



AGENDA

PLANNING AND ZONING COMMISSION

Regular Meeting: September 4, 2024 at 7:30 PM

Jeffrey S. Braiman Council Chambers
Fifty Raupp Blvd, Buffalo Grove, IL 60089

1. Call to Order

2. Public Hearings/Items for Consideration

Public Comment is limited to items that are on the agenda for discussion. In accordance with Section 2.02.070 of the Municipal Code, discussion on questions from the audience will be limited to 5 minutes and should be limited to concerns or comments regarding issues that are relevant to Planning and Zoning Commission business. All members of the public addressing the Planning and Zoning Commission shall maintain proper decorum and refrain from making disrespectful remarks or comments relating to individuals. Speakers shall use every attempt to not be repetitive of points that have been made by others. The Planning and Zoning Commission may refer any matter of public comment to the Village Manager, Village staff or an appropriate agency for review.

- A. Consideration of a Variation from Section 14.20 of the Village's Sign Code to install an electronic message board sign at 450 McHenry Road (Culver's). (Trustee Weidenfeld, Andrew Binder)
- B. Consideration of an Amendment to the Preliminary Plan and Special Use approved pursuant to Ord. 95-26 and a Zoning Variation for the height of an accessory structure at 1000 Buffalo Grove Road (Mike Rylko Park). (Trustee Weidenfeld, Andrew Binder)

3. Regular Meeting

- A. Other Matters for Discussion
- B. Approval of Minutes
 - 1. July 17, 2024, Draft Planning & Zoning Commission Meeting Minutes
- C. Chairperson's Report
- D. Committee and Liaison Reports
- E. Staff Report/Future Agenda Schedule
- F. **Public Comments and Questions**
All comments will be limited to 5 minutes and should be limited to concerns or comments regarding issues that are relevant to Planning and Zoning Commission business and not on the regular agenda for discussion.

4. Adjournment

The Planning and Zoning Commission will make every effort to accommodate all items on the agenda by 10:30 P.M. The Commission does, however, reserve the right to defer consideration of matters to another meeting should the discussion run past 10:30 P.M.

The Village of Buffalo Grove, in compliance with the Americans with Disabilities Act, requests that persons with disabilities who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of the meeting or facilities, contact the ADA Coordinator at 847-459-2500 to allow the Village to make reasonable accommodations for those persons.





AGENDA ITEM SUMMARY

PLANNING AND ZONING COMMISSION

Regular Meeting: September 4, 2024

AGENDA ITEM 2.A.

Consideration of a Variation from Section 14.20 of the Village's Sign Code to install an electronic message board sign at 450 McHenry Road (Culver's).

Contacts

Liaison: Trustee Weidenfeld

Staff: Andrew Binder

Staff Recommendation

Staff recommends approval.

Recommended Motion

The PZC recommends approval of the variation to Title 14 (Sign Code), Section 14.20.070 of the Village of Buffalo Grove Municipal Code to allow an electronic message board sign for Culver's located at 450 McHenry Road, subject to the following conditions:

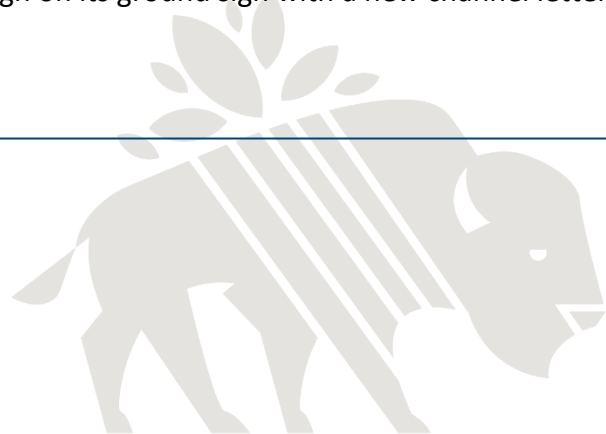
1. The ground sign shall be modified in accordance with the documents and plans submitted as part of this petition.
2. The Petitioner shall comply with all applicable Village codes, regulations, and policies.

Summary

Lora Trent, from Springfield Sign, on behalf of Culver's Restaurant, is seeking a sign variation to install an electronic message board sign on the existing ground sign at 450 McHenry Road. Culver's intends to replace its current cabinet sign on its ground sign with a new channel letter sign and an electronic message board sign.

File Attachments

1. 450 McHenry Rd - Staff Report
2. 450 McHenry Rd - Plan Set





VILLAGE OF BUFFALO GROVE PLANNING & ZONING COMMISSION STAFF REPORT

Meeting Date:	September 4, 2024
Subject Property Location:	450 McHenry Road, Buffalo Grove, IL 60089
Petitioner:	Lora Trent, Springfield Sign
Prepared By:	Andrew Binder, Associate Planner
Request:	The petitioner is seeking approval of a variation from Section 14.20 of the Village's Sign Code to install an electronic message board sign at 450 McHenry Road.
Existing Lane Use and Zoning:	The property is zoned B-5: Town Center Business District and is improved as a fast-food restaurant with a surface parking lot.
Comprehensive Plan:	The Village Comprehensive Plan calls for this property to be a commercial use.

PROJECT BACKGROUND

Lora Trent, from Springfield Sign, on behalf of Culver's Restaurant, is seeking a sign variation to install an electronic message board sign on the existing ground sign at 450 McHenry Road, as shown in Figure 1.

Culver's plans to replace its current cabinet sign on its ground sign with a new channel letter sign and an electronic message board sign. This change is important for Culver's to maintain its branding, public identity, marketing, and visual imaging. It will also help inform the public about its "Flavor of the Day" custard. A variance is needed because all electronic message board signs require a variation as outlined in the Village's Sign Code.

The following report summarizes the petitioner's requests. These requests do not include any other changes to the site, other signage, or its use.

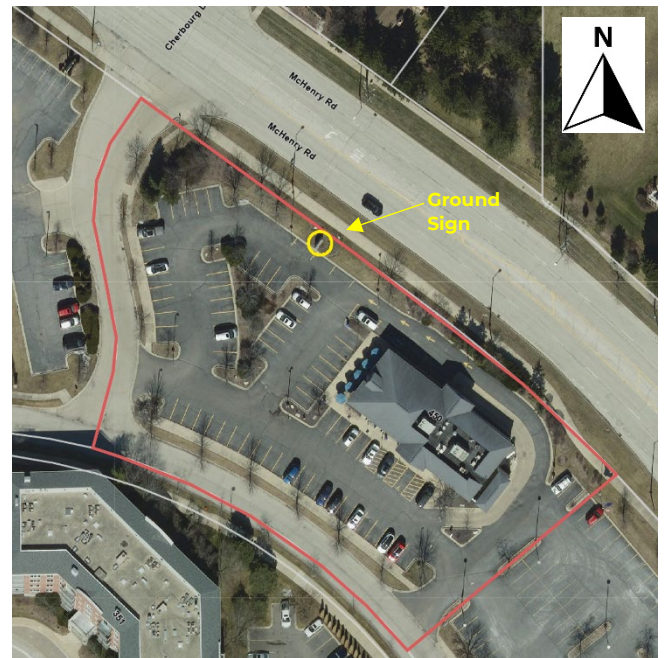


Figure 1: Subject Property with location of Ground Sign

SITE HISTORY - SIGNAGE

- In 2001/2002, Culver's site was developed, and the Village Board approved multiple sign variations, including the existing ground sign along Buffalo Grove Road, a menu board sign, and additional wall signs.
- In 2016, Culver's was approved for a Sign Variation to replace three wall signs.

PLANNING & ZONING ANALYSIS

Location

- The existing ground sign is located along Buffalo Grove Road and is setback 10 feet from the property line.
- As per the Village's Electronic Message Board Code requirements, electronic message board signs are not allowed to face a single-family zoned district or use. The proposed location of the electronic message board sign complies with this requirement as it is positioned perpendicular to such district or use to the north, *as shown in Figure 2*. Staff has no issue with the location of the electronic message board sign, as it will not face or interfere with any residential property.

Size & Height

- The existing monument sign has an area of approximately 28 sqft and a height of 8 feet.
- The proposed channel letters (approximately 17 sqft) and the electronic message board sign (approximately 20 sqft) has a combined sign area of 37 sqft, which is 9 sqft more than the existing sign area for the monument sign, *as shown in Figure 3*.
- The proposed sign meets the sign code requirement for the total sign area permitted as well as the electronic message board sign area requirement of a maximum of 25 sqft.

Electronic Sign

- Per the Village's Sign Code, electronic message signs are allowed by variation only. Section 14.20.070 of the Village of Buffalo Grove Sign Code sets forth certain standards/requirements for electronic message signs. The Petitioner has indicated, within the Sign Specifications, that they intend to operate the sign under the standards set forth in the Village of Buffalo Grove Sign Code, including:
 - The sign will not display any videos, animations, or moving pictures, or create the illusion of movement through lighting effects;



Figure 2: Electronic Sign Perpendicular to Residential Properties

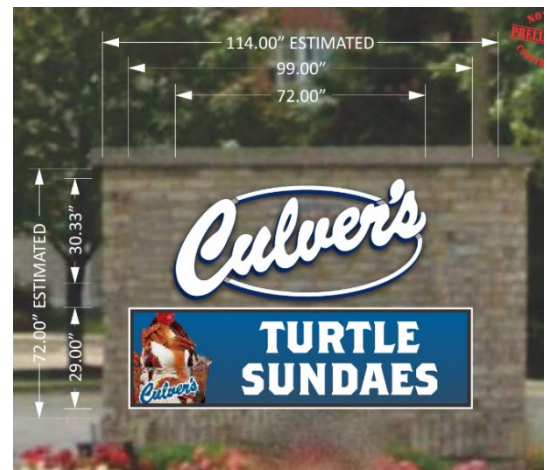


Figure 3: Proposed Sign



Figure 4: Existing Ground Sign with landscaping

- Is anti-glare and will automatically adjust its brightness to no more than 40% of the daytime level at night or in overcast conditions;
- The sign will turn on/off 30 minutes before and after store hours, which are 10 am to 10 pm.

Landscaping

- The existing landscaping around the ground sign will remain, *as shown in Figure 4.*

DEPARTMENT REVIEWS

Village Department	Comments
Building	The Village's Building Staff has reviewed the proposed signage and has no issues or concerns.
Engineering	The Village's engineering staff has reviewed the proposed signage, and there are no concerns regarding engineering or line of sight issues.

SURROUNDING PROPERTY OWNERS

Pursuant to Village Code, the contiguous property owners were notified, and a public hearing sign was posted on the subject property. The posting of the public hearing sign and the mailed notifications were completed within the prescribed timeframe as required. As of the date of this Staff Report, the Village has had two inquiries regarding the sign variation requests and one public comment received via email. The comment has been included within the Plan Set.

STANDARDS

The Planning & Zoning Commission is authorized to make a recommendation to the Village Board based on the following criteria:

- A. Except for Prohibited signs (Chapter 14.32), the Village Planning & Zoning Commission may recommend approval or disapproval of a variance from the provisions or requirements of this Title subject to the following:
 1. The literal interpretation and strict application of the provisions and requirements of this Title would cause undue and unnecessary hardships to the sign user because of unique or unusual conditions pertaining to the specific building, parcel, or property in question; and
 2. The granting of the requested variance would not be materially detrimental to the property owners in the vicinity; and
 3. The unusual conditions applying to the specific property do not apply generally to other properties in the Village; and
 4. The granting of the variance will not be contrary to the purpose of this Title pursuant to Section 14.04.020
- B. Where there is insufficient evidence, in the opinion of the Planning & Zoning Commission, to support a finding under subsection (A), but some hardship does exist, the Planning & Zoning Commission may consider the requirement fulfilled if:
 1. The proposed signage is of particularly good design and in particularly good taste; and
 2. The entire site has been or will be particularly well landscaped.

The Petitioner's responses to each of the standards are attached for the Commission's review.

STAFF RECOMMENDATION

Staff recommends **approval** of the abovementioned Sign Code variation, subject to the conditions in the Suggested PZC Motion due to the following reasons:

- The existing ground sign is not being removed, and only the face of the sign is changing;
- The sign's position will not affect nearby residential properties because it will be perpendicular to the single-family homes to the north;
- The proposed sign meets all the requirements of an electronic message board sign regulations;
- Culver's is a long-standing business in Buffalo Grove, and the new sign will enhance the existing ground sign and provide appropriate identification of the business, which will help with its functions.

SUGGESTED PZC MOTION

The PZC recommends approval of the variation to Title 14 (Sign Code), Section 14.20.070 of the Village of Buffalo Grove Municipal Code to allow an electronic message board sign for Culver's located at 450 McHenry Road, subject to the following conditions:

1. *The ground sign shall be modified in accordance with the documents and plans submitted as part of this petition.*
2. *The Petitioner shall comply with all applicable Village codes, regulations, and policies.*

ATTACHMENTS

- a. Letter to PZC
- b. Response to Variation Standards
- c. Sign Plans with Site Plan
- d. Public comment

July 26, 2024

Village of Buffalo Grove, IL
Fifty Raupp Blvd.
Buffalo Grove, IL 60089

Culver's Restaurant
450 McHenry Rd.
Buffalo Grove, IL 60089

RE: EMC Variation Request

Culver's located at 450 McHenry Rd. would like to request a sign variation to update their existing freestanding monument sign by removing the existing Culver's sign cabinet and install their most update Brand Standard signage by adding a Culver's channel letter sign along with an electronic message center (EMC) that will provide a fresh new look.

1. The literal interpretation and strict application of the provisions and requirements of this Title would cause undue and unnecessary hardships to the sign user because of unique or unusual conditions pertaining to the specific building, parcel or property in question; and

Response: Culver's is a nationally recognized restaurant, and with that comes Brand Standards consistencies. The Brand Standard format for Culver's is to be consistent with branding, public identity, public wayfinding, public safety, marketing, and visual imaging throughout the entire chain. Electronic message center (EMC) not only allow businesses to take advantage of technology available, but the dynamic output allows a business to be competitive in the marketplace. Culver's Brand Standard requires "Flavor of the Day" messaging. Color is relevant to any safety concerns as the world is full of color. Culver's request for the electronic message center (EMC) design will complement the modern look and feel of the physical building. Denial of this request will result in lack of branding, public identity, marketing, visual imaging, and providing public knowledge of their "Flavor of the Day".

2. The granting of the requested variance would not be materially detrimental to the property owners in the vicinity; and

Response: The granting of the requested variance would not be materially detrimental to the property owners in the vicinity. The variation request for the electronic message center (EMC) is no different than any other sign in the area and will be in harmony with the surrounding businesses.

3. The unusual conditions applying to the specific property do not apply generally to other properties in the Village; and

Response: The unusual conditions applying to Culver's property do not apply generally to the other properties in the Village as Culver's conditions are specific to their Brand Standard requirements by offering "Flavor of the Day" messaging on their electronic message center.

4. The granting of the variance will not be contrary to the purpose of this Title pursuant to Section 14.04.020.

Response: Our request is harmonious and does not interfere with the overall intent of the purpose of this Title pursuant to Section 14.04.020. Our request recognizes the need for adequate identification, advertising, and communication within the community that is structurally sound, well maintained, and attractive in appearance. Culver's will oblige to Section of the Code 14.20.070 Electronic Message Centers.

B. Where there is insufficient evidence, in the opinion of the Planning & Zoning Commission, to support a finding under subsection (A), but some hardship does exist, the Planning & Zoning Commission may consider the requirement fulfilled if:

1. The proposed signage is of particularly good design and in particularly good taste; and

Response: Culver's Brand Standard signs are modest in sizing and color. Culver's overall concept is to have an architecturally attractive appearance that will complement the modern look and the feel of the physical building.

2. The entire site has been or will be particularly well landscaped.

Response: Yes, the entire site will be well landscaped.

Electronic message center (EMC) are safer to our employees and are programmable to meet City requirements along with automatic dimming for day-time and night-time hours for public safety. Visual knowledge from the electronic message center (EMC) provides proper way finding and improves public safety to the public traveling along McHenry Rd. Images on an electronic message center (EMC) are a better communication tool than text for the following reasons:

- Pictures (graphics) are more universal allowing quicker comprehension of message (safer messaging).
- Picture (graphics) overcome language barriers (tourist or foreign nationals can better understand business function).
- Pictures overcome learning disabilities or education discrepancies and enhance the experience and comprehension of the message to those who otherwise may miss the message.
- A picture is worth a thousand words.
- Product/Consumer education is enhanced with pictures and graphics.

The requested variation is minimum and reasonable for use to our business. Granting our request would not be detrimental to the public's health, safety, and welfare. The general welfare of the community is better served when product and customer service messages are readily available.

We are respectfully asking for you to review our request, see our need, and approve our Conditional Use Permit.

Kind Regards,



SPRINGFIELD SIGN

design | build | install | service

ADDRESS

4825 E Kearney St
Springfield, MO 65803

CONTACT US

800.845.9927
springfieldsign.com

Lora Trent

Lora Trent
Springfield Sign
4825 E Kearney St.
Springfield, MO 65803
loram@springfieldsign.com
417-862-2454



Sign Code – Variation Standard

RESPONSE TO STANDARDS

During your testimony at the Public Hearing you need to testify and present your case for the variance being requested. During your testimony you need to affirmatively address the six (6) standards listed below.

The Planning & Zoning Commission is authorized to grant variations to the regulations of the Sign Code (Chapter 14.40) based upon findings of fact which are made based upon evidence presented at the hearing that:

1. The literal interpretation and strict application of the provisions and requirements of this Title would cause undue and unnecessary hardships to the sign user because of unique or unusual conditions pertaining to the specific building, parcel or property in question; and

Response:

Please see attached

2. The granting of the requested variance would not be materially detrimental to the property owners in the vicinity; and

Response:

Please see attached

3. The unusual conditions applying to the specific property do not apply generally to other properties in the Village; and

Response:

Please see attached

4. The granting of the variance will not be contrary to the purpose of this Title pursuant to Section 14.04.020.

Response:

Please see attached

B. Where there is insufficient evidence, in the opinion of the Planning & Zoning Commission, to support a finding under subsection (A), but some hardship does exist, the Planning & Zoning Commission may consider the requirement fulfilled if:

1. The proposed signage is of particularly good design and in particularly good taste; and

Response:

Please see attached

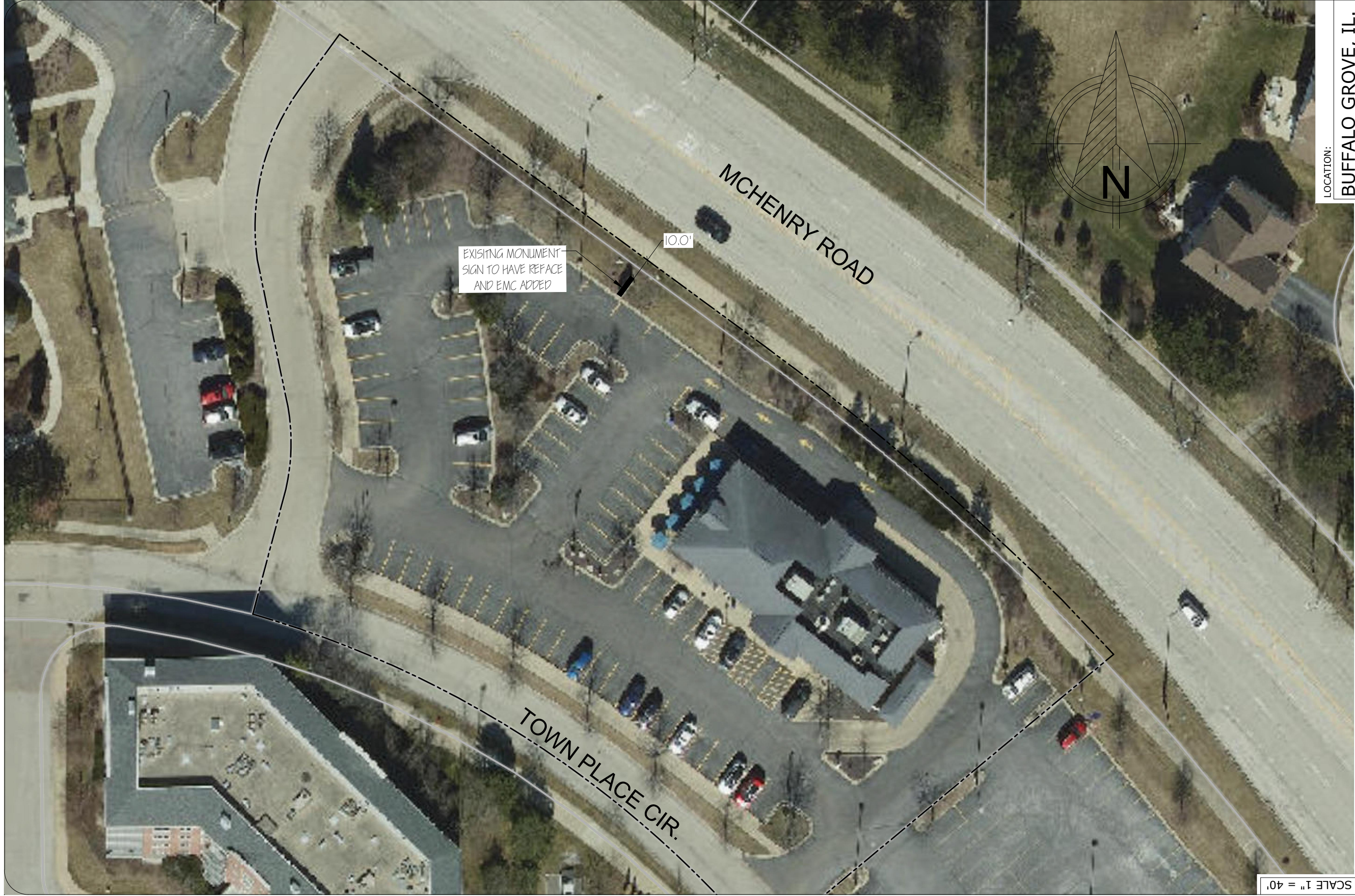
2. The entire site has been or will be particularly well landscaped.

Response:

Please see attached

Additional information can be found at the Village's Sign Code Regulations webpage:

https://library.municode.com/il/buffalo_grove/codes/code_of_ordinances?nodeId=TIT14SICO_CH14.40VAAP



SCALE 1" = 40'

LOCATION:

BUFFALO GROVE, IL.

**CULVER FRANCHISING SYSTEM, INC.
NEW CULVER'S-SIGNAGE
450 MCHENRY ROAD
BUFFALO GROVE, IL. 60089**

Client:
Culver Franchising System, Inc.
540 Water Street
Prairie du Sac, WI 53578
p (608) 643-7980

SPRINGFIELD SIGN
4825 E. Kearney St.
Springfield, MO 65803
(417) 862-2454

Project Number: 54012
Drawn By: CLH
Reviewed By: MW
Date: 8-28-24

Sheet Number:
1 OF 1

SIGN PLACEMENT PLAN



SIGN PACKAGE PROPOSAL

RE-IMAGE

PRESENTED TO:

Culver's
450 McHenry Rd
Buffalo Grove, IL 60089

DATE PREPARED:

06/25/24 - Preliminary
8/1/24 - EMC Notes added

MONUMENT RE-IMAGE

BUFFALO GROVE, IL

Proposed Signage

MONUMENT

Culver's script channel letters are LED internally illuminated

Watchfire RGB full color Electronic Message Center (EMC) with RF wireless communication

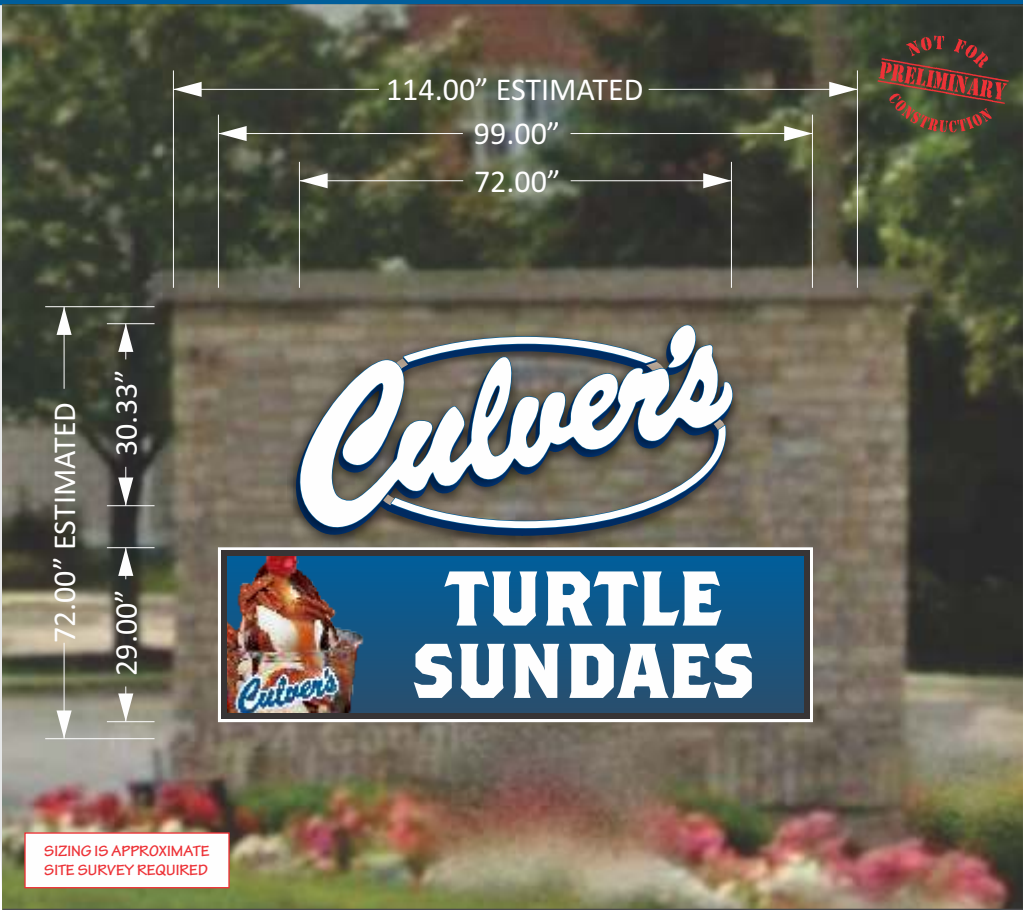
Amber EMC option available

Broadband communication option available

UL marked product

NOTES:

1. Messages and Text.
 - Shall be limited to a display of on-premises activity only, plus date, time, temperature, and community event information.
 - Transition from one message to another shall be instantaneous, without movement or other transition effects between messages.
 - Text shall be uniform in color, appearance, and a maximum of 9.25 inch character text any one time.
 - Messages, including single and multiple lines of text, shall not change more frequently than once every 20 seconds.
2. Display and Brightness.
 - Signs shall not display any video, animation or moving pictures or simulate any movement or the optical illusion of movement of any part of the sign text, design or pictorial segment, including the movement of any illumination or the flashing or varying of light intensity.
 - The Electronic message sign shall be equipped with both a programmed dimming sequence as well as an additional overriding mechanical photocell that adjusts the brightness of the display to the ambient light at all times of day. Such programming and mechanical equipment shall be set so that the Electronic message sign, at night or in overcast conditions, will be no more than forty percent of the daytime brightness level



SCALE: 3/8" = 1"

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

NIGHT VIEW

SCALE: N.T.S.



EXISTING

SCALE: N.T.S.



SCOPE OF WORK

- REMOVE EXISTING CULVER'S OVAL CABINET
- INSTAL 2 NEW CULVER'S SL-17 SCRIPT CHANNEL LETTERS
- INSTAL 2 NEW WATCHFIRE FULL COLOR 10MM RGB 2'-5" X 8'-3" EMC CABINET

SITE SURVEY INFO

FIELD VERIFIED SURVEY EXISTING: NO
DATE SURVEY RECEIVED:

NOTES:

SL-17: 72" X 33.81" = 16.91 SF
EMC: 29" X 99" = 19.93 SF

DATE CREATED / REVISION HISTORY

6/25/24 - NEW
8/1/24 - EMC info

SALES PERSON:
MARK WESSELL

DESIGNED BY:
J KROEGER

AO:
54012

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This is an artistic rendition and final colors / sizes may vary from that depicted herein.



ENVIRONMENTALLY RESPONSIBLE

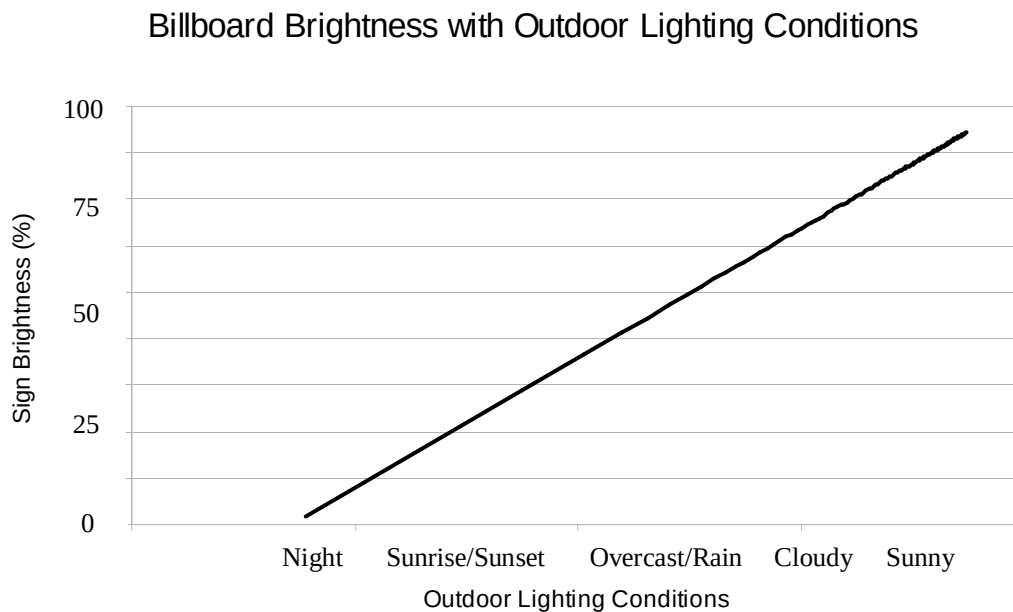


SPRINGFIELD SIGN

www.springfieldsign.com

PHOTOCELL FACT SHEET

Hardware photocell enables a Watchfire® sign to adjust sign brightness for the periodic change of outdoor ambient light: as the amount of outdoor light changes, the brightness of the sign changes. The relationship between ambient light and sign brightness is directly proportional. During periods of low ambient light, sign brightness will be low. Throughout phases of high ambient light, sign brightness will be high. Below is a chart showing the relationship between outdoor lighting conditions and sign brightness.



Looking at the graph above, 100% sign brightness translates to 7000-7500 NITs for Watchfire® Digital Outdoor signs. 100% sign brightness equates to 9000-10000 NITs for On Premise signs.

Watchfire® has designed its software to react gradually with the photocell; changes in sign brightness are based upon an average of photocell readings, not instantaneous values. This is extremely useful during periods of brief cloud cover. The sign will not dim as soon as a cloud passes overhead. Instead, the sign software will take an average of the overall lighting conditions outside and adjust the sign brightness against that average. In addition, there are 100 brightness levels in the photocell. This provides excellent reaction to the variation in outdoor ambient light.



Detailed Specification Sheet

10MM COLOR LED SIGN

Standard Watchfire Features

Application	Advertising and branding
Module type	Smart Module – fully self contained
LED encapsulation	Fully encapsulated
Compliance information	UL48, CUL48; FCC Class A compliant
Environmental rating	IP 65 per face
Ventilation	5" cabinet: front ventilation; 8" cabinet: cross-ventilation or rear ventilation (over 7' height)
Power	120 or 240 volt single phase 60Hz
Cabinet construction	Extruded aluminum, precision mitered solid weld corners
Cabinet depth	Front-vent signs - 5"/101.6mm; Cross-vent & rear-vent signs - 8"/203mm
Service access	Front or optional rear access
Software	Proprietary Ignite®; Integrates with digital signage players via Ignite live video option
Cabinet temperature rating	-40° F to +140° F (-40°C to +60°C)
Electronics temperature rating	-40° F to +185° F (-40°C to +85°C)
Thermal control	Automatic shut-down if temperature exceeds 140°F (60°C)
Color temperature	6500° Kelvin fixed
Dimming	Photocell, auto-adjustment from 1% - 100% brightness; Software backup
Electronic validation	Accurate proof of performance on XVS Signs
LED type	Nichia
Security	Security HASP & password protected
User interface	Web & stand alone PC application
Graphics compatibility	Import capability from most AVI sources; BMP, GIF, JPG and other graphic file types
Video compatibility	PAL, NTSC, Live Video capable on XVS
Video formats	With Ignite 11.3 or newer, most AVI & WMV formats; Options include component, VGA, DVI, HDMI
Weatherproofing	Tested to a continuous, 95°F (35°C), 7.2 ph salt fog
Windload rating	Complies with IBC 2006/2009 standards
Self-diagnostic monitoring & reporting	Advanced on-demand or automated diagnostics available

Technical Specifications

XVS Series

Model number	XVS 10mm
Pixel pitch	10.16mm (0.4")
Optimized pixel pitch	True 10mm
Pixel density per sq. ft.	900
Pixel density per sq. meter	9,687
LEDs per sq. ft.	2,700
LEDs per sq. meter	29,062
Pixel configuration	SMD 3-in-1
Max brightness	7,000 NITS
Matrix configuration	30 x 30 pixels
Module H x W	12" x 12"
Horizontal viewing angle	150°
Vertical viewing angle	+15°/-45°
Weight per module	5" cabinet - 3.95 lbs; 8" cabinet - 4.25 lbs
(Video) processing	Video frame grabber on live video option
Calibration	Whole-sign color calibration: color and brightness
Minimum viewing distance	28 ft
Live Video capable	Yes
Video frame rate	Up to 60 FPS
Color capability	73.78 quintillion
Character height	2.8" & larger

RE: Sign Question

Lora Trent <LoraM@springfieldsign.com>

Thu 8/1/2024 1:01 PM

To: Andrew Binder <ABinder@vbg.org>

Cc: Permits <Permits@vbg.org>

Usually, the sign turns on 30 minutes prior to opening and turns off 30 minutes after closing. We are able to accommodate to meet Village requirements.

It is Anti-glare, the EMC will not glare as the background is dark and not reflective.



Lora Trent / Permit Department
Manager

loram@springfieldsign.com

Springfield Sign

Office: 417.862.2454

4825 E Kearney St | Springfield, MO
65803

springfieldsign.com

From: Andrew Binder <ABinder@vbg.org>

Sent: Thursday, August 1, 2024 12:54 PM

To: Lora Trent <LoraM@springfieldsign.com>

Cc: Permits <Permits@vbg.org>

Subject: Re: Sign Question

Hi Lora,

This is sufficient, I'll include it within the submittal. Also, two other quick questions:

1. Will the sign be shut-off during non-business hours?

2. Is the message board sign anti-glare?

Thank you,

Andrew

Andrew Binder

Associate Planner

Community Development Department

Village of Buffalo Grove

50 Raupp Blvd

Buffalo Grove, IL 60089

847-459-5592 | www.vbg.org



Culver's signage

Thu 8/22/2024 2:04 PM

To: Andrew Binder <ABinder@vbg.org>

Dear Mr. Binder,

Thank you for sending the notice.

I will not be able to attend the hearing because of the conflicts in my schedule.

As a resident of Buffalo Grove since 1999, I'm totally against installing new electronic message boards at the mentioned location. I find it exuberant and contributing to light pollution.

Sergei Shevlyagin MD.

Sent from my iPhone



AGENDA ITEM SUMMARY

PLANNING AND ZONING COMMISSION

Regular Meeting: September 4, 2024

AGENDA ITEM 2.B.

Consideration of an Amendment to the Preliminary Plan and Special Use approved pursuant to Ord. 95-26 and a Zoning Variation for the height of an accessory structure at 1000 Buffalo Grove Road (Mike Rylko Park).

Contacts

Liaison: Trustee Weidenfeld

Staff: Andrew Binder

Staff Recommendation

Staff recommends approval.

