



AGENDA

PLANNING AND ZONING COMMISSION

Regular Meeting: March 4, 2026 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 Fence Code variation, to replace an 8-foot semi-open fence that exceeds the allowable height for a fence at the rear property line along Route 83 / McHenry Road at 1001 Belmar Lane (Trustee Ottenheimer, Andrew Binder)
- B. Consideration of an amendment to the Planned Development and Preliminary Plan approved by Ordinance No. 1971-033, a Plat of Subdivision, a Special Use for an Automobile Laundry (Car Wash) facility, as well as zoning and sign variations for Dream Clean Carwash at 1355 Dundee Road (Trustee Ottenheimer, Andrew Binder)

3. Regular Meeting

- A. Other Matters for Discussion
- B. Approval of Draft Minutes from the December 17, 2025 PZC Meeting
- 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: March 4, 2026

AGENDA ITEM 2.A.

Consideration of a Fence Code variation, to replace an 8-foot semi-open fence that exceeds the allowable height for a fence at the rear property line along Route 83 / McHenry Road at 1001 Belmar Lane

Contacts

Liaison: Trustee Ottenheimer

Staff: Andrew Binder

Staff Recommendation

Staff recommends approval.

Recommended Motion

The PZC moves to grant a variation to Section 15.20.040 of the Buffalo Grove Fence Code to allow the installation of an 8-foot semi-open fence that exceeds the maximum height of a fence that abuts a major roadway along Route 83/McHenry Road at 1001 Belmar Lane, provided the fence shall be installed in accordance with the documents and plans submitted as part of this petition.

Summary

The Petitioner is proposing to remove and replace an existing 8-foot semi-open fence at the north property line along Route 83/McHenry Road at 1001 Belmar Lane.

File Attachments

1. 1001 Belmar Ln - Staff Report
2. 1001 Belmar Ln - Plan Set
3. 2006 PZC Case File





VILLAGE OF BUFFALO GROVE PLANNING & ZONING COMMISSION STAFF REPORT

Meeting Date:	March 4, 2026
Subject Property Location:	1001 Belmar Lane, Buffalo Grove, IL 60089
Petitioner:	Weiye Jia, 1001 Belmar Lane, Buffalo Grove, IL 60089
Prepared By:	Andrew Binder, Associate Planner
Request:	The petitioner seeks approval for a Fence Code variation, Section 15.20.040, to replace an 8-foot semi-open fence that exceeds the allowable height for a fence at the rear property line along Route 83 / McHenry Road at 1001 Belmar Lane.
Existing Lane Use and Zoning:	The property is improved with a single-family home currently zoned R-4A.
Comprehensive Plan:	The Village Comprehensive Plan calls for this property and the immediate neighborhood to be single-family, detached.

PROJECT BACKGROUND

The Petitioner is proposing to remove and replace an existing 8-foot semi-open fence at the north property line along Route 83/McHenry Road at 1001 Belmar Lane, *as shown in red in Figure 1.*

PLANNING & ZONING ANALYSIS

- The subject property is an interior residential lot that borders Route 83/McHenry Road to the north. An 8-foot semi-open fence currently stands along the north property line. Most of the fence, roughly 60%, was recently damaged when a car ran through it, and the property owner plans to replace the entire fence with the same height and style.
- In 2006, the property was approved for a fence variation for the existing 8-foot semi-open fence. The newly proposed fence requires the same variation that was approved in 2006. The Village's Code requires that if a fence, for which a variation is granted, is removed or replaced by more than 50%, the new fence must adhere to the Village's current fence code or request a new variation.
- The property owner seeks to remove and replace the 8-foot semi-open fence in the exact location and at the same height as the existing fence. A variation is required because it exceeds the height limit for

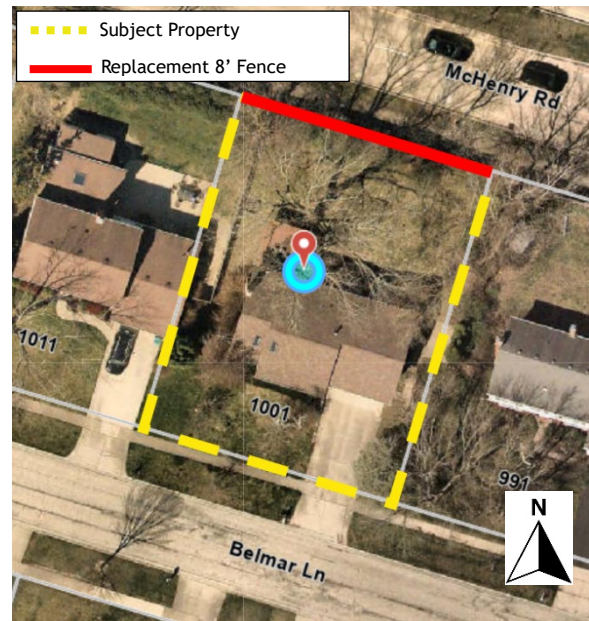


Figure 1: Subject Property

a fence that borders a major roadway, where the maximum height is 6 feet. The proposed fence meets all other fence code requirements.

- The proposed fence will align with the adjacent properties' fences along Route 83/McHenry Road and match the height of the neighboring fences, *as shown in Figure 2*. The neighboring properties were also granted fence variations in 2005.
- Village Staff has no concerns or issues with the replacement of the existing fence in its exact location and height, as there have been no issues over the last 20 years, and the fence will maintain the current character of the neighborhood.

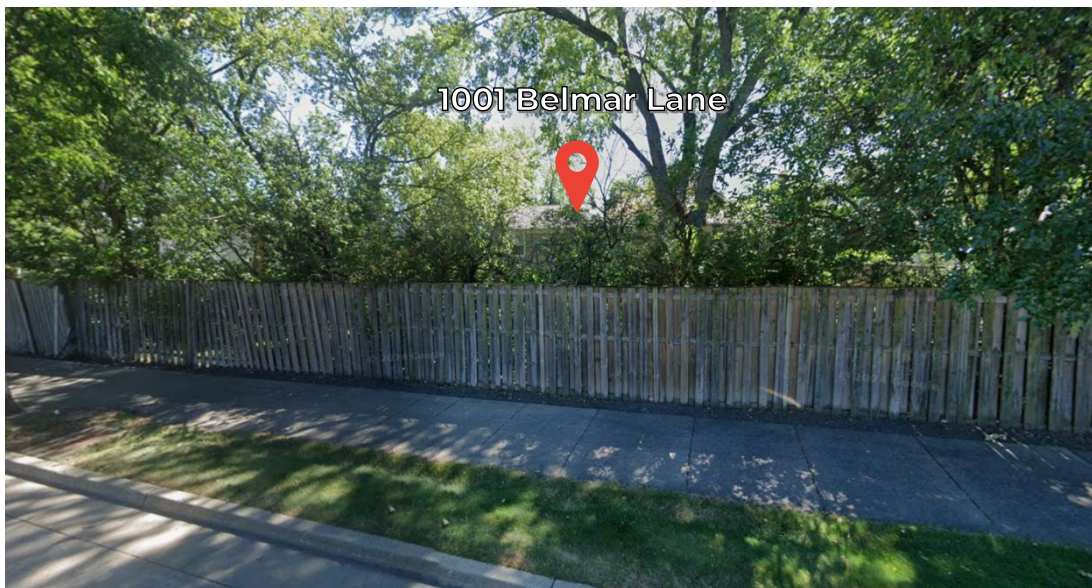


Figure 2: Subject Fence Along McHenry Road (Source: Google Street View)

VARIATION REQUESTED

1. A fence variation from **Section 15.20.040.D** of the Buffalo Grove fence code, which states that *Either solid or opaque fences, to a height not to exceed six feet, may be erected, placed and maintained on a residentially zoned property, which abuts a: 3. Major streets and highways (as defined in the Village Transportation Plan).*

DEPARTMENTAL REVIEWS

Village Department	Comments
Building	The Village building team reviewed the plans and does not have any concerns.

STANDARDS

The Planning & Zoning Commission is authorized to grant variations to the Fence Code based on the following criteria:

1. The plight of the owner is due to unique circumstances;
2. The proposed variation will not alter the essential character of the neighborhood;

3. There are practical difficulties or particular hardships in carrying out the strict letter of this Chapter which difficulties or hardships have not been created by the person presently having an interest in the property; and,
4. The proposed variation will not be detrimental to the public health, safety and welfare.

The petitioner has provided a written response to the variation standards included in this packet.

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 not received any inquiries regarding the requested variation.

STAFF RECOMMENDATION

Staff recommends **approval** of the fence variation request at 1001 Belmar Lane, subject to the conditions listed in the PZC motion due to the fence being replaced in the same footprint and same height as the existing fence while also being in line with the adjacent properties' fences to match the character of the surrounding area.

ACTION REQUESTED

The Planning & Zoning Commission (PZC) shall open the public hearing and take public testimony concerning the variation request. The PZC shall make the final decision on whether or not to approve the variation. If the PZC denies the request, it can be appealed to the Village Board.

Suggested PZC Motion

The PZC moves to grant a variation to Section 15.20.040 of the Buffalo Grove Fence Code to allow the installation of an 8-foot semi-open fence that exceeds the maximum height of a fence that abuts a major roadway along Route 83/McHenry Road at 1001 Belmar Lane, provided the fence shall be installed in accordance with the documents and plans submitted as part of this petition.

ATTACHMENTS

- Response to Variation Standards
- Plat of Survey with Proposed Fence (X-X-X)
- Fence Specification Sheet
- 2006 PZC Variation Approval Documents

VILLAGE OF BUFFALO GROVE

Community Development Department
50 Raupp Boulevard, Buffalo Grove, IL 60089
Phone: 847-459-2530 | www.vbg.org



Fence Variation Standards

During your testimony at the Public Hearing, you need to testify and present your case for the fence variance by addressing the six (4) standards listed below:

Criteria for Fence 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 plight of the owner is due to unique circumstances;

Response:

Correct. A car ran through our fence and destroyed 60%+ of the fence, we're working to rebuild a fence with the same height as before.

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

Response:

Correct. We're filing this variance because our neighbors all have 8' fence so we would like to align with them like before.

3. There are practical difficulties or particular hardships in carrying out the strict letter of this chapter which difficulties or hardships have not been created by any person presently having an interest in the property;

Response:

Correct. 8' fence was chosen to align with our neighbor's fence height. Also, it is to provide more privacy to our home because we have small children in the house and our backyard is next to the Old McHenry road which is often busy (noise & traffic).

4. The proposed variation will not be detrimental to the public health, safety and welfare;

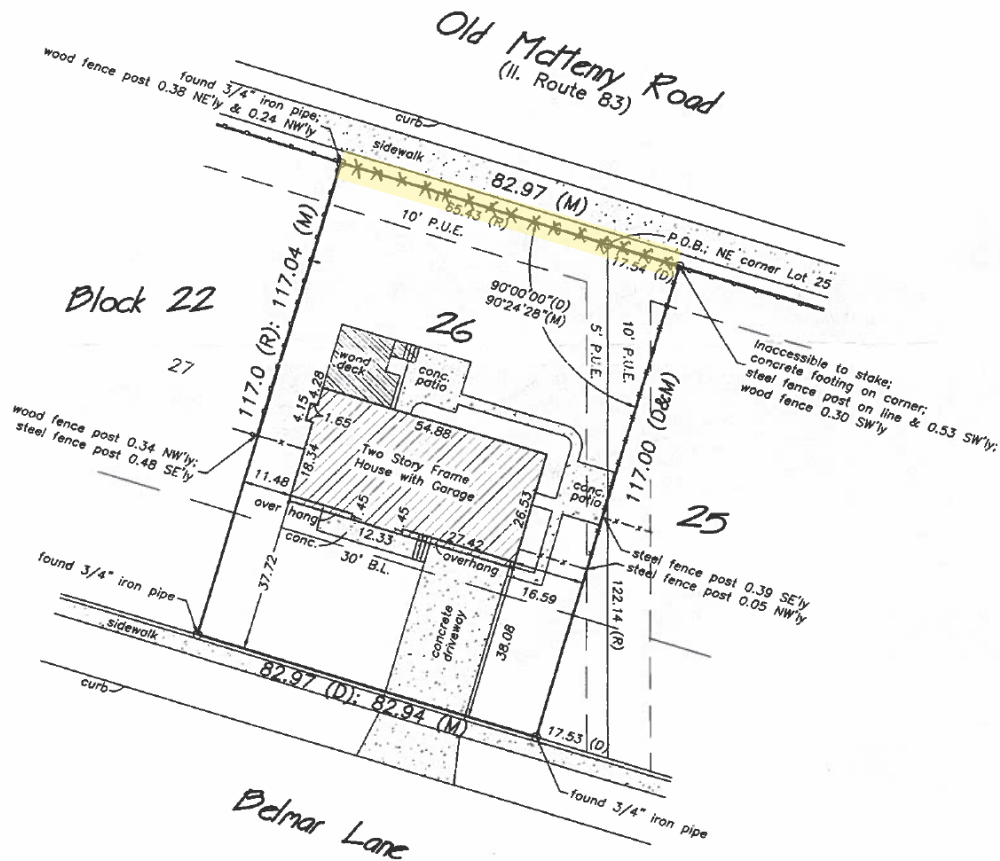
Response:

Correct, we are trying to build a new 8' fence to match our old 8' fence that was destroyed. That is all.

PEKLAY SURVEYING CO., LTD.
PLAT OF SURVEY

163 N. GREENLEAF ST.
SUITE 1
GURNEE, IL 60031-3344

THAT PART OF LOT 26 IN BLOCK 22 IN STRATHMORE IN BUFFALO GROVE, UNIT NO. 11, ACCORDING TO THE PLAT THEREOF, RECORDED NOVEMBER 25, 1969, AS DOCUMENT 1443900, IN BOOK 46 OF PLATS, PAGE 72, AND THAT PART OF LOT 25 IN BLOCK 22 IN STRATHMORE IN BUFFALO GROVE, UNIT NO. 10, ACCORDING TO THE PLAT THEREOF, RECORDED MARCH 18, 1969, AS DOCUMENT 1414387, IN BOOK 46 OF PLATS, PAGE 40, ALL IN SECTION 29, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 26 IN BLOCK 22, UNIT 11, AS THE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROUTE 83, A DISTANCE OF 17.54 FEET; THENCE AT RIGHT ANGLES A DISTANCE OF 117.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF BELMAR LANE; THENCE NORTH ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF BELMAR LANE, A DISTANCE OF 82.97 FEET TO THE WEST LINE OF LOT 26; THENCE NORTHERLY ALONG SAID WEST LINE, A DISTANCE OF 117.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROUTE 83; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY OF STATE ROUTE 83, A DISTANCE OF 65.43 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

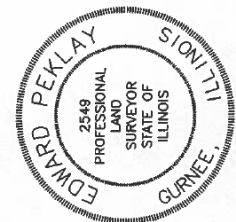


NORTH
ALL DISTANCES IN FEET AND DECIMAL PARTS THEREOF, NO DIMENSIONS TO BE ASSUMED BY SCALING.
DATE OF FIELD WORK: 6/04/18
SCALE: One inch = 30 feet
FILE NO. 18-158
ORDERED BY: Dicker & Dicker
PROPERTY ADDRESS: 1001 Belmar Lane, Buffalo Grove, IL

Legend
(R) = Record
(D) = Deed
(M) = Measure
B.L. = Building Line
P.U.E. = Public Utility Easement
—•—•— = Wood Fence
—x—x— = Chain Link Fence
Area = 9,707 sq.ft. (M)

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the descriptions ordered to be surveyed contains a proper description of the required building lines or easements.

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.



STATE OF ILLINOIS
COUNTY OF LAKE S.S.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

GURNEE, IL. 6/07 A.D. 2018
PEKLAY SURVEYING CO., LTD.
PROFESSIONAL DESIGN FIRM NO. 2881

BY *Edward Peklay*
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2549. MY LICENSE EXPIRES 11/30/2018

VILLAGE OF BUFFALO GROVE

Department of Community Development

50 Raupp Boulevard, Buffalo Grove, IL 60089

Phone: 847-459-2530 | permits@vbg.org

Forms, project guidelines & permit portal: www.vbg.org/permits



AFFIDAVIT OF COMPLIANCE – FENCE INSTALLATION

**** THIS FORM MUST BE SUBMITTED WITH ALL FENCE PERMIT APPLICATIONS ****

Property Address: 1001 Belmar Ln

PLEASE INDICATE THE STYLE OF FENCE BEING INSTALLED (CHECK ONE):



I, Vicky Jia, certify that the fence being installed at the property address listed above **matches** the style indicated and is 8 feet in height.

- I understand that the fence height is measured from the existing approved grade and includes all appurtenances and attachments to the fence.
- I further understand that if the installed fence differs from the type and height identified above and approved on the permit; I will be required to remove the fence, modify the fence, and/or reduce the height to a height allowed by code.

Print Name of Homeowner: Vicky Jia

Phone: [REDACTED]

Email: [REDACTED]

Signature of Homeowner: [Signature]

Date: 12/1/25

**ZONING BOARD OF APPEALS
VILLAGE OF BUFFALO GROVE, ILLINOIS
FINDINGS OF FACT ON VARIATION OF FENCE CODE**

**THE BUFFALO GROVE ZONING BOARD OF APPEALS HEREBY MAKES THE
FOLLOWING FINDINGS OF FACT AND CONCLUSIONS:**

I. THE SUBJECT PROPERTY:

- A. Petitioner: Leslie Hirsch
- B. Property: 1001 Belmar Lane
- C. Legal Description: As set forth in Exhibit "A" attached hereto and made a part hereof.
- D. Lot size: Front – 82.97 Feet
Side – 117.00 Feet
Rear – 82.89 Feet
Side – 117.00 Feet
- E. Characteristics of the lot: Rectangular-shaped lot.
- F. Characteristics of the house: One and one-half story brick and frame single family residence.
- G. Anything distinguishing about the lot and house: The rear lot line is adjacent to Illinois Route 83.

