension of the watermain through the existing downtown and into the cross-roads, the downtown property owners are benefiting from these reduced costs that would not exist if the downtown portion of the watermain was installed separately.*
30. Can individual property owners challenge the RE allocation for possible reduction? *Property owners should review the estimated RE's provided for each properties SSA fee calculations. If reductions are supported, the Village will evaluate (increase or reduce) the RE for purposes of the SSA. It is important to note that the water "tap on" fees are based upon actual usage and property owners are responsible for paying for any increase in actual usage (increased use beyond the original estimate or change of use). Any increase in RE would have to be paid for by the property owner outside of the parameters of the proposed SSA.*

31. Is total project cost coverage ratio (60/40%) negotiable? The 60/40% is relative to the connection "tap on" fee amounts that were set by ordinance. The percentage was based upon setting what was viewed as a reasonable "tap on" fee of \$7,000 per RE. The Village Board can amend this ordinance but has not discussed this a being negotiable.
32. Is a debt certificate underwritten by SSA the only route to securing needed capital? As noted previously, the Village Board is considering issuing roughly \$5.3M of new TIF debt in addition to the existing \$4.5M of existing TIF for a total of \$9.8M of TIF debt. The \$5.3M of new TIF debt includes the \$1.9M of the proposed SSA. Assuming that the proposed SSA is approved, the Village Board will decide whether to reduce the amount of the new TIF debt and/or to add projects that are currently not included in the planned improvements (example: streetscape lighting along Robert Parker Coffin Road, etc.)
33. Post Meeting Question: how do property owners handle existing well disposition once system connections are made? In all likelihood, the wells will need to be capped at the time the service is switched over. There are certain situations where they can remain active (primarily for large irrigation areas) but there is additional plumbing costs to keep the systems separate and it is not that common.

	2008	2009	2010	2011	2012	2013	2014	2015	Totals to Date	Project Plan Estimate
Revenues										
Property Tax (Increment)				65,370	60,419	175,312	208,157	229,416	760,587	22,007,942
EBD Sales tax allocated				4,534	20,781	23,355	28,971	30,356	107,997	
Sales				39,376	176,464	191,236	222,262	230,555	859,893	
Sales Non-Home Rule				4,627	21,436	23,899	32,615	35,263	117,840	
Interest on Investments				116	66	18	221	3,992	4,413	
Miscellaneous Revenues				147	-	-	-	-	147	
Proceeds from sale of limited obligation tax increment revenue bonds				4,450,000	-	-	-	-	4,450,000	
Application of non-home rule sales tax for infrastructure				560,152	-	-	-	-	560,152	
Statutory payment from general fund in lieu of property tax				5,124,322	14,770	17,531	20,816	22,942	76,059	
Total Revenues	\$ 142,055	\$ 148,801	\$ 87,949	\$ 42,815	\$ 32,364	\$ 41,315	\$ 30,265	\$ 62,743	\$ 588,307	\$ 2,000,000
				300,000					300,000	
Expenditures										
Administrative - legal, accounting, etc										
Sales Tax Rebate										
Capital										
Stemple lot	234	8,202						1,500	9,936	35,000,000
Public water supply	162	88,301			415,603				1,052,232	
TIF establishment	29,613	26,768							56,381	
Archer lots	210	797,343	1,317,796	(30,930)		3,545	2,036		2,090,000	
Engineering	5,404							357	5,761	
Corned burial costs		15,000							15,000	
Covered bridge repair		194,683	550	5,274	787	3,180	2,039		206,523	
Modern roundabout-Old McHenry		83,665	7,102	2,335					93,122	
Streetscape		23,045		3,540			2,090		28,675	
Downtown signage			9,351						9,351	
IL 83/Downtown public water system			28,565	185,383		930	474	17,137	232,489	
Robert Parker Coffin road paving			201,682	7,254			6,827	16,031	231,794	
Sunset Grove improvements				1,530,628	254,225			523,291	2,308,144	
Payments to Sunset Grove developer					78,016	86,379	633,544	233,404	1,031,343	
Downtown moving and maintenance								322	322	
Debt Issuance Costs-limited obligation TIF bonds				300,000					300,000	7,400,000
Principal - limited obligation TIF bonds							75,000	110,000	185,000	
Interest - limited obligation TIF bonds				85,292	333,750	333,750	333,750	328,125	1,414,667	
Interest - Advances from Open Spaces and General funds			76,416	197,853	136,656	177,851	162,667	181,998	953,741	
Interest - Arrearages from Open Spaces and General funds				10,530	13,773	36,053	48,132	60,117	168,605	
Total Expenditures	177,678	1,385,838	1,729,411	2,639,974	1,265,174	663,103	1,865,190	1,535,025	11,281,393	44,400,000
	(177,678)	(1,385,838)	(1,707,498)	(2,484,348)	(971,238)	(251,752)	(1,352,148)	(982,501)	(4,344,305)	
Net Change in Fund Balance										
FUND BALANCE (DEFICIT) - Beginning of Year										
		(177,678)	(1,563,516)	(3,271,014)	(786,666)	(1,757,904)	(2,009,656)	(3,361,804)	(4,344,305)	
FUND BALANCE (DEFICIT) - END OF YEAR	\$ (177,678)	\$ (1,563,516)	\$ (3,271,014)	\$ (786,666)	\$ (1,757,904)	\$ (2,009,656)	\$ (3,361,804)	\$ (4,344,305)		