Recommended Motion

The PZC recommends approval of an amendment to the preliminary plan, and Special Use approved pursuant to Ord. 95-26 and a zoning variation for the height of an accessory structure to allow the construction of a pump track and a new shade structure on the northeast corner of Mike Rylko Park, at 1000 Buffalo Grove Road, subject to the following conditions:

1. The proposed park improvements shall be constructed in substantial conformance with the plans attached as part of the petition.
2. The Final Engineering plans shall be submitted in a manner acceptable to the Village.
3. The Petitioner shall comply with all applicable Village codes, regulations, and policies.

Summary

Laurie Hoffman, Planning and Development Manager for the Buffalo Grove Park District (BGPD), is seeking approval for changes to the park property, including a new pump track and a shade structure on the northeast section of Mike Rylko Park.

File Attachments

1. 1000 Buffalo Grove Road - Staff Report
2. 1000 Buffalo Grove Road - Plan Set
3. Ord. 1995-026
4. Ord. 2023-011



VILLAGE OF BUFFALO GROVE PLANNING & ZONING COMMISSION STAFF REPORT

Meeting Date:	September 4, 2024
Subject Property Location:	1000 Buffalo Grove Road, Buffalo Grove, IL 60089
Petitioner:	Laurie Hoffman, Buffalo Grove Park District
Prepared By:	Andrew Binder, Associate Planner
Request:	The petitioner is seeking approval for an amendment to the preliminary plan, and Special Use approved pursuant to Ord. 95-26 and a zoning variation for the height of an accessory structure to allow the construction of a pump track and a new shade structure on the northeast corner of Mike Rylko Park.
Existing Lane Use and Zoning:	The property is zoned R-E: One Family Dwelling District and is a public park with a surface parking lot.
Comprehensive Plan:	The Village Comprehensive Plan calls for this property to be Parks/Open Space.

PROJECT BACKGROUND

Laurie Hoffman, Planning and Development Manager for the Buffalo Grove Park District (BGPD) is seeking approval for an amendment to the Preliminary Plan and Special Use granted by Ordinance No. 95-26 and a variation from Section 17.32 of the Zoning Ordinance for a new accessory structure on the park property to exceed the 15-foot height limit. BGPD is proposing to add a new pump track and to install a new shade structure at Mike Rylko Park. The improvements will be located at the northeast corner of the park, which is located near the intersection of Deerfield Parkway and Buffalo Grove Road, as shown in Figure 1.

Mike Rylko Park spans 76.5 acres and currently features an Amphitheater, a Spray 'N Play facility, a golf and sports dome, the Buffalo Grove Fitness Center, a playground, baseball diamonds, a soccer field, tennis courts, basketball courts, pickleball courts, a skate park, a hockey rink,



Figure 1: Subject Property

walking paths, and several accessory buildings including shade structures, restrooms, and a nature classroom.

The following report summarizes the petitioner's requests. This request does not include any other changes to the site or its use.

Site History

- In 1995, the Village annexed the subject property, zoned it RE District, approved a Special Use for a public park facility and the development plans for the park.
- In 1998, the Golf Learning Center (Golf Dome) was approved and constructed. The plans were amended several times over the years to allow the Golf Dome to remain in place year-round and for an extended period of time.
- In 2023, BGPD received approval for an amendment to the Preliminary Plan, Special Use, and variations for the construction of the amphitheater, covered event space, an expanded Spray 'N Play facility, and new playground.

Project Summary

The Park District has held multiple input meetings and conducted a community survey to gather residents' input on what improvements they would like to see at Mike Rylko Park. As a result of this feedback, the Park District has come up with a plan for various park improvements. At this time, the Park District is prioritizing an update to the existing skate park this summer, and also planning to add a Pump Track. A Pump Track is a type of track designed for cycling and scootering, which will allow more users, not just skateboarders, to enjoy the area. This expansion is expected to increase the park's appeal and make it more accessible to a wider range of residents.

In addition, the Buffalo Grove Park District is seeking a height variance to install a new 250 sqft shade structure at the Nature Classroom within the park. The structure will provide shade for presentations and small performances. The tallest post of the structure will be 16'-5 7/8", exceeding the maximum height restriction of an accessory structure of 15'.



Figure 2: Site Plan

PLANNING & ZONING ANALYSIS

Setbacks & Bulk Requirements

- The proposed pump track will be situated just north of the current skate park and to the west of the pickleball courts. The new shade structure will be positioned to the west of the nature classroom and east of the skate rink, *as shown in Figure 2*.

- The proposed pump track (shown in Figure 3) and shade structure (shown in Figure 4) are considered accessory structures, which are subordinate to and serve the property's principal use as a public park. Both structures will be setback more than the minimum requirement of 25 feet from the property lines.
- The proposed shade structure exceeds the maximum height limitation of 15 feet, as the structure is approx. 16'-5 7/16", which requires a variation from the Zoning Ordinance. In addition, the Pump Track has a proposed ride wall with a height of 4'-6" from grade, which meets code requirements.
- Village staff has reviewed the locations and heights of the accessory structures/equipment and found their request acceptable.



Figure 3: Rendering of Pump Track

Landscaping

- No additional landscaping is proposed for the park; only grass restoration will be added in disturbed areas.

Signage & Lighting

- No new lighting or signage for the park is proposed at this time.

Stormwater & Engineering

- The Village's Engineers have reviewed the preliminary plans and believe all requirements of the project can be met through subsequent stages of the design process. These requirements will be reinforced through a Developers Improvement Agreement that will bind them to meet the Village Code and other permit standards.



Figure 4: Rendering of Shade Structure

DEPARTMENT REVIEWS

Village Department	Comments
Building	The Village's Building Staff has reviewed the proposal and has no issues or concerns.
Engineering	The Village's Engineering Staff has reviewed the proposal and will work with BYPD on final engineering during their DIA process.

SURROUNDING PROPERTY OWNERS

Pursuant to Village Code, the contiguous property owners were notified, and a public hearing sign was posted on the subject property. The posting of the public hearing sign and the mailed notifications were completed within the prescribed timeframe as required. As of the date of this Staff Report, the Village has received two general inquiries regarding the proposal.

STANDARDS

Special Use Standards

Pursuant to the Zoning Ordinance, the proposed use does require an amendment to the Special Use. The Planning & Zoning Commission shall make a recommendation to the Village Board regarding the amendment, based upon the following criteria:

1. The special use will serve the public convenience at the location of the subject property; or the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
2. The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with said special use, the size of the subject property in relation to such special use, and the location of the site with respect to streets giving access to it shall be such that it will be in harmony with the appropriate, orderly development of the district in which it is located;
3. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted in such zoning district, nor substantially diminish and impair other property valuations with the neighborhood;
4. The nature, location and size of the buildings or structures involved with the establishment of the special use will not impede, substantially hinder or discourage the development and use of adjacent land and buildings in accord with the zoning district within which they lie;
5. Adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided;
6. Parking areas shall be of adequate size for the particular special use, which areas shall be properly located and suitably screened from adjoining residential uses, and the entrance and exit driveways to and from these parking areas shall be designed so as to prevent traffic hazards, eliminate nuisance and minimize traffic congestion in the public streets.

The petitioner has provided written responses to the Special Use standards, which are included in the attached packet.

Zoning Variation Standards

The Planning & Zoning Commission is authorized to make a recommendation to the Village Board on requested Zoning Variations based on the following criteria:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations of the zoning district in which it is located except in the case of residential zoning districts.
2. The plight of the owner is due to unique circumstances.
3. The proposed variation will not alter the essential character of the neighborhood.

The petitioner has provided written responses to the variation standards, which are included in the attached packet.

STAFF RECOMMENDATION

Staff recommends **approval** of the amendment to the preliminary plan, and Special Use approved pursuant to Ord. 95-26 and a zoning variation for the height of an accessory structure, subject to the conditions in the Suggested PZC Motion due to the following reasons:

- The new pump track and shade structure will be an improvement to the park and complement the existing equipment and structures;
- The new pump track will be accessible to a greater audience and bring new users to the park for an additional amenity;
- The variation for the shade structure is minimal and the height request is reasonable;
- The proposed improvements will have minimal to no impact on the surrounding properties.

SUGGESTED PZC MOTION

The PZC recommends approval of an amendment to the preliminary plan, and Special Use approved pursuant to Ord. 95-26 and a zoning variation for the height of an accessory structure to allow the construction of a pump track and a new shade structure on the northeast corner of Mike Rylko Park, at 1000 Buffalo Grove Road, subject to the following conditions:

1. *The proposed park improvements shall be constructed in substantial conformance with the plans attached as part of the petition.*
2. *The Final Engineering plans shall be submitted in a manner acceptable to the Village.*
3. *The Petitioner shall comply with all applicable Village codes, regulations, and policies.*

ATTACHMENTS

- a. Letter to PZC
- b. Survey Results from the Community
- c. Site Plan
- d. Specifications of Shade Structure and Pump Track
- e. Response to Special Use and Variation Standards
- f. Stormwater Management Information
- g. Ord. 1995-026
- h. Ord. 2023-011



BUFFALO
GROVE
PARK
DISTRICT



To: Village of Buffalo Grove Planning and Zoning Commission

From: Erika Strojinc, Executive Director
Tim Howe, Director of Parks and Planning
Laurie Hoffman, Planning and Development Manager

Date: July 26, 2024

Re: Buffalo Grove Park District – Mike Rylko Community Park – Skate Park and Nature Classroom

Action Requested:

The Buffalo Grove Park District asks that the Village of Buffalo Grove Planning and Zoning Commission accept our formal application and provide a recommendation for the following regarding Mike Rylko Community Park:

- Height Variance for a new shade structure at the Nature Classroom.
- Special Use modification to the Existing Skate Park to construct a Pump Track.

Project Narrative / Use Description:

The Nature Classroom was renovated in 2023, operating as a satellite facility of the Raupp Museum, the Nature Classroom features exhibits on the local environment, as well as classes that use the surrounding park area as a living lab for students of all ages. Part of the renovation for this space created an outdoor area for presentations and small performances. The original design included a shade structure in this area, but during bidding, it was removed to save costs. The new shade structure consists of 3 posts, (1) at 16'-5 7/16", (1) at 14'-3 7/16" and (1) at 12'-6 7/16". The different heights allow for the fabric canopy to be installed at an angle. The mounting heights for the fabric canopy are 15'-0", 13'-0", and 11'-0". The post at 16'-5 7/16" exceeds the current 15'-0" Height restriction, the Park District is requesting a height variance for this post to allow for the shade structure to be installed. The Park District is looking to install the feature this summer to complete the space.

The Skate Park was installed at Mike Rylko Park in 2003 as part of an OSLAD Grant from the Illinois Department of Natural Resources. In 2023 as part of a master plan exercise concerning the section of Mike Rylko Park closest to Buffalo Grove Road, the Park District worked with American Ramp

Company to obtain resident feedback on how the Skate Park could be modernized. The community input meeting was held on May 16, 2023, and the community survey was left open for the public to respond to until July 6, 2023. Additional community input meetings were held on June 26, 2023, and July 19, 2023. The current skate park structures have reached the end of their life and are being replaced this summer. As the Park District is not currently moving forward with all parts of the developed master plan, adding the pump track, which complements the skate park, seemed like a natural amenity to include at this time. The pump track is constructed of asphalt surfacing and is 246 ft in length. It will increase the footprint of the Skate Park by 7,455 SF. Of the total square footage, 2,674 SF will be asphalt and the remaining 4,781 SF will be a grass area for drainage. American Ramp Company is the designer and installer of the system. The pump track will allow for scooters and bicycles to utilize the space, opening it up to more residents, not just those who skateboard.

Attachments:

- Responses to Variation Standards
- Responses to Special Use Standards
- Proof of Ownership
- Drawings showing the location and design intent for the pump track and new shade structure.
- Storm Water Narrative and Drainage Exhibit for the new pump track.
- Results of resident feedback from 2023 community input meetings.
- Mailing List Certification

Please feel free to reach out with any questions and thank you very much for your consideration.

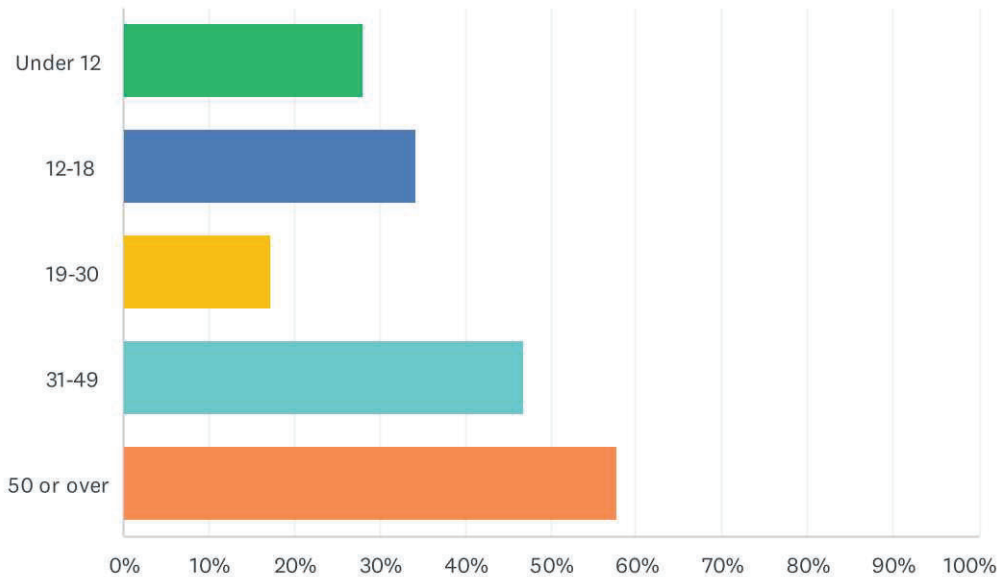
Sincerely,



Laurie A. Hoffman, AIA | CDT | NCARB
Planning and Development Manager

Q3 What age groups does your household represent? (Select all that apply)

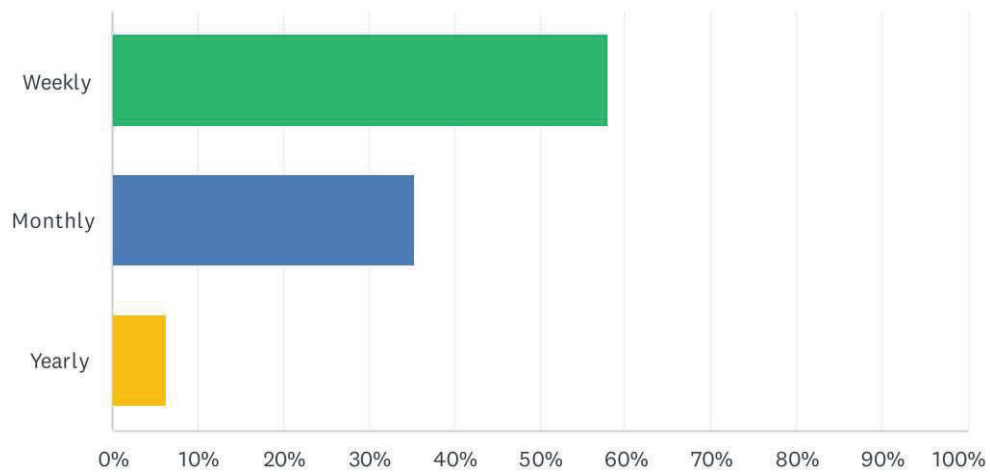
Answered: 64 Skipped: 1



ANSWER CHOICES	RESPONSES	
Under 12	28.13%	18
12-18	34.38%	22
19-30	17.19%	11
31-49	46.88%	30
50 or over	57.81%	37
Total Respondents: 64		

Q4 How often do you currently visit Mike Rylko Community Park?

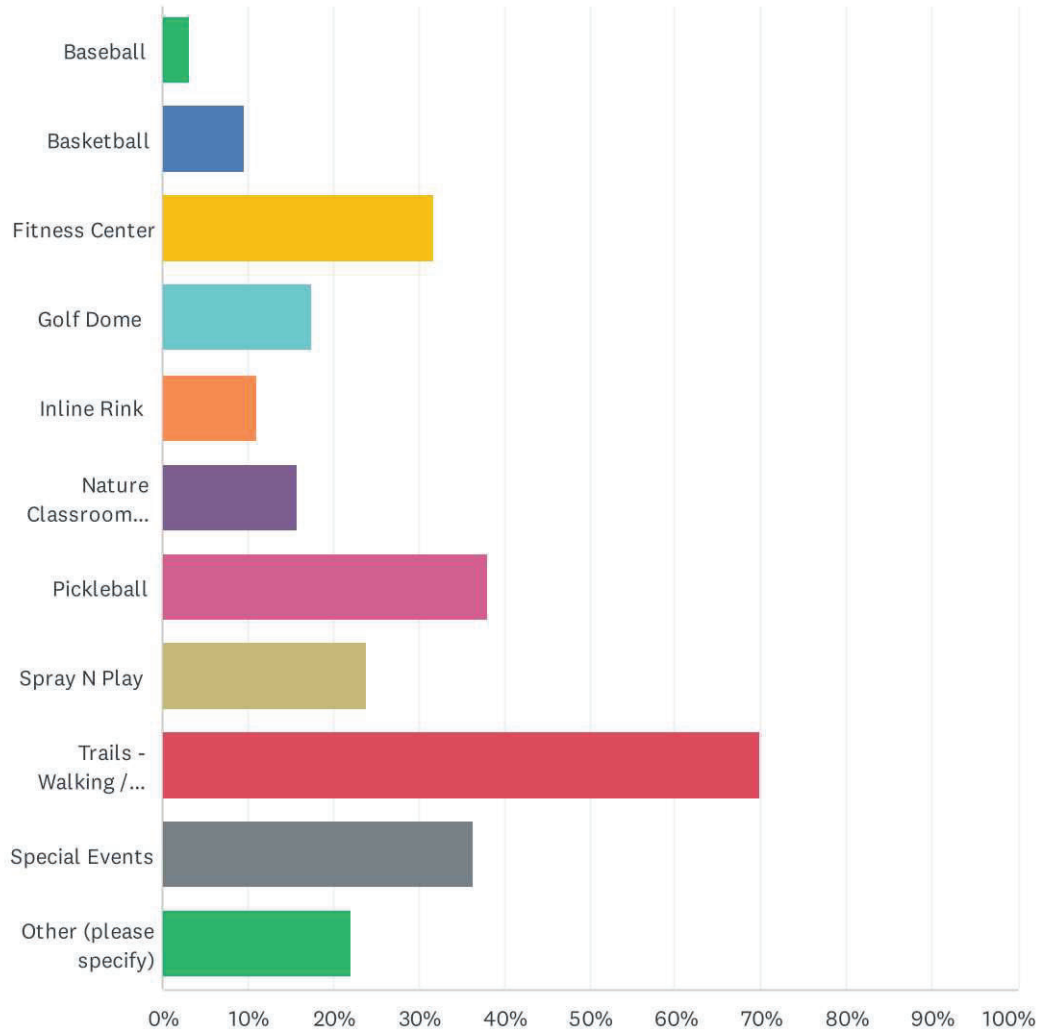
Answered: 62 Skipped: 3



ANSWER CHOICES		RESPONSES	
Weekly		58.06%	36
Monthly		35.48%	22
Yearly		6.45%	4
TOTAL			62

Q5 What do you currently do when you visit Mike Rylko Community Park? (Select all that apply)

Answered: 63 Skipped: 2



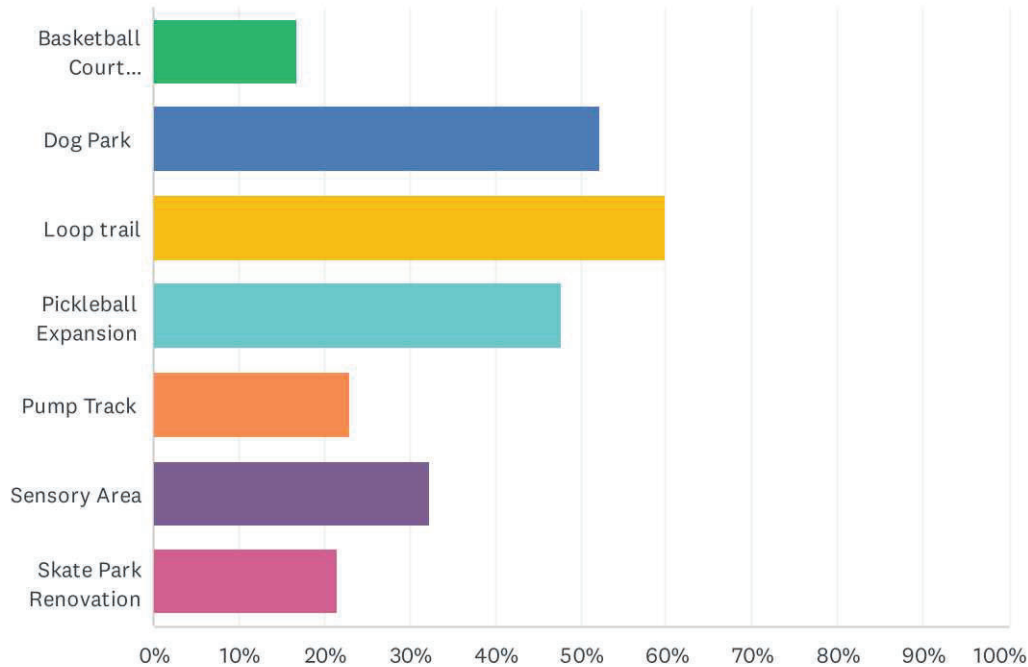
Mike Rylko Community Park

ANSWER CHOICES	RESPONSES	
Baseball	3.17%	2
Basketball	9.52%	6
Fitness Center	31.75%	20
Golf Dome	17.46%	11
Inline Rink	11.11%	7
Nature Classroom Indoor and/or Outdoor Spaces	15.87%	10
Pickleball	38.10%	24
Spray N Play	23.81%	15
Trails - Walking / Running	69.84%	44
Special Events	36.51%	23
Other (please specify)	22.22%	14
Total Respondents: 63		

#	OTHER (PLEASE SPECIFY)	DATE
1	Walk general, dog walking.	6/29/2023 8:57 PM
2	Skate park	6/28/2023 8:00 PM
3	Walking	6/26/2023 9:03 AM
4	Playground	6/26/2023 6:00 AM
5	Skate Park	6/23/2023 11:24 PM
6	Farmer's Market	6/22/2023 1:45 PM
7	farmers' market	6/21/2023 8:04 PM
8	Tennis	6/21/2023 7:37 PM
9	Skateboard	6/19/2023 3:34 PM
10	Playground by spray n play.	6/18/2023 12:44 PM
11	Playground	6/15/2023 1:40 PM
12	Skating	6/14/2023 8:59 PM
13	Fishing at Green lake	6/12/2023 8:25 AM
14	I don't	6/11/2023 2:24 PM

Q6 The Park District is looking to add the following elements to add the following elements to the area. What are your top three (3) priorities in the new concept plan? (select three)

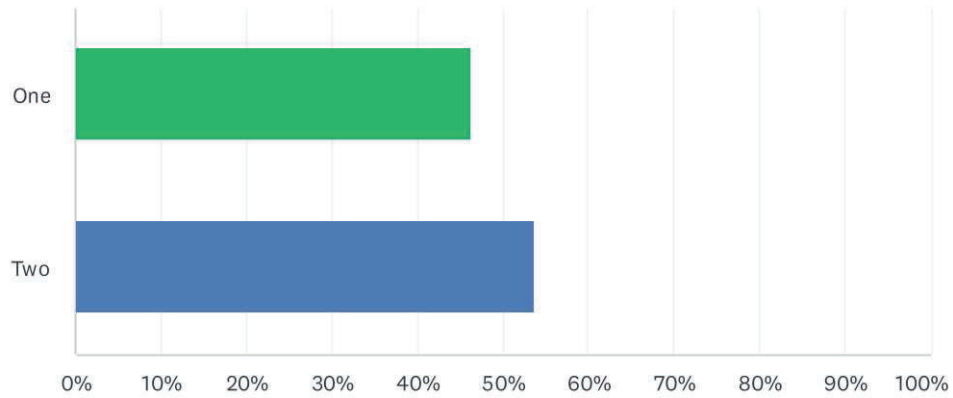
Answered: 65 Skipped: 0



ANSWER CHOICES	RESPONSES	
Basketball Court Renovation	16.92%	11
Dog Park	52.31%	34
Loop trail	60.00%	39
Pickleball Expansion	47.69%	31
Pump Track	23.08%	15
Sensory Area	32.31%	21
Skate Park Renovation	21.54%	14
Total Respondents: 65		

Q7 How many full size basketball courts do you prefer?

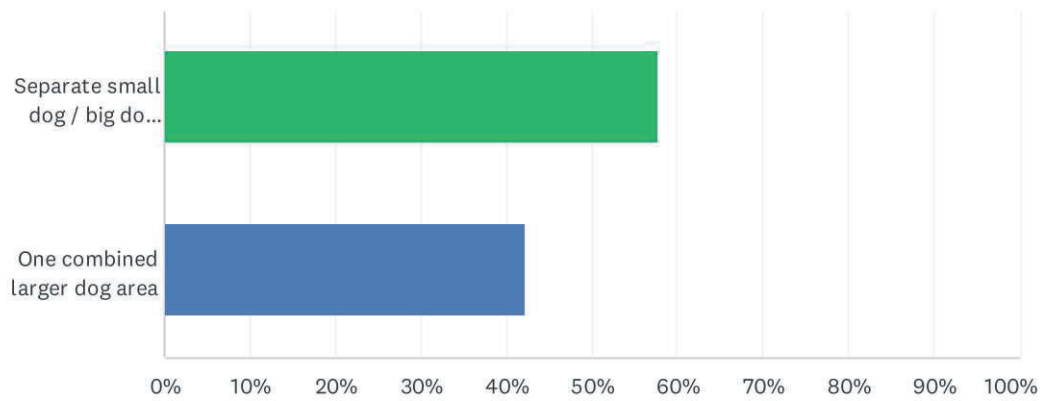
Answered: 54 Skipped: 11



ANSWER CHOICES	RESPONSES	
One	46.30%	25
Two	53.70%	29
TOTAL		54

Q8 What is important for you in a dog park?

Answered: 52 Skipped: 13



ANSWER CHOICES	RESPONSES	
Separate small dog / big dog areas	57.69%	30
One combined larger dog area	42.31%	22
TOTAL		52

Q9 Any additional comments?

Answered: 24 Skipped: 41

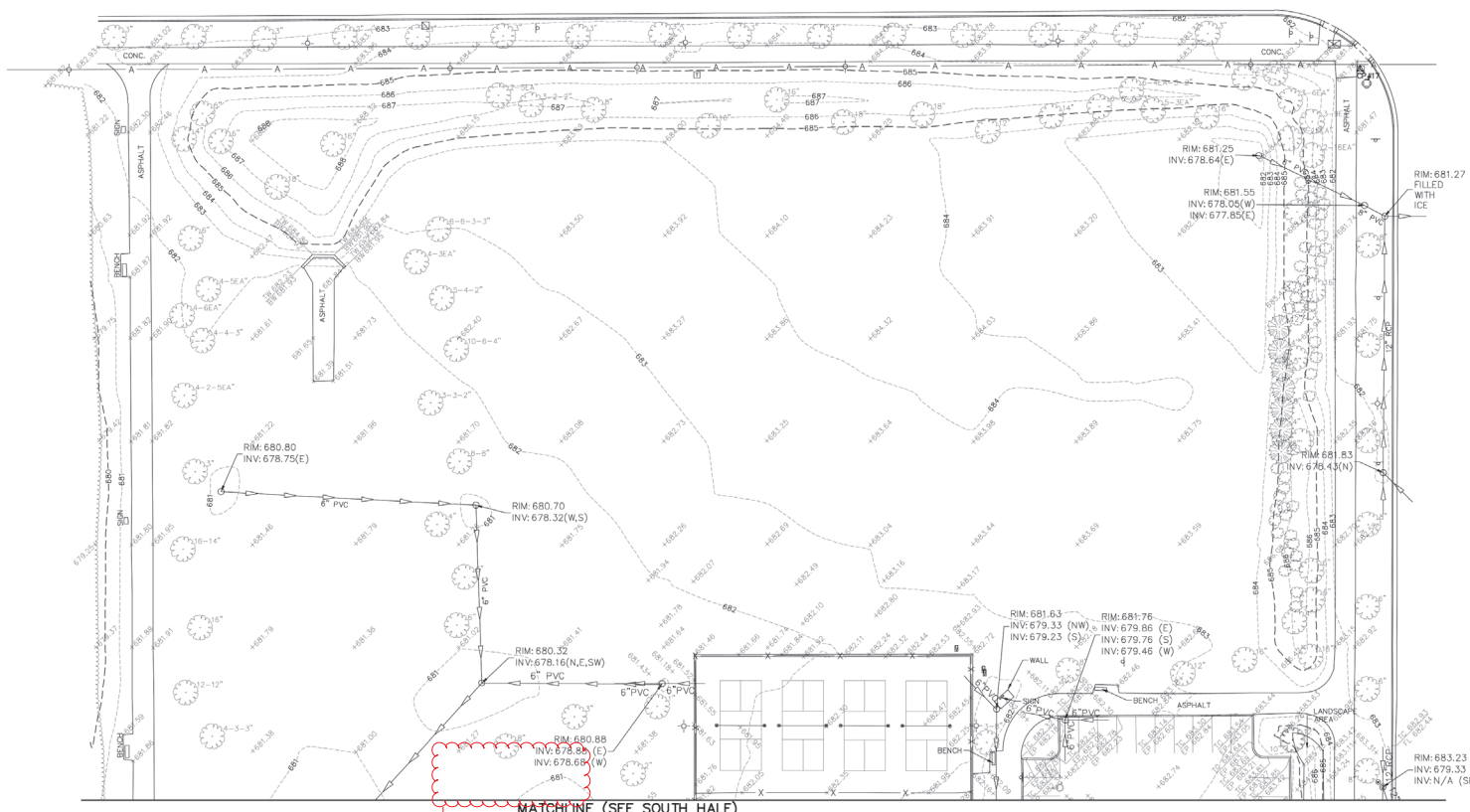
#	RESPONSES	DATE
1	Soccer area with nets would be nice	6/29/2023 11:08 AM
2	Tennis courts would be nice in addition to pickle ball	6/28/2023 8:00 PM
3	would like to have more tennis courts	6/27/2023 8:15 PM
4	Need tennis courts	6/27/2023 8:09 PM
5	additional seating near pickle ball courts	6/26/2023 7:31 PM
6	My kids would absolutely LOVE to see a pump track! They already love the current skate park.	6/23/2023 11:24 PM
7	The dog park would be good for the community, and a good source of revenue for the village	6/23/2023 11:05 PM
8	Please do not close/move the existing dog park that is by the train station.	6/22/2023 1:45 PM
9	Dog park! The skate rink is underutilized, No one uses it, get rid of it. Pickle ball or bball	6/22/2023 12:09 PM
10	Washroom/water/water fountain. Wheeling rotating ball park. Indoor soccer field.	6/21/2023 8:04 PM
11	People wanted lighted tennis court (1st preference) or pickle ball (2nd preference)	6/21/2023 7:37 PM
12	There should be a Soccer Field for public use. There once was one there.	6/20/2023 10:06 PM
13	Really excited to hear about the potential skatepark renovation plans!	6/19/2023 3:34 PM
14	Dont close Happy Tails, we live closer to that one	6/18/2023 6:36 AM
15	Please put in a dog park	6/15/2023 10:22 PM
16	My number 1 priority is the expansion of the Pickleball courts.	6/15/2023 9:26 PM
17	The current 8 pickleball courts are very crowded. Need more courts.	6/15/2023 9:25 PM
18	More lighted pickleball courts	6/15/2023 8:48 PM
19	We could always use more pickleball courts. The current ones get very crowded	6/15/2023 8:42 PM
20	Safe pedestrian crossing, across Buffalo Grove Rd. Near park parking lot. I.e. pedestrian lights	6/14/2023 8:59 PM
21	No	6/12/2023 6:03 PM
22	8 more Pickleball courts	6/12/2023 9:11 AM
23	Put more bathrooms at green lake	6/12/2023 8:25 AM
24	There simply aren't enough pickle courts at peak play hours.	6/9/2023 8:19 PM

Project Site:

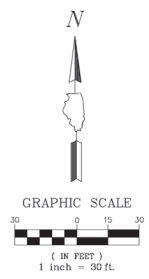
**Mike Rylko Community Park
1000 N Buffalo Grove Road, Buffalo Grove, Illinois 60089**



- LEGEND**
- ⊠ AIR CONDITIONER
 - BOLLARD/POST
 - BUFFALO BOX
 - BUSH/SHRUB
 - BUSH LINE/BRUSH LINE
 - CATCH BASIN
 - ⊙ CLEANOUT
 - CONTOUR
 - ▲ CONTROL POINT
 - ⊞ CONTROL VALVE
 - CROSS/NOTCH
 - ⊙ DISK
 - DITCH/SWALE
 - ⊙ DOWNSPOUT
 - ⊙ DRAIN
 - ⊞ ELECTRIC BOX
 - ⊞ ELECTRIC LINE
 - ⊞ ELECTRIC MANHOLE
 - ⊞ ELECTRIC METER
 - ⊞ FENCE
 - ⊞ FIBER OPTIC LINE
 - ⊞ FIBER OPTIC MANHOLE
 - ⊞ FIRE HYDRANT
 - ⊞ FLAG POLE
 - ⊞ FLARED END SECTION
 - ⊞ GAS LINE
 - ⊞ GAS MANHOLE
 - ⊞ GAS METER
 - ⊞ GAS VALVE
 - ⊞ GREASE TRAP
 - ⊞ GROUND LIGHT FIXTURE
 - ⊞ GUARDRAIL
 - ⊞ GUY WIRE
 - ⊞ HANDHOLE
 - ⊞ HANDHOLE (HEAVY DUTY)
 - ⊞ INLET
 - ⊞ IRON PIPE
 - ⊞ IRON ROD
 - ⊞ LIGHT POLE
 - ⊞ MAG NAIL/P.K. NAIL
 - ⊞ MAILBOX
 - ⊞ OVERHEAD ELECTRIC LINE
 - ⊞ POWER POLE
 - ⊞ ROCK
 - ⊞ RIP RAP
 - ⊞ R.O.W. MARKER
 - ⊞ SANITARY FORCEMAIN LINE
 - ⊞ SANITARY SEWER LINE
 - ⊞ SANITARY SEWER MANHOLE
 - ⊞ SIGN
 - ⊞ SOIL BORING
 - ⊞ SPOT ELEVATION
 - ⊞ SPRINKLER HEAD
 - ⊞ STORM SEWER LINE
 - ⊞ STORM SEWER MANHOLE
 - ⊞ TELEPHONE LINE
 - ⊞ TELEPHONE MANHOLE
 - ⊞ TELEPHONE BOX/PEDESTAL
 - ⊞ TELEVISION LINE
 - ⊞ TELEVISION MANHOLE
 - ⊞ TELEVISION BOX/PEDESTAL
 - ⊞ TRAFFIC SIGNAL
 - ⊞ TRAFFIC SIGNAL CONTROL BOX
 - ⊞ TREE-CONIFEROUS (SIZE/TAG#)
 - ⊞ TREE-DECIDUOUS (SIZE/TAG#)
 - ⊞ TREE STUMP
 - ⊞ VALVE BOX
 - ⊞ VALVE VAULT
 - ⊞ VRAIN BOX
 - ⊞ WATER FOUNTAIN
 - ⊞ WATER AUXILIARY VALVE
 - WATERLINE EDGE
 - WATERMAIN LINE
 - ⊞ WATER METER
 - ⊞ WATER METER PIT
 - ⊞ WELL HEAD
 - WETLAND
 - ⊞ WETLAND FLAG



Area of New
Pump Track
Continues on
next page.