II. CHARACTERISTICS OF THE SURROUNDING AREA:

- A. Location: That part of Lot 26 in Block 22 in Strathmore in Buffalo Grove Unit No. 11
- B. Similar houses and lots: Yes, in the same subdivision.
- C. Public Rights of Way:
Belmar Lane and Illinois Route 83
- D. Village Engineer's Review, dated July 31, 2006 states: "I have no comments on the subject proposal."

III. VARIATION SOUGHT:

Fence Code, Section 15.20.040, pertaining to Residential Districts, for the purpose of constructing an eight foot (8') fence along the rear property line.

Findings of Fact
Hirsch Residence, 1001 Belmar Lane
August 15, 2006
Page 1 of 3

IV. EXHIBITS DEPICTING VARIATION:

- A. Plat of survey - Exhibit "A"
- B. Letter dated July 5, 2006 - Exhibit "D"
- C. Village Engineer's Review, dated July 31, 2006.

V. PUBLIC HEARINGS:

- A. After due notice, as required by law, a copy of said publication notice is attached hereto as Exhibit "B". The Zoning Board of Appeals held a public hearing on the proposed variation on Tuesday, August 15, 2006, at the Village Hall, 50 Raupp Blvd., Buffalo Grove, IL.
- B. The reasons for requesting the variation were:
 - 1. Noise from the traffic on Illinois Route 83.
 - 2. People jumping the fence to cut through the yard.
 - 3. Privacy.
- C. The Petitioners, Mr. Jeff Hirsch and Mrs. Leslie Hirsch, testified at the public hearing.
- D. No individuals testified on behalf of the Petitioner.
- E. No objectors appeared at the hearing.
- F. No written objections were received.

V. FINDINGS:

- A. The Zoning Board of Appeals finds that the Petitioner met the burden of presenting sufficient evidence to show that the proposed fence would not be detrimental to the public health, safety and welfare.
- B. Attached hereto and made a part hereof as Exhibit "J" are the minutes of the Zoning Board of Appeals meeting held on Tuesday, August 15, 2006.
- C. Conditions and/or restrictions imposed:
 - 1. Subject to the Village Engineer's Memorandum dated July 31, 2006.

Findings of Fact
Hirsch Residence, 1001 Belmar Lane
August 15, 2006
Page 2 of 3

NOTICE OF PUBLIC HEARING
Appeals will hold a Public Hearing at 7:30 P.M. on Tuesday, August 15, 2006 in the Council Chambers of the Village Hall, 50 Raupp Boulevard.
Request is being made by Leslie Hirsch, 1001 Belmar Lane, for variance of Fence Code, Section 15.20.040, pertaining to Residential Districts, for the purpose of constructing an eight foot (8') fence along the rear property line.
Legal Description:
That part of Lot 26 in Block 22 in Strathmore in Buffalo Grove, Unit No. 11, according to the Plat thereof, recorded November 25, 1969, as Document 1443900, in Book 46 of Plats, Page 72, and that part of Lot 25 in Block 22 in Strathmore in Buffalo Grove, Unit No. 10, according to the Plat thereof, recorded March 15, 1969, as Document 1414387, in Book 46 of Plats, Page 40, all in Section 29, Township 43 North, Range 11 east of the Third Principal Meridian, described as follows: commencing at the north east corner of Lot 26 in Block 22, Unit 11, as the point of beginning; thence southeasterly along the southerly right-of-way of State Route 83, a distance of 17.54 feet; thence at right angles a distance of 117.00 feet to the northerly right-of-way of Belmar Lane; thence north along the northerly right-of-way of Belmar Lane, a distance of 82.97 feet to the west line of Lot 26; a distance of 117.00 feet to the southerly right-of-way of State Route 83; thence southeasterly along the southerly right-of-way of State Route 83, a distance of 65.43 feet to the point of beginning, in Lake County, Illinois.
VILLAGE OF BUFFALO GROVE
COUNCIL CHAMBERS
50 RAUPP BOULEVARD
BUFFALO GROVE, ILLINOIS 60089

TO: ZONING BOARD OF APPEALS COMMISSIONERS

FROM: EDWARD SCHAR
Building Commissioner

DATE: July 27, 2006

DATE OF PUBLIC HEARING: Tuesday, August 15, 2006
7:30 P.M. – Council Chambers, Village Hall
50 Raupp Boulevard, Buffalo Grove, Illinois

RE: 1001 Belmar Lane, Leslie Hirsch
Fence Code, Section 15.20.040

Attached please find the documents and exhibits that have been submitted for the following variance:

Request is being made by Leslie Hirsch, 1001 Belmar Lane, for variance of Fence Code, Section 15.20.040, pertaining to Residential Districts, for the purpose of constructing an eight foot (8') fence along the rear property line.

Notice of this public hearing was published in the Daily Herald on Wednesday, July 26, 2006.

If you have any questions regarding this matter do not hesitate to contact me at 459-2530.



Edward Schar

ES/jk
Attachments

VILLAGE OF
BUFFALO GROVE



Department of Building & Zoning

Fifty Raupp Blvd.

Buffalo Grove, IL 60089-2196

Phone 847-459-2530

Fax 847-459-7944

APPLICATION FOR VARIATION

APPLICANT Leslie Hirsch

ADDRESS 1001 Belmar Ln Buffalo Grove

TELEPHONE NUMBER 847 215-9066

ADDRESS OF SUBJECT PROPERTY 1001 Belmar Ln

*PROPERTY IS LOCATED IN THE C. R4A ZONING DISTRICT

LEGAL DESCRIPTION OF SUBJECT PROPERTY: see attached papers

*SECTION OF MUNICIPAL CODE FROM WHICH VARIANCE IS REQUESTED: 15.20.040

PURPOSE OF VARIANCE: TO CONSTRUCT AN 8 foot fence

Applicant must submit a letter stating what the practical difficulties or particular hardships are in carrying out the strict letter of the Zoning Ordinance and describing the proposed work or change in use.

A plat of survey or plot plan, drawn to scale, must be attached hereto and made a part of this application.

Petitioner must submit proof of ownership such as a deed, title insurance policy, trust agreement, etc.

I (we) hereby certify that the legal title of the premises being the subject of this application is vested in LESLIE A. HIRSCH and that all statements contained in this application are true and correct.

I (we) further understand that any misrepresentation in connection with this matter may result in a denial of the relief sought. Furthermore, I (we) have attached a list containing the names and addresses of all contiguous property owners if requesting a fence variation, OR a list of all property owners within two hundred fifty (250) feet in each direction of the subject property for all other variations; exclusive of public ways, as such are recorded in the Office of the Recorder of Deeds of Cook County and/or Lake County.

Leslie Hirsch

APPLICANT

OWNER, PARTNER IN TITLE, CORPORATE OFFICER,
BENEFICIARY OF TRUST AGENT

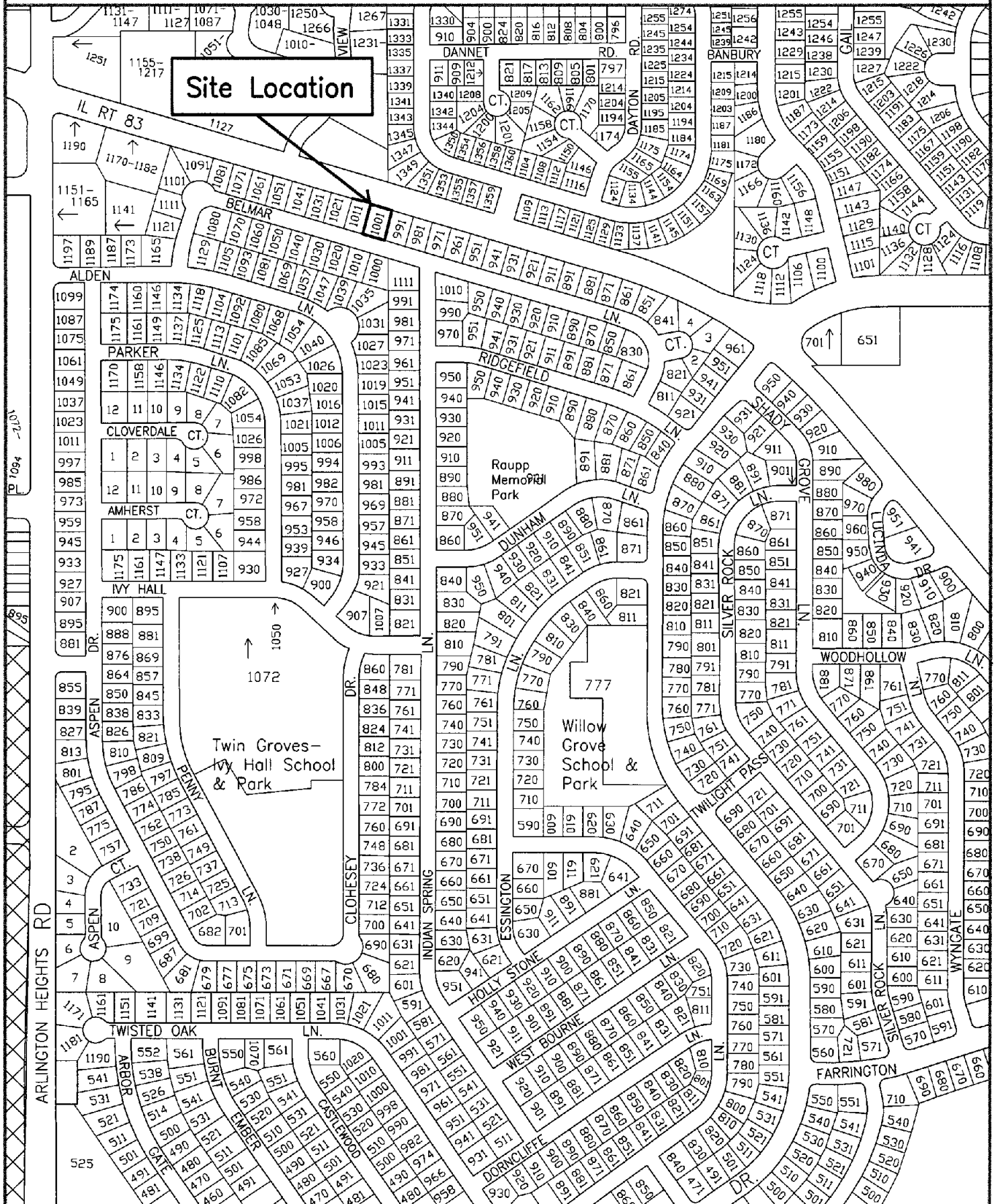
(Strike out all but applicable designation)

If signed by an Agent, a written instrument executed by the owner, establishing the agency, must accompany this application.

FILING FEE MUST ACCOMPANY THIS APPLICATION

FEE PAID \$ 75.00 RECEIPT NUMBER 208419 DATE 7/5/06

Site Location: 1001 Belmar Lane





AGENDA ITEM SUMMARY

PLANNING AND ZONING COMMISSION

Regular Meeting: March 4, 2026

AGENDA ITEM 2.B.

Consideration of an amendment to the Planned Development and Preliminary Plan approved by Ordinance No. 1971-033, a Plat of Subdivision, a Special Use for an Automobile Laundry (Car Wash) facility, as well as zoning and sign variations for Dream Clean Carwash at 1355 Dundee Road

Contacts

Liaison: Trustee Ottenheimer

Staff: Andrew Binder

Staff Recommendation

Staff recommends approval.

Recommended Motion

The PZC moves to make a positive recommendation to the Village Board to allow an amendment to the Planned Development and Preliminary Plan approved by Ordinance No. 1971-033, A Plat of Subdivision, and a Special Use for an Automobile Laundry (Car Wash) facility, as well as zoning and sign variations for Dream Clean Carwash at 1355 Dundee Road, subject to the following conditions:

1. The proposed development shall be constructed in substantial conformance with the plans attached and in accordance with Section 16.20.070 of the Development Ordinance.
2. The automobile laundry shall be operated in substantial compliance with the business description and plans provided as part of this petition.
3. The Special Use is granted to DCCW Buffalo Grove, LLC, to operate an automobile laundry use at 1355 Dundee Road, which shall not run with the land.
4. The Special Use granted to the DCCW Buffalo Grove, LLC is assignable to subsequent petitioners seeking assignment of this special use as follows:
 - a. Upon application of a petitioner seeking assignment of this Special Use, the Corporate Authorities, in their sole discretion, may refer said application of assignment to the appropriate commission(s) for a public hearing or may hold a public hearing at the Village Board.
 - b. Such assignment shall be valid only upon the adoption of a proper, valid and binding ordinance by the Corporate Authorities granting said assignment, which may be granted or denied for any reason.
5. Final Engineering plans shall be revised in a manner acceptable to the Village.

6. Any directional or incidental signage added to the sign package shall be reviewed administratively by staff.
7. The landscaping on the site shall be maintained in compliance with the approved landscape plan in perpetuity.
8. The operator shall closely monitor traffic circulation and stacking during peak operating days and hours and take appropriate measures to ensure adequate stacking. If the Village determines, at its sole discretion, that additional stacking should be provided to accommodate peak demand on site, the petitioner shall adjust its operating procedures in a manner acceptable to the Village.

Summary

Mitchell Zaveduk of Dream Clean Car Wash (DCCW) Buffalo Grove, LLC seeks an amendment to the approved Planned Development, Preliminary Plan, Plat of Subdivision, Special Use for a Car Wash, and zoning and sign code variations at 1355 Dundee Road. The site, once a bank with a drive-through, closed in 2019 and has been vacant. The petitioner plans to demolish the bank and build a car wash with site modifications, including a queuing lane, vacuum stalls, signage, and landscaping.

File Attachments

1. 1355 Dundee Road - Staff Report
2. 1355 Dundee Road - Plan Set





VILLAGE OF BUFFALO GROVE PLANNING & ZONING COMMISSION STAFF REPORT

Meeting Date:	March 4, 2026
Subject Property Location:	1355 Dundee Road, Buffalo Grove, IL 60089
Petitioner:	Mitchell Zaveduk, DCCW Buffalo Grove, LLC
Prepared By:	Andrew Binder, Associate Planner
Request:	The petitioner seeks approval of an amendment to the Planned Development and Preliminary Plan approved by Ordinance No. 1971-033, A Plat of Subdivision, a Special Use for an Automobile Laundry (Car Wash) facility, as well as zoning and sign variations for Dream Clean Carwash at 1355 Dundee Road.
Existing Lane Use and Zoning:	The property is improved with a vacant stand-alone bank facility and is currently zoned B-3: Planned Business Center District.
Comprehensive Plan:	The Village Comprehensive Plan calls for this property to be office.

PROJECT BACKGROUND

Mitchell Zaveduk, of Dream Clean Car Wash (DCCW) Buffalo Grove, LLC is requesting an amendment to the Planned Development and Preliminary Plan approved by Ordinance No. 1971-033, a Plat of Subdivision, a Special Use for an Automobile Laundry (Car Wash) facility, as well as variations to the zoning and sign code for Dream Clean Carwash at 1355 Dundee Road.

The site is occupied by a former bank building with a drive-through function that was developed as part of the Preliminary Plan, and PUD approved per Ord. 1971-033. The bank facility closed in 2019, and the site has remained vacant since then.



Figure 1: Subject Property

The petitioner plans to demolish the former bank building and construct and operate a car wash facility. The project includes site modifications, adding a queuing lane, vacuum stalls, new signage, and landscaping.

At the March 17, 2025 Village Board meeting, the developers presented an overview of the concept plans. The Trustees supported the project and noted it was a significant site improvement but asked the Planning and Zoning Commission to review traffic flow, tunnel queuing, and building setbacks relative to neighboring outlots. They referred the matter to the PZC for a public hearing.

As proposed, the project will require the following approvals: an Amendment to the Planned Unit Development and a preliminary plan approved by Ordinance No. 1971-033; a Final Plat of Subdivision; and a Special Use for an Automobile Laundry facility with variations from the Zoning and Sign Code.

PLANNING & ZONING ANALYSIS

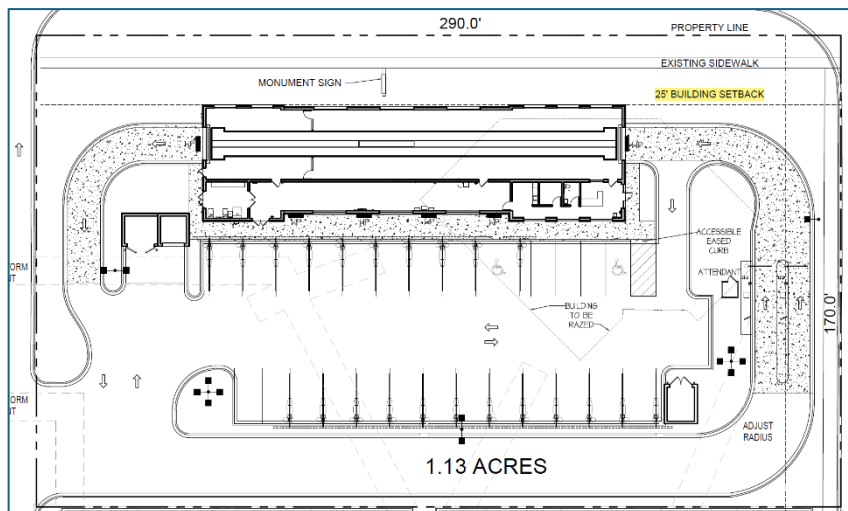
Dream Clean Carwash plans include a new 6,130-square-foot carwash facility, which will include a canopy-covered pay station with two lanes for vehicle stacking and 22 vacuum stations. Dream Clean is a regional express car wash operator with seven facilities recently purchased and refurbished. Currently, they are expanding by acquiring and developing ten sites across Northern Illinois.