	2008	2009	2010	2011	2012	2013	2014	2015	Totals to Date
Debt Analysis From Highest Priority to Lowest									
Amount owed on Limited Obligation TIF bonds-Principal				4,450,000	4,450,000	4,450,000	4,375,000	4,265,000	18,035,000
Amount owed on Limited Obligation TIF bonds - Interest				4,521,375	4,187,825	3,853,875	3,853,875	3,192,000	19,011,000
Total for Limited Obligation TIF bonds				\$ 8,971,375	\$ 8,637,825	\$ 8,303,875	\$ 8,228,875	\$ 7,457,000	\$ 37,046,000
Amount owed to Open Spaces Fund - principal			784,229	1,088,097	2,038,125	2,038,125	2,038,125	2,038,125	10,976,806
Amount owed to Open Spaces Fund - interest and arrearages				65,002		101,476	209,952	325,428	601,858
Total owed to Open Spaces Fund			\$ 784,229	\$ 1,153,099	\$ 2,038,125	\$ 2,139,601	\$ 2,248,077	\$ 2,363,553	\$ 11,626,847
Amount owed to General Fund - principal	177,678	1,563,516	2,405,874	2,135,642	2,392,530	2,501,205	2,463,763	2,501,521	15,577,139
Amount owed to General Fund - interest and arrearages			76,416	219,797	76,416	188,944	311,467	438,106	1,311,146
Total owed to General Fund	\$ 177,678	\$ 1,563,516	\$ 2,482,290	\$ 2,355,439	\$ 2,468,946	\$ 2,690,149	\$ 2,775,230	\$ 2,939,627	\$ 16,888,285
Total principal owed to other funds of the village							4,501,888	4,539,646	9,041,534
Total interest and arrearages owed to other funds of the village							521,419	763,534	1,284,953
Total owed to other funds of the village							\$ 5,023,307	\$ 5,303,180	\$ 10,326,487

Village of Long Grove
 Projected Summary of TIF Calculations Using Current Interest Rate (4%) on General Fund & Open Spaces Fund Advances
 Actual 2008-2015 and Projected for Years 2017-2031

0%

Year	Year	New Development		Property Tax (increment)	Total Sources	Total Uses	Harbor Chase		Resources		Advance Subject to Interest
		(EAV)	(increment)				Only Development Fund Balance	Available to Reduce	Advances		
Actual	2008		-	-	177,678		(177,678)				
	2009		-	-	1,385,838		(1,563,516)				
	2010		21,913	21,913	1,729,411		(3,271,014)				
	2011		65,370	5,124,322	2,639,974		(786,666)				
	2012		60,419	293,936	1,265,174		(1,757,904)				
	2013		175,312	431,351	683,103		(2,009,656)				
	2014		208,157	513,042	1,865,189		(3,361,803)				
	2015		214,402	506,765	659,057		(3,514,095)	(152,292)			5,023,307
	2016		214,402	515,536	696,899		(3,695,458)	(181,363)			5,175,599
	2017		214,402	524,570	662,903		(3,833,791)	(138,333)			5,356,962
Forecast	2018	Harbor Chase (600K)	814,402	1,133,875	669,437		(3,369,353)	464,439			5,030,857
	2019		814,402	1,143,460	661,109		(2,887,002)	482,350			4,548,506
	2020		814,402	1,153,331	655,565		(2,389,236)	497,766			4,050,740
	2021		814,402	1,163,499	647,530		(1,873,266)	515,970			3,534,770
	2022		814,402	1,173,972	641,891		(1,341,185)	532,081			3,002,689
	2023		814,402	1,184,759	628,358		(784,783)	556,402			-
	2024		814,402	1,195,870	519,125		(108,038)	676,745			-
	2025		814,402	1,207,314	537,750		561,526	669,564			-
	2026		814,402	1,219,101	558,375		1,222,252	660,726			-
	2027		814,402	1,231,242	560,625		1,892,869	670,617			-
	2028		814,402	1,243,748	565,625		2,570,992	678,123			-
	2029		814,402	1,256,628	583,000		3,244,620	673,628			-
	2030		814,402	1,269,895	616,625		3,897,890	653,270			-
	2031		814,402	1,283,559	20,000		5,161,449	1,263,559			-
Totals			12,576,004	24,791,690	19,630,241		5,161,449				

Assumptions and notes:

**Property Tax Revenue= Assume 0% increase each year after 2016

**Sales Tax Revenue = Assume 3% increase each year after 2014

**Administrative Expenditures = Assume \$20,000 each year after 2014

**Capital Expenditures = Completed as of 2014.

**No additional interest or arrearages on advances from Open Spaces or General Fund after 2014.

**Assumes no additional rebates or developer incentives will be paid.