BENCHMARK:
ELEVATIONS SHOWN HEREON ARE OBTAINED VIA GPS USING
TRIMBLE VES+ NOW+ (NO PUBLISHED MONUMENT VERIFIED)
DATUM: NAVD83

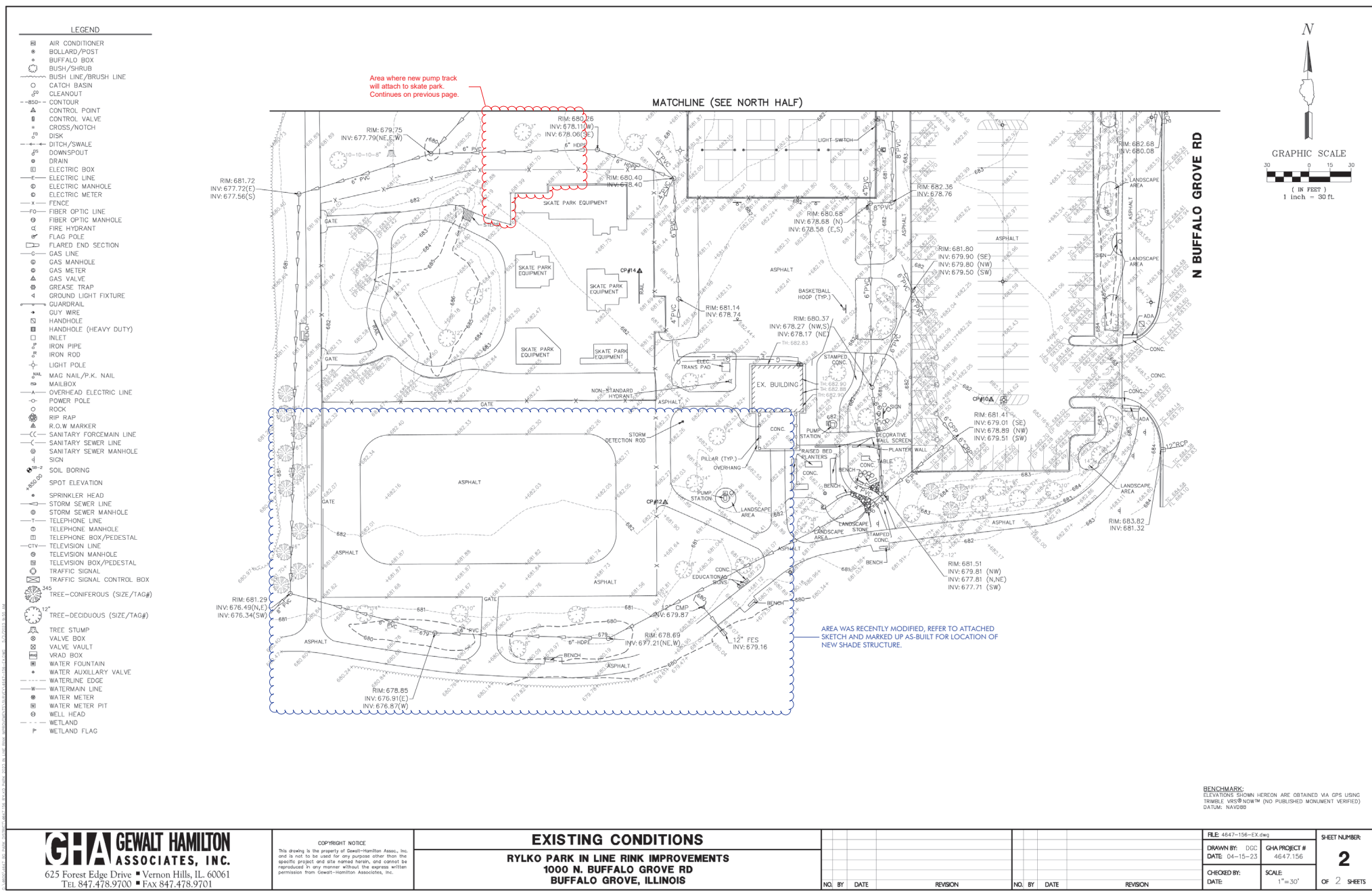
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EXISTING CONDITIONS
RYLKO PARK IN LINE RINK IMPROVEMENTS
1000 N. BUFFALO GROVE RD
BUFFALO GROVE, ILLINOIS

NO.	BY	DATE	REVISION	NO.	BY	DATE	REVISION

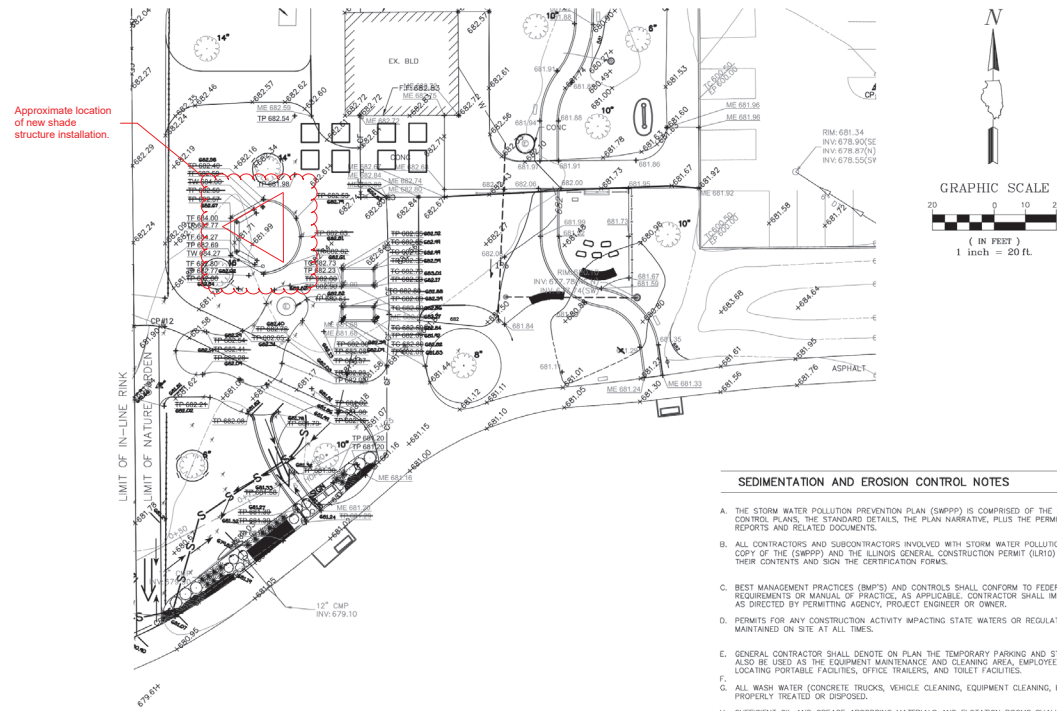
FILE: 4647-156-EX.dwg	SHEET NUMBER
DRAWN BY: DGC DATE: 04-15-23 4647.156	1
CHECKED BY: DATE:	SCALE: 1"=30' OF 2 SHEETS



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EXISTING CONDITIONS
RYLKO PARK IN LINE RINK IMPROVEMENTS
1000 N. BUFFALO GROVE RD
BUFFALO GROVE, ILLINOIS



NOTE:
FIELD WORK PERFORMED BY GHA ON JUNE 3, 2024.

RECORD DRAWINGS

THESE DRAWINGS HAVE BEEN PREPARED ON THE BASIS OF VISIBLE, MEASURABLE SURFACE AND SUBSURFACE EVIDENCE AND MAY CONTAIN INFORMATION COMPILED AND FURNISHED BY OTHERS. GEWALT HAMILTON ASSOCIATES, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS RESULTING FROM INFORMATION PROVIDED BY OTHERS.

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SESC LEGEND

- TOPSOIL FURNISH AND PLACE, 6" MIN. SEEDING, CLASS 1, SEED RATE 8 LBS/1000 SF, PENN MULCH
- ROCK CONSTRUCTION ENTRANCE
- SILT FENCE INSTALLATION
- CONSTRUCTION FENCE INSTALLATION
- STORM SEWER INLET PROTECTION:
 - INLET FILTER BASKET
 - INLET FILTER BASKET & COIR LOG
- COIR LOG
- CONCRETE WASHOUT

SEQUENCE OF MAJOR ACTIVITIES

- OWNER FILES NOTICE OF INTENT (NOI) AT LEAST 30 DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION OPERATIONS.
- INSTALLATION OF SOIL EROSION AND SEDIMENT CONTROL MEASURES.
 - DRAINAGE CONSTRUCTION FENCING AND/OR SILT FENCE AROUND WETLANDS AND OTHER AREAS NOT TO BE DISTURBED.
 - PERIMETER SILT FENCE.
 - STABILIZED CONSTRUCTION ENTRANCE WITH WASH RACK.
 - INLET PROTECTION ON EXISTING STRUCTURES CLOSE TO THE DISTURBED AREA.
- CONTRACTOR PERFORMS WEEKLY AND "AFTER RAIN EVENT" INSPECTIONS STARTING UPON DISTURBANCE OF THE SITE (DEMOLITION OR INSTALLATION OF SOIL EROSION AND SEDIMENT CONTROL MEASURES).
- DEMOLITION
- TREE REMOVAL WHERE NECESSARY (CLEAR & GRUB).
- CONSTRUCT SEDIMENT TRAPPING DEVICES (SEDIMENT TRAPS, BASINS AND SEDIMENT REMOVAL CHANNELS).
- DEWATER INTO SEDIMENT REMOVAL CHANNEL, WHICH DISCHARGES TO AN UPLAND AREA. THE HOSE IN THE AREA BEING DEWATERED MUST BE ATTACHED TO A FLOATING DEVICE WITH A SOREN.
- CONSTRUCT DETENTION FACILITIES AND OUTLET CONTROL STRUCTURE WITH RESTRICTOR AND TEMPORARY PERFORATED RISER, PERMANENTLY STABILIZE THE AREA WITH TOPSOIL, SEED AND EROSION CONTROL BLANKET.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING PLANT GROWTH IN BOTTOM AND SIDE SLOPES OF BASIN. DEWATERING, AS NEEDED, SHALL BE INCIDENTAL TO THE CONTRACTOR'S SCOPE.
- ABANDON THE EXISTING SITE STORM DRAINAGE; PROTECTION OF POINTS OF ENTRY INTO EXISTING STORM DRAINAGE SYSTEM.
- STRIP TOPSOIL, STOCK TOPSOIL AND GRADE SITE.
- TEMPORARY CONTAINMENT OF SOIL/AGGREGATE STOCKPILES (SEED AND SILT FENCE AROUND TOE OF SLOPE).
- INSTALL UTILITIES AND ASSOCIATED INLET & OUTLET PROTECTION.
- CONSTRUCT BUILDING AND PAVEMENT.
- FINE GRADE.
- INSTALL TOPSOIL, SEED, AND PERMANENT EROSION CONTROL.
- REMOVE TEMPORARY EROSION CONTROL MEASURE — ONLY — WHEN SITE HAS ACHIEVED FULL STABILIZATION.
- OWNER TO FILE NOTICE OF TERMINATION (NOT).

SEDIMENTATION AND EROSION CONTROL NOTES

- THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THE SOIL REGION AND SEDIMENT CONTROL PLANS, THE STANDARD DETAILS, THE PLAN NARRATIVE, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
- ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE (SWPPP) AND THE ILLINOIS GENERAL CONSTRUCTION PERMIT (IGCP) AND BECOME FAMILIAR WITH THEIR CONTENTS AND SIGN THE CERTIFICATION FORMS.
- BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY, PROJECT ENGINEER OR OWNER.
- PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
- GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
- ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
- SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLotation BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
- DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED. WATER USE MUST NOT CAUSE ADDITIONAL EROSION.
- RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
- ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE (SWPPP), SHALL BE INITIATED AS SOON AS PRACTICABLE.
- IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT, WASHING SHALL BE IMPLEMENTED AND PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
- ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED BY THE END OF THE DAY.
- ON-SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE PLAN AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
- ERODIBLE STOCKPILES MUST BE ENCLOSED WITH SILT FENCE BY THE END OF THE WORK DAY.
- SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
- ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
- SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. SOIL STABILIZATION MEASURES SHALL CONSIDER THE TIME OF YEAR, SITE CONDITIONS AND THE USE OF TEMPORARY OR PERMANENT MEASURES.
- SOIL EROSION AND SEDIMENT CONTROL FEATURES SHALL BE CONSTRUCTED PRIOR TO THE COMMENCEMENT OF HYDROLOGIC DISTURBANCE OF UPLAND AREAS.
- DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN 7 CALENDAR DAYS OF THE END OF ACTIVE HYDROLOGIC DISTURBANCE OR REDISTURBANCE.
- ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE PROPERTY OWNER SHALL ULTIMATELY BE RESPONSIBLE FOR MAINTENANCE AND REPAIR.
- IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION. DISCHARGES SHALL BE ROUTED THROUGH AN EFFECTIVE SEDIMENT CONTROL MEASURE (e.g. SEDIMENT TRAP, SEDIMENT BASIN, OR OTHER APPROPRIATE MEASURE).
- THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER OR GOVERNING AGENCY.

GHA GEWALT HAMILTON ASSOCIATES, INC.
625 Forest Edge Drive • Vernon Hills, IL 60061
Tel 847.478.9700 • Fax 847.478.9701

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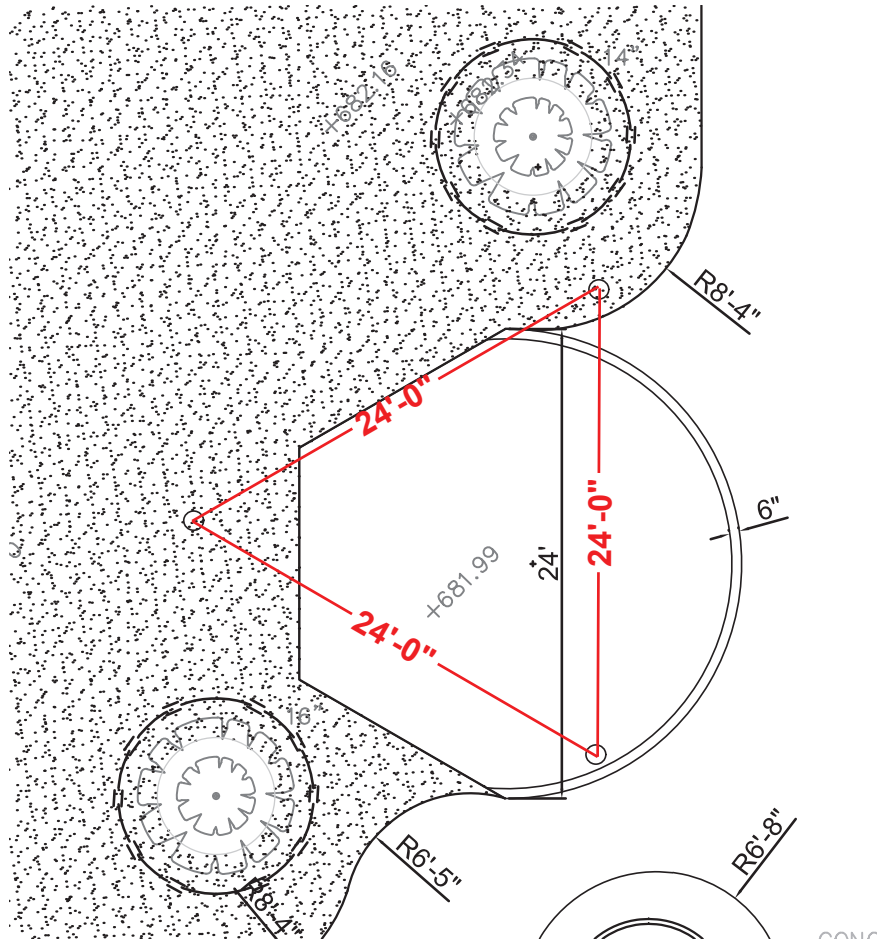
AS-BUILT
2023 RYLKO PARK IMPROVEMENTS - IN-LINE SKATE RINK REDEVELOPMENT
BUFFALO GROVE PARK DISTRICT
BUFFALO GROVE, ILLINOIS

NO.	BY	DATE	REVISION
1	JMB	02-13-23	ISSUE FOR CONSTRUCTION

FILE: 4647.156-PR1-ASB.dwg	SHEET NUMBER
DRAWN BY: DDC DATE: 12-05-22	GHA PROJECT # 4647.155
CHECKED BY: JMB DATE: 12-05-22	SCALE: 1"=20'
	OF 10 SHEETS

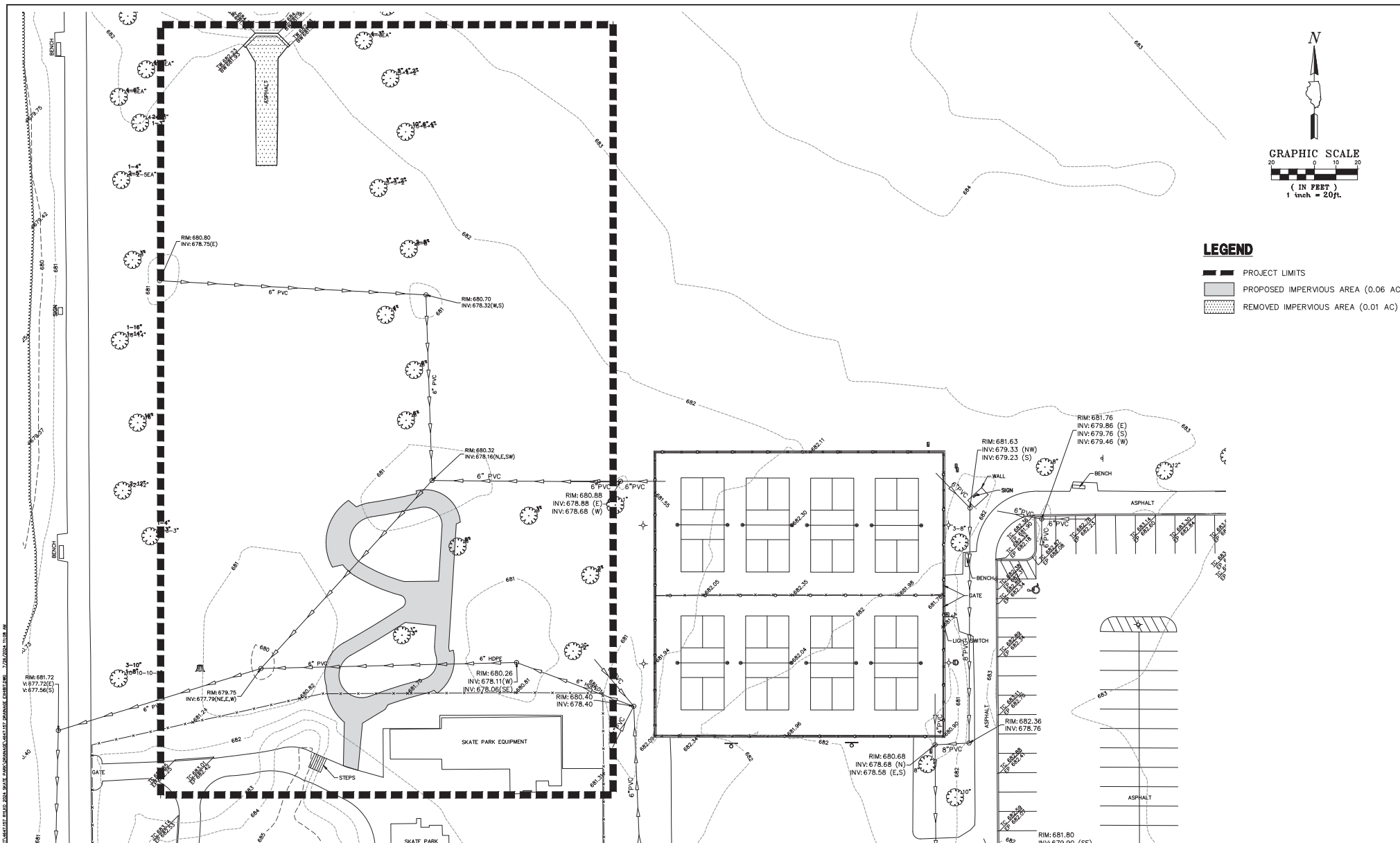
New Shade Structure at Nature Classroom

Refer to sketch below for placement. Sketch is not to scale, Contractor to verify location of footings in field. Provide tree protection at existing trees, notify Owner of any branches that need to be trimmed.



New Shade Structure at Nature Classroom - Rendering showing design intent.





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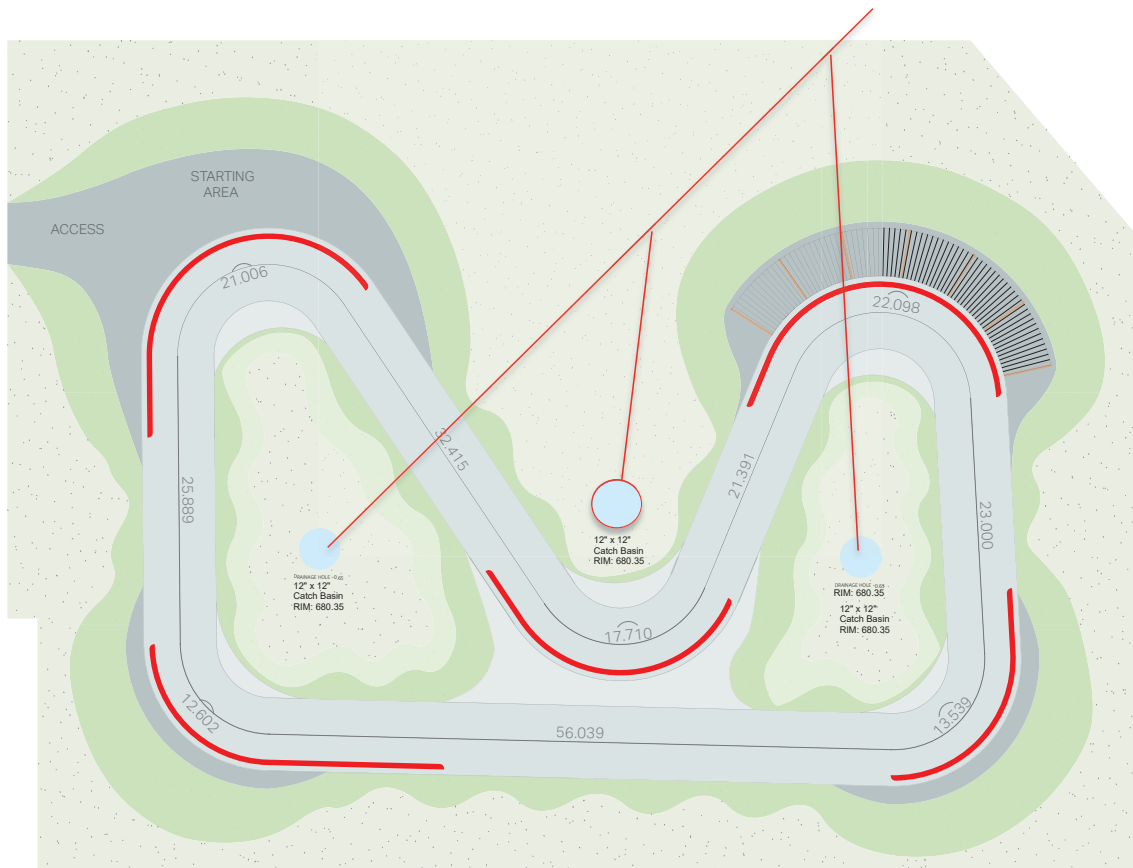
DRAINAGE EXHIBIT

**RYLKO 2024 SKATE PARK
BUFFALO GROVE PARK DISTRICT
BUFFALO GROVE, ILLINOIS**

NO.	BY	DATE	REVISION	NO.	BY	DATE	REVISION

FILE 4647.157 DRAINAGE EXHIBIT.dwg	SHEET NUMBER
DRAWN BY: KGD	GHA PROJECT #
DATE: 07-26-24	4647.157
CHECKED BY: TAR	SCALE
DATE: 07-26-24	1"=20'
	OF 1 SHEETS



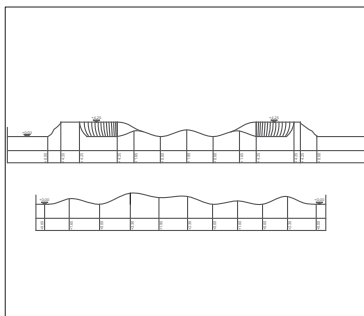


Legend:

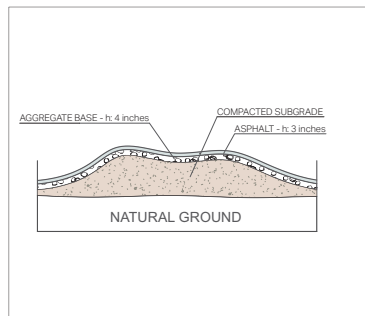
- Total area
- Slopes
- Pump Track
- Platforms
- Connections
- Safety line
- Drainage hole
- Access path
- Wallride
- 6" Drainage Pipe

Specification:

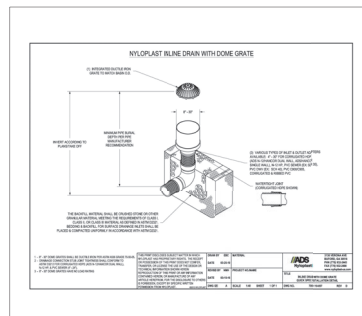
Total Area:	7,455 sq ft
Asphalt Surface:	2,674 sq ft
Green Area:	4,781 sq ft
Pump Track Length:	246 ft
Jump Track Length:	0 ft
Safety Line Length (Total):	155 ft
Number of Drainage Holes:	3



TYP. X-SECTION DETAILS



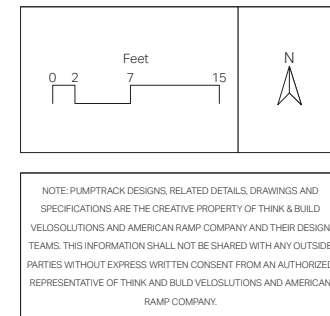
TYP. DETAIL - MATERIALS



PIPED DRAINAGE



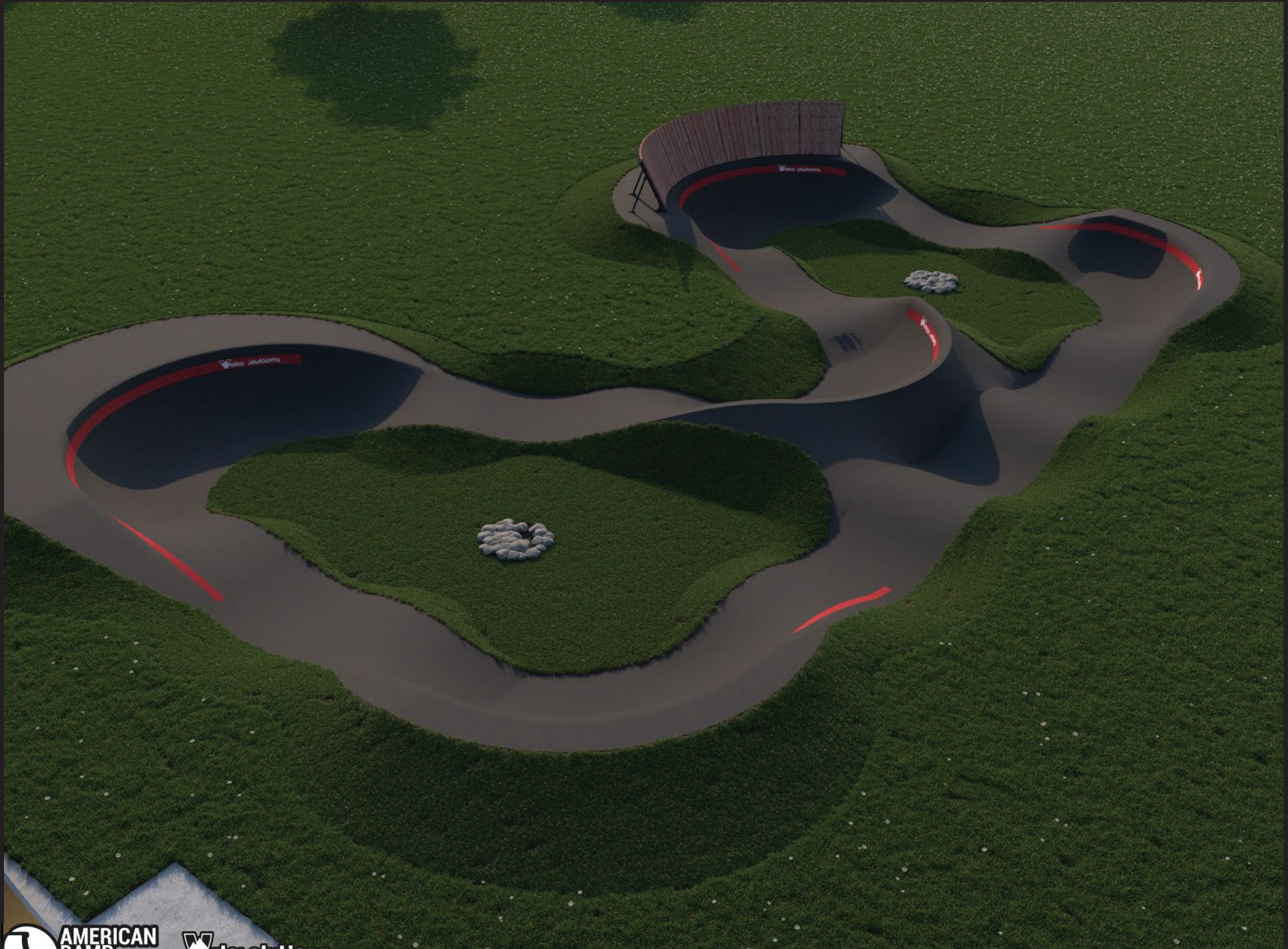
SITUATIONPLAN



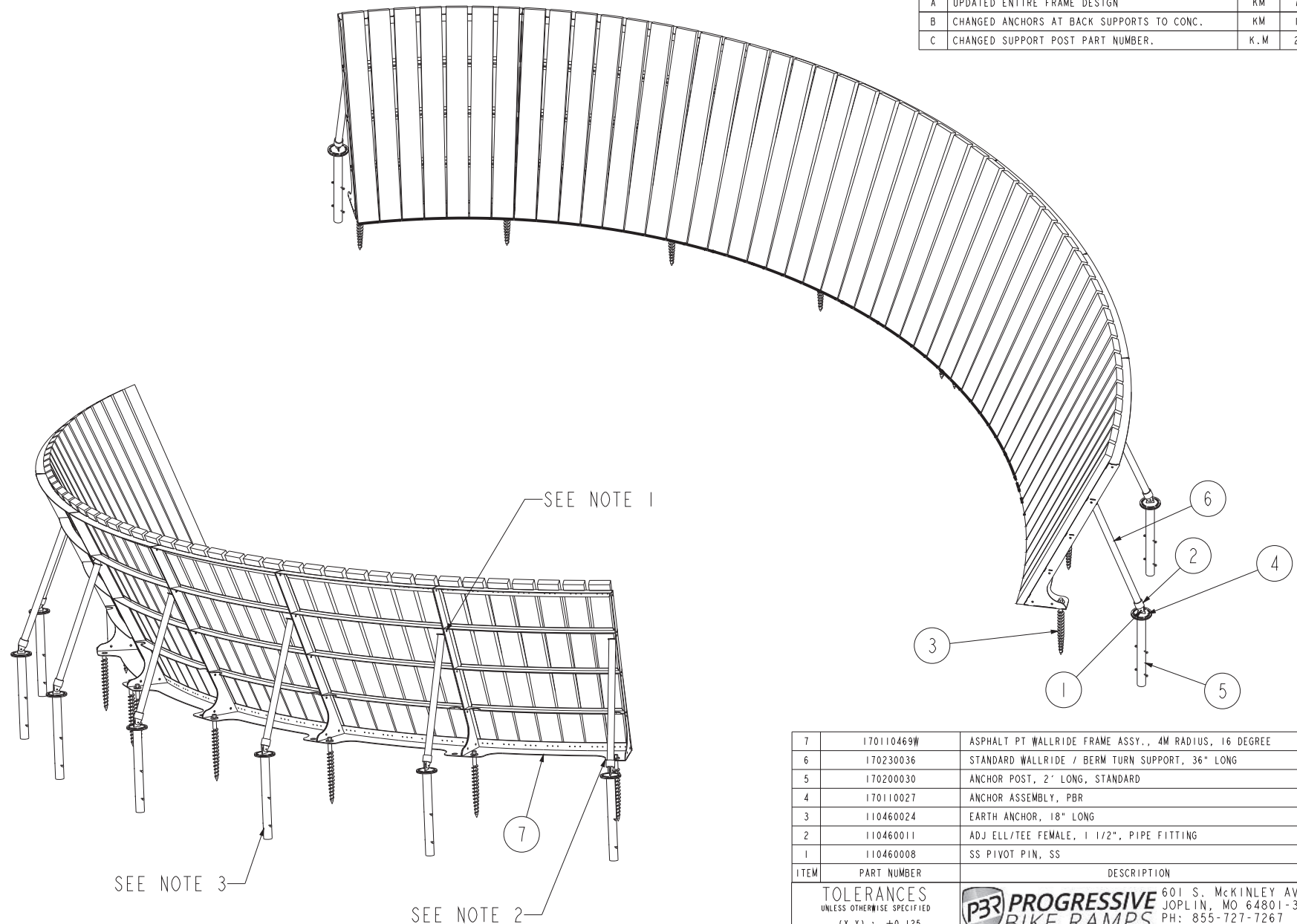
Buffalo Grove, IL - Pumptrack

SITE ADDRESS	Project ID#	DATE	Client:
1000 N Buffalo Grove Rd, Buffalo Grove, IL 60089	ID# 23041864	08-12-2023	Buffalo Grove, IL
	Track Design:	Tech. Drawer:	
	Claudio Caluori	Amedeo Gadotti	



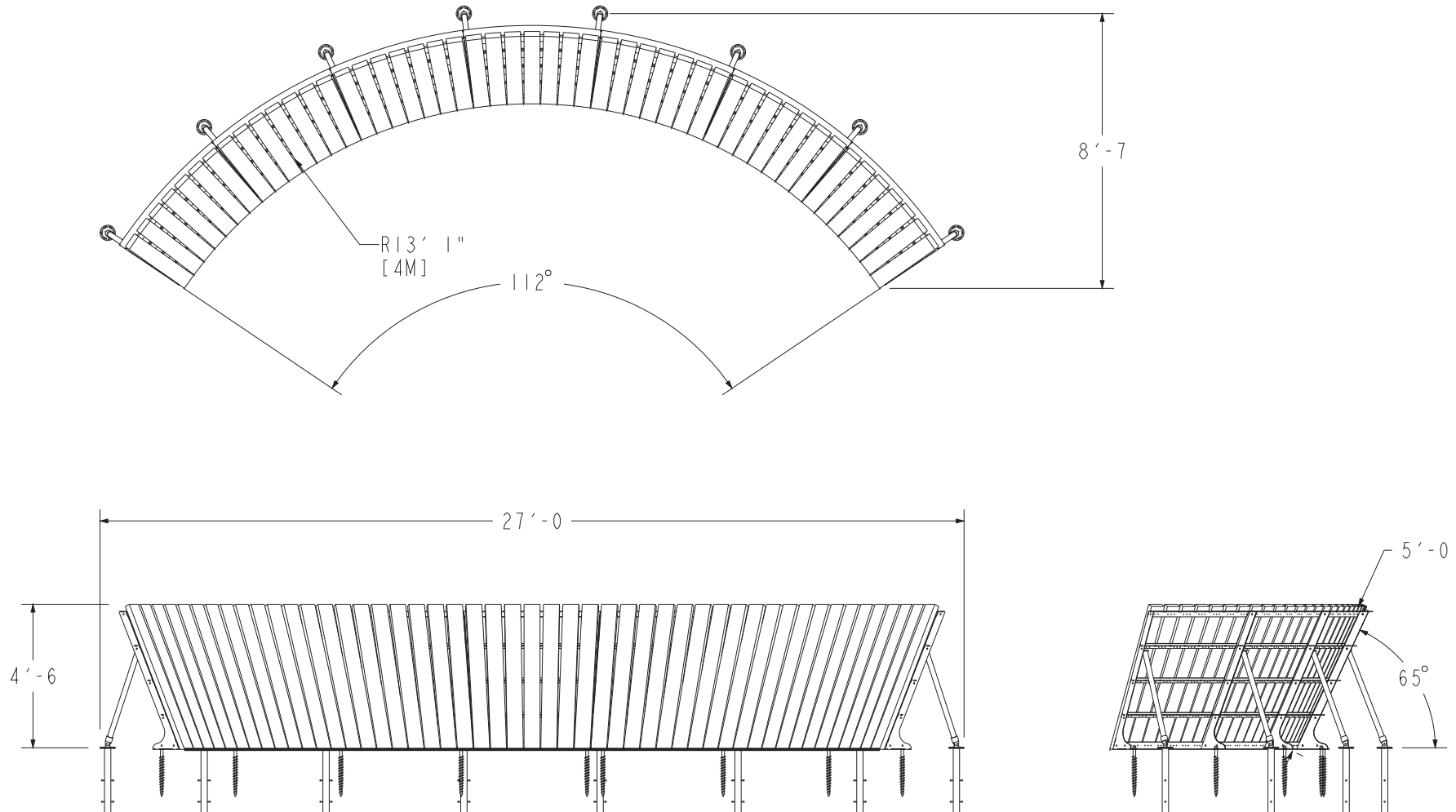


REVISION HISTORY			
REV	DESCRIPTION	REVISED	DATE
A	UPDATED ENTIRE FRAME DESIGN	KM	7-28-22
B	CHANGED ANCHORS AT BACK SUPPORTS TO CONC.	KM	10-6-22
C	CHANGED SUPPORT POST PART NUMBER.	K.M	2-22-24