Use & Operations

The property is located in the B-3 Planned Business Center District and part of the Plaza Verde West Planned Unit Development, which requires an amendment to the PUD along with a Special Use for an Automobile Laundry. The proposed Car Wash use is compatible with the surrounding commercial uses in the Dundee Road Corridor, and the drive-through component aligns with the site's former use as a bank drive-through. Operating hours will be from 8:00 AM to 8:00 PM, Monday through Sunday, with peak times on weekends and weekday evenings from 4:00 PM to 5:30 PM. The facility expects to wash around 400 cars daily and will employ three staff members.

Height & Setback

The proposed carwash is a single-story structure, with its highest point reaching approximately 35 feet, while most of the building is 16 feet tall. The building features various architectural elements, such as the gabled tower, the flat roof section, with the tallest point reaching about 35 feet. Per the zoning code, the building's setback is equal to its height, therefore the petitioner is seeking a variation to allow its setback to be 25 feet from the front property line. This setback is aligned with the development pattern in the area, as the nearby developments (both within and outside the Village), such as Fireside Terrace, Buffalo Ridge Condominiums, and Portillo's, all maintain front-yard setbacks of approximately 27 feet. All other bulk requirements for the district will be met by the proposed building.



Traffic & Accessibility

Access to the site will be available via two full access points off Dundee Road, with the main entry to the Car Wash site from the west side. Additionally, access is available from a private drive within the Villa Verde development, situated on the southwest corner of the Plaza Verde West development.

To accommodate circulation and parking, the southern lot line will be shifted south by about 40 feet. New parking spaces and a drive aisle will be located south of the property, with the drive aisle being relocated

about 60 feet south. The change in the property boundary requires the new plat of subdivision for the site.

Two lanes for vehicle stacking will run along the southern part of the property, allowing 33 vehicles to queue for the car wash while traffic circulates in a counterclockwise loop on-site without impacting circulation, as shown in Figure 3.

A Traffic Impact Study was completed for the project, indicating that the proposed car wash will be a lower-intensity use than the former bank, producing fewer trips on a typical day. The study also found that the current parking supply at Plaza Verde West is sufficient to meet the changing needs of its tenants without needing expansion. The study recommends specific operating procedures for peak days to improve traffic flow at the carwash site. These include maximizing the tunnel's service rate and stationing staff at key locations to increase efficiency.

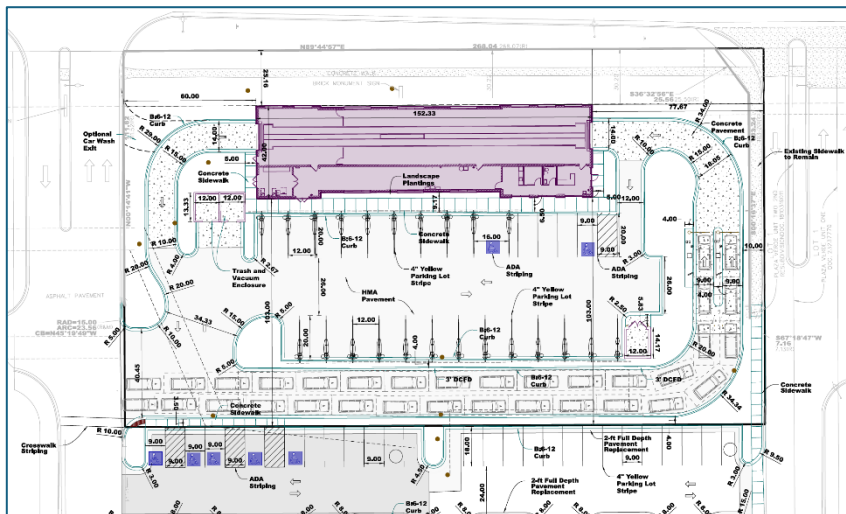


Figure 3: Site Stacking

Parking

The Zoning Ordinance requires a minimum of 1 parking space per employee for an automobile laundry use. The site will meet this requirement with three dedicated employee parking stalls and 22 parking stalls equipped with vacuum stations.

The project involves the expansion of the lot area/lot line and the reconfiguration of both the Car Wash site and the Plaza Verde West Shopping Center parking lot, which must meet code requirements. Developed in 1971, the Plaza Verde West Shopping Center parking lot is currently a legal non-conforming lot, as the PUD Ordinance didn't specify parking counts at that time. As part of this project, the petitioner is requesting a variation to the new shopping center parking lot configuration, which will provide 248 stalls, whereas 268 are required. Staff has no concerns regarding parking for either the Car Wash site or the Shopping Center, as both will have sufficient parking.

Building Elevation

The proposed Dream Clean building will have a modern design with a base of stone and grey masonry, and accented with horizontal EIFS wood grain and limestone bands. The roof will be a seam metal roof, and the windows will have blue trim, as shown in Figure 4.

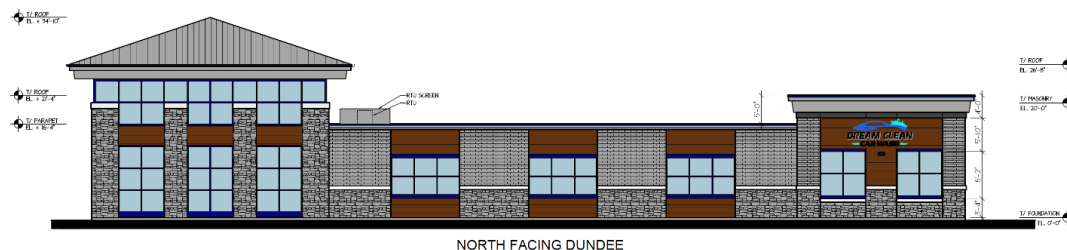


Figure 4: Front Elevation

Signage

Dream Clean Carwash is proposing a complete sign package for this site that complements its building design and aesthetic. This package includes a code-compliant 12-foot-tall monument sign along Dundee Road, with a setback of 12 feet from the front property line, meeting code requirements.

Two internally illuminated channel-letter wall signs are proposed: one on the north elevation, facing Dundee Road, and one on the east elevation at the building's entrance. A variation is needed for the north elevation sign (5 feet) because it slightly exceeds the allowed height of 4.9 feet.

Dream Clean also plans to install code-compliant directional signage at the site entrance and the car wash exit to improve traffic flow, as well as code-compliant menu board signs at the pay stations.

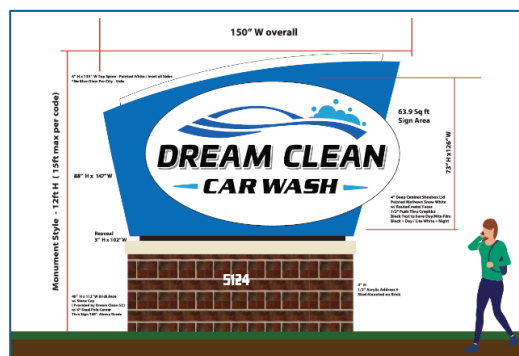


Figure 5: Proposed Monument Sign

Lighting and Landscaping

The proposed lighting complies with the Village illumination standards. A combination of pole lights, building fixtures, and under-canopy lighting will be used to illuminate the site.

The petitioner submitted a landscape plan featuring shade and ornamental trees, along with shrubs and perennials. Foundation landscaping is planned for the south and north sides of the building along Dundee Road. New landscape islands on the site and to the south will include trees and shrubs to enhance the area. The monument sign base will be landscaped as required by Code, with screening shrubs around the trash enclosures. The Village Forester has reviewed the plan and has no concerns.

Stormwater & Engineering

Our Engineering Team has reviewed the preliminary plans and has no concerns with the preliminary information provided. Moving forward, our Engineers will continue to work with the applicant throughout the Final Engineering, Development Improvement Agreement, and permitting stages to ensure compliance with Stormwater and Utility connection requirements.

Noise

The petitioner has provided a sound study indicating that the ambient noise from the traffic on Dundee Road will exceed the noise generated by the car wash blower during the anticipated hours of operation. The nearest residential building is located across Dundee Road, approximately 150 feet from the proposed carwash building.

Village Departmental Reviews

Department	Comments
Building	Reviewed the plans and does not have any concerns.
Engineering	Reviewed the preliminary engineering plans and has no concerns.
Forestry	Reviewed the landscape plan and does not have any concerns.
Fire	Reviewed the plans and does not have any concerns.

Surrounding Property Owners

Pursuant to Village Code, the surrounding property owners within 350 feet were notified by mail, notice was published in the Daily Herald, and a public hearing sign was posted on the subject property. All notifications were completed within the prescribed timeframe as required. As of the date of this Staff Report, the Village has received one general inquiry regarding the project.

Standards

The Planning & Zoning Commission is authorized to make a recommendation to the Village Board on requested Planned Unit Developments/Amendments based upon the following criteria:

1. That the PUD has the minimum areas as set forth in [Section 17.16.060](#).
2. The uses permitted in such development are not of such a nature or so located as to exercise an undue detrimental influence or effect upon the surrounding neighborhood;
3. The plan effectively treats the developmental possibilities of the subject property, making appropriate provisions for the preservation of streams, wooded areas, scenic views, floodplain areas, and similar physical features;
4. All requirements pertaining to commercial, residential, institutional or other uses established in the planned unit development conform to the requirements for each individual classification as established elsewhere in this Title, except as may be specifically varied for the proper planning of the planned unit development;
5. The Planning and Zoning Commission shall determine that the area and width of the lot shall be sufficient for the proposed use, and that the development of the property in the proposed manner creates no outlots which will be difficult to develop in an appropriate manner.

Planned Unit Developments are also Special Uses, and therefore must meet the Special Use criteria as follows:

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 both sets of standards, which are included in the attached packet.

Zoning Variation Requests:

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 provided written responses to the variation standards in the attached packet.

Sign Variation Requests:

- 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 the Sign Code 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 provided written responses to the variation standards in the attached packet.

STAFF RECOMMENDATION

Staff recommends approval of an amendment to the Planned Development and Preliminary Plan approved by Ordinance No. 1971-033, and a Special Use for an Automobile Laundry (Car Wash) facility, as well as zoning and sign variations for Dream Clean Carwash at 1355 Dundee Road, subject to the conditions outlined in the PZC motion below.

ACTION REQUESTED

The Planning & Zoning Commission (PZC) shall open the public hearing and take public testimony concerning the request for an approval of an amendment to the Planned Development and Preliminary Plan approved by Ordinance No. 1971-033, a Plat of Subdivision, and a Special Use for an Automobile Laundry (Car Wash) facility, as well as zoning and sign variations for Dream Clean Carwash at 1355 Dundee Road. The PZC shall make a recommendation to the Village Board regarding the requested approvals.

Suggested PZC Motion

The PZC moves to make a positive recommendation to the Village Board to allow an amendment to the Planned Development and Preliminary Plan approved by Ordinance No. 1971-033, A Plat of Subdivision, and a Special Use for an Automobile Laundry (Car Wash) facility, as well as zoning and sign variations for Dream Clean Carwash at 1355 Dundee Road, subject to the following conditions:

1. *The proposed development shall be constructed in substantial conformance with the plans attached and in accordance with Section 16.20.070 of the Development Ordinance.*
2. *The automobile laundry shall be operated in substantial compliance with the business description and plans provided as part of this petition.*
3. *The Special Use is granted to DCCW Buffalo Grove, LLC, to operate an automobile laundry use at 1355 Dundee Road, which shall not run with the land.*
4. *The Special Use granted to the DCCW Buffalo Grove, LLC is assignable to subsequent petitioners seeking assignment of this special use as follows:*
 - a. *Upon application of a petitioner seeking assignment of this Special Use, the Corporate Authorities, in their sole discretion, may refer said application of assignment to the appropriate commission(s) for a public hearing or may hold a public hearing at the Village Board.*
 - b. *Such assignment shall be valid only upon the adoption of a proper, valid and binding ordinance by the Corporate Authorities granting said assignment, which may be granted or denied for any reason.*
5. *Final Engineering plans shall be revised in a manner acceptable to the Village.*
6. *Any directional or incidental signage added to the sign package shall be reviewed administratively by staff.*
7. *The landscaping on the site shall be maintained in compliance with the approved landscape plan in perpetuity.*
8. *The operator shall closely monitor traffic circulation and stacking during peak operating days and hours and take appropriate measures to ensure adequate stacking. If the Village determines, at its sole discretion, that additional stacking should be provided to accommodate peak demand on site, the petitioner shall adjust its operating procedures in a manner acceptable to the Village.*

ATTACHMENTS

- Narrative Description
- Site Plan
- Elevations
- Preliminary Engineering Plans
- Plat of Subdivision
- Signage Plan
- Landscape Plan
- Photometric Plan & Lighting Specs
- Traffic Study
- Noise Study
- Response to PUD, Special Use, Zoning, and Sign Variation Standards
- Ord. 1971-033

The Petitioner, DCCW BUFFALO GROVE LLC, a Delaware limited liability company (“Dream Clean”), is looking to apply for an amendment to the Plaza Verde Planned Unit Development for the property located at 1355 W Dundee Rd., Buffalo Grove, IL 60089 for the development of a Automobile Laundry. This Amendment to the Planned Unit Development requires a Special Use per underlying zoning, as provided for pursuant to applicable Buffalo Grove ordinances.

The Petitioner is additionally seeking a setback variance of ten feet (10’) to a distance of twenty-five feet (25’) along Dundee Rd. as required due to the height of the building as is being proposed (Tower Apex at 35’). Petitioner also seeks a parking variance to allow for 248 spaces in lieu of the 342 spaces as would otherwise be required per current code. The current layout is legal non-conforming one, and this variance to allow existing situation to become compliant through this variance.

Additionally Petitioner seeking two (2) sign variations,. The first as necessary in order to allow for an Electronic message sign pursuant to Section 14.20.070 of the Village Code, which the Petitioner shall meet all provisions of. The second sign variance so as to allow a sign which the height of the rectangle being greater than one-half of the portion of the building above the lintel. This sign on the “tower” element exceeds the applicable criteria.

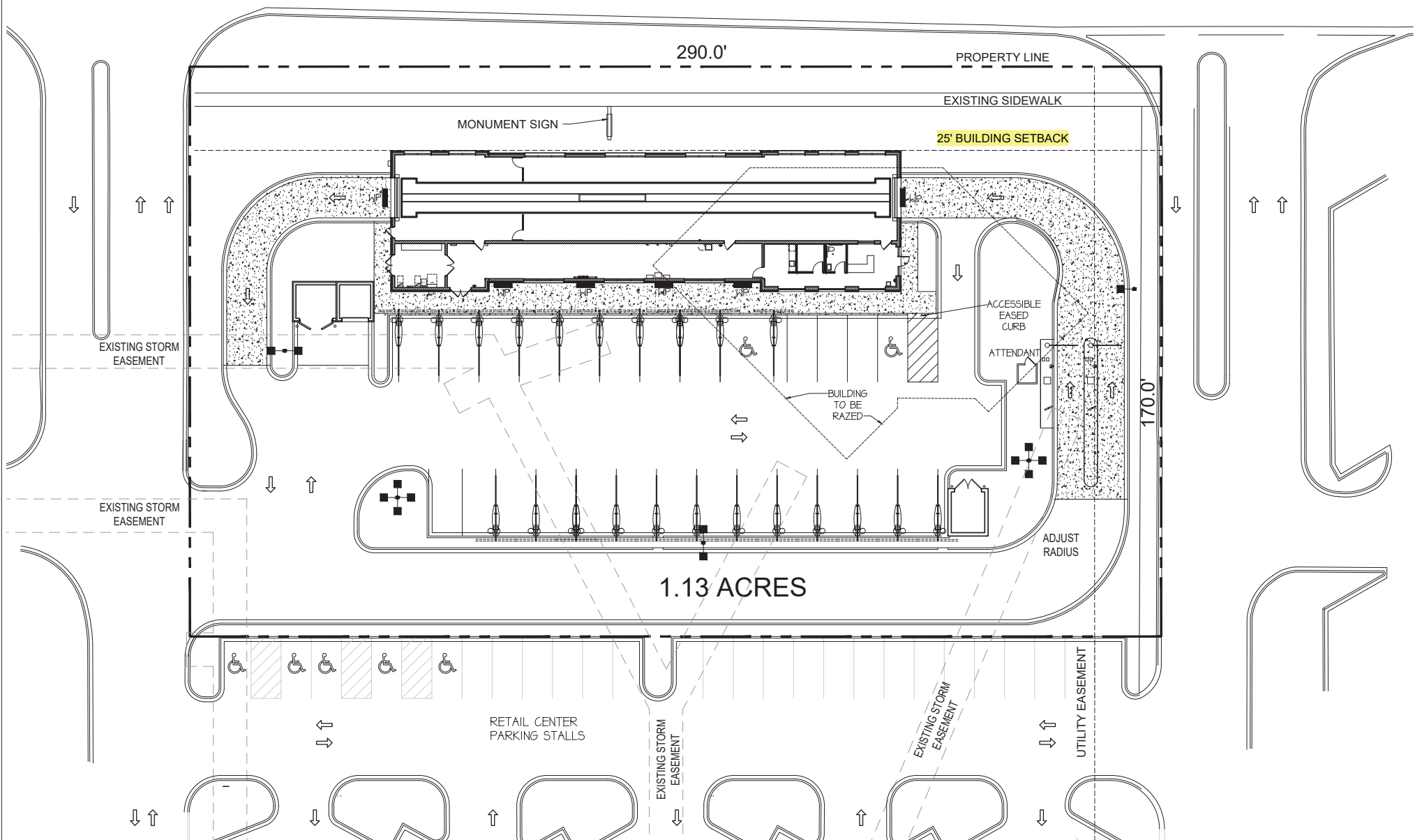
The parcel to be purchased is the former Bank of America building along with a portion of the existing parking lot to the south of the bank’s current parking lot. The site plan and architectural rendering as submitted to the Village outlines the full extent of the development as well notes the traffic patterns as intended.