- NOTES:
1. USE 1-1/4" LONG FASTENERS AT ALL INSIDE SUPPORTS AND AT CONCRETE ANCHORS
 2. ONE EARTH ANCHOR PER FREAME EXCEPT FOR BOTH OUTER FRAMES WILL USE 2
 3. USE CONCRETE FORMING TUBE FOR EACH REAR SUPPORT

7	170110469W	ASPHALT PT WALLRIDE FRAME ASSY., 4M RADIUS, 16 DEGREE	7
6	170230036	STANDARD WALLRIDE / BERM TURN SUPPORT, 36" LONG	8
5	170200030	ANCHOR POST, 2' LONG, STANDARD	8
4	170110027	ANCHOR ASSEMBLY, PBR	8
3	110460024	EARTH ANCHOR, 18" LONG	9
2	110460011	ADJ ELL/TEE FEMALE, 1 1/2", PIPE FITTING	8
1	110460008	SS PIVOT PIN, SS	8
ITEM	PART NUMBER	DESCRIPTION	QTY
TOLERANCES UNLESS OTHERWISE SPECIFIED (X.X) : ±0.125 (X.XX) : ±0.060 (X.XXX) : ±0.030 ANGULAR : ±1.0°			
DIMENSIONS ARE IN INCHES DRAWN BY: K.MEIER 7-15-22 RELEASE LEVEL		PROGRESSIVE BIKE RAMPS 601 S. MCKINLEY AVE. JOPLIN, MO 64801-3220 PH: 855-727-7267 WWW.PROGRESSIVEBIKERAMPS.COM	ASPHALT PT WALLRIDE 4M RADIUS, 105 DEGREES DNG NO. APT-41053
Design		PROPRIETARY THIS DOCUMENT CONTAINS PROPRIETARY DATA BELONGING TO PROGRESSIVE BIKE RAMPS IT IS NOT TO BE COPIED OR DISTRIBUTED TO ANYONE WITHOUT WRITTEN PERMISSION.	REVISION LEVEL C MASS (POUNDS) 1293
		DO NOT SCALE THIS PRINT	SHEET 1 OF 2



TOLERANCES UNLESS OTHERWISE SPECIFIED (X.X) : ±0.125 (X.XX) : ±0.060 (X.XXX) : ±0.030 ANGULAR : ±1.0°		PROGRESSIVE BIKE RAMPS 601 S. MCKINLEY AVE. JOPLIN, MO 64801-3220 PH: 855-727-7267 WWW.PROGRESSIVEBIKERAMPS.COM	
DIMENSIONS ARE IN INCHES DRAWN BY : K. MEIER 7-15-22 RELEASE LEVEL		PROPRIETARY THIS DOCUMENT CONTAINS PROPRIETARY DATA BELONGING TO PROGRESSIVE BIKE RAMPS. IT IS NOT TO BE COPIED OR DISTRIBUTED TO ANYONE WITHOUT WRITTEN PERMISSION.	REVISION LEVEL C MASS (POUNDS) 1293
Design		ASPHALT PT WALLRIDE 4M RADIUS, 105 DEGREES DWG NO. APT-41053	DO NOT SCALE THIS PRINT SHEET 2 OF 2



During your testimony at the Public Hearing, you need to testify and present your case for the Special Use being requested. In doing so, you need to address the six (6) Special Use Standards listed below:

SPECIAL USE STANDARDS

1. The special use will serve the public convenience at the location of the subject property; or the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
Response: Yes, the site is currently being used as a public park for the benefit of the residents of the neighborhood. The proposed project maintains that use and updates the existing conditions for future longevity. The decision to add the pump track to the existing skate park was based on community feedback received in 2023. Adding the pump track to the skate park allows residents and visitors who do not skateboard to utilize the space. The proposed shade structure defines the outdoor space adjacent to the Nature Classroom to create a dynamic focal point for small presentations or musical performances while protecting from the sun and rain.
2. The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with said special use, the size of the subject property in relation to such special use, and the location of the site with respect to streets giving access to it shall be such that it will be in harmony with the appropriate, orderly development of the district in which it is located;
Response: Yes, both of these improvements are within the existing boundaries of Mike Rylko Community Park.
3. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted in such zoning district, nor substantially diminish and impair other property valuations with the neighborhood;
Response: Yes, the site is currently being used as a public park for the benefit of the residents of the neighborhood. The proposed project maintains that use and updates the existing conditions for future longevity
4. The nature, location and size of the buildings or structures involved with the establishment of the special use will not impede, substantially hinder or discourage the development and use of adjacent land and buildings in accord with the zoning district within which they lie;
Response: The structures associated with these uses will not impede, substantially hinder, or discourage the development and use of adjacent land and buildings in accordance with the zoning district within which they lie.
5. Adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided;
Response: Yes, adequate utilities, access roads, and drainage have been or will be provided.

6. Parking areas shall be of adequate size for the particular special use, which areas shall be properly located and suitably screened from adjoining residential uses, and the entrance and exit driveways to and from these parking areas shall be designed so as to prevent traffic hazards, eliminate nuisance and minimize traffic congestion in the public streets.

Response: The proposed special use does not affect the existing parking layout of Mike Rylko Community Park.

During your testimony at the Public Hearing, you need to testify and present your case for the variance being requested. During your testimony, you need to address the three (3) Variation Standards listed below:

Criteria for Zoning Variation.

- A. The regulations of this Title shall not be varied unless findings of fact are made based upon evidence presented at the hearing that:
1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations of the zoning district in which it is located except in the case of residential zoning districts;

Response: The addition of the pump track to the skate park area will open it up for use to residents and visitors who prefer bikes and/or scooters to skateboards. The addition of the shade structure will improve the user experience for visitors to the Nature Classroom and provide additional space to improve program offerings.

2. The plight of the owner is due to unique circumstances;

Response: The amenities in the park are outdated, the proposed variations will help modernize and keep the park current for continued and improved use.

3. The proposed variation will not alter the essential character of the neighborhood

Response: The park and its current amenities remain intact; the proposed variation enhances what is already there.

**Stormwater Management Narrative
Rylko Park Skate Park Pump Track Addition
Buffalo Grove, Illinois
July 26, 2024**

The following is a summary report of the stormwater management improvements proposed in conjunction with the skate park pump track addition at Rylko Park, located at 1000 N Buffalo Grove Road in the Village of Buffalo Grove, Illinois. The proposed improvements are in compliance with the stormwater requirements of the Village of Buffalo Grove and Lake County Watershed Development Ordinance (LCWDO).

Overview of Site and Past Developments

The project site is located at the northeast corner of the 75.4-acre park near the southwest intersection of Deerfield Parkway and North Buffalo Grove Road. The project site is located outside of the floodplain and wetlands surrounding Farrington Ditch. The existing site contains a skate park, a hockey court, basketball courts, pickleball courts, a soccer field, a parking lot, and pathways. In 1998, LCSMC permitted the west site improvements of the park under WDP #C94-06-053a. The WDP permit outlines storm water management design data for the entire park site. Per this permit, there was 0.2804 acre-feet of excess floodplain and detention storage volume for the park.

The northeast park improvements in 2018 deducted 0.019 acre-feet of storage from the 0.2804 acre-feet of excess storage with the removal of the sand volleyball courts and installation of eight pickleball courts. This leaves 0.2614 acre-feet of remaining excess floodplain and detention storage volume for the park.

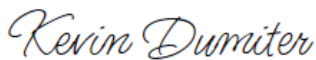
Proposed Condition and Stormwater Management

The 2024 proposed development includes removing the existing pitch wall and replacing it with lawn and installing a new skate park pump track north of the existing skate park. The new impervious area for the proposed park has increased by 0.05 acres. The impervious area coverage within the existing conditions of the northeast site based on available site topography has been reviewed. Below is a table that compares the impervious and pervious coverage of the design data from WDP #C94-06-053a, the existing conditions, and the proposed conditions.

Impervious and Pervious Coverage at Northeast Site			
	Total	Impervious	Pervious
Design Data from WDP #C94-06-053a	10.50 Ac	3.32 Ac	7.18 Ac
2024 Existing Conditions	10.50 Ac	3.03 Ac	7.47 Ac
2024 Proposed Conditions	10.50 Ac	3.08 Ac	7.42 Ac

Based on the table, there is 0.24 acre of remaining impervious coverage for other future developments before additional detention storage is required. Per the attached Floodplain Plan from WDP #C94-06-053, the base flood elevation (BFE) at the inline skating rink is 691.38 in the NGVD 29 datum, which translates to 681.11 in the NAVD 88 datum. The existing 0.2614 acre-feet of storage volume available in the park as indicated earlier stays the same with the proposed 2021 park improvements.

This narrative is prepared by:
Gewalt Hamilton Associates, Inc.



Kevin Dumiter
Civil Engineer Intern



Thomas A. Ryhlik, P.E.
Senior Engineer

Enclosed: Rylko 2024 Skate Park, Floodplain Plan from WDP #94-06-053, and Park Site Drainage Plan from WDP #C94-06-053a

3/16/95

ORDINANCE NO. 95- 26

AN ORDINANCE APPROVING AN ANNEXATION AGREEMENT FOR
BUSCH GROVE COMMUNITY PARK,
BUSCH ROAD/ILLINOIS ROUTE 83/BUFFALO GROVE ROAD

WHEREAS, the Village of Buffalo Grove is a Home Rule Unit by virtue of the Illinois Constitution of 1970; and,

WHEREAS, there has heretofore been submitted to the Corporate Authorities of the Village of Buffalo Grove a petition to annex the property legally described in Exhibit A hereto; and,

WHEREAS, there has been submitted to the Corporate Authorities of the Village of Buffalo Grove an Annexation Agreement; and,

WHEREAS, proper and due notice of the public hearing on said Annexation Agreement and Zoning has been given and a public hearing was held; and,

WHEREAS, it is determined to be in the best interest of the Village of Buffalo Grove to approve said Annexation Agreement.

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

Section 1. The Annexation Agreement, a copy of which is attached hereto and made a part hereof as Exhibit A is approved.

Section 2. The President and Clerk of the Village are hereby authorized to execute said Agreement on behalf of the Village of Buffalo Grove.

Section 3. This Ordinance shall be in full force and effect from and after its passage and approval. This Ordinance shall not be codified.

AYES: 6 - Marienthal, Reid, Rubin, Braiman, Hendricks, Moons

NAYES: 0 - None

ABSENT: 0 - None

PASSED: March 20, 1995 APPROVED: March 20, 1995

ATTEST:

APPROVED:

Aunt M. Seabian
Village Clerk



SIDNEY H. MATHIAS
Village President

3/16/95

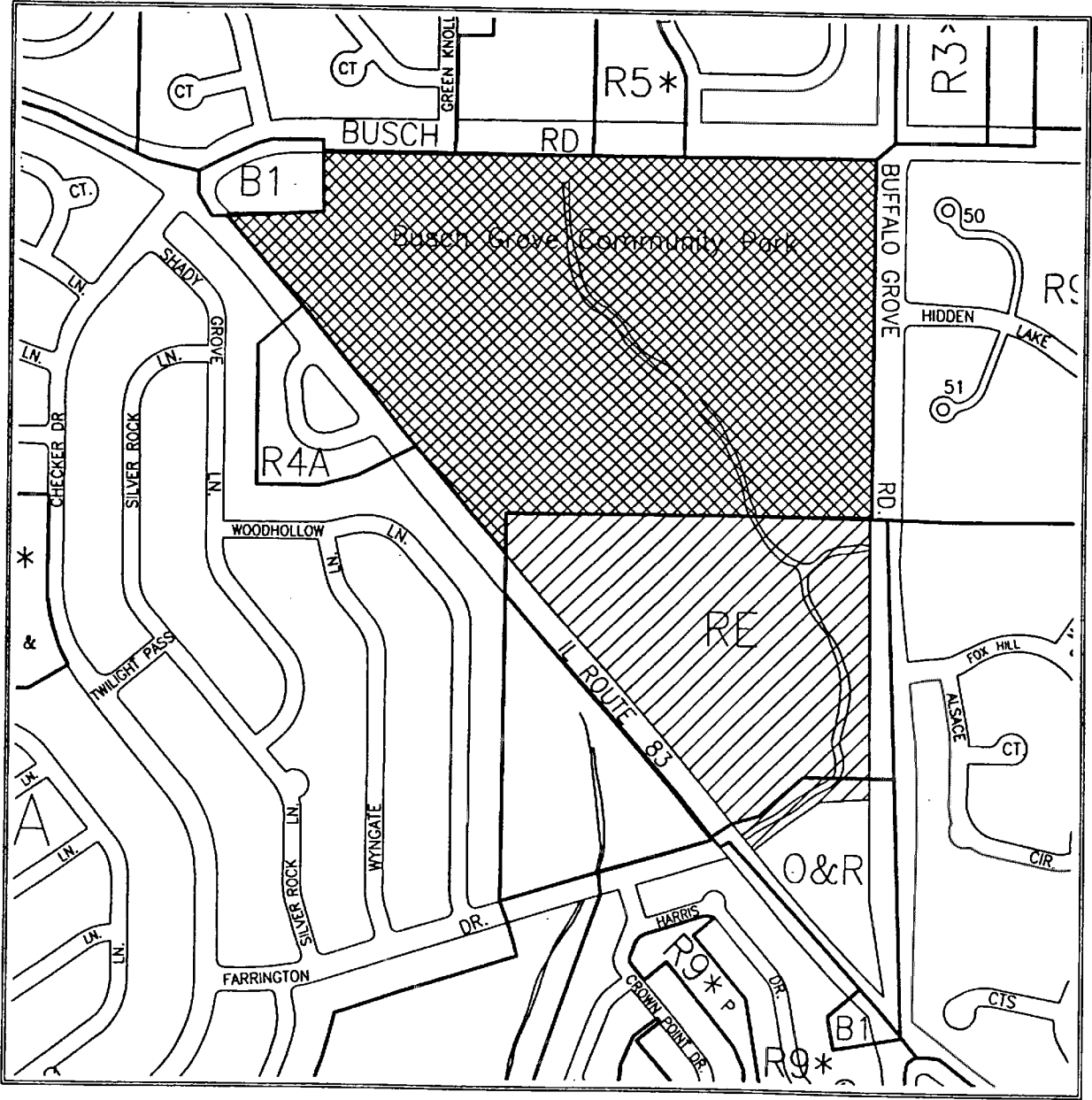
BUSCH GROVE COMMUNITY PARK
Busch Road/Buffalo Grove Road/Illinois Route 83

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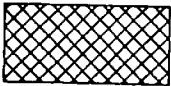
1.	<u>Applicable Law.</u>	2
2.	<u>Agreement: Compliance and Validity</u>	3
3.	<u>Enactment of Annexation Ordinance.</u>	3
4.	<u>Enactment of Zoning Ordinance.</u>	3
5.	<u>Approval of Plans.</u>	4
6.	<u>Compliance with Applicable Ordinances.</u>	4
7.	<u>Amendment of Plan.</u>	5
8.	<u>Building Permit Fees.</u>	5
9.	<u>Water Provision.</u>	6
10.	<u>Storm and Sanitary Sewer Provisions.</u>	6
11.	<u>Drainage Provisions.</u>	7
12.	<u>Payment of Recapture Fees Owed.</u>	7
13.	<u>Security for Public and Private Site Improvements.</u>	8
14.	<u>Exhibits.</u>	8
15.	<u>Building, Landscaping and Aesthetics Plans.</u>	9
16.	<u>Facilitation of Development.</u>	9
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22.	<u>Default.</u>	11
23.	<u>Litigation.</u>	11
24.	<u>Special Conditions.</u>	12

BUSCH GROVE COMMUNITY PARK
Annexation Agreement

Location Map



Area to be Annexed



Area Annexed in 1991



BUSCH GROVE COMMUNITY PARK
Busch Road/Buffalo Grove Road/Illinois Route 83

ANNEXATION AGREEMENT

This agreement (hereinafter referred to as the "Agreement") made and entered into this 20th day of March, 1995, by and between the VILLAGE OF BUFFALO GROVE (hereinafter referred to as "Village") by and through the President and Board of Trustees of the Village (hereinafter collectively referred to as the "Corporate Authorities") and The Buffalo Grove Park District (hereinafter referred to as "Owner").

WITNESSETH:

WHEREAS, the Village of Buffalo Grove is a Home Rule Unit by virtue of the provisions of the Constitution of the State of Illinois of 1970; and,

WHEREAS, Owner is the owner of a certain tract of property (hereinafter referred to as the "Property") comprising 53.2 acres legally described and identified in the Legal Description, which is attached hereto as EXHIBIT A, which exhibit is made a part hereof and which real estate is contiguous to the corporate limits of the Village; and,

WHEREAS, a Plat of Annexation is attached hereto as EXHIBIT B, which depicts a total area of 53.2 acres to be annexed; and,

WHEREAS, Owner desires and proposes pursuant to the provisions and regulations applicable to the R-E (Residential Estate) District of the Village Zoning Ordinance, with a Special Use for public park facilities, to develop the Property in accordance with and pursuant to a certain Initial Development Plan prepared by Williams/Pollock/Associates, Ltd. and dated as last revised September 10, 1993, and a certain Master Plan prepared by Williams/Pollock/Associates, Ltd. and dated as last revised September 10, 1993, a copy of which Plans are attached hereto as EXHIBITS

D and E and incorporated herein, and subject to all other exhibits attached hereto or incorporated by reference herein. Said development of property shall consist of a multi-use park and recreation facility as depicted on EXHIBITS D and E; and,

WHEREAS, pursuant to the provisions of Section 5/11-15.1-1 et. seq., of the Illinois Municipal Code (Chapter 65, Illinois Compiled Statutes 1992) and as the same may have been modified by the Village's Home Rule Powers, a proposed Annexation Agreement was submitted to the Corporate Authorities and a public hearing was held thereon pursuant to notice as provided by Statute; and,

WHEREAS, pursuant to due notice and advertisement, the Plan Commission of the Village has held a public hearing and made their recommendations with respect to the requested zoning classification of the R-E District with a Special Use for a public park facility; and,

WHEREAS, the President and Board of Trustees after due and careful consideration have concluded that the annexation of the Property to the Village and its zoning and development on the terms and conditions herein set forth would further enable the Village to control the development of the area and would serve the best interests of the Village.

NOW, THEREFORE, in consideration of the premises, mutual covenants and agreements herein set forth, the parties hereto agree as follows:

1. Applicable Law. This Agreement is made pursuant to and in accordance with the provisions of Section 5/11-15.1-1 et. seq., of the Illinois Municipal Code (Chapter 65, Illinois Compiled Statutes 1992) and as the same may have been modified by the Village's Home Rule powers. The preceding whereas clauses are hereby made a part of this Agreement.

2. Agreement: Compliance and Validity. The Owner has filed with the Village Clerk of the Village a proper petition pursuant to and in accordance with provisions of Section 5/7-1-8 of the Illinois Municipal Code (Chapter 65, Illinois Compiled Statutes 1992) and as the same may have been modified by the Village's Home Rule powers, conditioned on the execution of this Agreement and the compliance with the terms and provisions contained herein, to annex the Property to the Village. It is understood and agreed that this Agreement in its entirety, together with the aforesaid petition for annexation, shall be null, void and of no force and effect unless the Property is validly annexed to the Village and is validly zoned and classified in the R-E District with a Special Use for a public park facility, all as contemplated in this Agreement.

3. Enactment of Annexation Ordinance. The Corporate Authorities within twenty-one (21) days of the execution of this Agreement by the Village will enact a valid and binding ordinance (hereinafter referred to as the "Annexation Ordinance") annexing the Property to the Village. Said Annexation Ordinance shall be recorded with the Lake County Recorder's Office along with the Plat of Annexation (attached hereto as EXHIBIT B). Recording shall take place no more than thirty (30) days after enactment of Annexation Ordinance.

4. Enactment of Zoning Ordinance. Within twenty-one (21) days after the passage of the Annexation Ordinance, the Corporate Authorities shall adopt a proper, valid and binding ordinance, zoning the Property in the R-E District with a Special Use for a public park facility subject to the restrictions further contained herein and all applicable ordinances of the Village of Buffalo Grove as amended from time to time. Said zoning shall be further conditioned on the development of the Property in accordance with the Initial Development Plan (EXHIBIT D) and the Master Plan (EXHIBIT E) and other exhibits attached hereto or incorporated by reference herein. It is understood and agreed that

development of the Property will occur in phases, and said Special Use shall remain in full force and effect to allow said phased development in accordance with the EXHIBITS incorporated herein and other plans approved by the Village in the future.

5. Approval of Plans. The Corporate Authorities hereby approve the Initial Development Plan (EXHIBIT D) and the Master Plan (EXHIBIT E). It is understood and agreed that Owner will submit a Preliminary Plan, including engineering, pursuant to the provisions of the Village Development Ordinance for each phase of development of the Property. The Corporate Authorities agree to approve said Preliminary Plan and a Development Plan (including plats of subdivision) based on final versions of the plans and drawings of the development of the Property as submitted by the Owner provided that the Development Plan shall:

- (a) conform to the approved Initial Development Plan and Master Plan; and
- (b) conform to a Preliminary Plan to be submitted for Village review and approval; and
- (c) conform to the terms of this Agreement and all applicable Village Ordinances as amended from time to time; and
- (d) conform to the approved Development Improvement Agreement as amended from time to time.

Phasing of the development of the Property, if any, shall be in accordance with applicable Village ordinances, and shall conform to the phases of the development as shown on the approved Initial Development Plan and Master Plan.

6. Compliance with Applicable Ordinances. The Owner agrees to comply with all ordinances of the Village of Buffalo Grove as amended from time to time in the development of the Property, provided that all new ordinances, amendments, rules and regulations relating to zoning, building and subdivision of land adopted after the date of

this Agreement shall not be arbitrarily or discriminatorily applied to the Property but shall be equally applicable to all property similarly zoned and situated to the extent possible. Owner, in the development of the Property, shall comply with the standards set forth in the Village of Buffalo Grove Development Ordinance as amended from time to time.

7. Amendment of Plan. If the Owner desires to make changes in the Initial Development Plan or Master Plan as herein approved, the parties agree that such changes in said Plans will require, if the Village so determines, the submission of amended plats or plans, together with proper supporting documentation, to the Plan Commission and/or the Corporate Authorities to consider such changes to said Plans. The Corporate Authorities may, at their sole discretion, require additional public hearings and may review the commitments of record contained in this Agreement, including, but not limited to fees, prior to final consideration of any change in the Initial Development Plan or Master Plan, and prior to approval of a Preliminary Plan. The Village Manager is hereby authorized to approve such minor changes as he deems appropriate, provided that no such changes - (a) involves a reduction of the area set aside for common open space; nor (b) increases by more than two percent (2%) the floor area proposed for nonresidential use; nor (c) increases by more than two percent (2%) the total ground area covered by buildings.

8. Building Permit Fees. The building permit fees may be increased from time to time so long as said permit fees are applied consistently to all other developments in the Village to the extent possible. In the event a conflict arises between the Owner/Developer and the Village on any engineering and technical matters subject to this Agreement, the Village reserves the right to pass along any and all additional expenses incurred by the use of consultants in the review and inspection of the development from time to time. Owner shall pay any non-discriminatory new or additional fees hereinafter charged by the Village to Owner or property within the Village.

9. Water Provision. The Owner shall be permitted and agrees to tap on to the Village water system at points recommended by the Village Engineer which points shall be depicted on the Preliminary Engineering Plan. It is understood, however, that changes to the Preliminary Engineering Plan may be required at the time of Final Engineering. The Owner further agrees to pay to the Village such fees in accordance with the applicable Village Ordinances at the time of the issuance of the water and sewer permits. The Owner agrees to accept any increase in water rates and tap on fees provided such rates and fees apply consistently to all other similar users in the Village to the extent possible. Following such tap on, the Village agrees to provide to the best of its ability and in a non-discriminatory manner water service to all users on the Property in accordance with the Preliminary Engineering Plan. Watermains serving the Property and those approved as part of the development shall be installed by the Owner and, except for service connections to the buildings shall, upon installation and acceptance by the Village through formal acceptance action by the Corporate Authorities, be dedicated to the Village and become a part of the Village water system maintained by the Village.

10. Storm and Sanitary Sewer Provisions.

A. The Corporate Authorities agree to cooperate with the Owner and to use their best efforts to aid Owner in obtaining such permits from governmental agencies having jurisdiction as may be necessary to authorize connection from the proposed development to the Lake County Department of Public Works for the collection of sewage and to the Illinois Department of Transportation (IDOT) as may be appropriate. The Owner shall construct on-site and off-site sanitary sewers as may be necessary to service the Property, as depicted on the Preliminary Engineering Plan. It is understood, however, that changes to the Preliminary Engineering Plan may be required at the time of Final Engineering. Upon installation and acceptance by the Village through formal acceptance

action by the Corporate Authorities, the Corporate Authorities agree to operate and maintain such systems, except for sanitary sewer service connections. The Owner agrees to accept any increase in sewer rates and tap on fees, provided that such fees and rates are applied consistently to all similar users in the Village to the extent possible.

B. The Owner shall also construct on the Property in question any storm sewers which may be necessary to service the Property, as depicted on the Preliminary Engineering Plan. It is understood, however, that changes to the Preliminary Engineering Plan may be required at the time of Final Engineering. Upon installation and acceptance by the Village through formal acceptance action by the Corporate Authorities, the Corporate Authorities agree to operate and maintain that portion of the storm sewer system which serves public streets, or multiple properties, and the Owner agrees to operate and maintain that portion of the storm sewer system located on the subject Property and not dedicated, and shall record a covenant to that effect within thirty (30) days of the recording of the Plat of Subdivision.

11. Drainage Provisions. The Owner shall fully comply with any request of the Village Engineer related to the placement of buildings on lots, to preserve drainage standards. The Owner shall install any storm sewers and/or inlets which are required to eliminate standing water or conditions of excess soggy which may, in the opinion of the Village Engineer, be detrimental to the growth and maintenance of lawn grasses.

12. Payment of Recapture Fees Owed. The recapture fee required to be paid by this Property shall be due and payable to the Village upon final platting of the first plat of subdivision of any portion of the Property. Inasmuch as the Village and Park District serve virtually the same constituents and geographic area, and in the interest of inter-governmental cooperation, the Village will require payment of only the principal of said recapture fee, and waive payment of interest and collection fees.

13. Security for Public and Private Site Improvements. Security for public and private site improvements shall be provided in accordance with the Development Ordinance, and the Development Improvement Agreement (EXHIBIT C) as amended from time to time. Any letter of credit issued for such improvements shall be drawn on a financial institution of net worth reasonably satisfactory to the Village Attorney. The issuer may have an equitable or lending interest in the Property provided that the letter of credit, either by its own terms or by separate written assurances of the issuer, shall be honored irrespective of that interest. The Village shall have the right to draw up to the full amount of the letter of credit in order to complete, and have formal acceptance of, all improvements secured by the letter of credit.

14. Exhibits. The following EXHIBITS, some of which were presented in testimony given by the Owner or the witnesses during the hearings held before the Plan Commission and the Corporate Authorities prior to the execution of this Agreement, are hereby incorporated by reference herein, made a part hereof and designated as shown below. This Agreement, upon execution by the parties, together with copies of all EXHIBITS, shall be kept on file with the Village Clerk and be available for inspection to the parties hereto.

EXHIBIT A	Legal Description
EXHIBIT B	Plat of Annexation dated as last revised August 7, 1992 by Manhard Consulting Ltd.
EXHIBIT C	Development Improvement Agreement
EXHIBIT D	Initial Development Plan dated as last revised September 10, 1993 by Williams/Pollack/Associates, Ltd.
EXHIBIT E	Master Plan dated as last revised September 10, 1993 by Williams/Pollock/Associates, Ltd.

- EXHIBIT F Parking Requirements for the Initial Busch Grove Site Development (8-1/2x11" sheet) by Williams/Pollock/Associates, Ltd.
- EXHIBIT G Outdoor lighting foot-candle distribution plot for ballfields dated March 29, 1993 by Qualite Sports Lighting, Inc.
- EXHIBIT H Tennis Court lighting specifications (8 pages, 8-1/2x11") by LSI Lighting Systems
- EXHIBIT I Outdoor lighting foot-candle distribution plot for tennis courts

15. Building, Landscaping and Aesthetics Plans. Owner will submit building and landscaping plans (which landscaping plans shall conform to the requirements of Village Ordinances) for approval by the Appearance Commission and the Corporate Authorities before commencing construction of buildings or recreational facilities. Exterior building lighting, parking lot lighting, outdoor recreation lighting and signage shall be compatible with surrounding areas as approved by the Appearance Commission. Phases not under construction or completed shall be maintained in a neat and orderly fashion as determined by the Village Manager.

16. Facilitation of Development. Time is of the essence of this Agreement, and all parties will make every reasonable effort to expedite the subject matters hereof. It is further understood and agreed that the successful consummation of this Agreement and the development of the Property in the best interests of all the parties requires their continued cooperation. The Owner does hereby evidence its intention to fully comply with all Village requirements, its willingness to discuss any matters of mutual interest that may arise, and its willingness to assist the Village to the fullest extent possible. The Village does hereby evidence its intent to always cooperate in the resolution of mutual problems and its willingness to facilitate the development of the Property, as contemplated by the provisions of this Agreement.

17. Enforceability of the Agreement. This Agreement shall be enforceable in any court of competent jurisdiction by any of the parties or by an appropriate action at law or in equity to secure the performance of the covenants herein described. If any provision of this Agreement is held invalid, such provisions shall be deemed to be excised herefrom and the invalidity thereof shall not affect any of the provisions contained herein.

18. Term of Agreement. This Agreement will be binding on all parties and the Property for a term of twenty (20) years from the date of the execution of this Agreement by the Village. This Agreement shall not be assigned without prior written consent of the Village.

19. Binding Effect of Agreement. This Agreement shall be binding upon the Property, the parties hereto and their respective successors and assigns.

20. Corporate Capacities. The parties acknowledge and agree that the individuals that are members of the group constituting the Corporate Authorities are entering into this Agreement in their official capacities as members of such group and shall have no personal liability in their individual capacities.

21. Notices. Any notice required pursuant to the provisions of this Agreement shall be in writing and be sent by certified mail to the following addresses until notice of change of address is given and shall be deemed received on the fifth business day following deposit in the U.S. Mail.

If to Owner: Michael Rylko, Director
Buffalo Grove Park District
530 Bernard Drive
Buffalo Grove, IL 60089

Copy to: John Sullivan, Esq.
Staechlin, Jantorni and Sullivan
310 S. Michigan Avenue
Chicago, IL 60604

If to Village: Village Clerk
Village of Buffalo Grove
50 Raupp Boulevard
Buffalo Grove, IL 60089

Copy to: William G. Raysa, Esq.
Raysa & Skelton
1140 Lake Street, Suite 400
Oak Park, IL 60301

22. Default. In the event Owner defaults, in its performance of its obligations set forth in this Agreement, then the Village may, upon notice to Owner, allow Owner sixty (60) days to cure default or provide evidence to the Village that such default will be cured in a timely manner if it cannot be cured during said period. If Owner fails to cure such default or provide such evidence as provided above, then, with notice to Owner, the Village may begin proceedings to disconnect from the Village any portion of the Property upon which development has not been completed. In such event, this Agreement shall be considered to be the petition of the Owner to disconnect such portion of the Property.

23. Litigation.

A. The Owner, at its cost, shall be responsible for any litigation which may arise relating to the annexation, zoning and development of the Property. Owner shall cooperate with the Village in said litigation but Owner's counsel will have principal responsibility for such litigation.

B. The Owner shall reimburse the Village for reasonable attorneys' fees, expenses and costs incurred by the Village resulting from litigation relating to the annexation, zoning and development of the Property or in the enforcement of any of the terms of this Annexation Agreement upon a default by the Owner.

C. Owner hereby indemnifies and holds the Village harmless from any actions or causes of action which may arise as a result of development activities for which the Owner is responsible.

24. Special Conditions.

A. It is understood and agreed that the Initial Development Plan (EXHIBIT D) and Master Plan (EXHIBIT E) depict outdoor playing fields and recreation areas that will use exterior lighting for evening use. Owner has submitted EXHIBITS G and I delineating the extent of spillover illumination from the ballfields and tennis courts, and EXHIBIT H provides specifications for the proposed tennis court lighting.

Prior to installation of any outdoor lighting, Owner will receive approval from the Village Appearance Commission concerning the type and location of all outdoor lighting fixtures on the Property. It is understood and agreed that outdoor lighting shall use a "sharp cut-off" fixture designed to prevent light spillage onto areas adjacent to the Property.

Said lighting shall be turned off no later than 10:30 p.m. each day.

B. It is understood and agreed that the Owner will submit a Preliminary Plan, including engineering, pursuant to requirements of the Village Development Ordinance prior to any development on the Property.

C. Any outdoor public address system installed on the Property is subject to review and approval by the Village. Said public address system shall be designed and installed to minimize any detrimental impacts or nuisances for adjacent properties.

IN WITNESS WHEREOF, the Corporate Authorities and Owner/Developer have caused this instrument to be executed by their respective proper officials duly authorized to execute the same on the day and the year first above written.

VILLAGE OF BUFFALO GROVE

By



ATTEST:

By

Gent M. Serabian

OWNER:

By



ATTEST:

By



EXHIBIT A

BUSCH GROVE COMMUNITY PARK

SUBJECT PROPERTY LEGAL DESCRIPTION:

Parcels 1, 2, and 3 (area to be annexed, 53.2 acres)

PARCEL 1:

THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHERLY OF THE CENTER OF APTAKISIC ROAD (NOW KNOWN AS BUSCH ROAD) AND EASTERLY OF THE CENTER OF STATE HIGHWAY (EXCEPT THAT PART THEREOF, DESCRIBED AS FOLLOWS, TO-WIT: (A) BEGINNING AT A POINT IN THE CENTER LINE OF THE PUBLIC ROAD AS FORMERLY LOCATED RUNNING NORTHWESTERLY AND SOUTHEASTERLY ACROSS SAID QUARTER SECTION, WHICH POINT IS NORTH 36 DEGREES 40 MINUTES WEST 1294.51 FEET FROM A POINT IN THE SOUTH LINE OF SAID QUARTER SECTION 1137.5 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH 86 DEGREES 21 MINUTES EAST 306.3 FEET; THENCE NORTH 3 DEGREES 39 MINUTES WEST 230 FEET; THENCE SOUTH 86 DEGREES 21 MINUTES WEST ALONG CENTER OF PUBLIC ROAD (AS TRAVELED), 455.83 FEET TO INTERSECTION OF SAID CENTER LINE WITH CENTER LINE FIRST MENTIONED ROAD; THENCE SOUTH 36 DEGREES 40 MINUTES EAST ALONG CENTER OF SAID ROAD 274.29 FEET TO THE POINT OF BEGINNING, AND (B) BEGINNING AT INTERSECTION OF CENTER LINE OF OLD MCHENRY ROAD AS FORMERLY LOCATED AND CENTER LINE OF PUBLIC HIGHWAY KNOWN AS APTAKISIC ROAD (NOW KNOWN AS BUSCH ROAD); THENCE SOUTH 86 DEGREES 21 MINUTES WEST ALONG CENTER OF SAID APTAKISIC ROAD (NOW KNOWN AS BUSCH ROAD) PRODUCED SOUTHWESTERLY 210 FEET, MORE OR LESS, TO THE CENTER LINE OF SAID STATE HIGHWAY; THENCE SOUTHEASTERLY ALONG THE CENTER OF SAID HIGHWAY 360 FEET, MORE OR LESS, TO A POINT 230 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES FROM CENTER LINE OF APTAKISIC ROAD (NOW KNOWN AS BUSCH ROAD); THENCE NORTH 86 DEGREES 21 MINUTES EAST ALONG A LINE PARALLEL TO AN 230 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES FROM CENTER LINE OF SAID ROAD FOR A DISTANCE OF 85 FEET, MORE OR LESS, TO THE CENTER LINE OF SAID OLD MCHENRY ROAD; THENCE NORTH 36 DEGREES 40 MINUTES WEST ALONG CENTER OF SAID ROAD, 274.29 FEET TO THE POINT OF BEGINNING), IN LAKE COUNTY, ILLINOIS.

PARCEL 2:

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP AND RANGE, AFORESAID, (EXCEPT THE EAST 61 FEET LYING SOUTH OF THE NORTH 133 FEET THEREOF), IN LAKE COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHEASTERLY OF THE CENTER LINE OF STATE ROUTE 54 AS NOW LOCATED, IN LAKE COUNTY, ILLINOIS.

SUBJECT PROPERTY COMMON DESCRIPTION:

The approximately 53.2 acre tract bounded on the north by Busch Road, on the east by Buffalo Grove Road, and on the west by Illinois Route 83.

ORDINANCE NO. 2023-011

**AN ORDINANCE APPROVING AN AMENDMENT TO
THE PRELIMINARY PLAN AND SPECIAL USE APPROVED BY
ORDINANCE NO. 95-26
AND ZONING VARIATIONS
FOR 951 MCHENRY ROAD
VILLAGE OF BUFFALO GROVE,
COOK AND LAKE COUNTIES, ILLINOIS**

**Mike Rylko Park
951 McHenry Road**

WHEREAS, the Village of Buffalo Grove is a Home Rule Unit by virtue of the Illinois Constitution of 1970; and,

WHEREAS, 951 McHenry Road, Buffalo Grove, IL ("Property") is part of a 76.5-acre park in the RE Residential Estate District which is currently improved with a sports dome, Spray 'N Play facility, Buffalo Grove Fitness Center and several accessory buildings and structures, and is hereinafter legally described in Exhibit A; and,

WHEREAS, Tim Howe, Director of Parks and Planning, ("Petitioner") has filed a petition on behalf of the Buffalo Grove Park District, to allow the construction of a new amphitheater with open lawn seating and a covered event space; renovation and expansion of the Spray 'N Play facility, including construction of a ticket office and concession stand; as well as relocation and reconstruction of the playground, and is requesting the following approvals:

1. An amendment to the Preliminary Plan and Special Use granted by Ordinance No. 95-26; and,
2. A Variation from Section 17.32 of the Village of Buffalo Grove Zoning Code pertaining to the height of accessory structures (amphitheater, covered event space, shade structures) exceeding the 15-foot height limitation; and,

WHEREAS, the Village Planning & Zoning Commission conducted a public hearing on November 16, 2022 concerning the petition for approval of the amendment Preliminary Plan and Special Use granted by Ordinance No. 95-26 and the Zoning Variations; and,

WHEREAS, the Planning & Zoning Commission made findings and determined that the petition meets the criteria for Special Uses and Variations as set forth in the Buffalo Grove Zoning Ordinance, as described in the minutes attached as Exhibit C; and,

WHEREAS, the Planning & Zoning Commission voted 6 to 0 to unanimously recommend approval of the amendment to the Preliminary Plan and Special Use granted by Ordinance No. 95-26 and the Zoning Code Variations; and,

WHEREAS, the President and Village Board of Trustees after due and careful consideration have concluded that the proposed amendment to the Preliminary Plan and Special Use granted by Ordinance No. 95-26 and the Zoning Code Variations are reasonable and will serve the best interests of the Village.

WHEREAS, the proposed development shall be operated in accordance with and pursuant to the following exhibits:

- | | |
|-----------|--|
| EXHIBIT A | Legal Description of the Property |
| EXHIBIT B | Plan Set |
| EXHIBIT C | Minutes from the November 16, 2022, Planning & Zoning Commission Meeting |

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

Section 1. This Ordinance is made pursuant to and in accordance with the Village's Zoning Ordinance and the Village's Home Rule powers. The preceding whereas clauses are hereby made a part of this Ordinance.

Section 2. The Corporate Authorities hereby adopt a proper, valid, and binding ordinance approving the amendment to the Preliminary Plan and Special Use granted by Ordinance No. 95-26 and the Zoning Variations for the Property at 951 McHenry Road, Buffalo Grove, IL, subject to the following conditions:

- A. The proposed park improvements shall be constructed in substantial conformance with the plans attached as part of the petition.
- B. The Final Engineering plans shall be submitted in a manner acceptable to the Village.
- C. A portion of the ADA parking stalls shall be relocated near the accessible route to the event shelter. Plans should be revised as part of the Final Engineering review.
- D. Speakers mounted to the amphitheater structure will be limited to a height not to exceed 15 feet above the lowest seating area or +697 feet or such other height as administratively determined by the Village and Park District staff.
- E. Noise levels for events will be kept within the 97 dBA Leq limitation at a position of 70 feet in front of the stage and all shows will use a real-time sound level monitor as recommended by the noise study.
- F. Any directional or incidental signage added to the site shall be reviewed administratively by staff.

Section 3. This Ordinance shall be in full force and effect upon passage. This Ordinance shall not be codified.

AYES: 4 – Stein, Weidenfeld, Johnson, Smith

NAYES: 0 - None

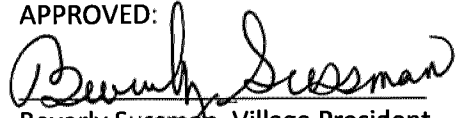
ABSENT: 2 – Ottenheimer, Pike

PASSED: February 21, 2023

APPROVED: February 21, 2023

PUBLISHED: February 22, 2023

APPROVED:


Beverly Sussman, Village President

ATTEST:

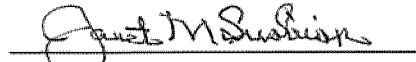

Janet Sirabian, Village Clerk

EXHIBIT A

Legal Description
Mike Rylko Park
951 McHenry Road

PINS: 15-29-400-017 & 15-29-400-019

THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHERLY OF THE CENTER OF APTAKISIC ROAD, NOW BUSCH ROAD, AND EASTERLY OF THE CENTER OF STATE HIGHWAY, (EXCEPT THAT PART THEREOF, DESCRIBED AS FOLLOWS, TO WIT (A) BEGINNING AT A POINT IN THE CENTER LINE OF THE PUBLIC ROAD, AS FORMERLY LOCATED RUNNING NORTHWESTERLY AND SOUTHEASTERLY ACROSS SAID QUARTER QUARTER SECTION, WHICH POINT IS NORTH 36 DEGREES, 40 MINUTES, WEST 1,294.51 FEET FROM A POINT IN THE SOUTH LINE OF SAID QUARTER QUARTER SECTION, 1,137.50 FEET EAST OF THE SOUTHWEST CORNER THEREOF, THENCE NORTH 86 DEGREES, 21 MINUTES, EAST 306.30 FEET; THENCE NORTH 3 DEGREES, 39 MINUTES WEST, 230.00 FEET; THENCE SOUTH 86 DEGREES, 21 MINUTES, WEST ALONG CENTER OF PUBLIC ROAD (AS TRAVELED), 455.83 FEET TO INTERSECTION OF SAID CENTER LINE WITH CENTER LINE OF FIRST MENTIONED ROAD; THENCE SOUTH 36 DEGREES, 40 MINUTES, EAST ALONG THE CENTER OF SAID ROAD, 274.29 FEET TO THE PLACE OF BEGINNING, AND (B) BEGINNING AT THE INTERSECTION OF CENTER LINE OF OLD MCHENRY ROAD, AS FORMERLY LOCATED AND CENTER LINE OF PUBLIC HIGHWAY KNOWN AS APTAKISIC ROAD, (NOW BUSCH ROAD), THENCE SOUTH 86 DEGREES, 21 MINUTES, WEST ALONG THE CENTER OF SAID APTAKISIC ROAD (NOW BUSCH ROAD), PRODUCED SOUTHWESTERLY 210 FEET, MORE OR LESS TO THE CENTERLINE OF SAID STATE HIGHWAY, THENCE SOUTHEASTERLY ALONG THE CENTER OF SAID HIGHWAY 360.0 FEET, MORE OR LESS TO A POINT 230.0 FEET SOUTHERLY MEASURED AT RIGHT ANGLES FROM CENTER LINE OF APTAKISIC ROAD (NOW BUSCH ROAD) THENCE NORTH 86 DEGREES, 21 MINUTES, EAST ALONG A LINE PARALLEL TO AND 230.0 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF SAID ROAD, FOR A DISTANCE OF 85.0 FEET, MORE OR LESS, TO THE CENTER LINE OF SAID OLD MCHENRY ROAD; THENCE NORTH 36 DEGREES, 40 MINUTES, WEST ALONG CENTER OF SAID ROAD, 274.29 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

PARCEL 2: THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE EAST 51.0 FEET (EXCEPT THE NORTH 33.0 FEET THEREOF), IN LAKE COUNTY, ILLINOIS.

PARCEL 3: THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP AND RANGE, AFORESAID, LYING NORTHEASTERLY OF THE CENTER LINE OF STATE HIGHWAY, IN LAKE COUNTY, ILLINOIS.

EXHIBIT B

Plan Set

**Mike Rylko Park
951 McHenry Road**



BUFFALO
GROVE
PARK
DISTRICT



To: Village of Buffalo Grove Board of Trustees
From: Ryan Risinger, Executive Director
Tim Howe, Director of Parks and Planning
Michael Maloney, Superintendent of Development
Date: October 28, 2022
Re: Buffalo Grove Park District – Mike Rylko Community Park Revitalization Project

Action Requested:

The Buffalo Grove Park District asks that the Village of Buffalo Grove Planning and Zoning Commission accept our formal application and provide a referral to the Village Board of Trustees for final plan approval and an amendment to the Special Use of Mike Rylko Community Park.

Project Narrative:

The Buffalo Grove Park District completed a comprehensive Master Plan back in 2017 and held several internal design charrettes in 2018 aimed at creating a road map to revitalize Mike Rylko Community Park. We developed a Strategic Plan initiative that states "*we aspire to adapt to new lifestyles and populations*". As the population in the community continues to grow more diverse, we are adapting our programs and facilities to better fit the needs of our communities through the lens of diversity, equity, and inclusion. Mike Rylko Community Park is the area's preferred venue for public gatherings because of its size, central location within the Village of Buffalo Grove, and accessibility for the surrounding communities. The 76.5 acre park has a network of accessible walking and biking paths that extend to outside communities and a large number of residents live within walking distance of the park. There is vehicle parking available and walkable public transportation options for both bus and train. Breaking ground on this development will transform Mike Rylko Community Park into a lively, public destination that promotes and celebrates community, provides and supports local business opportunities, and showcases unique programming for the broader community to enjoy.

Within our submittal, we have included a detailed site plan, detailed landscape plan, tree preservation plan, photometric plan, and dimensioned elevations and perspective images of the proposed amphitheater structure and splash pad support structures.

The Mike Rylko Community Park Revitalization Project will provide a permanent venue for community festivals, such as Buffalo Grove Days, which is now co-hosted by the Village of Buffalo Grove and the Buffalo Grove Park District. Our Uniquely US program, which focuses on celebrating the diversity in our community, will be able to use the amphitheater to host celebrations, such as Pride, Juneteenth,

Diwali, and the Lunar New Year. The new amphitheater will provide a safe, accessible, open space for civic meetings, rallies, concerts, and theater programming, including sensory-friendly, ASL interpreted and/or audio described performances. The plaza area will include a variety of seating options, as well as shade structures that will encourage community use. Interpretive signage will be rotated over time to highlight the various events/celebrations taking place at the community amphitheater. Food trucks will be encouraged to participate at events and we will have the ability to create a global food pavilion, in conjunction with the current Farmers Market that runs every Sunday during the months of June to October. Renovation of the existing splash pad facility will provide fully accessible toilet rooms and changing areas. Expansion of the existing splash pad facility will provide a variety of different types of accessible water features that appeal to a wider age group and almost double the current occupancy of 180 people. Removal of the existing deteriorated playground equipment/play surfacing, will allow us to build a new multigenerational, inclusive playground that welcomes children of all ages and abilities to play, learn, and enjoy the outdoors. We will renovate the existing site detention to provide new natural, pollinator habitats and create educational opportunities through signage and community planting events.

The amphitheater will feature an approximate 1980 SF open air platform constructed out of poured-in-place concrete, which will be much larger than the current stage that is rented for BG Days. The platform will be 2'-6" above finished grade and will include both ADA-compliant ramp access and stairs. The approximate 2280 SF amphitheater support structure will feature a green room, toilet room facilities for performers, storage, staging area for when multiple bands play on a given night, and a mechanical room. The facade of the support structure will consist of ground face concrete masonry units, stone, glass block, and resin panels to create a colorful sound wave pattern along the back side of the structure. A steel truss system will be installed to accommodate the mounting of speakers, lighting, and banners. The roof over the stage will consist of exposed laminated wood beams and wood paneling at the underside. The footcandle level for the site lighting and amphitheater stage will not exceed .5 fc at the property lines. The design team is exploring the cost/benefit to installing solar panel shingles on the topside of the roof and the alternative option would consist of a fully adhered membrane roof product. The seating area for the amphitheater will consist of a flat concrete section in front of the stage to accommodate approximately 154 folding chairs. The other tiered seating sections will consist of a combination of concrete seating wall and grass to accommodate approximately 3000 patrons and all concrete access paths will be ADA compliant. A rental structure will also be constructed at the north end of the amphitheater, which will be ADA compliant and accommodate (32) 8' long rectangular tables and chairs for an approximate seating capacity of 256 patrons.

The splash pad expansion will include the renovation of the existing building to meet all required Illinois Plumbing and IDPH Swimming Facility code requirements, due to the increased occupancy count. There are no exterior modifications planned for the existing building and all renovations will be taking place within the interior. The filtration room for the recirculating system will be expanded to accommodate the new spray features that will be added to the site. Toilet/Shower facilities will be accessible within the fenced area of the splash pad for patrons and staff. Additional toilet rooms will be provided for general public park use and these will only be accessible outside of the fenced area of the splash pad. Approximately 480 SF of new support structure will be constructed at the new splash pad entrance to provide support functions for ticketing, observation, and limited concessions sales of prepackaged items. The new ADA compliant support structure will be constructed on concrete

foundations and we are proposing the use of two repurposed steel storage containers from a local business, SI Container Builds in Buffalo Grove. The storage containers carry a 25 year warranty when left exposed, but we are proposing to clad them with a combination of prefinished metal and simulated wood siding to increase the life span of the structures. The interior will consist of painted gypsum board walls/ceiling, FRP panels, plastic laminate casework, and a non-slip resilient flooring product. By using the storage containers, we will not only support local business, but will reduce our carbon footprint through a cost-efficient and low maintenance construction solution for these smaller support structures. The two structures will appear as one cohesive structure by linking them with a roof canopy and fabric shade structure in the rear to provide shade for a new rental area within the splash pad footprint. The aesthetics of the support structure will complement the existing splash pad building, as well as the new amphitheater and large event structure. During splash pad operating hours, there will only be two staff using this structure at any given time and they will have access to the toilet room facilities within the existing building, similar to how staff currently operate at the splash pad.

The overall project will promote sustainable practices through the design and construction and we have discussed incorporating permeable paving, photovoltaic panels to offset electricity usage, solar site lighting, electric vehicle charging stations, green infrastructure for storm water management, native planting areas, water efficiency, recycled and regionally sourced building materials, and the use of carbon cure concrete where CO₂ captured during cement production is injected into the concrete to reduce the amount of cement needed and reduce the amount of CO₂ emissions during production. Interpretive signage will be developed and installed throughout the park to educate the community about the sustainable practices on display.

The special use will serve the public convenience at the location of the subject property; or the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;

- The proposed project will be built to Federal, State, and local codes. Inspections from the Fire Marshal will occur regularly.

The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with said special use, the size of the subject property in relation to such special use, and the location of the site with respect to streets giving access to it shall be such that it will be in harmony with the appropriate, orderly development of the district in which it is located;

- The proposed project will be located within Mike Ryko Community Park located off of McHenry Rd. There is access to the site from the north at Deerfield Parkway and to the west/south along McHenry Road. There is also access to the east end of the park along Buffalo Grove Road.

The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted in such zoning district, nor substantially diminish and impair other property valuations with the neighborhood;

- The proposed project will compliment and encourage use of the other park amenities in the area.

The nature, location and size of the buildings or structures involved with the establishment of the special use will not impede, substantially hinder or discourage the development and use of adjacent land and buildings in accord with the zoning district within which they lie;

- The proposed project has been carefully located to allow future development at Mike Rylko Community Park between the proposed project and the Fitness Center.

Adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided;

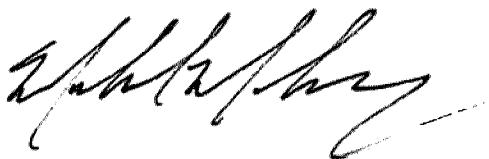
- The proposed project will be built to Federal, State, and local codes and in accordance with the Lake County Storm Water Management requirements.

Parking areas shall be of adequate size for the particular special use, which areas shall be properly located and suitably screened from adjoining residential uses, and the entrance and exit driveways to and from these parking areas shall be designed so as to prevent traffic hazards, eliminate nuisance and minimize traffic congestion in the public streets;

- The existing entrance points to Mike Rylko Community Park have all the proper signage required for traffic. Parking stalls throughout the park are properly labeled for accessible parking. We have attached an aerial image of Mike Rylko Community Park, which includes the number of available parking stalls for each of the parking lot locations within the park. There is a total of 881 parking stalls and we do not anticipate needing any additional parking to support the proposed project. If additional parking is required for a larger event, we have the ability to add an additional 225 parking stalls in the open grass area to the south of the Fitness Center parking lot. Mike Rylko Community Park has hosted large events in the past and prior coordination with the Village, Police, and Fire Departments has created safe events with minimal traffic congestion or traffic hazards.

The Mike Rylko Community Park Revitalization Project would benefit the entire community, regardless of race, ethnicity, age, gender, religion, disability, economic status, or other diverse backgrounds and has been widely supported by members of the community, local businesses, and local officials. Please feel free to reach out with any questions and thank you very much for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael R. Maloney", with a long horizontal flourish extending to the right.

Michael R. Maloney, LEED AP BD+C, CPO
Superintendent of Development



Buffalo Grove Park District
530 Bernard Dr
Buffalo Grove, IL 60089

PROJECT
Mike Ryko
Community Park
Amphitheater
Development &
Spray 'N Play
Expansion

PROJECT TEAM



uplandDesign Ltd.
Landscape Architecture & Park Planning
24241 Lakeside Dr., Northbrook, Illinois 60062
815-254-6000 www.uplanddesign.com

REVISIONS

ORIGINAL ISSUE DATE 2002/2022
P&Z Submittal
PROJECT NUMBER 1055

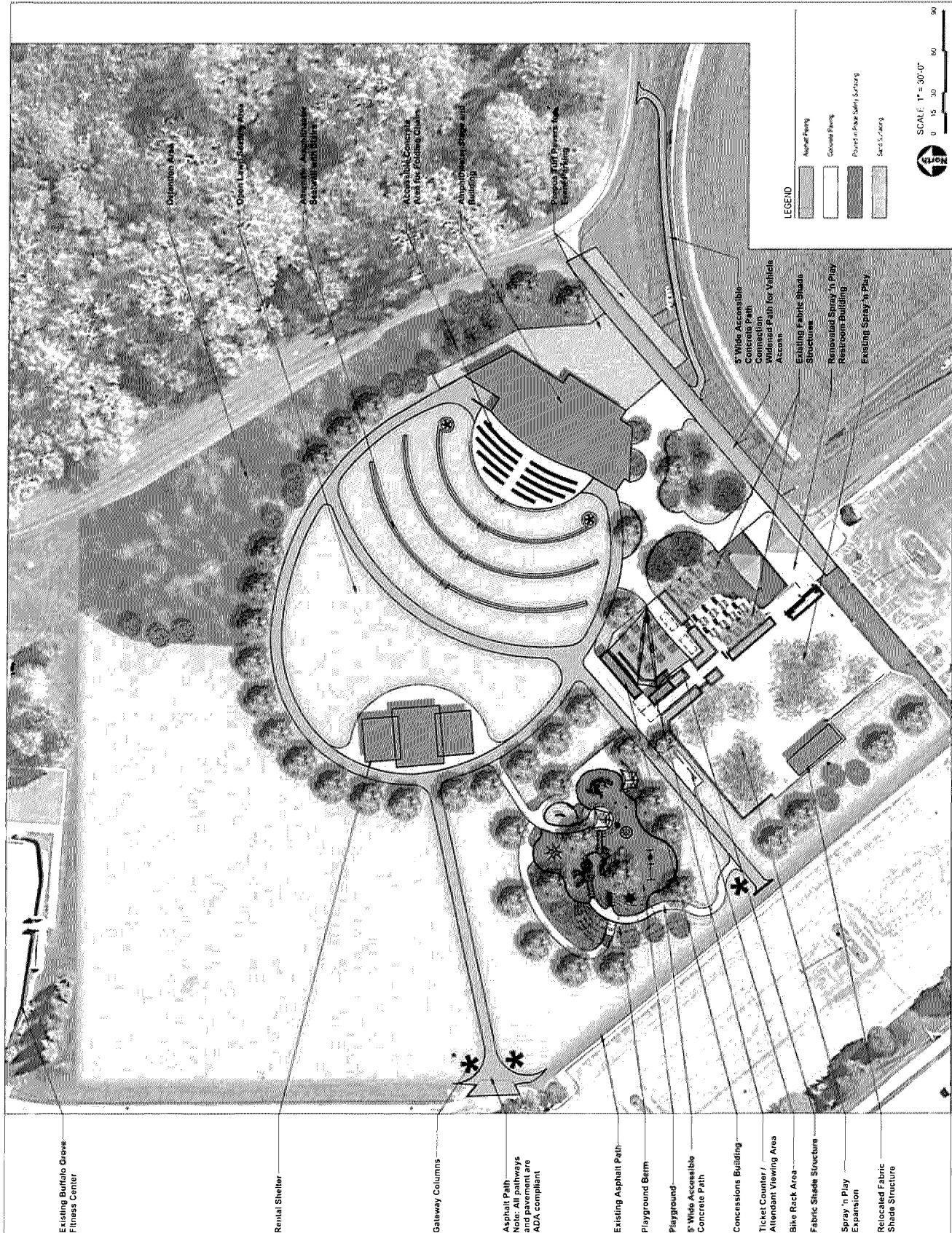
SHEET TITLE

Site Plan

SHEET NUMBER

1.0

© Copyright 2022 Upland Design, LLC

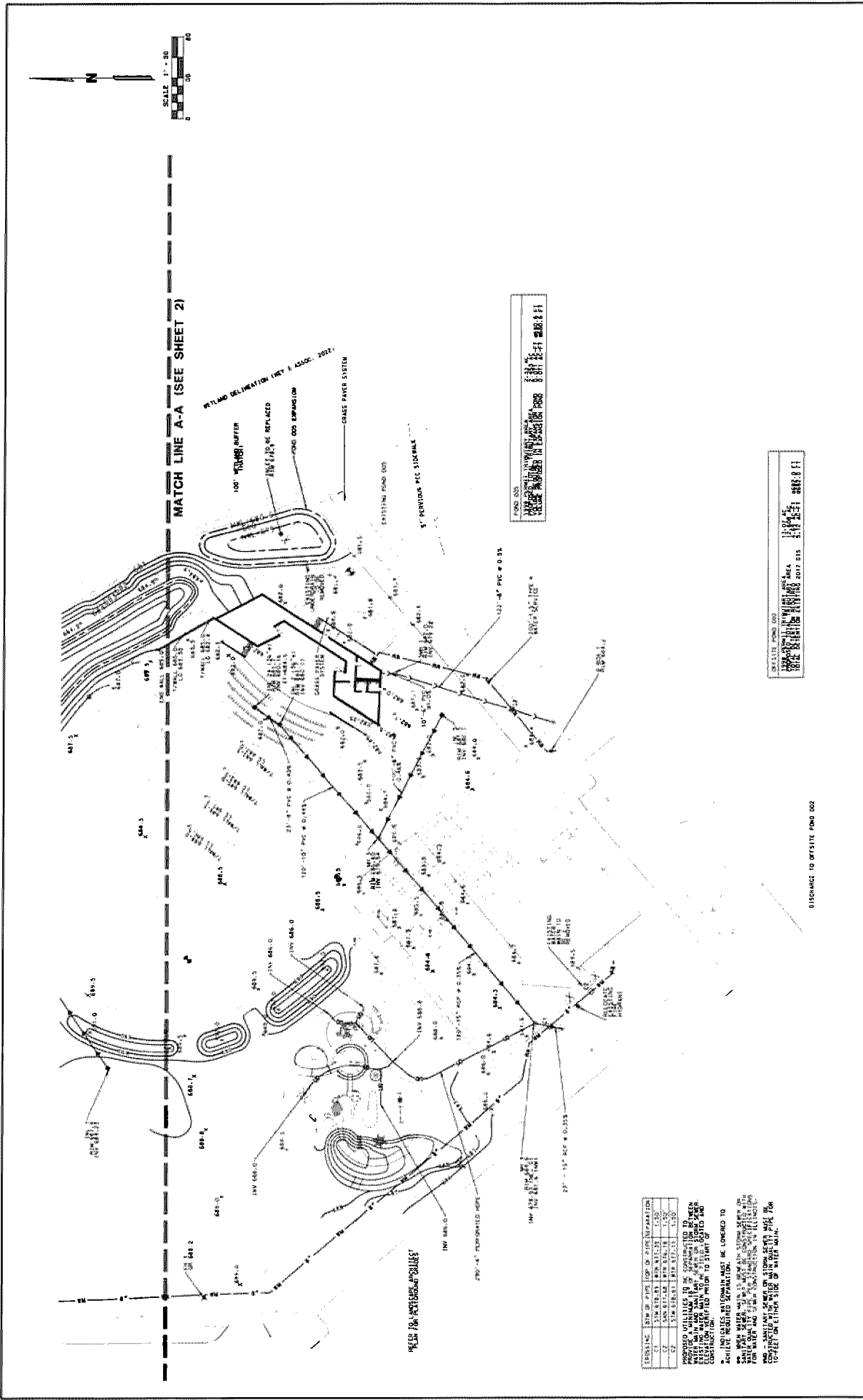


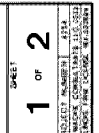


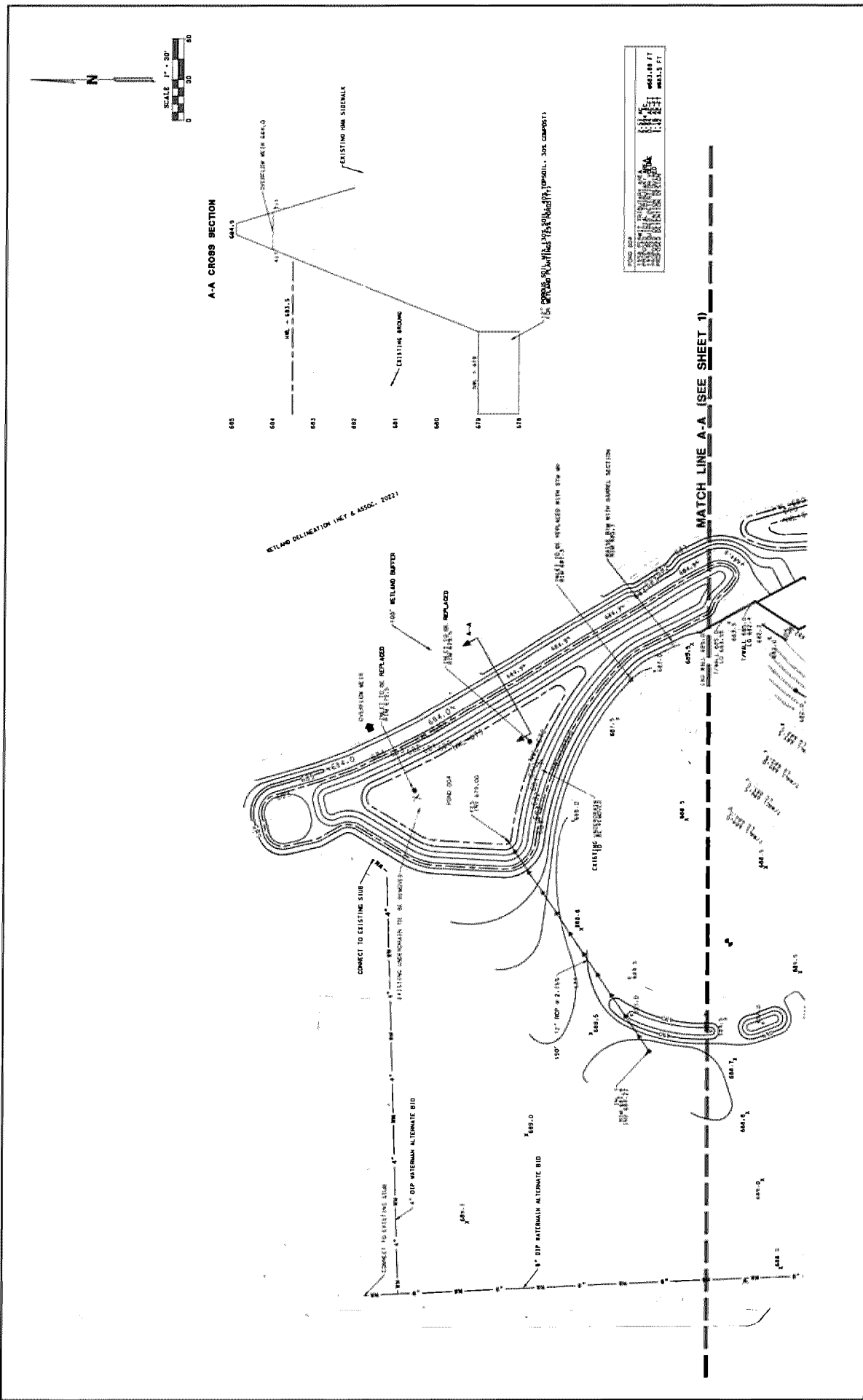
RYLKO PARK AMPHITHEATER
NORTH AERIAL
NOT TO SCALE



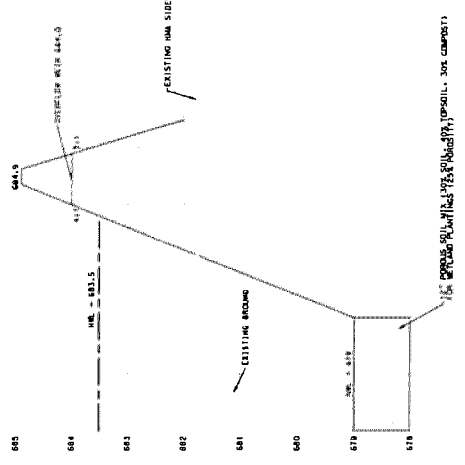
LEGAT ARCHITECTS
DESIGN | PERFORMANCE | SUSTAINABILITY



	CLIENT BUFFALO GROVE PARK DISTRICT 530 BERNARD DRIVE BUFFALO GROVE, ILLINOIS 60089 PHONE 847 850 2100 FAX 847 458 5741	PROJECT PRELIMINARY ENGINEERING PLAN MIKE RYLKO AMPHITHEATER BUFFALO GROVE, ILLINOIS	SHEET 1 OF 2 DRAWN BY: [blank] CHECKED BY: [blank] DATE: 2/26/23 SCALE: 1"=30' REVISIONS: [blank] REVISIONS: [blank] REVISIONS: [blank]
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A-A CROSS SECTION



ITEM	QUANTITY	UNIT	PRICE	TOTAL
1. 15" CONC. SLAB	1.00	CU YD	100.00	100.00
2. 15" CONC. SLAB	1.00	CU YD	100.00	100.00
3. 15" CONC. SLAB	1.00	CU YD	100.00	100.00
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CLIENT:
BUFFALO GROVE PARK DISTRICT
 530 BERNARD DRIVE
 BUFFALO GROVE, ILLINOIS 60088
 PHONE 847.880.2100
 FAX 847.489.5741

PRELIMINARY ENGINEERING PLAN
MIKE RYLKO AMPHITHEATER
BUFFALO GROVE, ILLINOIS

MECKIN CONSULTANTS, LLC
 2051W Higgins Road Suite 500
 Naperville, IL 60563
 (847) 696-1400
 www.meckinconsult.com

REVISIONS

NO.	DATE	BY	APP'D	DESCRIPTION
1	07/24/20	SRN	SRN	ISSUED FOR PERMITS

DATE: 07/24/20 **SCALE:** 1"=30'

SHEET
2 OF 2

REVISIONS

No.	Description	Date	By

ORIGINAL ISSUE DATE
P&Z Submittal **27SEP2022**

PROJECT NUMBER
1055

SHEET TITLE

Tree Preservation Plan

SHEET NUMBER

[illegible]

TREE RATING NOTES:

Tree Survey and Rating Assignment Limitations/Qualifiers:

1. Unless otherwise stated all trees are surveyed from ground level using non-invasive visual observation. The discussion of hidden crown and stem defects, in particular where they may be above a reachable height, is not intended to be a recommendation for the use of climbing or other methods to inspect trees. The use of such methods may not be warranted and should be supported by the strength of foliage data or relevant weather or storm damage may limit the available information.
2. Where trees are located within or partially on neighboring private land, their said land is not assessed and our inspection is therefore restricted to the portion of the tree that is visible from the site. Stem diameters of trees located on such land are estimated.
3. Where position ivy is attached to the tree trunk, stem diameters will be estimated.
4. Where trees are overhanging a made up of 4.5 ft above the ground (DBH) are measured at ground level.

Evaluation of Tree Ratios:

Good (3)

The first 3 of the 4 species and only have 1 or 2 major problems that are not extremely likely to harm the fish or significantly delay or retard development. The 4th may need care in order to minimize the impact of future stress and to ensure continued health. Invasive species will not be graded Good, regardless of their susceptibility to diseases.