Dream Clean is a regional car wash operator currently operating seven car wash facilities as recently purchased and refurbished. At present time, Dream Clean is expanding its portfolio through the acquisition and development of a number of vacant parcels throughout Northern Illinois, presently under contract, and seeking entitlement to construct car washes on approximately ten sites at present time.

The specific details of the proposed development of the car wash are as follows:

- The total property to be purchased and covered by this application for Special Use is approximately 1.13 Acres.
- The building is approximately 6128 sq. ft. in size.

- Off street parking shall include dedicated spaces (3 regular, 1 handicapped), as well as 22 vacuum stalls.
- The Car wash's hours of operation shall be seven (7) days a week, operating 8 a.m. to 8 p.m., with peak hours of operation on Peak hours of operation:
 - Weekdays around lunchtime and then again from 4:00 PM to 5:30 PM
 - Weekends are fairly even throughout the day.
- Generally 2-3 employees each day on site
- Approximately 400 cars to be washed each day



NEW CAR WASH DEVELOPMENT FOR

Dream Clean

BUFFALO GROVE, ILLINOIS

DECEMBER 23, 2025

Archamerica Job No. 25033

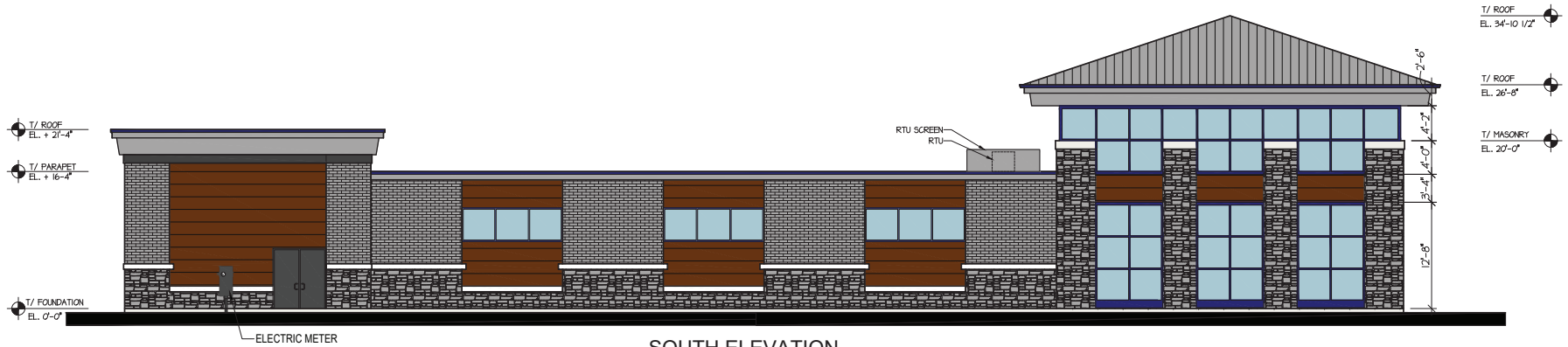
Site Plan



ARCHAMERICA

34121 N. US 45, Suite 213
Grayslake, Illinois 60030

Phone 847-336-6600
Fax 847-336-6601



SOUTH ELEVATION



WEST ELEVATION EXIT



EAST ELEVATION ENTRANCE



NORTH FACING DUNDEE

NEW CAR WASH DEVELOPMENT FOR

Dream Clean

BUFFALO GROVE, ILLINOIS

DECEMBER 23, 2025

Archamerica Job No. 25033

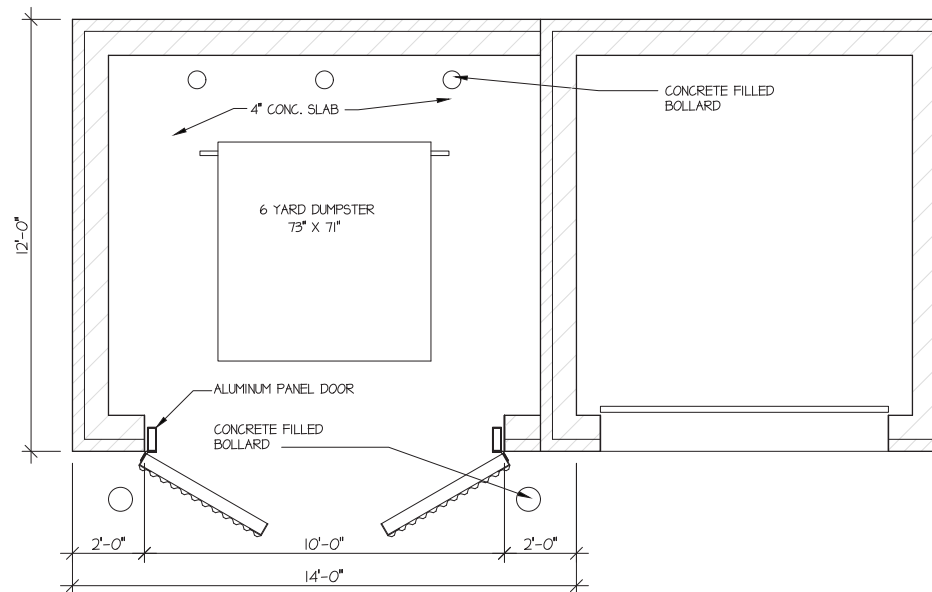
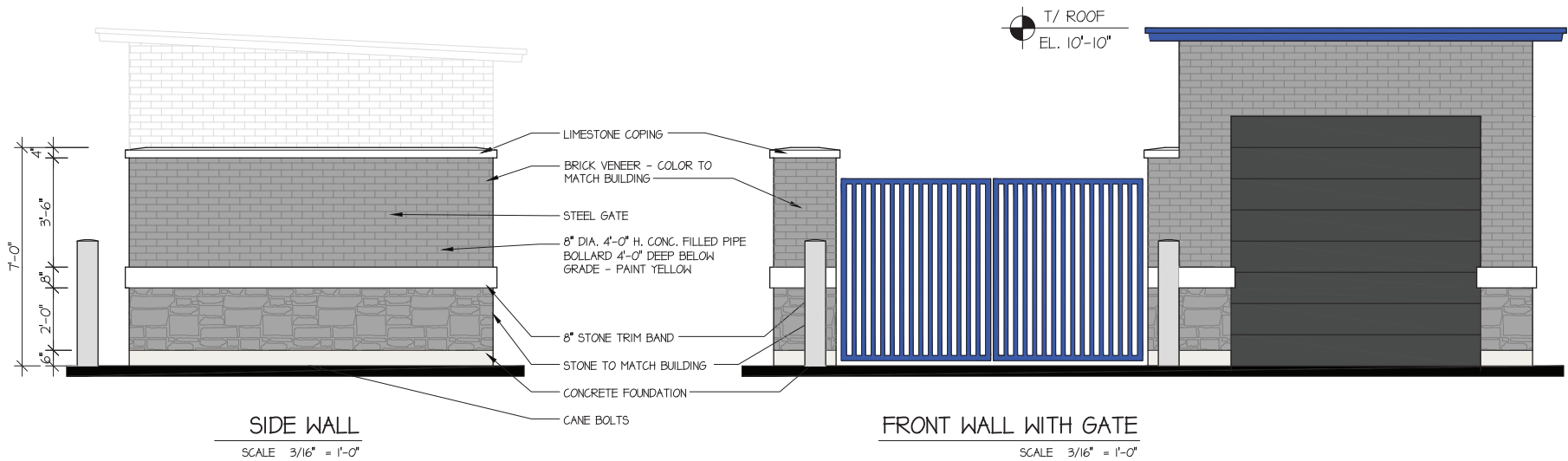
Elevations



ARCHAMERICA

34121 N. US 45, Suite 213
Grayslake, Illinois 60030

Phone 847-336-6600
Fax 847-336-6601



NEW CAR WASH DEVELOPMENT FOR
Dream Clean
 BUFFALO GROVE, ILLINOIS

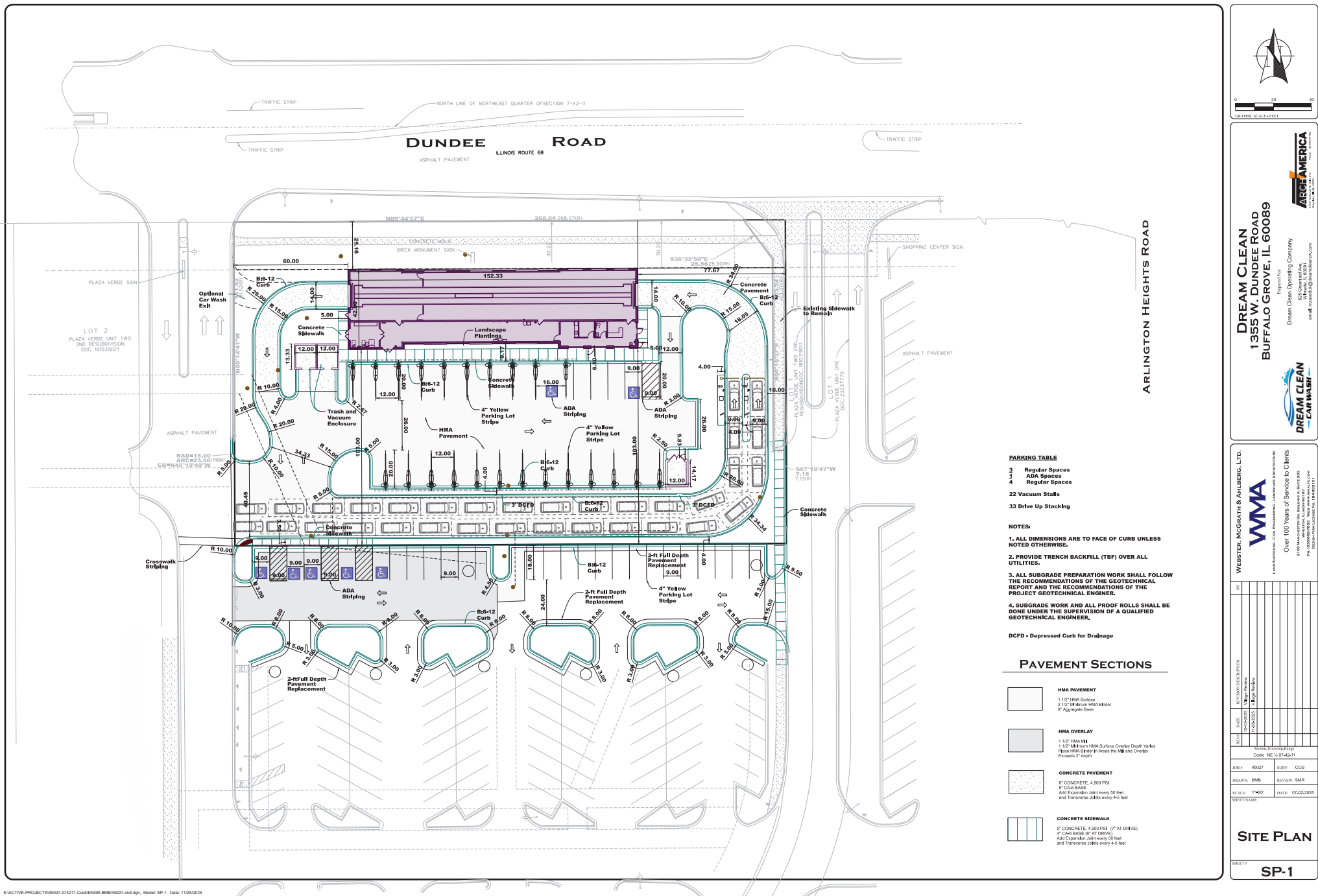
JULY 16, 2025
 Archamerica Job No. 25033

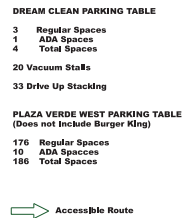
Trash Enclosure



ARCHAMERICA

34121 N. US 45, Suite 213 Phone 847-336-6600
 Grayslake, Illinois 60030 Fax 847-336-6601

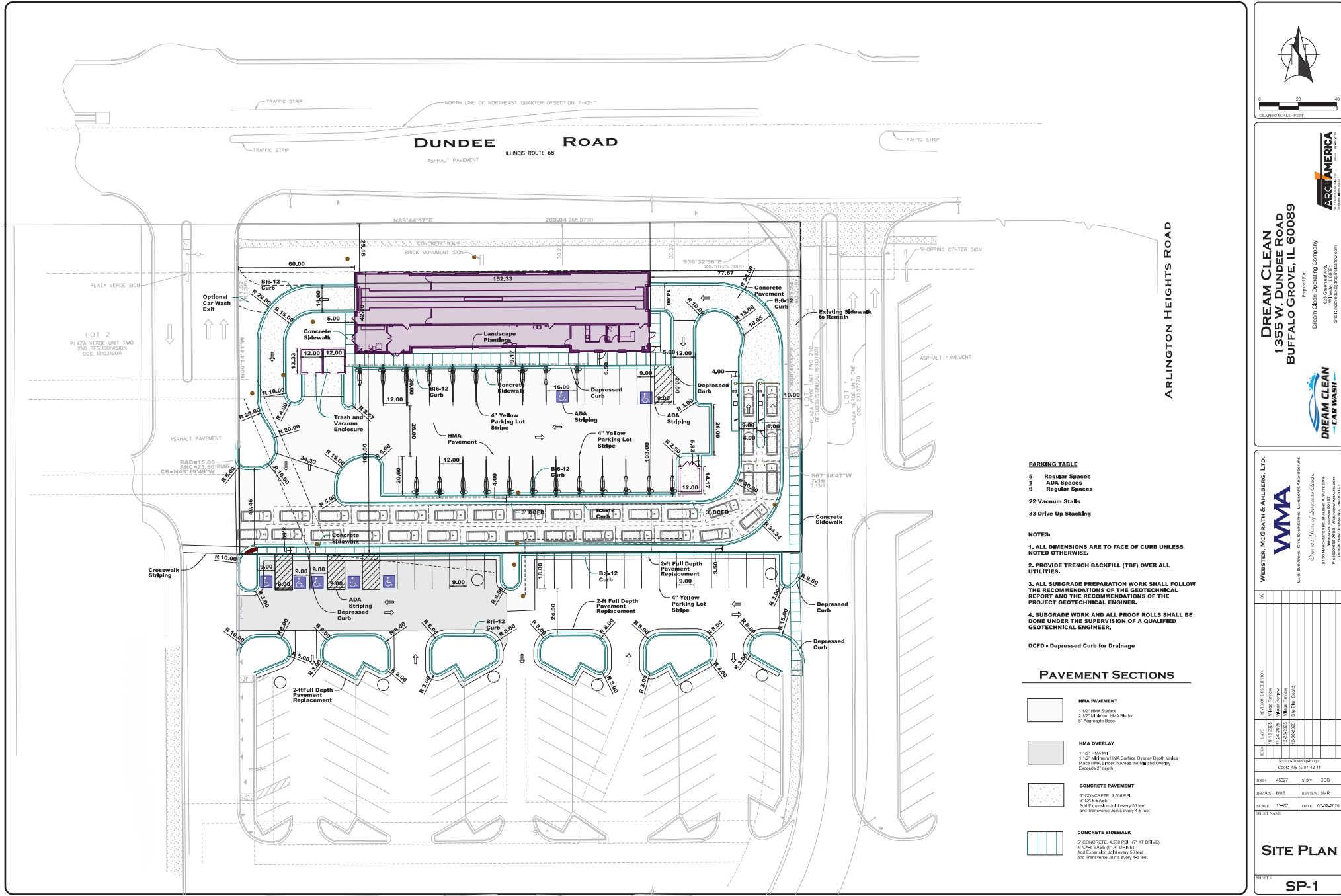




REV#	DATE	REVISION DESCRIPTION	BY
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002	11-26-2025	Major Revision	BN
https://www.hipaa.com Cook: NE 31 07-403-11			
XOH #	45627	REVIEW	CCG
DRAWN:	BMS	REVIEWED:	SMR
SCALE:	1"=20'	DATE:	07-42-201
SHEET NAME			

**OVERALL
PARKING
PLAN**

SHEET # **PP-1**



PARKING TABLE

5	Regular Spaces
1	ADA Spaces
6	Regular Spaces
22	Vacuum Stalls
33	Drive Up Stacking

- NOTES:**
- 1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
 - 2. PROVIDE TRENCH BACKFILL (TBF) OVER ALL UTILITIES.
 - 3. ALL SUBGRADE PREPARATION WORK SHALL FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER.
 - 4. SUBGRADE WORK AND ALL PROOF ROLLS SHALL BE DONE UNDER THE SUPERVISION OF A QUALIFIED GEOTECHNICAL ENGINEER.

DCFD - Depressed Curb for Drainage

PAVEMENT SECTIONS

- HMA PAVEMENT**
 - 1 1/2" HMA Surface
 - 2 1/2" Minimum HMA Binder
 - 8" Aggregate Base
- HMA OVERLAY**
 - 1 1/2" HMA 118
 - 1 1/2" Minimum HMA Surface Overlay Depth Varies
 - Place HMA Binder to Areas for 18" over Overlay
 - Extends 2' depth
- CONCRETE PAVEMENT**
 - 8" CONCRETE, 4500 PSI
 - 8" C&G BASE
 - Add Expansion Joints every 50 feet
 - and Transverse Joints every 45 feet
- CONCRETE SIDEWALK**
 - 8" CONCRETE, 4500 PSI (7" AT DRIVE)
 - 4" C&G BASE (7" AT DRIVE)
 - Add Expansion Joints every 50 feet
 - and Transverse Joints every 45 feet

GRAPHIC SCALE - FEET

0 20 40

ARCAMERICA

DREAM CLEAN
1355 W. DUNDEE ROAD
BUFFALO GROVE, IL 60089

Presented By:
Dream Clean Operating Company
633 Greenleaf Ave.
Buffalo Grove, IL 60089
email: mazzard@dreamclean.com

WEBSTER, MCGRATH & AHLBERG, LTD.
WMA
Civil Engineering Consultants & Architects
1100 West Higgins Road, Suite 200
P.O. Box 200000, Chicago, IL 60620-0000
Phone: 773.226.1100 Fax: 773.226.1101
www.wma-ill.com

REV.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/25/2025
2	WMA PRELIM	12/23/2025
3	WMA PRELIM	12/23/2025
4	WMA PRELIM	12/23/2025
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DATE: 07-02-2025

SCALE: 1"=40'

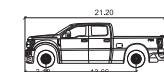
SHEET NAME:

SITE PLAN

SHEET 2

SP-1





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GRAPHIC SCALE - FEET



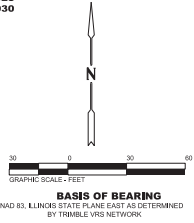
WMA

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WHEATON, ILLINOIS 60187
1570666.763 WWW.WHARMMAT.COM

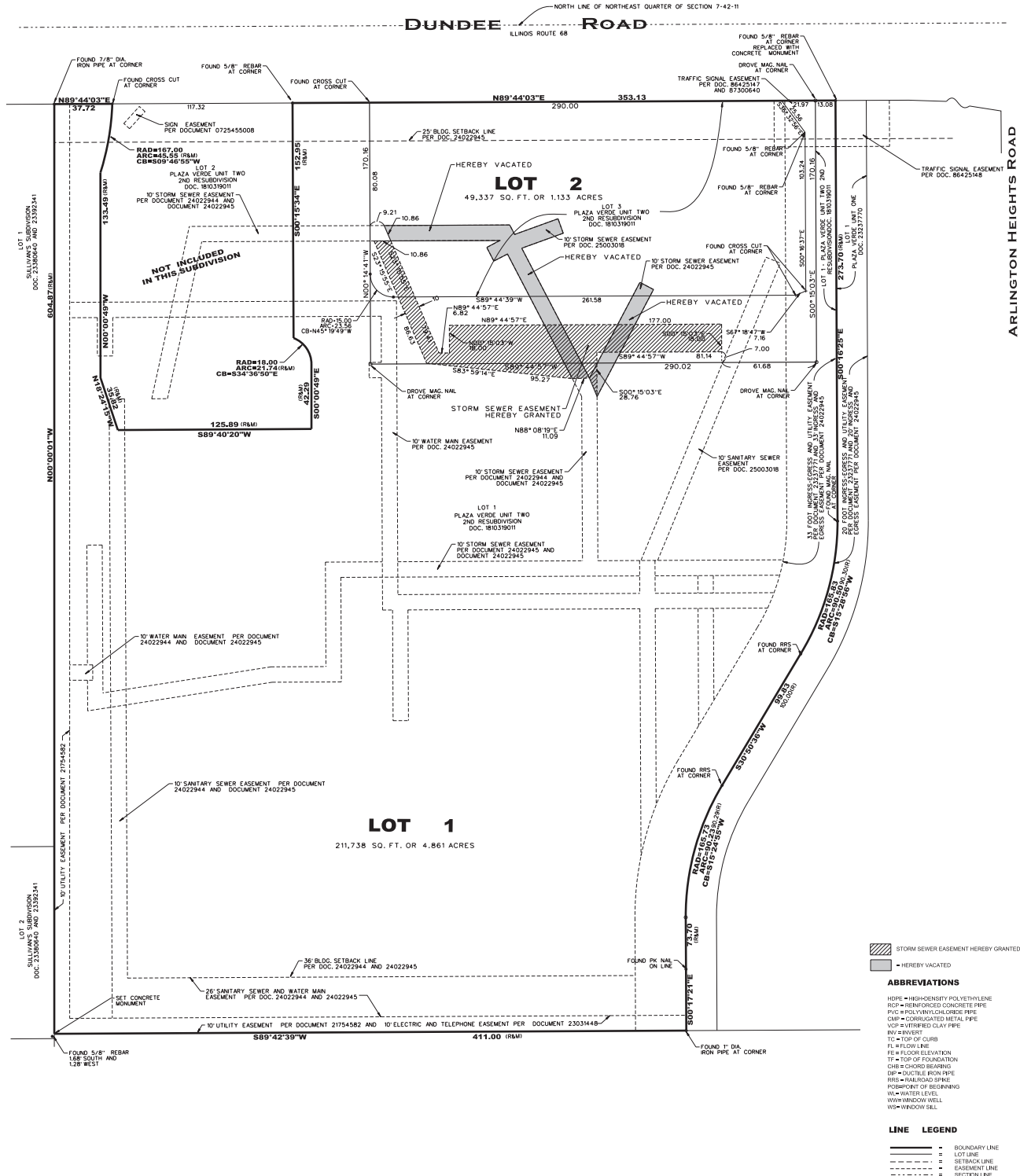
AUTO TURN
F-350
EXHIBIT
SHEET # **AT-1**

PIN's
03-07-201-028
03-07-201-030



FINAL PLAT OF PLAZA VERDE UNIT TWO - 3RD RESUBDIVISION

BEING A RESUBDIVISION OF PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7,
TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



AFTER RECORDING MAIL TO
VILLAGE CLERK
VILLAGE OF BUFFALO GROVE
51 RAUP BOULEVARD
BUFFALO GROVE, ILLINOIS

GENERAL NOTES

THE PLAT IS BASED IN PART FROM INFORMATION CONTAINED IN FIDELITY NATIONAL
TITLE INSURANCE COMPANY COMMITMENT NO. FCH1041616 L.I. DATED DECEMBER 6, 2024.
CONVEYANCES, CONDITIONS AND RESTRICTIONS CONTAINED IN DOCUMENT 1610310011.
DECLARATION AND AGREEMENT OF EASEMENT RECORDED SEPTEMBER 26, 1975 AS DOCUMENT 13227771.
RESTRICTIVE COVENANTS ON DOCUMENT 24022944 THAT NO PART OF LOT 1 OR LOT 2 OF PLAZA
VERDE UNIT TWO SHALL BE USED AS A GASOLINE STATION.

VEHICULAR ACCESS NOTES

- THERE SHALL BE, AT MOST, ONE (1) RESTRICTED EGRESS-ONLY
VEHICULAR ACCESS POINT AND ONE (1) VEHICULAR ACCESS POINT TO
ILLINOIS 66 (DUNDEE ROAD) FROM LOT 1 SHOWN HEREON.
- THERE SHALL BE, AT MOST, ONE (1) VEHICULAR ACCESS POINT
TO ILLINOIS 66 (DUNDEE ROAD) FROM THE COMMON LOT LINE OF LOT 1
OF THE PLAZA VERDE UNIT TWO 2ND RESUBDIVISION AND LOT 1 OF
THE PLAZA VERDE UNIT TWO 3RD RESUBDIVISION.
- ALL OTHERS ACCESS SHALL BE VIA INTERNAL CIRCULATION.

ABBREVIATIONS

HDP = HIGH-DENSITY POLYETHYLENE
RCP = REINFORCED CONCRETE PIPE
PVC = POLYVINYLCHLORIDE PIPE
CMP = CORRUGATED METAL PIPE
VCP = VIBRATED CLAY PIPE
INV = INVERT
TL = TOP OF CURB
FL = FLOW LINE
FE = FLOOR ELEVATION
TF = TOP OF FOUNDATION
CHB = CHORD BEARING
DR = DUCTILE IRON PIPE
RRS = RAILROAD SPIKE
PSP = POINT OF BEGINNING
WL = WATER LEVEL
WVW = WINDOW WELL
WS = WINDOW SILL

LINE LEGEND

— BOUNDARY LINE
--- LOT LINE
--- SETBACK LINE
--- EASEMENT LINE
--- SECTION LINE

Prepared For:	DREAM CLEAN OPERATING CO., LLC
Location:	1355 DUNDEE ROAD BUFFALO GROVE, ILLINOIS
Prepared By:	WEBSTER, McGRATH & AHLBERG LTD.
Date:	7-1-2025
Scale:	1"=30'
Drawn By:	XXX
Check By:	XXX
Project No.:	COOK CO. 7-40-11

WEBSTER, McGRATH & AHLBERG LTD.
LAND SURVEYING • CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE
Over a Century of Service to our Clients
2102 Madison Road, Suite A, Suite 200, Wheeling, IL 60090
PH: (815) 398-7000 FAX: (815) 398-7001
WWW.WMA-IL.COM

FINAL PLAT OF PLAZA VERDE
UNIT TWO - 3RD RESUBDIVISION

BEING A RESUBDIVISION OF PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7,
TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

OWNER AND NOTARY CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF) ss

THIS IS TO CERTIFY THAT I, THE OWNER OF THE PROPERTY DESCRIBED IN THE ANNEXED PLAT, HAS CAUSED THE SAME TO BE PLATTED AS INDICATED HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE, AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

ALSO, THIS IS TO CERTIFY THAT TO THE BEST OF OWNERS' KNOWLEDGE AND BELIEF, THE SUBDIVISION LIES IN THE FOLLOWING SCHOOL DISTRICTS:

DATED AT _____, ILLINOIS, THIS _____ DAY OF _____, A.D., 20____

BY: _____

TITLE: _____

ATTEST: _____

TITLE: _____

STATE OF ILLINOIS)

COUNTY OF) ss

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ AND _____ OF _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH, IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH AND THE SECRETARY DID ALSO THEN AND THERE ACKNOWLEDGE THAT HE IS CUSTODIAN OF THE CORPORATE SEAL OF SAID CORPORATION, DID AFFIX SAID CORPORATE SEAL TO SAID INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL AT _____, ILLINOIS,

THIS _____ DAY OF _____, A.D., 20____

BY: _____

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

ENGINEER'S SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS)

THIS IS TO CERTIFY THAT I, A REGISTERED PROFESSIONAL ENGINEER, CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, ADEQUATE PROVISION HAVE BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS THE RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____, 20____

BY: _____

PLANNING AND ZONING COMMISSION'S CERTIFICATE

STATE OF ILLINOIS)

COUNTIES OF COOK & LAKE

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF BUFFALO GROVE, COOK AND LAKE COUNTIES, ILLINOIS.

AT A MEETING HELD THIS _____ DAY OF _____, A.D., 20____

CHIRMAN _____

CORPORATE AUTHORITY'S CERTIFICATE

STATE OF ILLINOIS)

COUNTIES OF COOK & LAKE

APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BUFFALO GROVE, COOK AND LAKE COUNTIES, ILLINOIS, AT A MEETING

HELD THIS _____ DAY OF _____, A.D., 20____

VILLAGE PRESIDENT _____

ATTEST: _____

VILLAGE CLERK _____

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)

COUNTIES OF COOK & LAKE

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF BUFFALO GROVE, COOK AND LAKE COUNTIES, ILLINOIS.

DATED THIS _____ DAY OF _____, A.D., 20____

VILLAGE ENGINEER _____

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT OF § 8 OF AN ACT TO REVERSE THE LAW IN RELATION TO PLATS, AS AMENDED, A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS, DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

JOSIE REIS, P.E.,
REGION ONE ENGINEER

AUTHORIZATION TO RECORD CERTIFICATE

I, JOEL C. VIETI, AN ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3561, HEREBY GRANTS PERMISSION TO A REPRESENTATIVE OF THE VILLAGE OF BUFFALO GROVE TO RECORD THIS PLAT OF SUBDIVISION.

JOEL C. VIETI
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3561
LICENSE EXPIRATION DATE: NOVEMBER 30, 2026
2100 MANCHESTER ROAD, SUITE 203
WHEATON, ILLINOIS 60187
PHONE: 630.214.0201
JOELV@WALTO.COM



EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC SOUNDS AND SIGNALS AND COMMUNICATIONS SERVICE IS HEREBY GRANTED TO:

VILLAGE OF BUFFALO GROVE

ITS SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, TELEPHONE AND CABLES, TRANFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SIGNALS AND BELLWIRE IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DOTTED LINES ON THE PLAT AND MARKED "WATERMAIN EASEMENT", "SANITARY SEWER EASEMENT", "STORM SEWER EASEMENT" AND "DRAINAGE EASEMENT". ALSO GRANTED HEREWIT IS THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DOTTED LINES MARKED "EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

GENERAL VILLAGE EASEMENT PROVISIONS

AN EASEMENT FOR PURPOSES INCLUDING, BUT NOT LIMITED TO, WATER SUPPLY AND DISTRIBUTION, SANITARY SEWER, STORM SEWER AND DRAINAGE, IS HEREBY RESERVED FOR AND GRANTED TO:

VILLAGE OF BUFFALO GROVE

ITS SUCCESSORS AND ASSIGNS TO INSTALL, OPERATE, MAINTAIN, AND REMOVE, FROM TIME TO TIME, FACILITIES USED FOR PURPOSES INCLUDING, BUT NOT LIMITED TO, WATER SUPPLY AND DISTRIBUTION, SANITARY SEWER, STORM SEWER AND DRAINAGE IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DOTTED LINES ON THE PLAT AND MARKED "WATERMAIN EASEMENT", "SANITARY SEWER EASEMENT", "STORM SEWER EASEMENT" AND "DRAINAGE EASEMENT". ALSO GRANTED HEREWIT IS THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DOTTED LINES MARKED "EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

STORMWATER EASEMENT PROVISIONS

AN EASEMENT FOR PURPOSES INCLUDING, BUT NOT LIMITED TO, STORM SEWER AND DRAINAGE, IS HEREBY RESERVED FOR AND GRANTED TO:

VILLAGE OF BUFFALO GROVE

ITS SUCCESSORS AND ASSIGNS TO INSTALL, OPERATE, MAINTAIN, AND REMOVE, FROM TIME TO TIME, FACILITIES USED FOR PURPOSES INCLUDING, BUT NOT LIMITED TO, STORM SEWER AND DRAINAGE IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DOTTED LINES ON THE PLAT AND MARKED "STORMWATER EASEMENT". ALSO GRANTED HEREWIT IS THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DOTTED LINES MARKED "EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

NICOR EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NICOR GAS COMPANY, ITS SUCCESSORS AND ASSIGNS (NAGAS) TO INSTALL, OPERATE, MAINTAIN, REPAIR, RE-LEASE AND REMOVE, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THE PLAT MARKED "EASEMENT". ALSO GRANTED HEREWIT IS THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DOTTED LINES MARKED "EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN SECTION 65.05(2) OF THE "CONDOMINIUM PROPERTY ACT", ILLINOIS COMPILATED STATUTES, CH. 765, SEC. 65.05(2), AS AMENDED FROM TIME TO TIME. THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL, OR AREA OF REAL PROPERTY, INCLUDING REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR IN PART TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PROPERTY, EVEN THOUGH SUCH AREAS MAY BE DESIGNATED ON THIS PLAT BY OTHER TERMS.

EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATIONS SERVICE IS HEREBY RESERVED FOR AND GRANTED TO COMMONWEALTH EDISON COMPANY AND SBC TELEPHONE COMPANY, GRANTEES.

THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SIGNALS AND BELLWIRE IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT". ALSO GRANTED HEREWIT IS THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT". ALSO GRANTED HEREWIT IS THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT". AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 65, ILCS 65.05(2), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL, OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR IN PART TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THIS PLAT BY TERMS SUCH AS "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING" AND "COMMON AREA". THE TERM "COMMON AREA OR AREAS", AND "COMMON ELEMENTS" INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, RETENTION FOND OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEE AT COST OF THE GRANTEE/OWNER, UPON WRITTEN REQUEST.

SURVEYOR CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF DUPage) ss

THIS IS TO CERTIFY THAT WEBSTER, MCGRATH AND AHLBERG, LTD., HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

LOTS 1 AND 3 IN PLAZA VERDE UNIT TWO 2ND RESUBDIVISION, BEING A RESUBDIVISION OF PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 13, 2016 AS DOCUMENT NUMBER 191031011.