The fish are typical of an extensive species and have significant problems such as 20 percent disabled in the crown, various decay or structural defect, needs assistance for their problems that can be immediately likely to harm the fish or causes 100 percent the first 3 of the 4 species in a short period of time or if the

Fair (2)

Quesada et al. (2013)

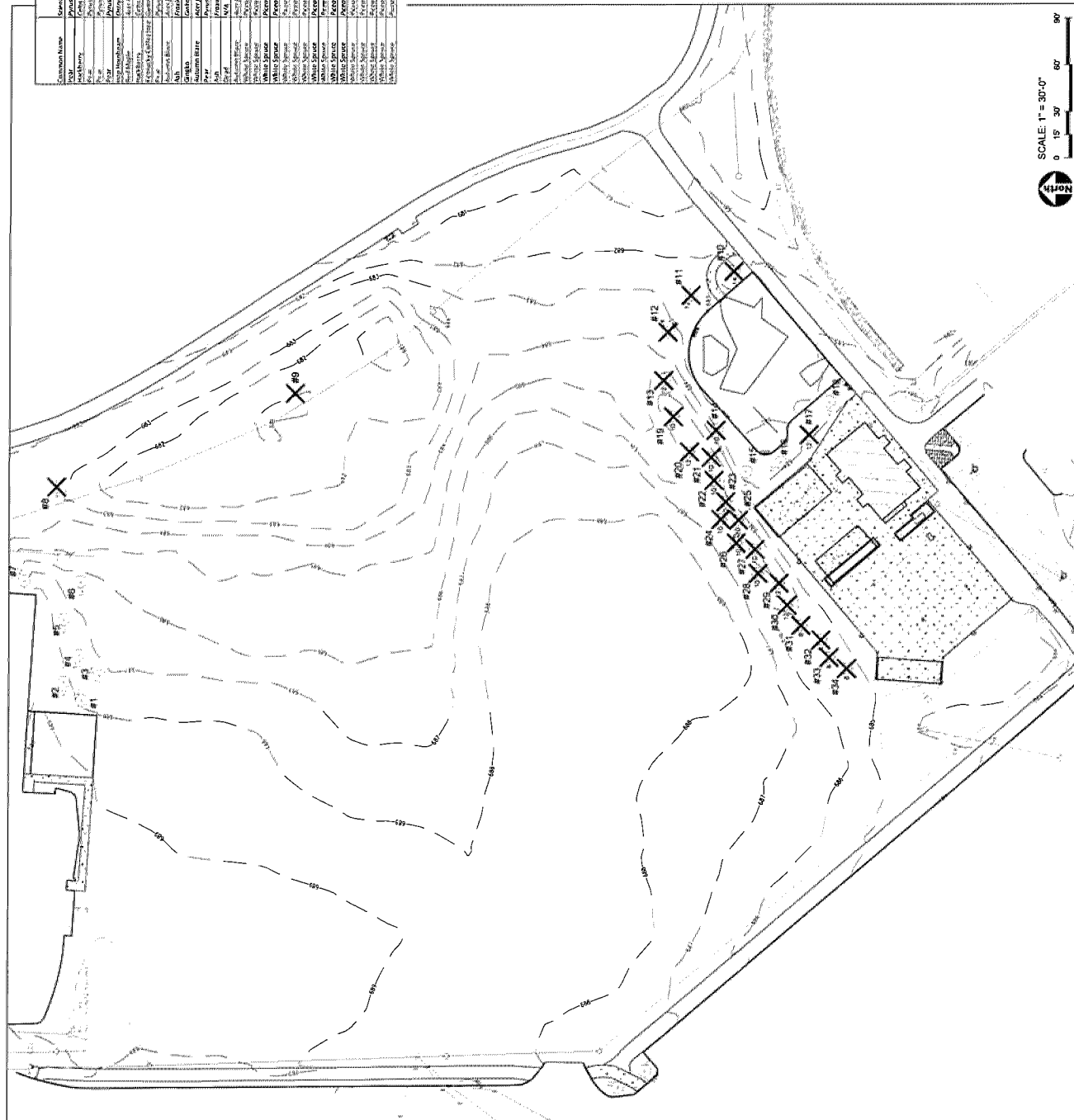
major (7). This issue is not typical of the specimens analyzed, but only 50 percent examined in the current, major disc or structural problems is hazardous or is severely involved with musculoskeletal or other problems that even if appropriately corrected would not result in the long-term survival.

Revised 1/01

performed where branches can be reached. Sprouts with live sprouts up to 3" diameter are a credit (Dead or not included on the estimate).

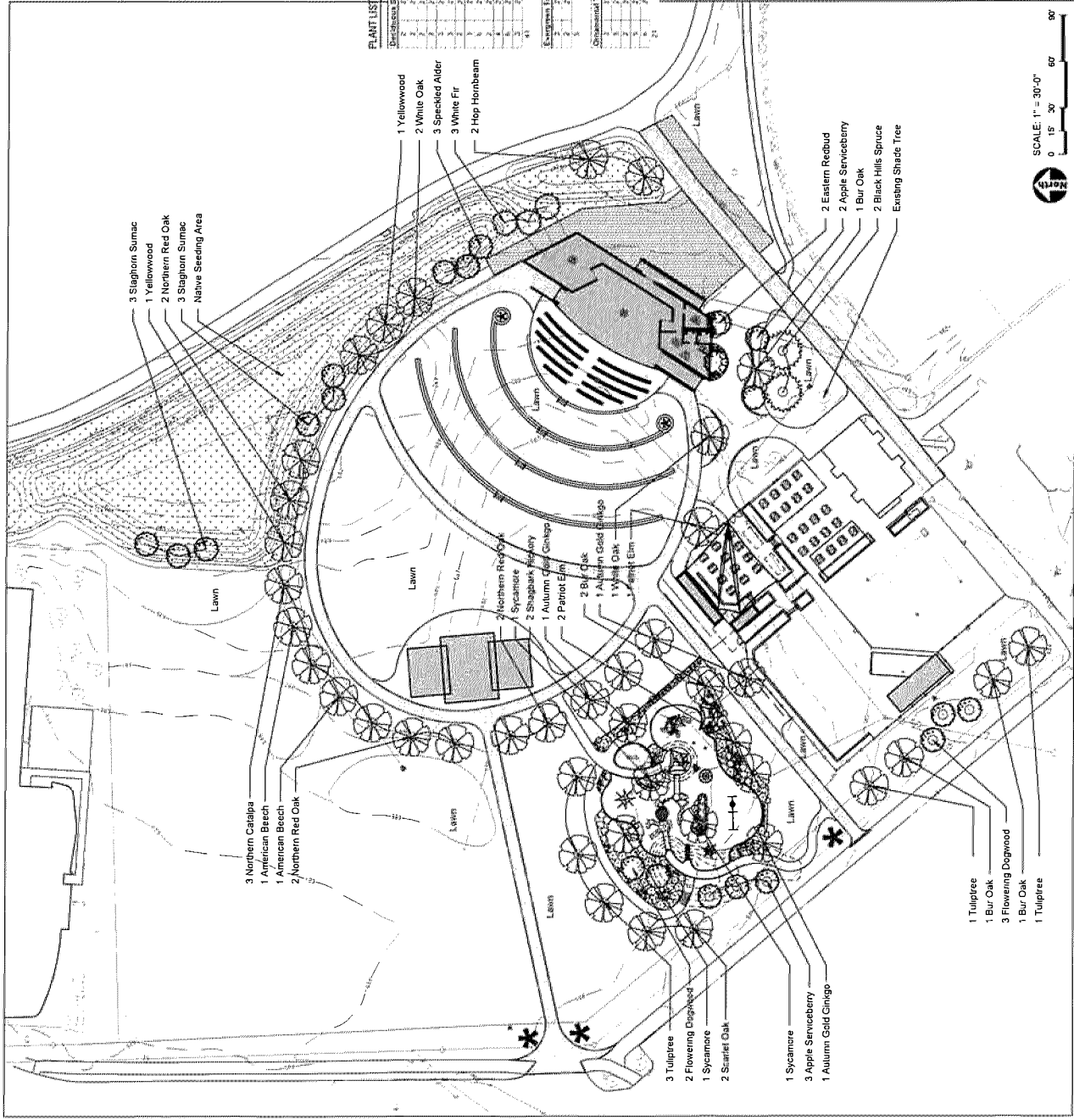
GENERAL NOTES: TREE PROTECTION

- [illegible]



GENERAL NOTES LANDSCAPE

1. Refer to attached grading plan for details on landscape plan. Final grade of planting area shall be as per approved grading plan.
2. The landscape plan shall be responsible for making themselves aware with all underground utilities and structures.
3. Existing plant material and trees that are saved and protected unless otherwise noted.
4. Plant material shall be supplied from local sources in Illinois to meet the planting standards.
5. Plant material shall be the size and type specified. Substitution of plant material shall be on a one-for-one basis and approved by the Owner's Representative. In the case that plant material is not available, the Owner's Representative shall be notified in writing.
6. Do not install any plant material in areas that are not indicated on the plan.
7. Soil conditions shall be improved and approved by the Owner's Representative prior to the installation of any plant material.
8. Plant material shall be installed in the approved location and in the approved quantity.
9. The landscape contractor is responsible for providing the Owner's Representative with a list of all plants to be installed and a list of all plants to be removed.
10. Plants shall be watered on the day they are installed and maintained with watering until final acceptance of the project.
11. Berms and tree rings (if desired) shall have 2" of mulch applied and watered until final acceptance of the project.
12. If deep spots exist in lawn, they shall be filled with topsoil and seeded with grass.
13. Continue to prepare landscape plan by installing 2" of mulch. Complete the plan by installing 2" of mulch.
14. Lawn seed shall be applied to the lawn after the final acceptance of the project.
15. Contractor shall provide all labor and materials for a final acceptance of the project.



Buffalo Grove Park District
530 North Lincoln
Buffalo Grove, IL 60089

PROJECT Mike Ryko Community Park Amphitheater & Development & Spray 'N Play Expansion

PROJECT TEAM



uplandDesign Ltd
1000 North Lincoln
Buffalo Grove, IL 60089
2642 Lockport St., Skokie, IL 60076
815 554 8991 www.uplandDesign.com

REVISIONS

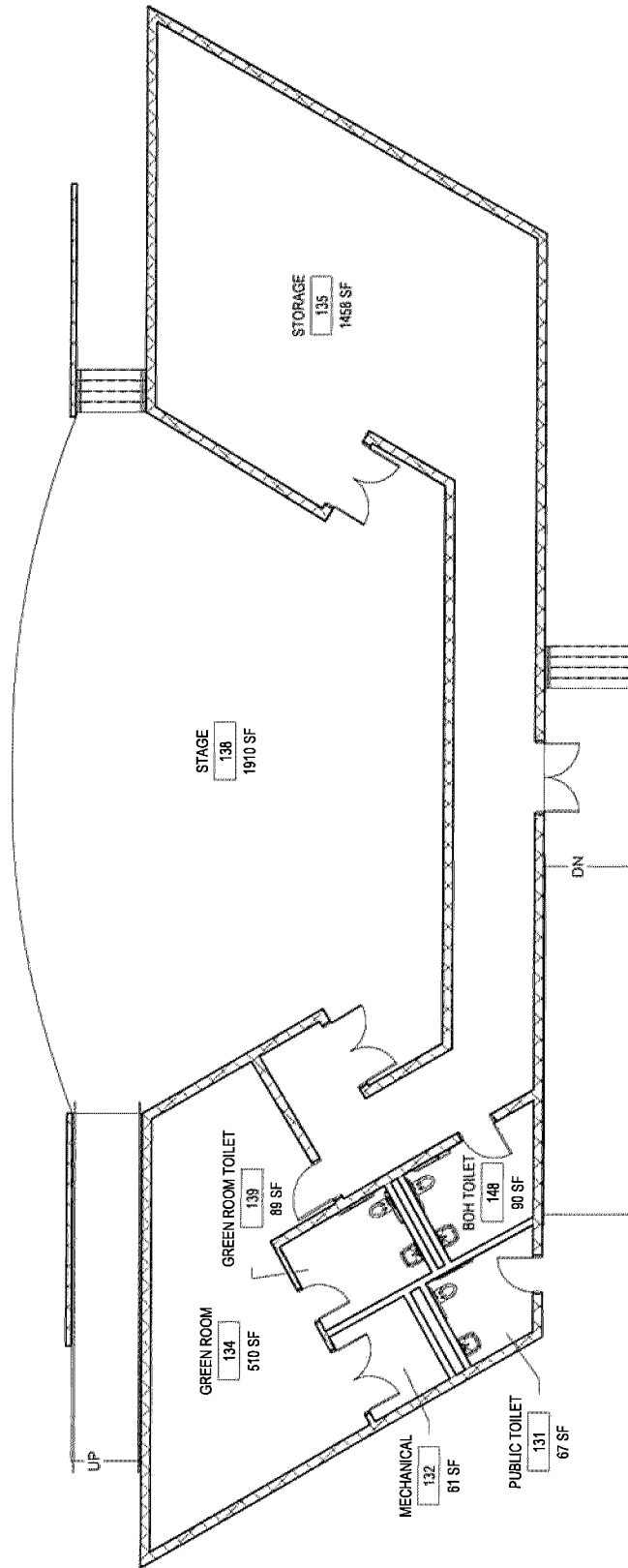
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1	ISSUED FOR PERMIT	08/20/2022
2	ISSUED FOR CONSTRUCTION	08/20/2022

ORIGINAL ISSUE DATE
P&Z Submittal 2002/2022
PROJECT NUMBER
1055

SHEET TITLE
Landscape
Plan

SHEET NUMBER
2.1

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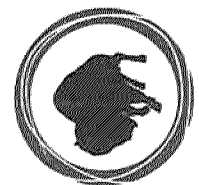


1" = 10'-0" N 09.27.22

FIRST FLOOR PLAN

RYLKO PARK AMPHITHEATER

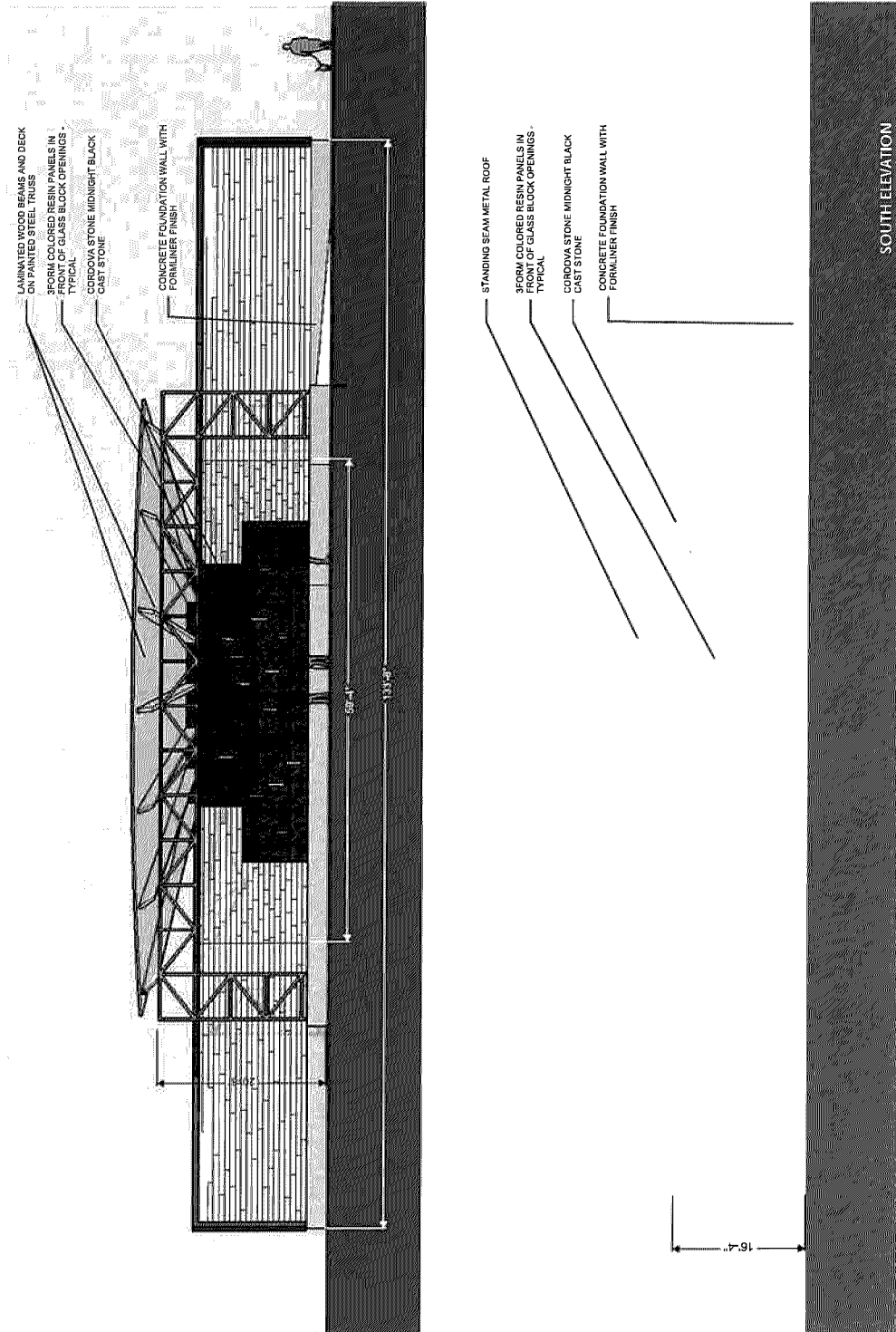
BUFFALO GROVE PARK DISTRICT



BUFFALO
GROVE
PARK
DISTRICT

RYLKO PARK AMPHITHEATER
NOT TO SCALE

LEGAT ARCHITECTS
DESIGN | PERFORMANCE | SUSTAINABILITY

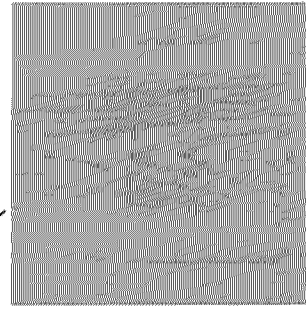
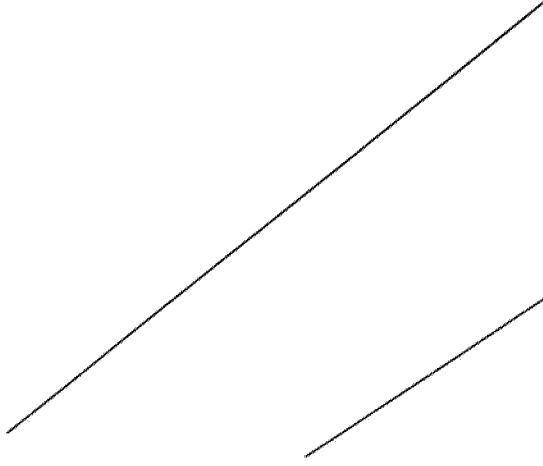




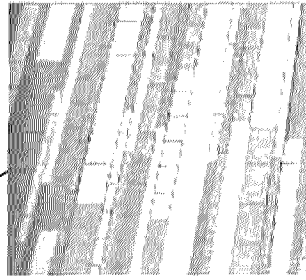
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GROVE
PARK
DISTRICT



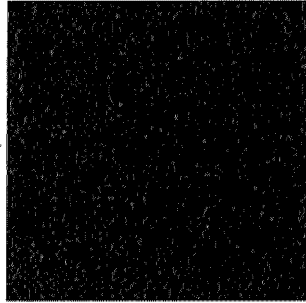
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DESIGN : PERFORMANCE : SUSTAINABILITY



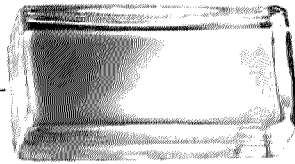
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BEAMS AND DECK



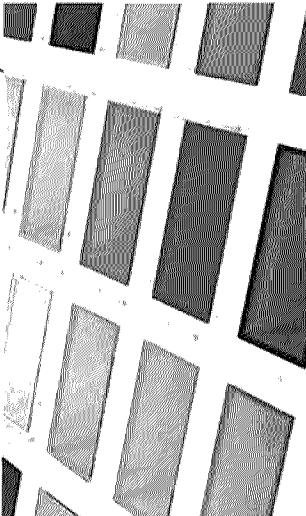
CONCRETE FOUNDATION
WALL WITH FORMLINER
FINISH



CORDOVA STONE
MIDNIGHT BLACK
CAST STONE



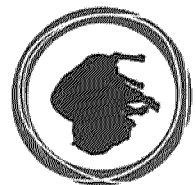
GLASS BLOCK
OPENINGS



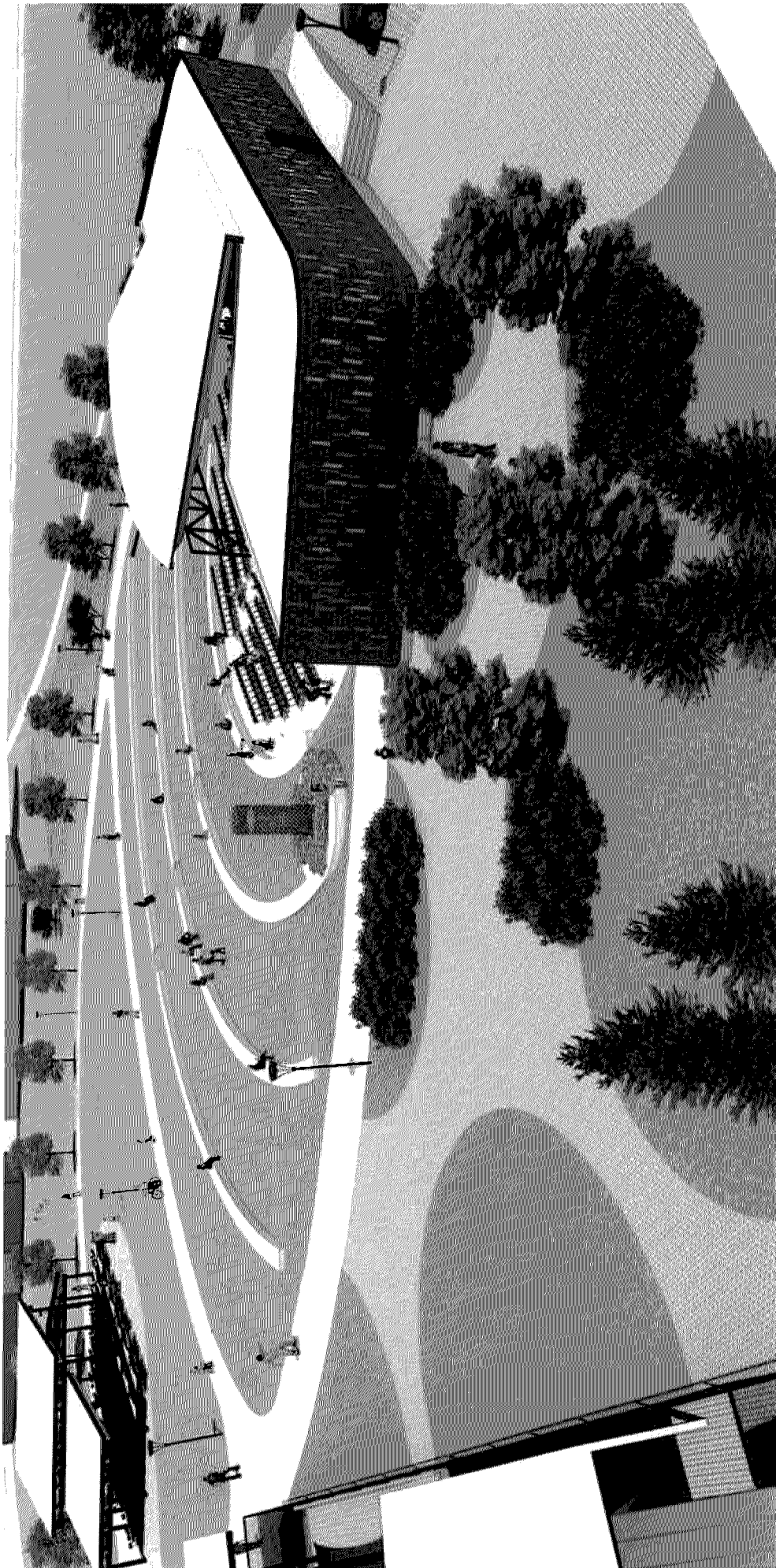
3-FORM COLORED
RESIN PANELS

LEGATARCHITECTS
DESIGN | PERFORMANCE | SUSTAINABILITY

RYLKO PARK AMPHITHEATER



**BUFFALO
GROVE
PARK
DISTRICT**



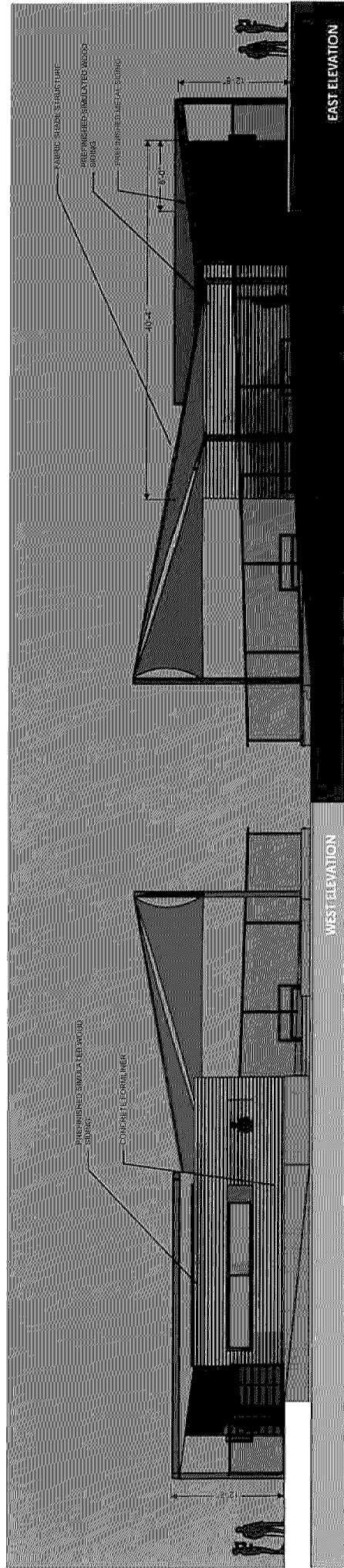
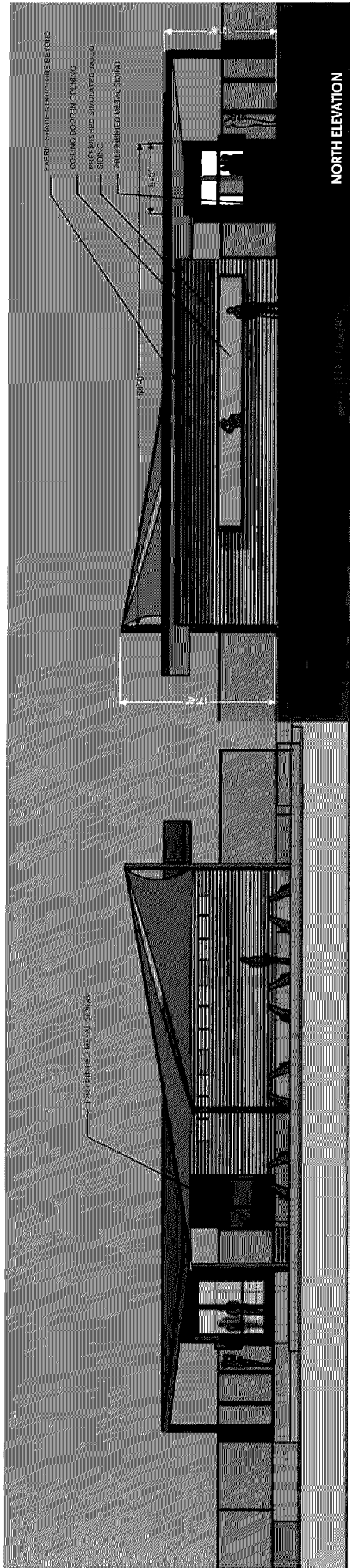
BUFFALO
GROVE
PARK
DISTRICT

RYLKO PARK AMPHITHEATER
SOUTHWEST AERIAL
NOT TO SCALE



uplandDesign Ltd
Landscape Architecture & Park Planning

LEGAT ARCHITECTS
DESIGN | PERFORMANCE | SUSTAINABILITY

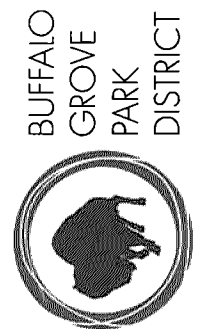
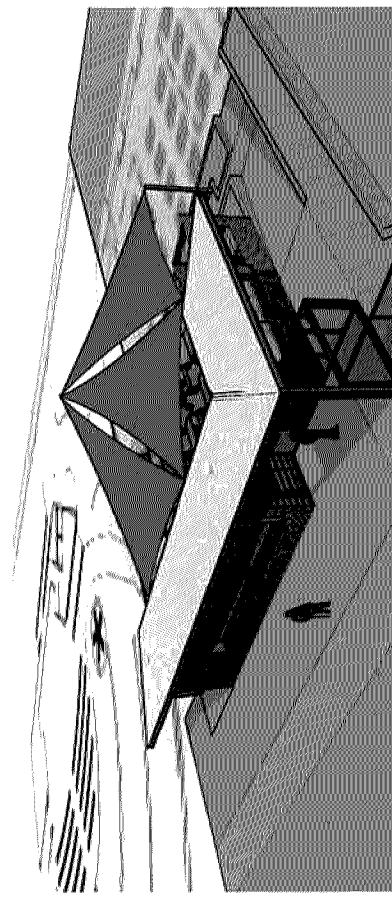
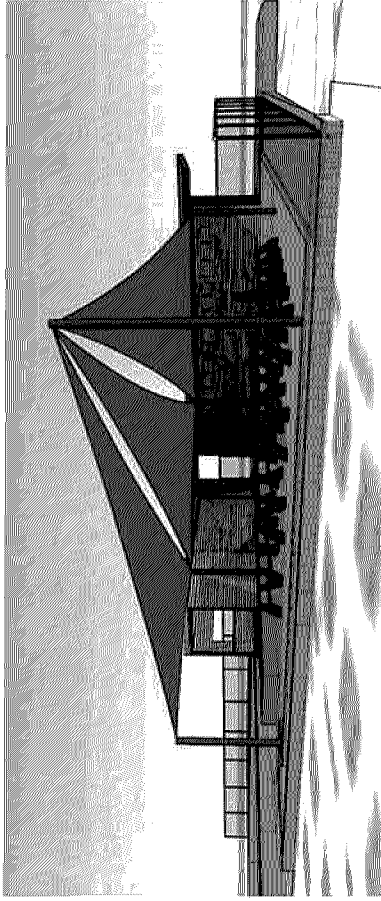


BUFFALO
GROVE
PARK
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RYLKO PARK SPRAY AND PLAY

NOT TO SCALE

LEGAT ARCHITECTS
DESIGN | PERFORMANCE | SUSTAINABILITY

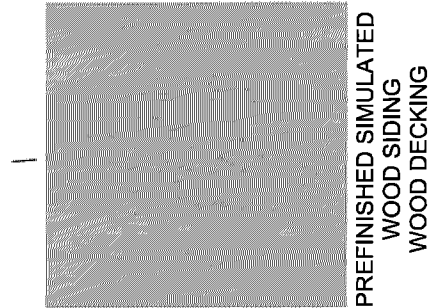


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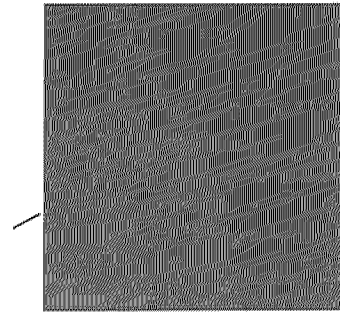
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DESIGN | PERFORMANCE | SUSTAINABILITY



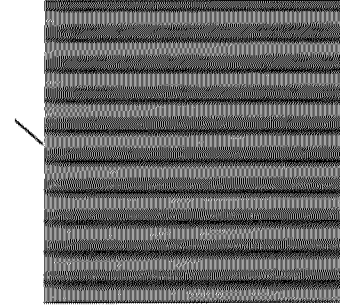
RYLKO PARK SPRAY AND PLAY



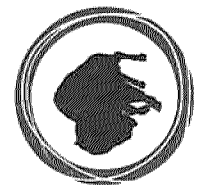
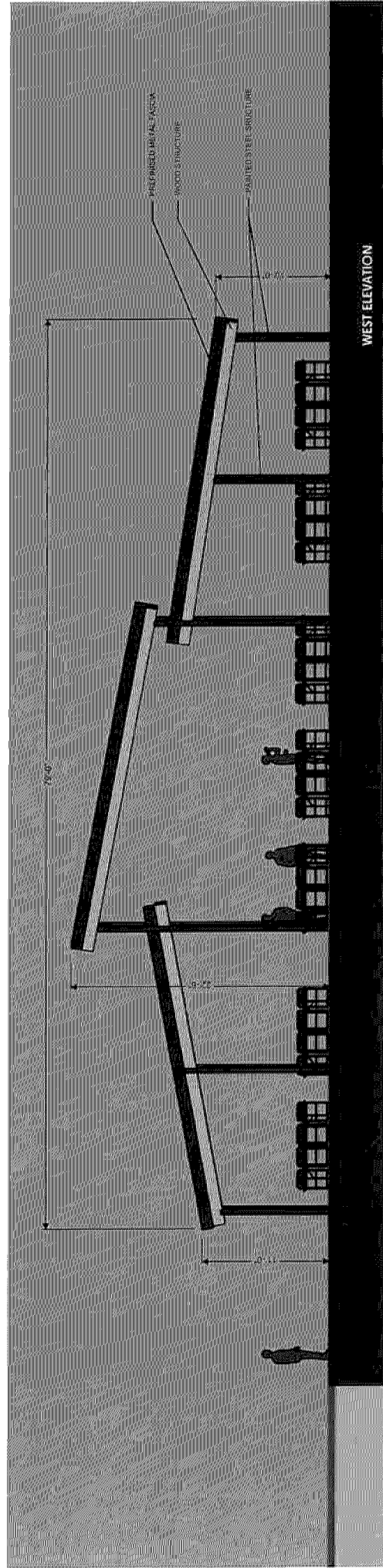
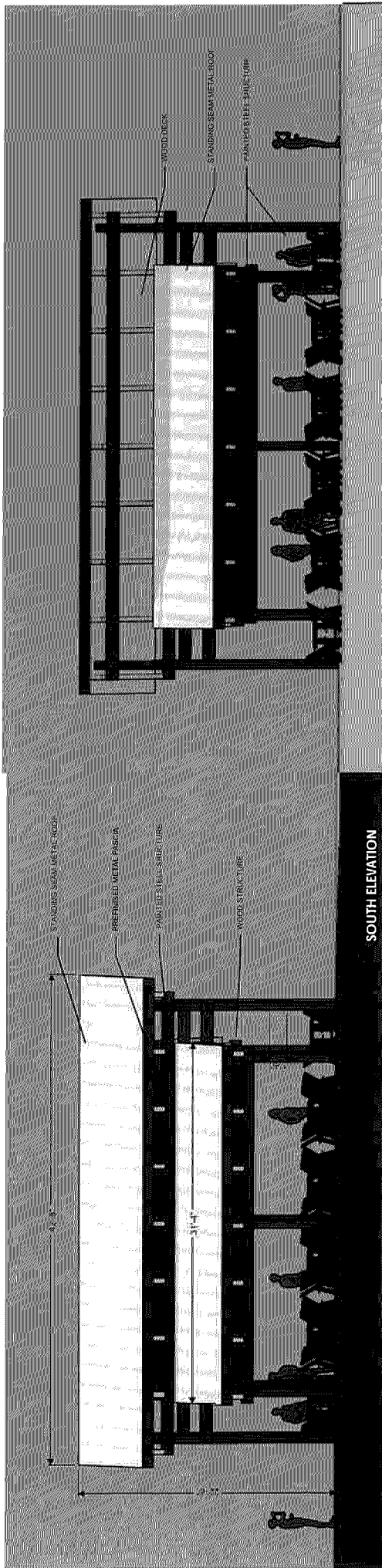
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WOOD SIDING
WOOD DECKING