AS SHOWN BY THE ANNEXED PLAT.

ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

WE FURTHER CERTIFY THAT THE PROPERTY IS LOCATED WITHIN THE VILLAGE OF BUFFALO GROVE WHICH HAS ADOPTED A COMPREHENSIVE PLAN.

BY SCALE MEASUREMENT ONLY ON THE FLOOD INSURANCE RATE MAP FOR COOK COUNTY, ILLINOIS, AND INCORPORATED AREAS, MAP NUMBER TD0100501 WITH AN EFFECTIVE DATE OF AUGUST 19, 2006, THE SUBJECT PROPERTY LIES WITHIN ZONE "UNSHADED X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

THE PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

GIVEN UNDER MY HAND AND CORPORATE SEAL AT WHEATON, ILLINOIS, THIS

DAY OF _____, A.D., 20____

WEBSTER, MCGRATH AND AHLBERG, LTD.

BY:

JOEL C. VIETI
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3561
LICENSE EXPIRATION DATE: NOVEMBER 30, 2026
2100 MANCHESTER ROAD, SUITE 203
WHEATON, ILLINOIS 60187
PHONE: 630.214.0201
JOELV@WALTO.COM



VILLAGE COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS)

COUNTIES OF COOK AND LAKE

I HEREBY CERTIFY THAT I FIND NO DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS DUE AGAINST THE PROPERTY DESCRIBED IN THE PLAT HEREON DENIED, BUFFALO GROVE, COOK AND LAKE COUNTIES, ILLINOIS.

DATED THIS _____ DAY OF _____, A.D., 20____

VILLAGE COLLECTOR _____

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF COOK

I, _____, COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST ANY OF THE LAND INCLUDED IN THE DESCRIBED PROPERTY.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT, GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF COOK COUNTY, ILLINOIS.

THIS _____ DAY OF _____, A.D., 20____.

COUNTY CLERK _____

PLEASE TYPE PRINT NAME

Rev	Date	Description	By
1	10/26/25	REVISOR PER VILLAGE REVIEW	JCV
FINAL PLAT OF PLAZA VERDE UNIT 2 - 3RD RESUBDIVISION			
LOCATOR			
1355 DUNDAS ROAD BUFFALO GROVE, ILLINOIS			
PREPARED FOR: DREAM CLEAN OPERATING CO., LLC 601 GREEN DAY AVENUE WILMETTE, IL 60091-0001 PHONE: 630.983.0500			
WEBSTER, MCGRATH & AHLBERG LTD.			
LAND SURVEYING • CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE			
Over a Century of Service in our Clients			
2100 Manchester Road, Suite 203, Wheaton, IL 60187 PH: 630.214.0201 • FAX: 630.214.0201 WWW.WEBSTERMCGRATHANDAHLBERG.COM			
JOB NO.	49027	DATE:	7-1-2025
SURV.	JCV	DRAWN:	DEBUN
FILE NO.	COOK CO. 7-40-11	DIRECT:	XXX
		2 of 2	

Date: 11-25-25

Product: FAB
Machine: FAB
Designer: CLH
Sales Person: CLH

Job Schedule:

Permits: ☐

Pick Up: ☐

Install: ☐

Ship: ☐

If Approved, Please Fill Area

Signature:

Print Name:

If not email changes

Bill To Client:

Mitch

1355 Dundee Rd
Buffalo Grove IL

New Build

Monument Per Village



PLEASE NOTE:
Standard production time on most Print/Graphic Orders is 5-10 business days from signed approval or when materials for your project arrives (whichever may be longer). Anything required for a certain date/event/rush may have Rush Fee Applied. Prices DO NOT include tax, freight or installation where applicable unless noted. *Custom One Off Signs & electrical Fabricated Items are 5-7 weeks in most cases.

WE HAVE MOVED!

522 Sheridan Rd Highland IL 60040 P: 708-669-7177 W: icsignsinc.com

YOU ARE THE LAST PERSON TO APPROVE THIS PROOF
This proof for your project approval is YOUR responsibility to proofread and check all items of your project carefully. IC Signs & Graphics is NOT responsible for errors that are overlooked during the proofing process. YOU will be responsible for reprint costs. By signing this proof and OR replying to the email communication w/ this proof prior for an approval, you are taking all liability that the proof is correct.



NEW CAR WASH DEVELOPMENT FOR
Dream Clean
BUFFALO GROVE, ILLINOIS
AUGUST 26, 2025
Archamerica Job No. 25033

Elevations



ARCHAMERICA
34121 N. US 45, Suite 213 Phone 847-336-6600
Grayslake, Illinois 60030 Fax 847-336-6601

Date: 2-13-26

Comments Addressed

Product: FAB

Machine: FAB

Designer: CLH

Sales Person: CLH

Job Schedule:

Permits:

Pick Up

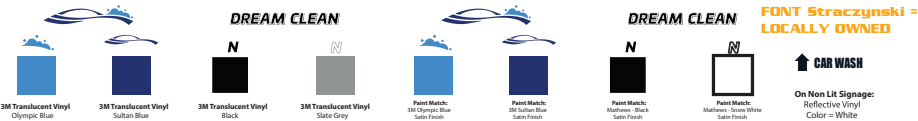
Install

Ship

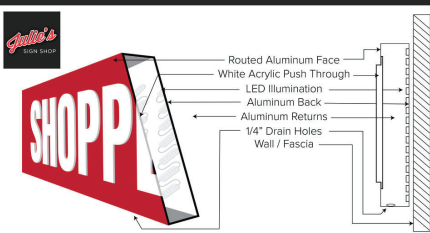
NITE
Render



Dream Clean Car Wash Branding Guidelines & Paint Colors



PUSH THROUGH ACRYLIC LETTERS



64 Sq ft Max
12ft H Max
w/ Brick Base
*Opaque White B/G

If Approved, Please Fill Area

Signature:

Print Name:

If not email changes

Bill To Client:

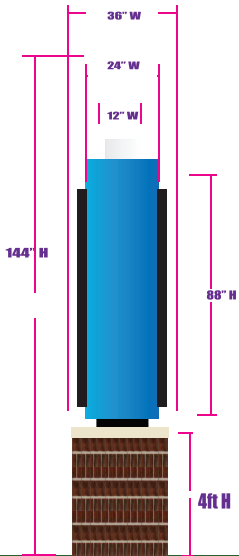
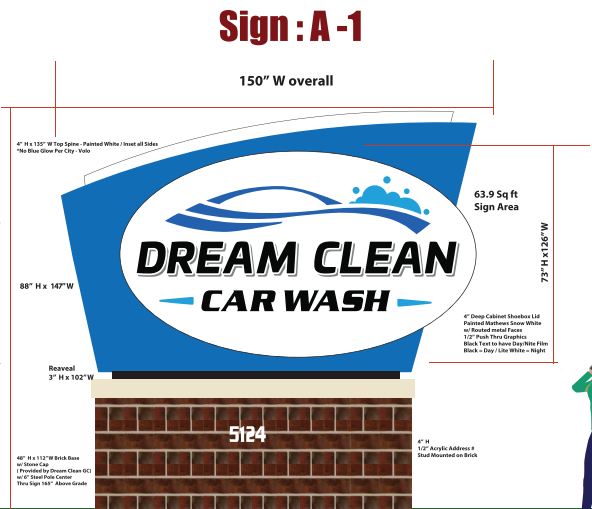
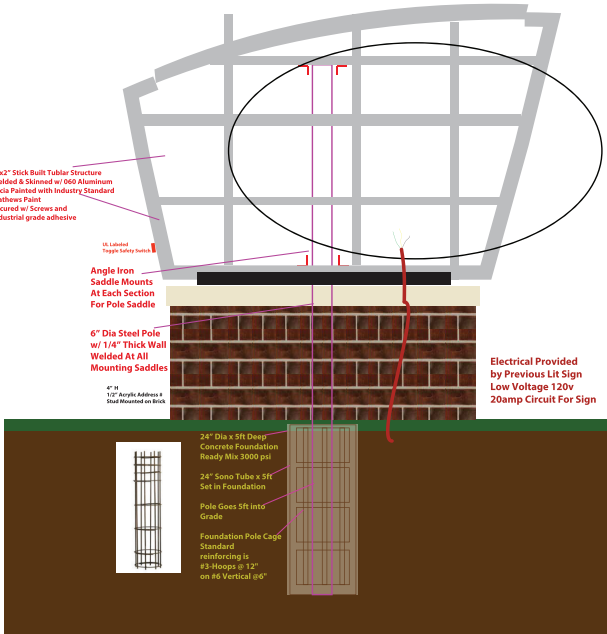
Mitch

1355 Dundee Rd

Buffalo Grove IL

New Build

Monument Per Village



Buffalo Grove IL - Project - IC-Sign Code: A-1

PLEASE NOTE:

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YOU ARE THE LAST PERSON TO APPROVE THIS PROOF

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WE HAVE MOVED!

522 Sheridan Rd Highland IL 60040 P: 708-669-7177 W: icsignsinc.com

No Verbal Changes or Approvals Allowed / All Approvals or Changes must be emailed

Date: 1-22-26

Product: FAB
Machine: FAB
Designer: CLH
Sales Person: CLH

Job Schedule:

Permits: ☐

Pick Up ☐

Install ☐

Ship ☐

If Approved, Please Fill Area

Signature:

Print Name:

If not email changes

Bill To Client:
Mitch

1355 Dundee Rd
Buffalo Grove IL

New Build

Monument Per Village



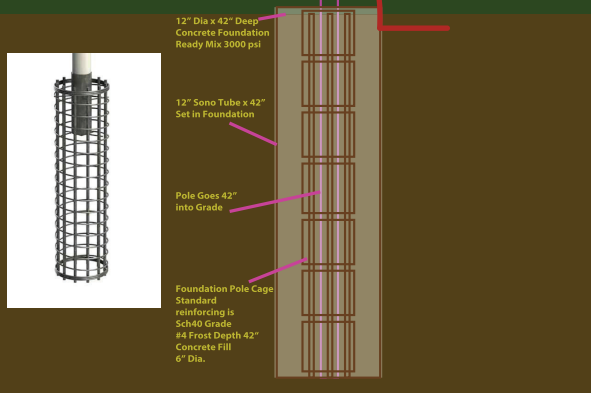
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Directional Signs For Internal Traffic Flow



Date: 1-22-26

Product: FAB
Machine: FAB
Designer: CLH
Sales Person: CLH

Job Schedule:

Permits: ☐

Pick Up: ☐

Install: ☐

Ship: ☐

If Approved, Please Fill Area

Signature:

Print Name:

If not email changes

Bill To Client:
Mitch

1355 Dundee Rd
Buffalo Grove IL

New Build

Monument Per Village



Ver 2 stacked - Style



PLEASE NOTE:
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WE HAVE MOVED!

522 Sheridan Rd Highland IL 60040 P: 708-669-7177 W: icsignsinc.com

No Verbal Changes or Approvals Allowed / All Approvals or Changes must be emailed

Date: 1-21-26

Product: FAB
Machine: FAB
Designer: CLH
Sales Person: CLH

Job Schedule:

Permits: ☐

Pick Up: ☐

Install: ☐

Ship: ☐

If Approved, Please Fill Area

Signature:

Print Name:

If not email changes

Bill To Client:
Mitch

1355 Dundee Rd
Buffalo Grove IL

New Build

Monument Per Village



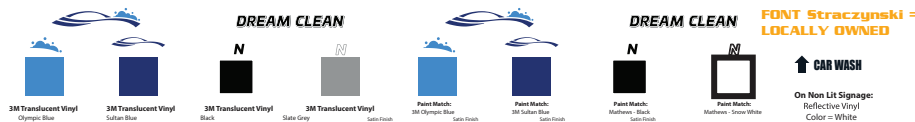
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522 Sheridan Rd Highland IL 60040 P: 708-669-7177 W: icsignsinc.com

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Dream Clean Car Wash Branding Guidelines & Paint Colors



*****Community Development
Comment Addressed**

Reduced Height of Directional Sign from 5ft to 4ft
- Noted Sq ft of graphic area



Sign - C

24x33" blue
skinned alum painted on frame upper

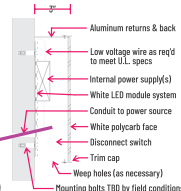


18"x30" x 3" deep
Logo w/ Black Trim cap
& returns - painted backs
ovals = 3.75 Sq ft

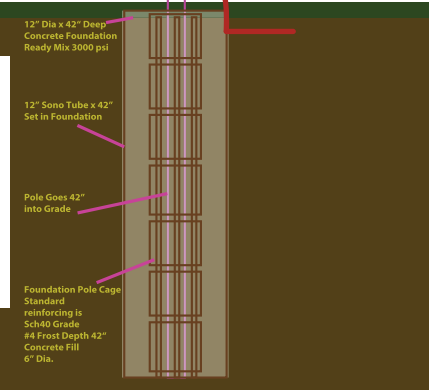
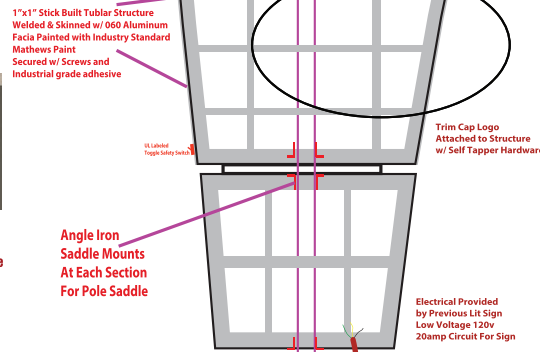
Text = 1.25 Sq ft
4" H Text/Arrow
Routed Face / Flush Back Acrylic
LED Lit
4ft H overall
Single Saddle 2" Pole

25x19" blue
skinned alum painted on frame upper

30"W x 1" H white Top Spine
gets Architectural Blue Lighting on top



Examples of Fabrication Style
Routed Face w/ 3/16" White Acrylic
Backed Alum w/ Industrial Adhesive
& Welded Tabs for Holding in Place
Low Voltage 120v LED Panel Lit



Date: 1-22-26

Product: FAB
Machine: FAB
Designer: CLH
Sales Person: CLH

Job Schedule:

Permits: ☐

Pick Up: ☐

Install: ☐

Ship: ☐

SIGN M

2" Deep Aluminum 060 -
Shoebox Pans Painted w/ Reflective Vinyl Faces
18" H x 96" W - NON LIT



Dream Clean Car Wash Branding Guidelines & Paint Colors

3M Translucent Vinyl Olympic Blue	3M Translucent Vinyl Sulfur Blue	3M Translucent Vinyl Black	3M Translucent Vinyl Slate Grey	Satin Finish	Paint Match: 3M Olympic Blue Satin Finish	Paint Match: 3M Sulfur Blue Satin Finish	Paint Match: Automotive Black Satin Finish	Paint Match: Medium Cream White

FONT Straczynski = LOCALLY OWNED

↑ CAR WASH

On Non Lit Signage:
Reflective Vinyl
Color = White

If Approved, Please Fill Area

Signature:

Print Name:

If not email changes

Bill To Client:

Mitch

1355 Dundee Rd
Buffalo Grove IL

New Build

Monument Per Village



PLEASE NOTE:
Standard production time on most Print/Graphic Orders is 5-10 business days from signed approval or when materials for your project arrives (whichever may be longer). Anything required for a certain date/event/rush may have Rush Fee Applied. Prices DO NOT include tax, freight or installation where applicable unless noted. *Custom One Off Signs & electrical Fabricated items are 5-7 weeks in most cases.

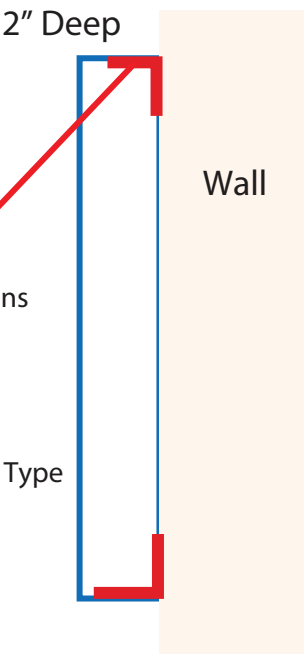
WE HAVE MOVED!

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Mounted w/
1.5" - 1/8" Thick Angle Iron
non Lit Alum Fabricated Pans
Mounted to angle
w/ Self Tapper Hardware
Angle Mounted to Wall w/
Tapcons or Toggle Bolts
To Be Determined Per Wall Type

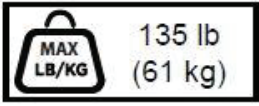




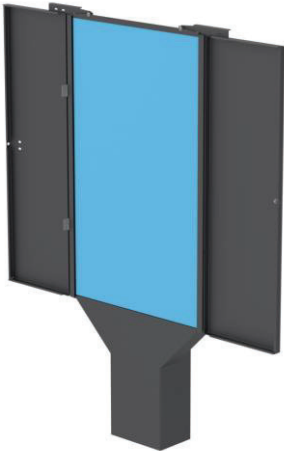
MANUFACTURING

OUTDOOR DIGITAL MENU

OH55A-S / OH46A-S SAMSUNG



OPTIONAL: SECURITY DOORS
+ EXTRA ADVERTISEMENT SPACE



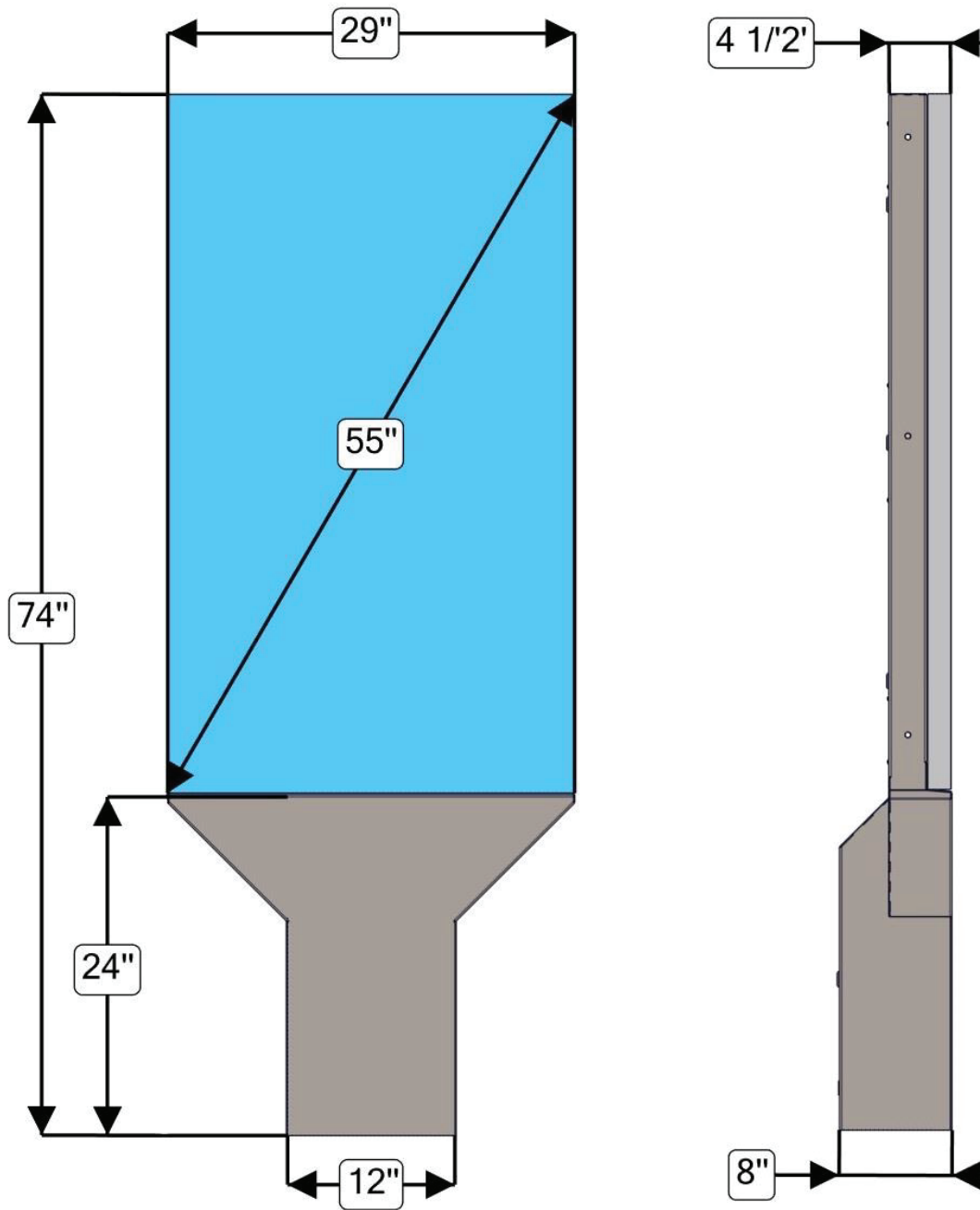
PACKAGE INCLUDING			
ITEM NO.	ITEM PREVIEW	ITEM NAME	QTY.
1		ABC Kiosk Stand for LH55OHF / LH46OHF SAMSUNG	1
2		Outdoor SAMSUNG TV LH55OHF / LH46OHF	1
3		UL-Listed Weatherproof Outlet Box	1
4		DK 7 - Triangular Enclosure Key	2
5		Anchor Template 1/8" Mild Steel (powdercoated)	1
6		Wedge Anchor 5/8"-11 Thread Size, 6" Long (Embedded 4"-4.5" in existing concrete base)	4

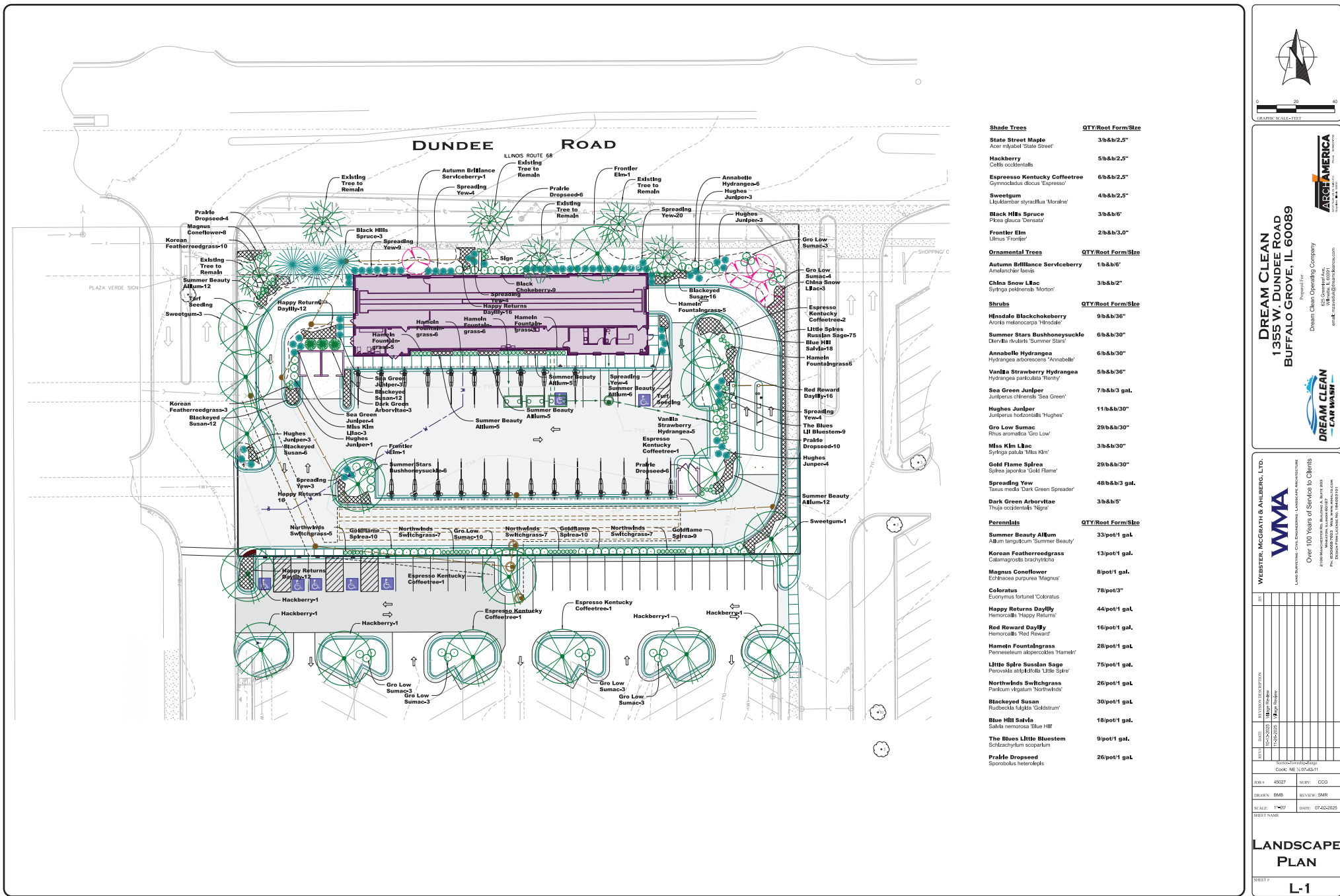
REQUIRED TOOLS			
ITEM NO.	ITEM PREVIEW	ITEM NAME	QTY.
T1		5/8" Masonry Drill Bit Minimum 4" Drilling Depth	1
T2		Hammer Drill	1
T3		Hammer	1
T4		15/16" Size Wrench	1
T5		Leveler	1
T6		Phillips Screwdriver	1

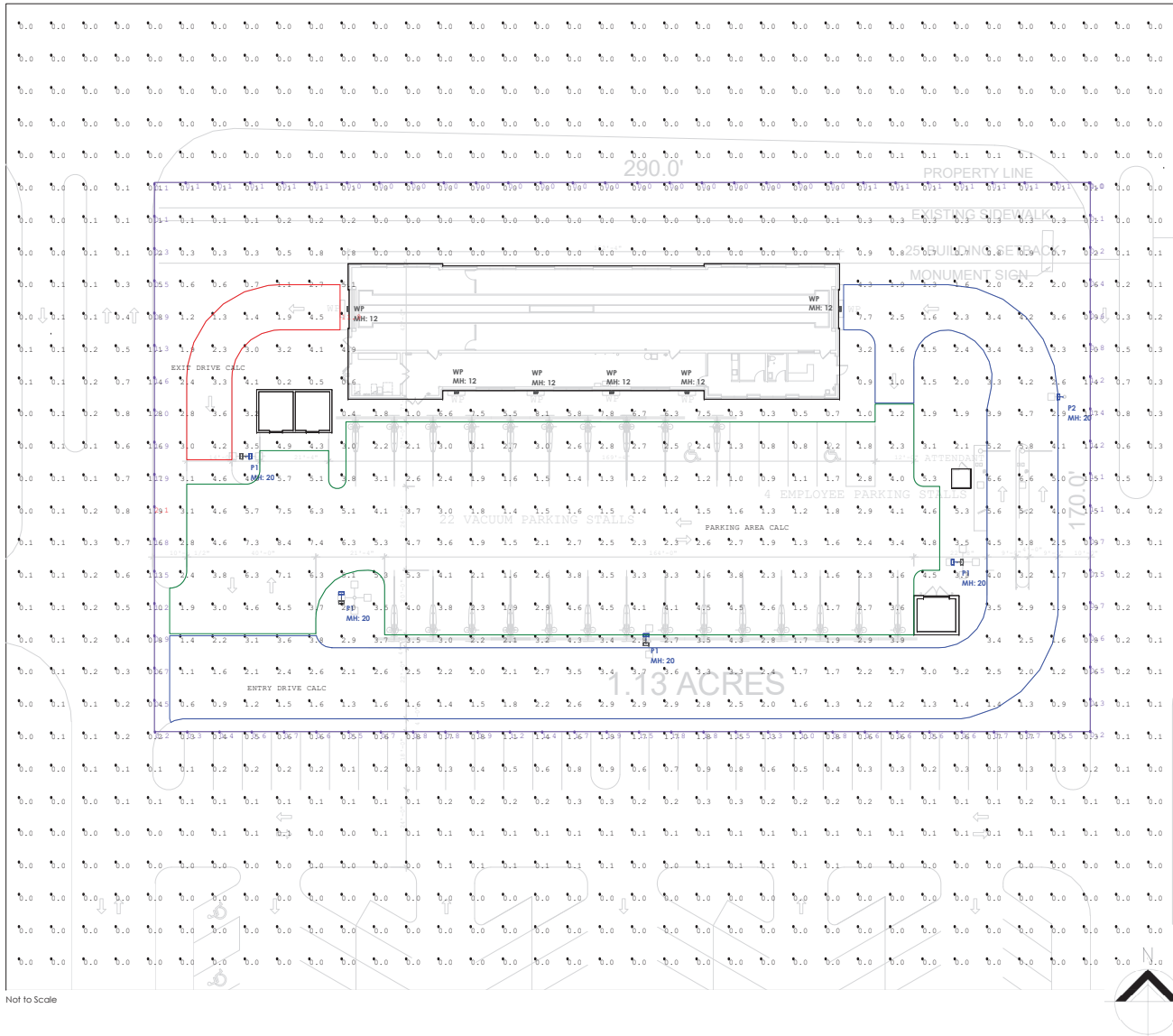
WARNING

Before installing make sure the supporting surface will support the combined load of the equipment and hardware. Never exceed the Maximum Load Capacity. Always use an assistant or mechanical lifting equipment to safely lift and position equipment. Although this product features a corrosion-resistant coating, it is not designed to move with sharp edge tools. Be sure power cord is routed so that it will not be tripped on, stepped on, or pinched by heavy items. Avoid overloading electrical outlets or extension cords. Always disconnect the power cord from the power outlet when installing, servicing, or not using the product for an extended period of time. Do not block ventilation slots or fan exhaust on product. Blocking airflow could damage product. Arrange product to allow air to flow freely around product.

BASIC DIMENSIONS







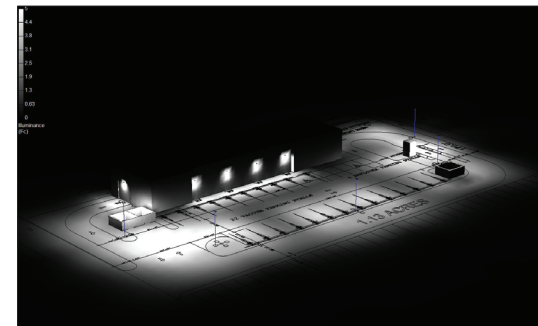
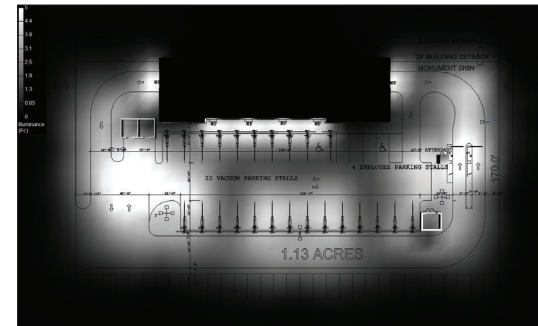
Not to Scale

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	Manufacturer	Description	Arrangement	Luminaire Lumens	Arr. Lum. Lumens	Luminaire Watts	Arr. Watts
	4	P1	EXO	ASL1-160L-115-4K7-4W-U	Single	15232	15232	109.7	109.7
	1	P2	EXO	ASL1-160L-70-4K7-3-U	Single	15232	15232	109.7	109.7
	6	WP	EXO	ASL1-160L-115-4K7-4W-U	Single	15232	15232	109.7	109.7
	6	SG	EXO	SG1-40-4K	Single	4070	4070	38.1	38.1

Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	Max/Min	Avg/Min		
Full Area, Planar	Illuminance	Fc	0.67	11.9	0.0	N.A.	N.A.		
PROPERTY LINE	Illuminance	Fc	0.63	2.1	0.0	N.A.	N.A.		
ENTRY DRIVE CALC	Illuminance	Fc	2.78	7.7	0.6	12.83	4.63		
EXIT DRIVE CALC	Illuminance	Fc	3.03	4.5	1.4	3.21	2.16		
PARKING AREA CALC	Illuminance	Fc	3.07	8.4	0.8	10.50	3.84		

PARKING LOT DESIGN GUIDE		MAINTAINED HORIZONTAL		MAINTAINED VERTICAL		MAXIMUM	
APPLICATION AND TASK		AVERAGE (FC)	RANGE (FC)	AVERAGE (FC)	RANGE (FC)	AVG-MIN	MAX-MIN
PARKING (UNCOVERED) ZONE 3 (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	0.4	0.3-1.2	4:1	15:1
SAFETY (BUILDING EXTERIOR)		1	0.5-2	-	-	FOR SECURITY ISSUES, BASE AVG. TO 3	
UNNOTED RECOMMENDATIONS BASED ON IES THE LIGHTING HANDBOOK, 10TH EDITION AND IES RP-20-14. INDIVIDUAL APPLICATIONS WILL DETERMINE SPECIFIC RECOMMENDATIONS. PLEASE REFER TO THE MOST RECENT HANDBOOK FOR A MORE DETAILED EVALUATION AND ADDITIONAL APPLICATIONS. THESE RECOMMENDATIONS DO NOT SUPERCEDE ANY APPLICABLE CODES.							

NOTES	
PG-ENLIGHTEN IS NEITHER LICENSED NOR INSURED TO DETERMINE CODE COMPLIANCE. CODE COMPLIANCE REVIEW BY OTHERS.	
ANY VARIANCE FROM REFLECTANCE VALUES, OBSTRUCTIONS, LIGHT LOSS FACTORS OR DIMENSIONAL DATA WILL AFFECT THE ACTUAL LIGHT LEVELS OBTAINED.	
THIS ANALYSIS IS A MATHEMATICAL MODEL AND CAN BE ONLY AS ACCURATE AS IS PERMITTED BY THE THIRD-PARTY SOFTWARE AND THE IES STANDARDS USED.	
FIXTURE TYPES AND QUANTITIES MAY CHANGE BASED ON UNKNOWN OBSTRUCTIONS OR FIELD CONDITIONS. THESE CHANGES MAY RESULT IN AN INCREASED QUANTITY OF FIXTURES.	
FIXTURE TYPES AND QUANTITIES BASED ON PROVIDED LAYOUT AND DRAWINGS ARE FOR REFERENCE ONLY. TYPES AND QUANTITIES MAY CHANGE WITH FUTURE REVISIONS.	
CALCULATION GRID VALUES 10'-0" O.C.	