PREFINISHED METAL
SIDING



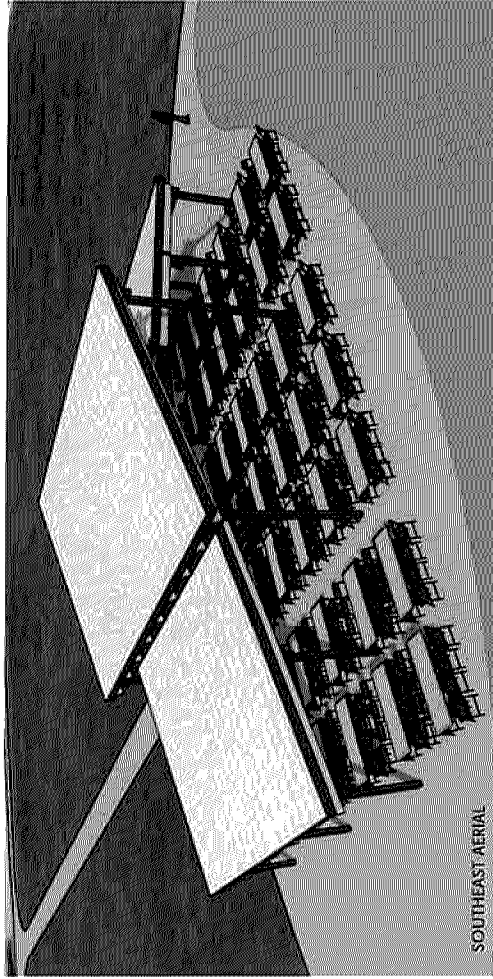
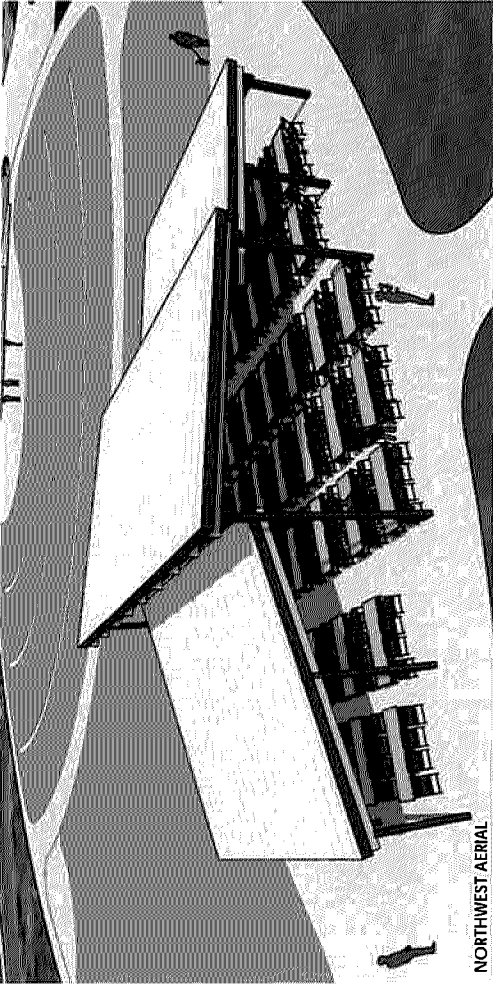
CONCRETE FOUNDATION
WALL WITH FORMLINER
FINISH



BUFFALO
GROVE
PARK
DISTRICT

RYLKO PARK PICNIC SHELTER NOT TO SCALE

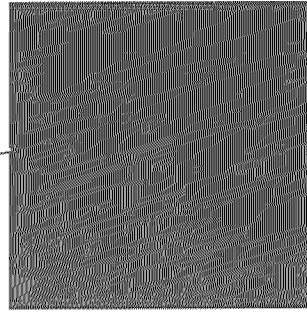
LEGAT ARCHITECTS
DESIGN | PERFORMANCE | SUSTAINABILITY



BUFFALO
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RYLKO PARK PICNIC SHELTER

LEGAT ARCHITECTS
DESIGN | PERFORMANCE | SUSTAINABILITY



REFINISHED METAL FASCIA
PAINTED METAL



LAMINATED WOOD
BEAMS AND DECK

RYLKO PARK PICNIC SHELTER



BUFFALO
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RYLKO PARK AMPHITHEATER
NORTH GROUND
NOT TO SCALE



LEGAT ARCHITECTS
DESIGN | PERFORMANCE | SUSTAINABILITY

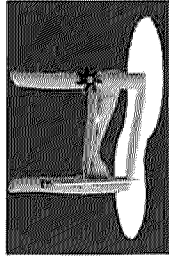
MIKE RYLKO COMMUNITY PARK

Prepared by:
 Buffalo Grove Park District
 Planning & Design
 10/10/2019

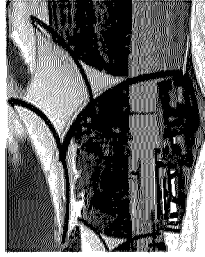
Sand Surfacing with Log Edging
 Caterpillar Climber



Sand Table



Cantilever Fabric Shade



Landscape Buffer with Split Rail Fence

2-3 Play Structure

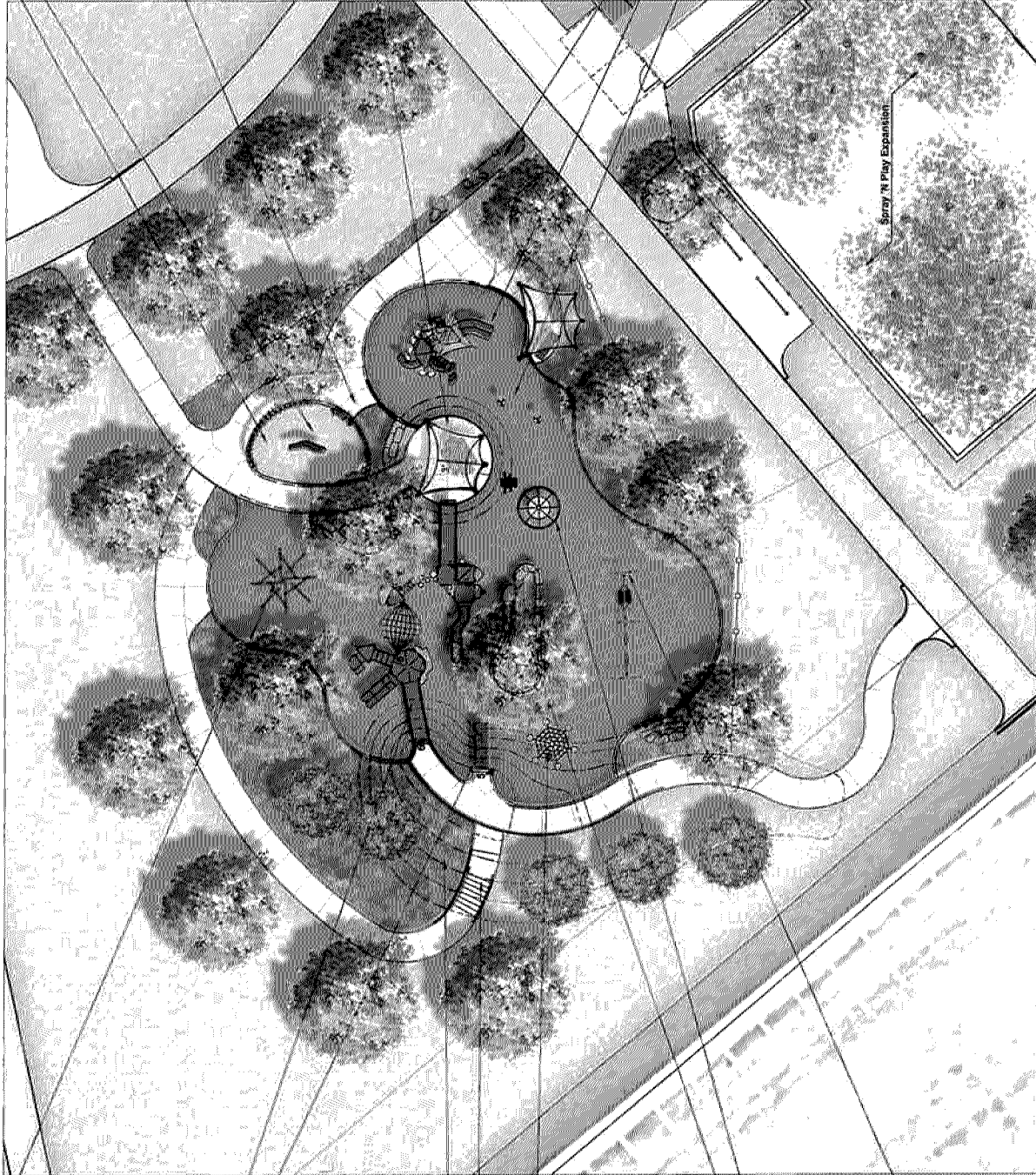
Spring Riders



SCALE: 1" = 10'-0"



Legend



Spray 'N Play Expansion

PLAYGROUND

Pyramid Stacked Logs



5-12 Play Structure with Accessible Ramp
 Embankment Slide



Landscape Berm

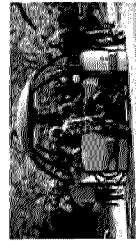
Concrete Paving with Railings
 - 8' Wide
 - ADA Accessible

Net Climber

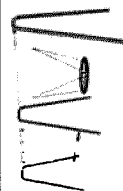


Landscape Island

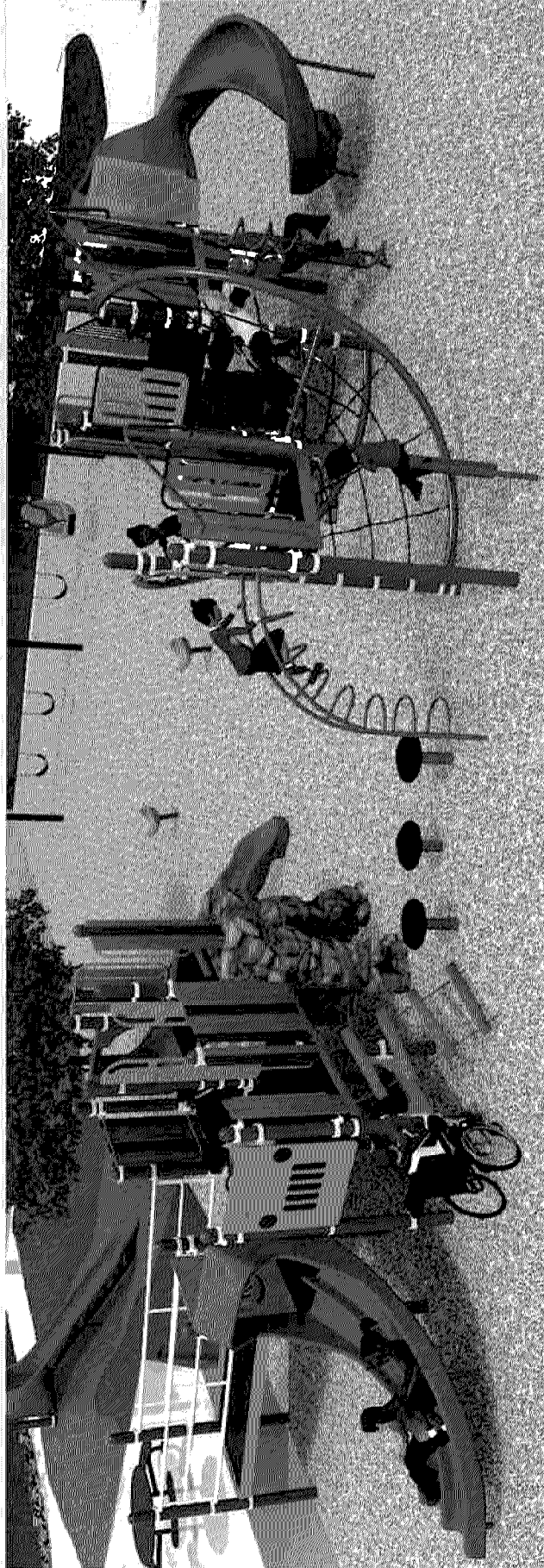
We Go Round



Swings



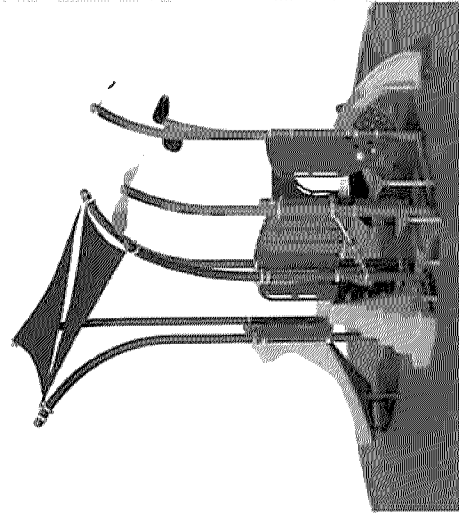
BUFFALO
 GROVE
 PARK
 DISTRICT



5-12 Structure



2-5 Structure





PG CONTACT: Name: PROJECT: DRAWN BY: DATE: 10/25/22

PROJECT NAME: BUFFALO GROVE RYLKO PARK LIGHTING CLIENT NAME: COREY DAUN - AMSCO ENGINEERING Date: 10/25/22 Page 1 of 2

Luminaire Schedule - Part numbers are provided by the manufacturer and are only intended to be used as a reference to output and optics used.

Symbol	Qty	Tag	Arr. Lum. Lumens	Arr. Lum. Lumens	Arr. Lum. Lumens	UFC	Manufacturer
1	9	V-VSQ	14439	14439	14439	0.900	SUN VALLEY LIGHTING
2	6	V-VI	13385	13385	13385	0.900	SUN VALLEY LIGHTING

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Max/Min	Avg/Min	Description
PARK LIGHTING - Planar	luminaire	Fc	1.82	5.6	0.0	N/A	N/A	READINGS TAKEN @ GRADE LEVEL

PARKING LOT DESIGN GUIDE

APPLICATION AND MAX	SPACING (FT)	SPACING (FT)	SPACING (FT)	SPACING (FT)	SPACING (FT)	SPACING (FT)	SPACING (FT)	SPACING (FT)
PARKING (UNCOVERED) ZONE 1 (URBAN)	1.5	0.75	3	0.8	0.4	1.6	4.1	15.1
PARKING (UNCOVERED) ZONE 2 (SUBURBAN)	1	0.5	2	0.6	0.3	1.2	4.1	15.1
SAFETY (BUILDING EXTERIOR)	1	0.5	2	0.6	0.3	1.2	4.1	15.1

NOTES: FOR DESIGNER'S USE ONLY. THESE NOTES ARE PROVIDED TO DETERMINE CODE COMPLIANCE. ANY CHANGES TO THE DESIGN SHALL BE THE RESPONSIBILITY OF THE DESIGNER. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

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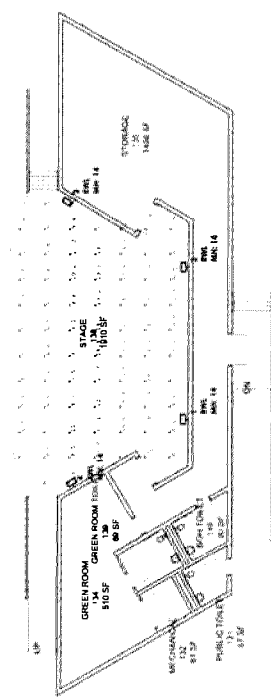
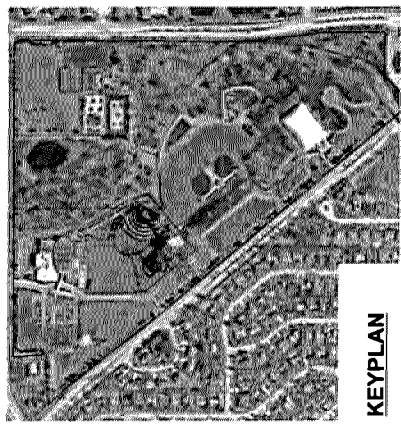
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Luminaire Schedule - Part numbers are provided by the manufacturer and are only intended to be used as a reference to output and optics used.

Symbol	Qty	Tag	Arr. Lum. Lumens	Arr. Lum. Lumens	Arr. Lum. Lumens	UFC	Manufacturer
1	9	V-VSQ	14439	14439	14439	0.900	SUN VALLEY LIGHTING
2	6	V-VI	13385	13385	13385	0.900	SUN VALLEY LIGHTING

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Max/Min	Avg/Min	Description
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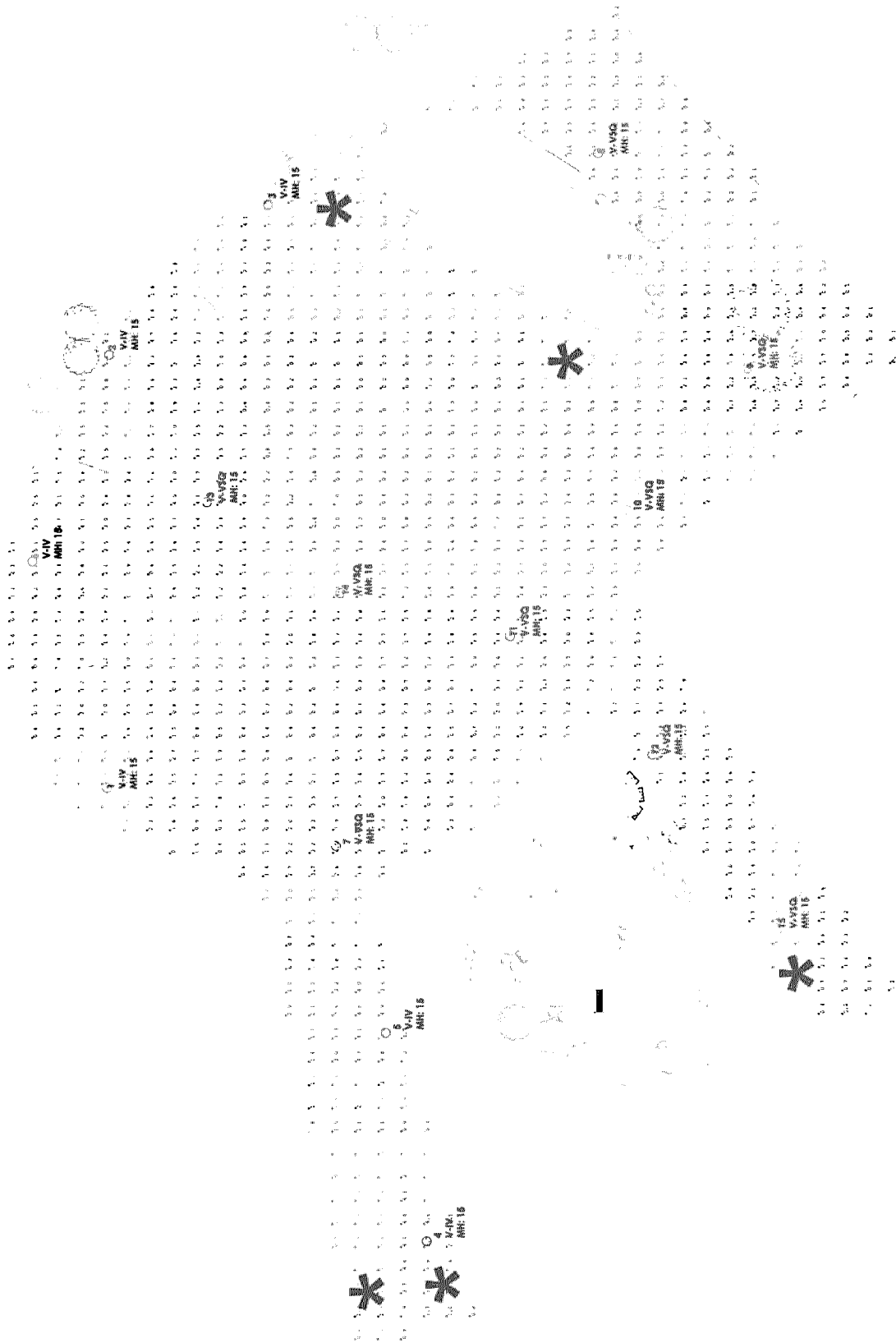
PROJECT NAME:
CLIENT NAME:
COREY DAUN - AMSCO ENGINEERING

BUFFALO GROVE RYLKO PARK LIGHTING

REVISIONS

PG CONTACT:
Name
Title
Phone
Email

DRAWN BY:
Name
Title
Phone
Email





TALASKE
SOUND THINKING™

1144 LAKE STREET STE 310, OAK PARK IL 60301
TEL 708.524.2800 FAX 708.524.2818
WWW.TALASKE.COM INFO@TALASKE.COM

site survey report

PROJECT:	Buffalo Grove Parks District – Mike Rylko Amphitheater		
ATTENTION:	Ted Haug	COMPANY:	Legat Architects
DATE:	27 September 2022	TOPIC:	Site Survey Findings
SENDER:	Hans Michel	TEL NO:	708.524.2800

TALASKE performed two noise surveys at the Mike Rylko Park and neighboring areas. Our report includes:

- Results from August 6th typical (non-event) site noise survey
- Results from September 2nd BG Days survey
- Interpretation of noise code
- Amphitheater design recommendations
- Expected results

The new amphitheater site is to be in the same general area of the park as the current BG Days stage location, reoriented and at the opposite end of the field. With recommended measures in place for the new facility we anticipate that events similar to BG Days would have a similar impact on the nearest neighboring properties at mid frequencies, with less bass energy. More typical small events which generate lower sound levels would have less impact on the neighboring properties.



Buffalo Grove Parks Department – Amphitheater Project
26 September 2022
Page 2

AUGUST 6TH 2022 AMBIENT NOISE SITE SURVEY

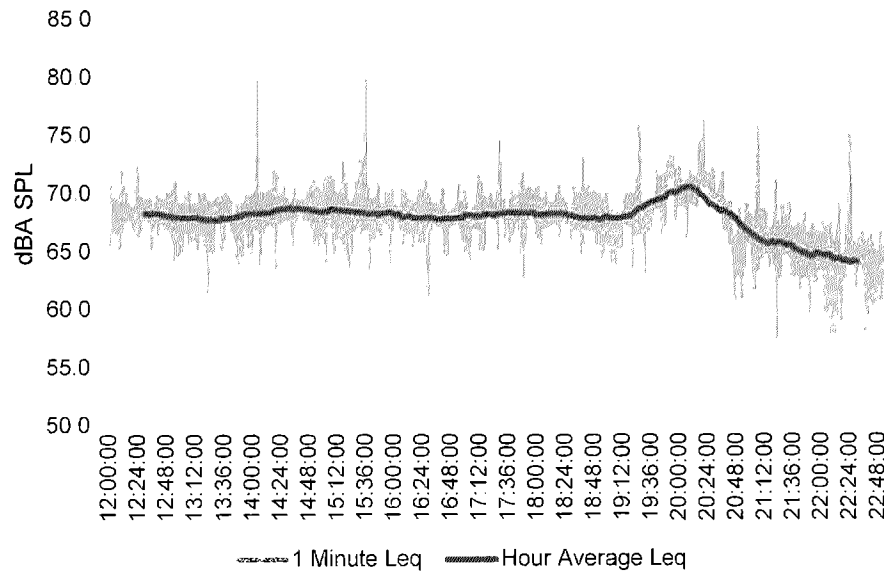
Our initial site visit occurred on a typical Saturday with no scheduled event, to measure typical ambient noise along the property line of the Mike Rylko Park along McHenry Road – the nearest residential adjacency to the future Amphitheater Site (see markup below). A long-term calibrated measurement was taken at trees to the north of the Mike Rylko Parkway between Noon and 11pm – hours identified as likely performance times. Spot measurements were taken for 20 minute durations to understand site noise at slightly different locations:

- Across the street (+6 dB)
- 50' back from the permanent measurement (-8 dB)
- At the middle of the parking lot closer to the future Amphitheatre site (+4 dB)

See markup of site below for locations used for reference:



Long duration measurements of site noise are provided below:



The graph shows 1 minute dBA Leq measurements, as well as the one hour average dBA Leq measurements (extending 30 minutes in the past and 30 minutes in the future). dBA is a metric typically used in noise codes, and is a metric that defines full-frequency sound in a single number. This metric is more sensitive to mid and high frequency ("treble") sound and discounts the contribution of low frequency ("bass") sound. As a rule of thumb, adding 10 dBA is roughly "twice as loud". Leq is the average sound level over an extended period of time.

For this site noise was almost exclusively due to frequent traffic along McHenry Road, with low ambient noise levels in moments when traffic subsided completely. Typical Leq levels were 68 dBA, rising to a peak of 70 dBA at peak rush hour dipping down to 64 dBA at the end of the night. Note that the typical average of 68 dBA was maintained or exceeded through 8:50 PM.



TALASKE
SOUND THINKING

Buffalo Grove Parks Department – Amphitheater Project
26 September 2022
Page 4

SEPTEMBER 2ND 2022 AMPLIFIED PERFORMANCE SITE SURVEY

We visited the site during BG Days – the annual festival hosted in the park, to understand noise from a heavily amplified event from a temporary stage, especially at the property line along McHenry Road. This visit allowed us to understand sound levels from this event at the property line of the park as well as across the street to understand the current experience at neighboring residences. This also allowed us to experience the loudest type of event anticipated at the future Amphitheater – a heavily amplified rock event. See below for photos and a markup of measurement locations, along with a table with measured dBA Leq sound levels in several typical locations:





Buffalo Grove Parks Department – Amphitheater Project
26 September 2022
Page 5



Mix Position



Across McHenry Road



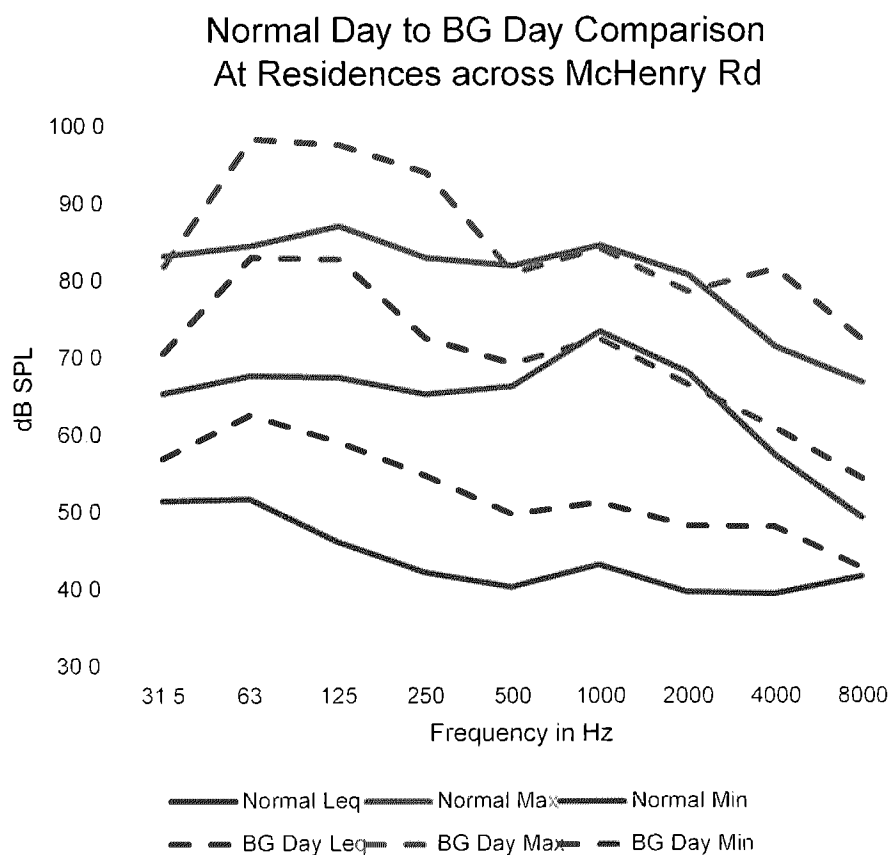
Back of Audience



Note that measurement locations are at slightly different locations across the street – the measurement location on BG Days was selected where the performance on stage was most audible, while the location for the long-term site noise measurement was selected as it was directly across the street from the fixed location. These representative measurements are close enough to be useful for comparative analysis.

	Front Row – ~15' from stage	Mix Position – ~70' from stage	Back of Audience – ~300' from stage	McHenry Road Sidewalk – Mike Rytko Park Side	McHenry Road Sidewalk – Residence Side
BG Days Leq	101 dBA	97 dBA	85 dBA	75 dBA	76 dBA
Normal Day Leq				68 dBA	74 dBA

These measurements show that amplified events are very loud, but in the current configuration do not raise the dBA Leq level significantly above that of typical road noise on the sidewalk across the street. Subjectively the sound was mainly audible at low frequencies (Kick Drum "Thumps"), or when traffic subsided. See the graph below for the spectrum of Maximum, Minimum and average (Leq) sound pressure levels measured across the McHenry Road with and without bands playing:



As the graphs show the low frequency levels are 10dB+ higher with bands playing (a doubling of loudness), but by pointing speakers away from the neighbors the mid and high frequency levels are not significantly impacted. The minimum levels on a typical day are quite low, though amplified events maintain a higher level of sound that is clearly audible between car passes.



TALASKE
SOUND THINKING

Buffalo Grove Parks Department – Amphitheater Project
26 September 2022
Page 8

INTERPRETATION OF NOISE CODE

We have reviewed the Buffalo Grove Village ordinance (retrieved from https://library.municode.com/il/buffalo_grove/codes/code_of_ordinances on 26 September 2022) and found three sections which would appear to apply to noise level limits for events at the park:

Section 9.38.015 – It is unlawful to make or cause to be made any noise or sounds of such volume or of such a nature as to cause annoyance to a reasonable person of ordinary sensibilities.

Section 9.38.020 – It is unlawful to use or operate a sound-amplifying device from 10:30pm to 8:00am Sunday through Thursday and from 12:01am to 8:00am on Friday, Saturday and on holidays, so that the device makes or causes to be made any noise or sounds of such volume or of such a nature as to cause annoyance to a reasonable person of ordinary sensibilities.

Section 5.08.075 – No amusement activity shall use or operate a sound amplification device so that the device produces distinctly and loudly audible sounds beyond the boundary of the property, parcel street or place from which sound originates.

(From 5.08.010 - An "amusement activity" within the terms of this section includes art festivals, concerts, carnivals, circuses, fairs, trade shows, trade amusements, boxing and wrestling exhibitions, traveling shows and any other similar or related type of activity conducted for the furtherance of a business enterprise.)

The criteria defined in section 9 are subjective, except for time limits on the use of amplification systems. We expect that the criteria in Section 5 is the most applicable portion of code for amplified performances. While technical definitions are not provided we interpret this as follows:

- x We anticipate that reviewing sound levels with dBA is appropriate, as this is the conventional metric used to define noise levels in municipal noise codes.
- x The limit on "distinctly and loudly audible sounds" would not restrict activities which are audible, but those which are loudly audible. A reasonable interpretation is that any sound level from amplified activity at adjacent residences could be as loud as the ambient noise levels from other sources (especially traffic). Event sound would not be "inaudible" but would raise the total sound level by up to 3 dBA above existing ambient.



TALASKE
SOUND THINKING

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- x The location “beyond the boundary of the property” would be the sound levels measured at the opposite side of McHenry Road.

As the ambient sound levels were 6 dB higher on the opposite side of the road as compared to within the park this would restrict sound levels from the new amphitheater reaching the residences to 74 dBA over most of the day, up to 76 dBA during rush hour then down to 70 dBA after 9:00 PM. Note that measured noise levels across the street, as measured during an event, would be up to 3 dBA above these levels. Again, this is because the total noise level is a combination of event noise and non-event/traffic noise.

We also interpret that the project would be subject to special authorization per 17.28 – special uses, and thus further discussion may be warranted. Please advise if any other portion of the code we have not interpreted to be applicable would potentially apply to this project, or if any further analysis is requested. Note that TALASKE cannot provide legal advice. Council for the Park District should confirm our interpretation of the applicable noise ordinances.

AMPHITHEATER DESIGN RECOMMENDATIONS

The future amphitheater site is further from McHenry Road – with a stage ~600' from the nearest residences. While increased distance is beneficial, the stage is oriented facing McHenry Road, and as such careful consideration will be necessary to minimize the sound which reaches the opposite side of McHenry Road.

The amphitheater is intended to be designed with a stage and infrastructure only, with audio systems on an event-by-event basis as provided by performers. We understand there will be a variety of performance types – school orchestra and bands, community theater, dance, recitals, and rock band performers similar to BG Days. We anticipate that most of these uses will be significantly quieter than BG Days, and therefore provide recommendations for a performance as or similar to BG Days – a “worst case” event.



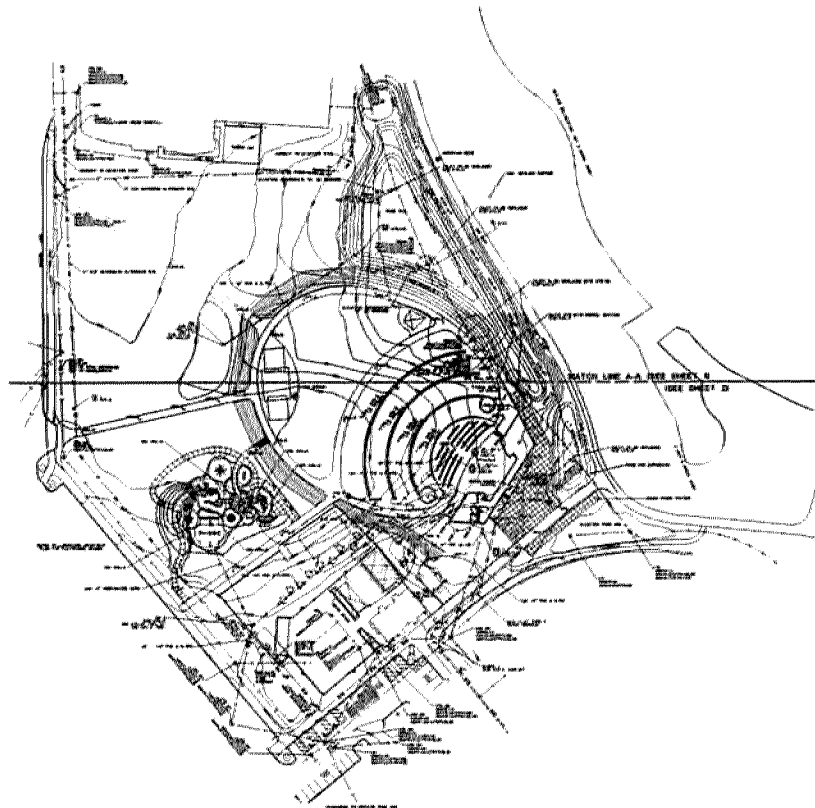
TALASKE
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To address site noise several measures are recommended to be incorporated which will significantly help reduce sound propagation to the property line:

- x The site will be graded such that the stage area and nearby seating will be recessed into the earth, with the seating area forward of the stage at +682' which is 7' lower than the rear of the seating area at +689'. This helps reduce sound from stage sources (such as drums and ground-stacked subwoofers).
- x We recommend a 6' tall berm beyond the seating area and lawn at the amphitheater, at +695'. This barrier is designed to reduce sound levels from the amphitheater by 5dB+ for a person standing on the opposite side of McHenry Road.

See drawing markup below for anticipated locations of berms around the amphitheater site:





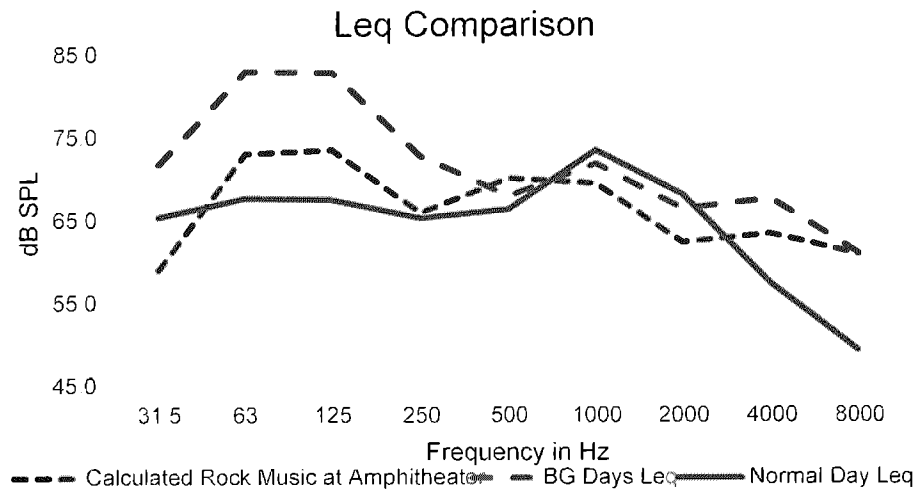
For events where audio systems are only set as loud as necessary for audience members to hear the berm would provide additional benefit – reducing road noise 10+ dBA. With a lower noise floor at the audience area audio systems would not need to be set as loud to overcome ambient noise during events.

For the berm to contain high sound levels for heavily amplified events there are some requirements for the Audio system to provide appropriate performance:

- x The audio system must not exceed 97 dBA Leq at a mix position 70' in front of the stage. To ensure compliance, we recommend a "rider" requirement that all shows must use a realtime sound level monitor, such as the 10EaZy system.
<https://www.10eazy.com>
- x The top of the audio system must not exceed 15' above the lowest seating area, or +697'.

EXPECTED RESULTS

See below for the calculated spectrum at the adjacent residences from an event identical to the BG Days event with the measures from the previous section incorporated. Actual measurement spectra of Leq levels are provided as well, for reference.





The calculated level is equivalent to typical ambient conditions – 74 dBA – and would raise total levels up to 77dBA. This would be only 1 dB higher than current BG Days events and within our interpretation of the noise code requirements. While the mid frequency sound levels are slightly higher, the low frequency levels will be significantly reduced, resulting in a significantly less audible “thump” and slightly more audible vocal / guitar lines as compared to BG Days. Note this assumes music content similar to BG Days – other music styles (e.g. House/EDM) could have significantly higher “bass” levels.

Please note that the additional measures or best practices could be considered for even better results:

- x Audio systems could be directed as low as possible, to minimize the amount of high frequency sound which reaches the top of the berm.
- x Heavily amplified events could be further restricted to not go past 9pm, except for special events (i.e. BG Days). Note that current events are anticipated to end by 11pm on Saturdays, while code requires a midnight end time to Events on Friday and Saturday.
- x Rental/touring audio systems have widely varying design, and hence different community noise levels. A permanently installed distributed audio system could be provided, which would allow for more speakers closer to audience members throughout the Amphitheater seating area. By virtue of having multiple quieter sound sources carefully directed at audience members, this system would have the potential of further reducing sound levels from events another 6-8 dB at the adjacent properties without reducing sound levels for events. Hardware could be incorporate to prevent this system from being capable of creating sound levels which would exceed pre-established limits.

As noted previously the analysis noted in this report is to understand site conditions and define recommendations for the loudest events. Many events will be significantly quieter, and would approach inaudibility at the adjacent properties.



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Buffalo Grove Parks Department – Amphitheater Project

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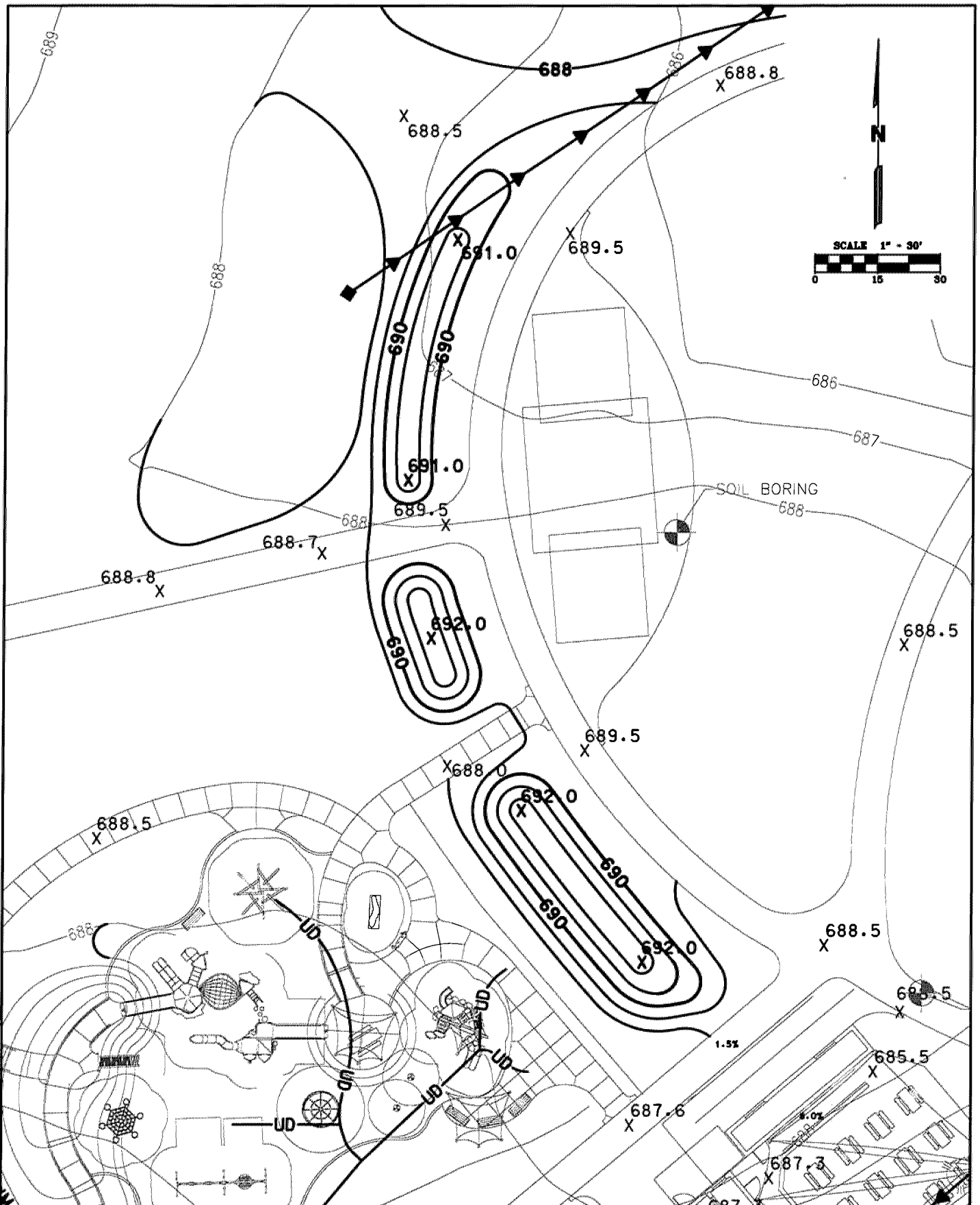
Page 13

Please do not hesitate to call or email with any questions or comments.

Thank you,

Hans Michel

Acoustics Consultant



10/20/2022 2:55:57 PM
M:\2022\Projects\Buffalo Grove\Grading Exhibit.dgn



Mackie Consultants, LLC
 9575 W. Higgins Road, Suite 500
 Rosemont, IL 60018
 (647)696-1400
 www.mackieconsult.com

DATE	DESCRIPTION OF REVISION	BY

LOT	N/A
DESIGNED	SRK
DRAWN	JK
APPROVED	SRK
DATE	10/20/2022
SCALE	1" = 30'

**BERM GRADING EXHIBIT
 MIKE RYLKO
 AMPHITHEATER
 BUFFALO GROVE, ILLINOIS**

SHEET	1 OF 1
PROJECT	4254
©MACKIE CONSULTANTS LLC, 2021	
ILLINOIS PERM LICENSE 184-002894	

MEMORANDUM TO: Michael Maloney
Buffalo Grove Park District

FROM: Luay R. Aboona, PE, PTOE
Principal

DATE: September 27, 2022

SUBJECT: Mike Rylko Community Park Revitalization Project
Buffalo Grove, Illinois

This memorandum summarizes the results and findings of a site traffic evaluation conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed Mike Rylko Community Park Revitalization Project located in Buffalo Grove, Illinois. The park is located in the southeast quadrant of the intersection of McHenry Road (IL 83) with Deerfield Parkway and currently contains a fitness center, a splash pad, baseball fields, and a sports dome with four playing fields that are accessed off McHenry Road and Deerfield Parkway. Tennis courts and a skatepark served by a parking lot are accessed off Buffalo Grove Road. As proposed, the plans call for an amphitheater with a capacity of 2,000-3,000 seats and for expanding the splash pad. Parking will be accommodated by the existing parking field with the potential for accommodating additional parking on the grass fields. A copy of the site plan and an exhibit illustrating the location of the park are included in the Appendix.

The purpose of this evaluation is to determine the impact of the traffic generated by the proposed revitalization project on the area roadway system and the adequacy of the proposed access.

Existing Traffic Conditions

The following provides a detailed description of the physical characteristics of the roadways including geometry and traffic control and available average daily traffic volumes along the adjacent area roadways.

McHenry Road (IL 83) is a north-south major arterial with a four-lane divided cross-section that in the vicinity of the site provides two lanes in each direction. At its signalized intersections with Deerfield Parkway and Buffalo Grove Road, McHenry Road provides an exclusive left-turn lane, a through lane, and a shared through/right-turn lane on the northbound and southbound approaches. McHenry Road is under the jurisdiction of the Illinois Department of Transportation (IDOT), carries an Annual Average Daily Traffic (AADT) volume of 19,700 vehicles (IDOT 2021), and has a posted speed limit of 45 miles per hour (mph).

Deerfield Parkway (Lake County A47) is an east-west, four-lane divided roadway along the site's frontage. The west leg of its signalized intersection with McHenry Road is Checker Drive, which is a two-lane roadway. At its signalized intersection with McHenry Road, the Deerfield Parkway approach is striped to provide an exclusive left-turn lane, a through lane, and an exclusive right-turn lane. Deerfield Parkway is under the jurisdiction of the Lake County Division of Transportation (LCDOT), carries an AADT volume of 13,700 vehicles (IDOT 2019), and has a posted speed limit of 35 mph.

Buffalo Grove Road (Lake County W14) is a north-south, four-lane divided roadway that is signalized at its intersections with McHenry Road and Deerfield Parkway, where exclusive left-turn lanes are provided on the northbound and southbound approaches. Buffalo Grove Road is under the jurisdiction of LCDOT, carries an AADT volume of 11,600 vehicles (IDOT 2019), and has a posted speed limit of 40 mph.

Traffic Characteristics of the Proposed Revitalization Project

As indicated earlier, the plans call for the construction of an amphitheater with a capacity of 2,000-3,000 seats and for expanding the splash pad's occupancy from 180 to 300. The amphitheater will become the permanent venue for community festivals such as Buffalo Grove Days as well as hosting celebrations such as Pride, Juneteenth, Diwali, and the Lunar New Year. The facility will also be utilized for hosting concerts which are currently occurring at Willow Stream Park.

The park is currently served by five parking fields providing a total of approximately 881 parking spaces. Four of the parking fields are access off McHenry Road and Deerfield Parkway with the eastern parking field access off Buffalo Grove Road.

The amount of traffic an event can generate will depend on the number of participants and vehicle occupancy. Assuming a maximum attendance of 3,000 people and a vehicle occupancy of 3.0 people per vehicle, the proposed amphitheater is estimated to generation approximately 1,000 trips. It should be noted that this maximum occupancy is likely to be reached during festivals when traffic will be spread out throughout the day. Attendance at concerts is expected to be lower (approximately 1,000), thus generating a lower traffic volume (approximately 300 to 400 trips).

Evaluation

When the estimated peak hour traffic volumes anticipated to be generated by the proposed amphitheater are compared to the existing traffic volumes, the additional traffic will not have a detrimental impact on the area roadways based on the following:

- The traffic will be distributed over several roadways, mainly McHenry Road and Deerfield Parkway, both of which are multi-lane roadways with high carrying capacities.
- During concert events with an average attendance of 1,000 people, the increase in traffic on the adjacent roadways will be approximately three to five percent of the daily traffic.

- During peak events such as festivals, which will normally occur on weekends when traffic on area roadways is lower, the increase in traffic on the adjacent roadways will be in the range of approximately of seven to ten percent.

Access Evaluation

As previously indicated, access will continue to be provided via the existing access drives currently serving the park, which includes the following:

- A main access drive off McHenry Road aligned with Lucinda Court. This access drive provides one inbound lane and two outbound lanes with outbound movements under stop sign control. A southbound left-turn lane is provided on McHenry Road serving this access drive.
- A secondary access drive off McHenry Road (adjacent to the Golf Dome) approximately 1,300 feet south of the main access drive. This access drive provides one inbound lane and two outbound lanes with outbound movements under stop sign control. A southbound left-turn lane is provided on McHenry Road serving this access drive.
- An access drive off Deerfield Parkway aligned with Green Knolls Drive. The access drive provides one inbound lanes and two outbound lanes with outbound movements under stop sign control.
- A secondary access road off Buffalo Grove Road aligned with Hidden Lake Drive. This access drive provides one inbound lane and two outbound lanes with outbound movements under stop sign control. A northbound left-turn lane is provided on Buffalo Grove Road serving this access drive.

The number, location, and design of the access drives ensure that a flexible access system is provided, helping distribute the traffic on multiple roadways, thus reducing congestion and delays. The provision of left-turn lanes on the roadways at the access drives will provide safe ingress for traffic entering the facility and will reduce the impact on through traffic.

Parking Evaluation

As previously indicated, the park currently provides approximately 881 parking spaces, which should be adequate in accommodating concerts and non-peak events. For peak events such as festivals and Buffalo Grove Days, additional parking should be provided within the grass fields which can accommodate an additional 225 parking spaces. This will ensure that adequate parking is readily available, thus minimizing on-site circulation and traffic conflicts.

Traffic Management Plan

To ensure that traffic flow in and out of the parking lots is adequately accommodated and to minimize the impact on area roadways and adjacent neighborhoods, the following is recommended:

- Coordination with Village of Buffalo Grove Police and Fire Departments
- Creation of wayfinding guidance (printed and online) for the public's use
- Implementation of wayfinding signage (portable and permanent)
- Use of traffic management personnel at the access drives and on site
- Accommodation for bicycle parking on site
- Creation of safe pedestrian routes from the adjacent roadways and within the parking lots
- Minimizing other activities at the park during peak events

Conclusion

Based on the proposed plan and the preceding evaluation, the following conclusions and recommendations are made:

- The traffic that will be generated by the proposed amphitheater can be accommodated by the existing roadway system.
- The existing access drives will be adequate in accommodating traffic entering and exiting the site.
- The existing parking supply with the potential use of additional temporary parking will be sufficient to meet the peak parking needs.
- Implementation of the traffic management plan will ensure that traffic generated can be accommodated, especially during peak events.

Appendix





BUFFALO
GROVE
PARK
DISTRICT



October 28, 2022

VIA email

Ms. Kelly Purvis, AICP
Deputy Community Development Director
Village of Buffalo Grove
50 Raupp Boulevard
Buffalo Grove, IL 60089

RE Mike Rylko Park Improvement Project – 951 McHenry Road, Buffalo Grove
Petition for Preliminary Plan Review (PZC) – Zoning Variation Responses

Dear Ms. Purvis:

We received the Zoning Variation Standards, regarding our petition for preliminary plan review through Planning and Zoning for the Buffalo Grove Park District Mike Rylko Community Park Improvement Project. Please find our responses.

1. ZONING VARIATION COMMENTS:

- a. One Zoning Variation was identified upon review of the formal submittal of plans. A variation will be needed from Section 17.32.030 to allow the amphitheater and rental shelter to exceed the maximum permitted height of 15 feet for an accessory building. Please note, upon review of the information requested in this review letter, additional zoning relief may be required. Please respond to the attached Zoning Variation standards.
 - i. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations of the zoning district in which it is located except in the case of residential zoning districts;
 - ii. The plight of the owner is due to unique circumstances;
 - iii. The proposed variation will not alter the essential character of the neighborhood.

RESPONSE:

The height of the amphitheater stage will need to exceed the maximum permitted height of 15 feet to accommodate a deeper roof structure, temporary lighting/speakers for performances, and provide optimum acoustics. The height of the rental shelter will need to exceed the maximum permitted height of 15 feet to accommodate a varied roof line for the shelters and ample space under the shelter to provide a better user experience. We

Petition for Preliminary Plan Review (PZC) – Zoning Variation Responses

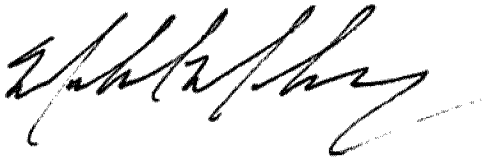
October 28, 2022

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are proposing a permanent stage, in lieu of having to rent temporary structures and offer more availability/flexibility throughout the year. The proposed variations will not alter the essential character of the neighborhood.

Please let us know if you have any questions regarding our responses or if you need any additional information to complete the approval. Thank you very much for your time.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael R. Maloney', with a long horizontal flourish extending to the right.

Michael R. Maloney, LEED AP BD+C, CPO
Buffalo Grove Park District
Superintendent of Development

Attachments: None

EXHIBIT C

Minutes from the November 16, 2022, Planning & Zoning Commission Meeting

**Mike Rylko Park
951 McHenry Road**

**MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE
VILLAGE OF BUFFALO GROVE HELD IN THE COUNCIL CHAMBERS, 50 RAUPP BOULEVARD,
BUFFALO GROVE, ILLINOIS ON WEDNESDAY, NOVEMBER 16, 2022**

Call to Order

The meeting was called to order at 7:30 PM by Chairman Frank Cesario

Public Hearings/Items For Consideration

1. Consideration of an Amendment to the Preliminary Plan and Special Use Granted by Ordinance No. 95-26 and a Variation from Section 17.32 of the Zoning Code to Allow Accessory Structures on the Property to Exceed the 15-Foot Height Limit, All to Allow the Construction of an Amphitheater, a Covered Event Space, Support Structures for the Spray 'N Play Facility, Expansion of the Spray 'N Play Facility and Relocation and Reconstruction of the Playground on the Property Located at 951 McHenry Road (Mike Rylko Park) (Trustee Johnson) (Staff Contact: Kelly Purvis)

Ms. Pervis provided a background on the subject property at 951 McHenry Road, otherwise known as Mike Rylko Park.

Mr. Maloney, Buffalo Grove Park District Superintendent of Development, introduced the team of individuals who helped with the development project.

Mr. Maloney went through the site plan, noting the different facilities that are part of the project including the amphitheater and accessory structures, increase walkability and safety, enhanced splash pad, more inclusive playground, revamped concession and ticket area.

Mr. Howe spoke about the playground noting that it is currently past its useful life. The playground will be larger, more accessible, and a playground that will accommodate a larger age range.

Mr. Maloney spoke about the esthetics and the materials they will be using for the amphitheater structure. They passed around the material.

Com. Au asked about the materials. Who sees that material?

Mr. Maloney said you can see it from the park and on the pathway.

Com. Au asked if it is back lit.

Mr. Maloney said no, but it lights up when there is light in the space.

Com. Moodhe asked if they are fixing the walking path to accommodate traffic.

Mr. Maloney said it will be made larger and redone to accommodate increased foot traffic.

Com. Moodhe asked what size vehicle drive down the path to get to the park, specifically during Buffalo Grove Days.

Mr. Maloney explained the dimensions of the path and what it can and cannot accommodate/

Com. Moodhe stated some of the larger vehicles they have during Buffalo Grove Days, may need more room.

Com. Moodhe asked if there is an exit plan.

Mr. Maloney said the pathway is where you can exit.

Com. Moodhe asked if there is enough room for the crowd.

Mr. Maloney said that with the angle of the amphitheater they have more room to maneuver than before.

Com. Moodhe asked about the maintenance building. What is the status of that project?

Mr. Maloney said they will have to fully renovate the building and upgrade all of the bathroom. Showers are now required for splash pads, where they were not before.

Mr. Howe showed the building that will house the filtration system and mechanics.

Com. Moodhe asked if they are making more changes to the path.

Mr. Maloney spoke about to the mobile com vehicle, stating they would have the room they need.

Com. Moodhe asked if it would affect the farmer's market.

Mr. Maloney said it should not, but it may allow for more opportunity.

Com. Moodhe asked if they worked with the chamber to create their plan.

Mr. Maloney said they had not spoken to the chamber.

Com. Moodhe asked if they considered the BBQ challenge that takes place at the park.

Mr. Maloney said they did not get into the BBQ challenge but said there should be plenty of space and opportunity with the new design to accommodate the BBQ challenge.

Com. Moodhe asked about the sound readings. He asked what the normal sound is for a concert.

Mr. Michel went over the analysis that was done for sound. He talked about the mitigating features that are proposed as well to help with the sound.

Com. Richards asked what the anticipated usage is with the new development.

Mr. Maloney talked about programming they are anticipating with this improved development.

Com. Richards asked staff if there were any calls from the public regarding the project.

Ms. Purvis said no and explained were the notices had been posted.

Com. Khan asked about the stormwater management and disturbed areas.

Mr. Kaminski discussed the stormwater management plan and the plans they reviewed from historical permits. He said they can certainly do a courtesy call to those agencies to make sure everyone knows about the plan.

Chairperson Cesario asked how tall the fitness center is and that the height of the proposed structure.

Mr. Maloney said it was taller than the proposed amphitheater.

Chairperson Cesario asked if they have been talking with BG days committee.

Mr. Maloney said yes.

Com. Moodhe said they have talked with the committee.

Com. Moodhe expressed his concerns over the project and the sound but is excited for the new development.

Chairperson Cesario asked about staff about condition number 4 within the agenda packet.

Ms. Purvis said the PZC can modify to give flexibility.

Chairperson Cesario provided the added language to be added to the motion.

Chairperson Cesario entered the staff report as exhibit 1

Chairperson Cesario entered the Park District presentation as exhibit 2

The Public Hearing closed at 8:24 PM

Com. Khan made a motion to recommend approval to the Village Boarding for the approval of an amendment to the Preliminary Plan and Special Use granted by Ordinance No. 95-26 and a Variation from Section 17.32 of the Zoning Code to allow accessory structures on the property to exceed the 15-foot height limit, all to accommodate the construction of a new amphitheater, covered event space, expanded Spray 'N Play facility and new playground at 951 McHenry Road, subject to the following conditions:

- 1. The proposed park improvements shall be constructed in substantial conformance with the plans attached as part of the petition.*
- 2. The Final Engineering plans shall be submitted in a manner acceptable to the Village.*
- 3. A portion of the ADA parking stalls shall be relocated near the accessible route to the event shelter. Plans should be revised as part of the Final Engineering review.*
- 4. Speakers mounted to the amphitheater structure will be limited as indicated in the noise study, to a height not to exceed 15 feet above the lowest seating area or +697 feet or such other height as administratively determined by the Village and Park District Staff.*
- 5. Noise levels for events will be kept within the 97 dBA Leq limitation at a position of 70 feet in front of the stage and all shows will use a real-time sound level monitor as recommended by the noise study.*
- 6. Any directional or incidental signage added to the site shall be reviewed administratively by staff.*

Com. Moodhe seconded.

Chairperson Cesario spoke in favor of the motion.

Com. Davis spoke in favor of the motion.

Com. Moodhe spoke in favor of the motion.

RESULT:	RECOMMENDATION TO APPROVE [UNANIMOUS]
AYES:	Moodhe, Cesario, Khan, Au, Richards, Davis
ABSENT:	Marc Spunt, Mitchell Weinstein, Neil Worlikar

2. Consideration of a Petition to the Village of Buffalo Grove for Approval of an Amendment to the Underlying Planned Unit Development Approved by Ordinance No. 2006-7 to Allow a 10-Foot Extension of the Existing Communications Tower, Colocation of an Antenna Array and the Installation of Additional Ground Equipment at the Base of the Tower Within the Existing Enclosure at 185 N. Milwaukee Avenue. (Trustee Pike) (Staff Contact: Kelly Purvis)

Ms. Pervis provided background on the proposed changes.

Mr. Camillucci provided additional detail regarding the application for the collocation.

Mr. Gasser briefly explained the leasing agreement of crown castle to carriers. He also explained the maintenance and management of the facility that occurs.

Mr. Gasser address the federal standards that are held. AT&T asked for the minimum high and are only asking for a 3-foot difference.

Com. Richards asked for clarification on the height.

Mr. Gasser said its 100 ft plus 5 ft for the antennas.

Com. Richards asked if we are at max height.

Mr. Gasser said it depends on a lot of things. They would make changes to the structure to ensure it is structurally sound.

Com. Richard said that as it stands now, it will hold.

Mr. Gasser said this structure as analyzed with the additional loading is passing and is at 90 percent.

Com. Khan asked who determines the maximum height of the tower

Mr. Gasser said that the height would depend on what a community would allow and the structural integrity of the tower. They must submit to the federal government for approval.

Com. Khan asked staff if there are height restrictions in the code.

Ms. Pervis said yes and reviewed what our limitations we as a village.

Patrick Brankin, Village Attorney, provided further detail regarding the federal regulations.

Com. Khan asked which carriers are currently on the tower.

Mr. Gaaser said he believes it is T-Mobile. And AT&T is the proposed addition.

Com. Moodhe asked if they were adding to both towers.

Mr. Gasser said no, just the one.

Chairperson Cesario reference page 82 and asked if they could confirm the criteria.

Mr. Gasser confirmed the criteria listed on page 82 of the Villages staff report.

Chairperson Cesario entered the Villages staff report as exhibit 1.

Mr. Gasser thanked the commission for their time.

The public hearing closed at 8:53 PM.

Com. Khan made a motion to recommend approval of an amendment to the underlying Planned Unit Development approved by Ordinance No. 2006-7 to allow a 10-foot extension to the communications tower for colocation of an AT&T antenna array on the tower and installation of ground equipment at the base of the tower within the existing enclosure on the property located at 185 N. Milwaukee Avenue, subject to the following conditions:

- 1. The proposed tower extension and antenna colocation shall be constructed in substantial conformance with the plans attached as part of the petition.*
- 2. That Ordinance No. 2006-7 will remain in full force and effect except as specifically modified to allow the tower expansion, collocation of a new antenna array and installation of ground equipment within the existing enclosure.*

Com. Richards seconded the motion

Com. Moodhe spoke in favor of the motion.

Chairperson Cesario spoke in favor of the motion.

RESULT:	RECOMMENDATION TO APPROVE [UNANIMOUS]
AYES:	Moodhe, Cesario, Khan, Au, Richards, Davis
ABSENT:	Marc Spunt, Mitchell Weinstein, Neil Worlikar

Regular Meeting

Other Matters for Discussion

Approval of Minutes

1. Planning and Zoning Commission - Regular Meeting - Nov 2, 2022 7:30 PM

RESULT:	ACCEPTED [UNANIMOUS]
AYES:	Moodhe, Cesario, Khan, Au, Richards, Davis
ABSENT:	Marc Spunt, Mitchell Weinstein, Neil Worlikar

Chairman's Report

Chairperson Cesario spoke briefly about the Village's FY 2023 proposed budget.

Committee and Liaison Reports

None

Staff Report/Future Agenda Schedule

Ms. Purvis provided information on upcoming agenda items for the PZC.

Public Comments and Questions

11/16/2022

Adjournment

The meeting was adjourned at 8:58 PM

Action Items

Kelly Purvis

APPROVED BY ME THIS 16th DAY OF November, 2022



AGENDA ITEM SUMMARY

PLANNING AND ZONING COMMISSION

Regular Meeting: September 4, 2024

AGENDA ITEM 3.B.1.

July 17, 2024, Draft Planning & Zoning Commission Meeting Minutes

Contacts

Liaison: Trustee Weidenfeld

Staff: Kelly Purvis

Staff Recommendation

Staff recommends approval.

Recommended Motion

I move to recommend approval of the draft minutes of the July 17, 2024 Planning & Zoning Commission Meeting.

Summary

File Attachments

1. 24-0717 Draft PZC Minutes



**MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION HELD
AT JEFFREY S. BRAIMAN COUNCIL CHAMBERS
FIFTY RAUPP BLVD, BUFFALO GROVE, IL 60089, WEDNESDAY, JULY 17, 2024**

CALL TO ORDER

Acting Chairperson Richards called the meeting to order at 7:30 PM.

Roll call indicated the following were present: Vice Chairperson Richards, Commissioner Au, Commissioner Spunt, Commissioner Davis, Commissioner Saxena.

Also present were: Village Attorney Patrick Brankin, Deputy Community Development Director Kelly Purvis, Associate Planner Andrew Binder and Trustee Liaison Weidenfeld.

PUBLIC HEARINGS/ITEMS FOR CONSIDERATION

- A. **Consideration of a Variation to the Fence Code pertaining to fences in residential districts for the purpose of installing a 4-foot fence that encroaches beyond the minimum required setback for a corner side yard fence along Avalon Drive at 2179 Avalon Drive.**

Associate Planner Binder provided an overview of the fence variation request to replace a 4-foot open style fence two feet from the property line on a corner lot, noting that staff is supportive of the request.

The petitioner, Jon Hong was sworn in. He indicated that he wants to match the fence of his neighbor in the house behind him. He noted that if he did follow the Code, that the fence would look odd. He is proposing a similar style, same height, color, etc. as his neighbor.

Com. Davis asked to see an image from the presentation and wanted to confirm the distance from the sidewalk that the fence would be placed.

The petitioner confirmed.

Com. Au asked about the neighbor's fence - if it was compliant.

Binder indicated that he believes a fence variation was also granted for the neighboring property.

The petitioner indicated that the previous owner put up the fence when it was permitted to be closer to the sidewalk.

Acting Chair Richards asked if any neighbors had contacted staff regarding the request.

Binder indicated that he had only received one call with questions.

The petitioner noted many people stopped by and asked about the public hearing

sign. Many were in favor of the proposal.

There were no comments from the public.

The public hearing was closed at 7:41pm.

The staff report was entered into the record as Exhibit 1.

Commissioner Davis moved to grant a variation to Section 15.20 of the Buffalo Grove Fence Code to allow the installation of a 4-foot fence that encroaches beyond the minimum required setback for a corner side yard fence along Avalon Drive at 2179 Avalon Drive, provided the fence shall be installed in accordance with the documents and plans submitted as part of this petition.

Moved by Jason Davis, seconded by Marc Spunt to approve. Upon roll call, the Commissioners voted as follows:

AYES: 5 Kevin Richards, Amy Au, Marc Spunt, Jason Davis, Sujat Saxena

NAYS: 0 None

ABSENT: 3 Mitchell Weinstein, Adam Moodhe, Neil Worlikar

Motion declared Passed.

B. Consideration of multiple variations to Title 14 (Sign Code) of the Village of Buffalo Grove Municipal Code to allow Wealth Financial Services and Tax Advisory to add wall signs on the east and west elevations of the building at 600 Buffalo Grove Road.

Associate Planner Binder provided an overview of the sign variation requests to allow two additional wall signs to be added on the west and east elevations of the building.

Binder indicated that staff is supportive of the requests.

The petitioner John Johnson, was sworn in. He noted that the previous tenant had signage in the same location on the building. He stated that the building is located on two main roads and that they would like to have visibility on both. Johnson noted that they have no desire to use the ground sign on the property.

Com. Spunt indicated that the signs would help people to be able to see the business, noting there are a lot of trees.

Com. Davis asked what options were considered to stay within the limits of the code regarding size.

The petitioner responded that if the sign were any smaller, it would not be legible. He also noted that the letters are the same height as the previous tenant's signage, but the name is longer.

The petitioner noted that the sign matches the Indeck signs on the building as both are brushed aluminum.

Acting Chair Richards noted that this request is reasonable. He noted that he is worried about the next tenant that comes in and stated for the record that he would not be in favor of allowing additional signage for more tenants. He further noted that he did find a hardship due to the shape of the lot.

The public hearing was closed at 7:52pm.

The staff report was entered into the record as Exhibit 1.

Com. Davis moved to recommend approval of the following variations to Title 14 (Sign Code) of the Village of Buffalo Grove Municipal Code for Wealth Financial Services and Tax Advisory located at 600 Buffalo Grove Road:

1. A variation from Section 14.16. to allow more than one wall sign on the building;
2. A variation from Section 14.16. to allow each wall sign to be greater in area than the total permitted for all displays;
3. A variation from Section 14.16 to allow wall signage for an occupancy within another occupancy under separate ownership.

Subject to the following conditions:

1. The wall signs shall be installed in accordance with the documents and plans submitted as part of this petition.
2. The Petitioner shall comply with all applicable Village codes, regulations, and policies.

Moved by Jason Davis, seconded by Marc Spunt to recommend approval. Upon roll call, the Commissioners voted as follows:

AYES: 5 Kevin Richards, Amy Au, Marc Spunt, Jason Davis, Sujat Saxena

NAYS: 0 None

ABSENT: 3 Mitchell Weinstein, Adam Moodhe, Neil Worlikar

Motion declared Passed.

C. Consideration of multiple variations to Title 14 (Sign Code) of the Village of Buffalo Grove Municipal Code to allow the Silk Road International School to add two wall signs on the north elevation and one wall sign on the west elevation of the building at 1250 Radcliffe Road.

Moved by Jason Davis, seconded by Marc Spunt to recommend approval. Upon roll call, Trustees voted as follows:

AYES: 5 Kevin Richards, Amy Au, Marc Spunt, Jason Davis, Sujat Saxena

NAYS: 0 None

ABSENT: 3 Mitchell Weinstein, Adam Moodhe, Neil Worlikar

Motion declared Passed.

Associate Planner Binder provided an overview of the sign variation requests regarding three wall signs for the building on the north and west building elevations. Binder noted that staff is supportive of the requests.

The petitioner, Medetbek Begmatov was sworn in.

Acting chair Richards asked, just to confirm, the signs have already been installed.

Binder confirmed.

The petitioner noted that they had applied for a Special Use last year. He stated that he thought the signs were approved as part of the Special Use. He also indicated that the signs are similar in size to the previous tenant's signage, located in similar locations and not illuminated.

Com. Davis asked about the number of signs the previous tenant had.

Binder indicated a total of three signs previously.

Com. Davis asked what the need was for the two signs on the north side of the property.

The petitioner noted that there was a flaw in the building in that location. He installed the second sign to cover it.

Com. Au asked if there are any photos of the existing signs.

Binder pulled up the google street view showing the previous tenant's signs.

Com. Au asked how large wall sign #1 is.

The petitioner showed the commissioners a photo of the building currently.

Attorney Brankin noted that the photo needs to be entered into the record and should be submitted to staff after the meeting.

The public hearing was closed at 8:05pm.

The staff report was entered into the record as Exhibit 1, and the photo shown by the petitioner was entered into the record as Exhibit 2.

Com. Davis motioned to recommend approval of the following variations to Title 14 (Sign Code) of the Village of Buffalo Grove Municipal Code for Silk Road International School located at 1250 Radcliffe Road:

1. A variation from Section 14.16. to allow wall signs on the North and West Elevations that exceed the number of signs allowed;
2. A variation from Section 14.16. to allow three wall signs that exceed the allowable square footage for all signs on the property.

Subject to the following conditions:

1. The wall signs shall be maintained in accordance with the documents and plans submitted as part of this petition.
2. The Petitioner shall comply with all applicable Village codes, regulations, and policies.

Moved by Jason Davis, seconded by Marc Spunt to recommend approval. Upon roll call, the Commissioners voted as follows:

AYES: 5 Kevin Richards, Amy Au, Marc Spunt, Jason Davis, Sujat Saxena

NAYS: 0 None

ABSENT: 3 Mitchell Weinstein, Adam Moodhe, Neil Worlikar

Motion declared passed.

REGULAR MEETING

A. Other Matters for Discussion

B. Approval of Minutes

1. Draft PZC Meeting Minutes - July 10, 2024

The draft minutes from July 10, 2024 were approved.

Moved by Marc Spunt, seconded by Jason Davis to approve. Upon roll call, Commissioners voted as follows:

AYES: 4 Kevin Richards, Marc Spunt, Jason Davis, Sujat Saxena

NAYS: 0 None

ABSENT: 3 Mitchell Weinstein, Adam Moodhe, Neil Worlikar

Motion declared Passed.

C. Chairperson's Report

None

D. Committee and Liaison Reports

Since Com. Moodhe was absent, Trustee Weidenfeld indicated that all PZC items on Monday's agenda were approved.

E. Staff Report/Future Agenda Schedule

Staff provided an update on the upcoming meeting schedule noting that the August 7th meeting will be cancelled.

F. Public Comments and Questions

All comments will be limited to 5 minutes and should be limited to concerns or comments regarding issues that are relevant to Planning and Zoning Commission business and not on the regular agenda for discussion.

ADJOURNMENT

Moved by Amy Au, seconded by Sujat Saxena to adjourn. Upon roll call, the Commissioners voted as follows:

AYES: 5 Kevin Richards, Amy Au, Marc Spunt, Jason Davis, Sujat Saxena

NAYS: 0 None

ABSENT: 3 Mitchell Weinstein, Adam Moodhe, Neil Worlikar

Motion declared passed.