PROJECT NAME:

CAR WASH FACILITY - BUFFALO GROVE, ILLINOIS

CLIENT NAME:

ARCHAMERICA

Date:6/20/2025

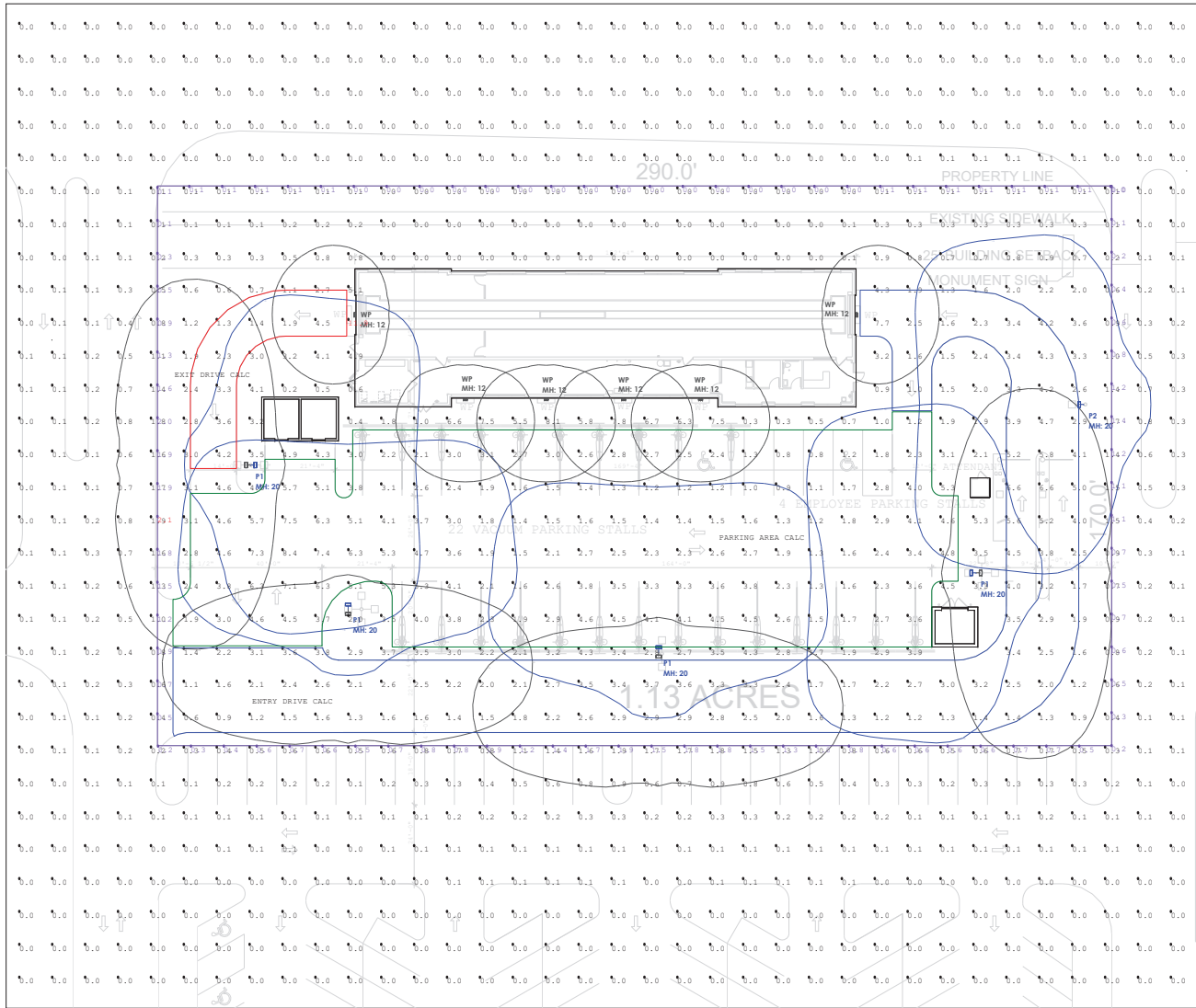
Page 1 of 2



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REVISIONS



Not to Scale

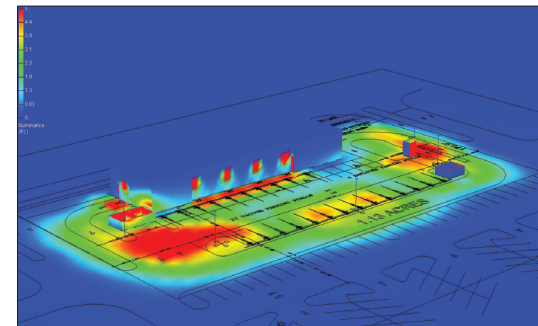
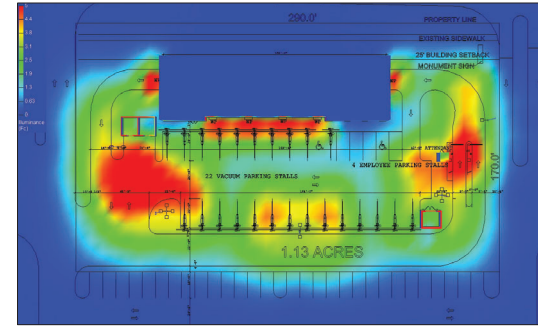
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CALCULATION GRID VALUES 10'-0" O.C.	



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630.816.9420

REVISIONS	
1	
2	
3	

PROJECT NAME:
CAR WASH FACILITY - BUFFALO GROVE, ILLINOIS

CLIENT NAME:
ARCHAMERICA

Date:6/20/2025
Page 2 of 2

SSSH Series Poles

SQUARE STRAIGHT STEEL

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

SPECIFICATIONS

CONSTRUCTION

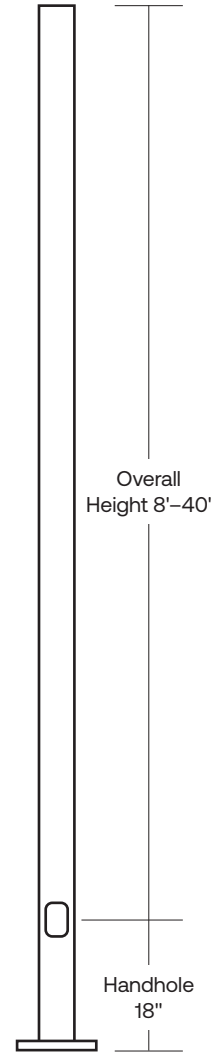
- Shaft: One-piece straight steel with square cross section, flat sides and minimum 0.23" radius on all corners; Minimum yield of 46,000 psi (ASTM-A500, Grade B); Longitudinal weld seam to appear flush with shaft side wall; Steel base plate with axial bolt circle slots welded to pole shaft having minimum yield of 36,000 psi (ASTM A36)
- Base cover: Two-piece square aluminum base cover included standard
- Pole cap: Pole shaft supplied with removable cover when applicable; Tenon and post-top configurations also available
- Hand hole: Rectangular 3x5 steel hand hole frame (2.38" x 4.38" opening); Mounting provisions for grounding lug located behind gasketed cover
- Anchor bolts: Four galvanized anchor bolts provided per pole with minimum yield of 55,000 psi (ASTM F1554). Galvanized hardware with two washers and two nuts per bolt for leveling
 - Anchor bolt part numbers: 3/4 x 30 x 3 — TAB-30-M38
1 x 36 x 4 — TAB-36-M38
- Super Durable polyester-TGIC powder coat finish with nominal 3.0 mil thickness. Meets or exceeds AAMA 2604 standards.

INSTALLATION

- Lighting installations for side and top mounting of luminaires with effective projected area (EPA) not exceeding maximum allowable loading of the specified pole in its installed geographic location

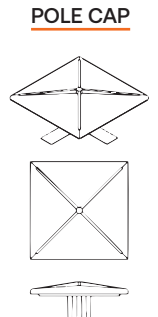
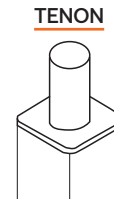
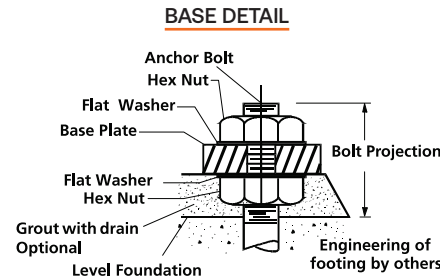
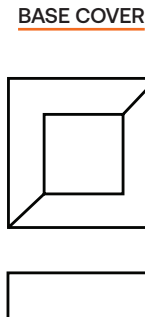
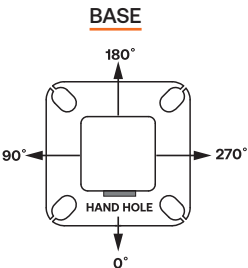
WAREHOUSE 'STOCKED' POLES:

- SSSH20-40A-4-HV-DB-WPO and SSSH25-40A-4-HV-DB-WPO (Pole only, must order kit SSSHSTK4KIT for anchor bolts and cap)
- The HV designation in the above catalog numbers is a combination of the S2 pattern and the B3 pattern



SERVICE PROGRAMS

QS10



SSSH Series Poles

SQUARE STRAIGHT STEEL

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

Gray Shading = Service Program Limit of 15 poles **QS10**

ORDERING INFORMATION

Example: SSSH25-40A-2L-S2-DBT-UL

SSSH	Height	Shaft	Thickness	Mounting	Drill Pattern	Finish	Options
Series	Reference page 3 Ordering matrix	Reference page 3 Ordering matrix	Reference page 3 Ordering matrix				
SSSH Square Straight Steel Pole EXO			A - .125" Wall B - .188" Wall C - .250" Wall	1 Single arm mount 2 Two fixtures at 180° 2L Two fixtures at 90° 3T Three fixtures at 90° 4 Four fixtures at 90° TA Tenon (2.38" OD x 4" Tall) TB Tenon (2.88" OD x 4" Tall) TC Tenon (3.5" OD x 6" Tall) TR ¹ Removable Tenon (2.38" x 4") OT Open Top (includes pole cap)	B3 2 bolt (2-1/2" spacing), Ratio S2 2 bolt (3-1/2" spacing) UDP Universal Drill Pattern	BLT Black Matte Textured BLS Black Gloss Smooth DBT Dark Bronze Matte Textured DBS Dark Bronze Gloss Smooth GTT Graphite Matte Textured LGT Light Grey Matte Textured LGS Light Grey Gloss Smooth PSS Platinum Silver Smooth WHT White Matte Textured WHS White Gloss Smooth VG Verde Green Textured Color Option CC Custom Color ²	GF1 ³ 20 Amp GFCI Receptacle and Cover EHH ³ Extra Handhole C05 ³ 5" Coupling C07 ³ 75" Coupling C20 ³ 2" Coupling MPB ³ Mid-pole Luminaire Bracket VM1 ⁴ Mode vibration dampener VM2 ⁵ 2nd mode vibration dampener LAB Less Anchor Bolts UL UL Certified

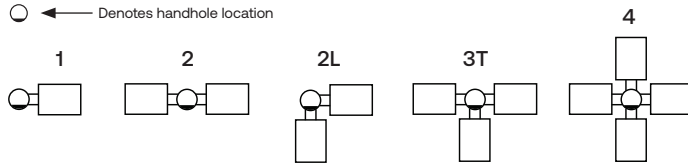
Accessories (Order Separately)

- ☐ **VM2S08** Field-installed 2nd mode vibration dampener - 8 ft
- ☐ **VM2S12** Field-installed 2nd mode vibration dampener - 12 ft
- ☐ **VM2S16** Field-installed 2nd mode vibration dampener - 16 ft
- ☐ **VM2S20** Field-installed 2nd mode vibration dampener - 20 ft
- ☐ **VM2S25** Field-installed 2nd mode vibration dampener - 25 ft
- ☐ **SSSHSTK4KIT** Pole Cap and anchor bolt kit

- 1 Removable tenon used in conjunction with side arm mounting. First specify desired arm configuration followed by the "TR" notation. Example: SSS-H-25-40-A-1-S2-TR-DB.
- 2 Custom colors available; RAL number preferable
- 3 Specify option location using logic found on page 3 (Option Orientation).
- 4 VM1 recommended on poles 20' and taller with EPA of less than 1.
- 5 There will be a weld witness mark on the side of the pole with the Factory installed VM2

MOUNTING ORIENTATION

○ ← Denotes handhole location



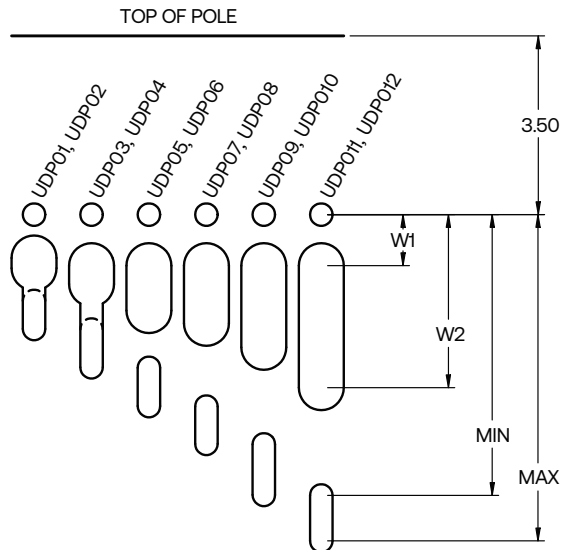
STOCKED POLE ORDERING LOGIC

Catalog #	Description
SSSH20-40A-4-HV-DB-WPO	Square Steel pole, 20', 4' square cross-section, 1/8" wall thickness, Dark Bronze Matte Textured paint. Pole only, no anchor bolts, base cover or pole cap included.
SSSH25-40A-4-HV-DB-WPO	Square Steel pole, 25', 4' square cross-section, 1/8" wall thickness, Dark Bronze Matte Textured paint. Pole only, no anchor bolts, base cover or pole cap included.
SSSHSTK4KIT	Stock kit includes anchor bolts, template, base cover and plastic pole cap. Must be ordered separately from pole.

Note: the HV drill pattern is a combination of the S2 pattern and B3 pattern.

DRILL PATTERNS

UNIVERSAL DRILL PATTERN (UDP)



Two Bolt Mounting with Center Wireway						
Mounting Hardware	Universal Mounting Patterns					
3/8" or less	UDP01	UDP03	UDP05	UDP07	UDP09	UDP011
7/8" to 1/2"	UDP02	UDP04	UDP06	UDP08	UDP10	UDP12
"Min" Attachment Dimension	1.69	2.25	3.00	3.76	4.50	5.50
"Max" Attachment Dimension	2.24	2.99	3.75	4.49	5.49	6.00
W1 (Wireway min)	0.85	1.00	1.00	1.00	1.00	1.00
W2 (Wireway max)	1.05	1.36	1.88	2.13	2.60	3.00

SSSH Series Poles

SQUARE STRAIGHT STEEL

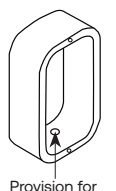
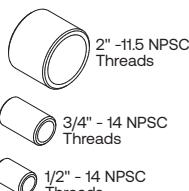
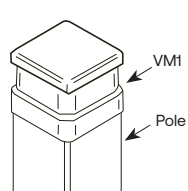
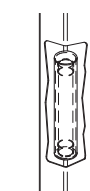
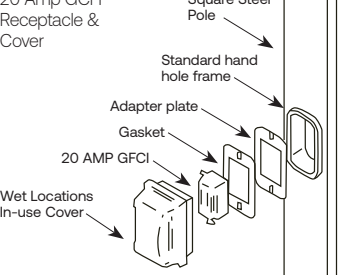
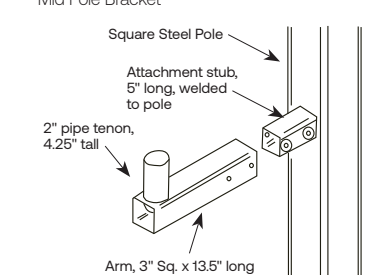
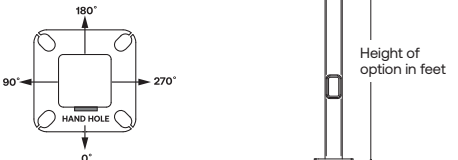
DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

Gray Shading = Service Program Limit of 15 poles **QS10**

ORDERING INFORMATION (CONTINUED)

CATALOG NUMBER	HEIGHT		NOMINAL SHAFT DIMENSIONS	WALL THICKNESS	BOLT CIRCLE (SUGGESTED)	BOLT CIRCLE (RANGE)	BASE PLATE SQUARE	ANCHOR BOLT SIZE	BOLT PROJECTION	POLE WEIGHT (LBS)
	FEET	METERS								
SSSH10-40A	10	3.0	4" square	.0125"	9"	8" - 10"	9"	3/4" x 30" x 3"	3.5	77
SSSH12-40A	12	3.7	4" square	.0125"	9"	8" - 10"	9"	3/4" x 30" x 3"	3.5	90
SSSH14-40A	14	4.3	4" square	.0125"	9"	8" - 10"	9"	3/4" x 30" x 3"	3.5	103
SSSH16-40A	16	4.9	4" square	.0125"	9"	8" - 10"	9"	3/4" x 30" x 3"	3.5	116
SSSH18-40A	18	5.5	4" square	.0125"	9"	8" - 10"	9"	3/4" x 30" x 3"	3.5	129
SSSH20-40A	20	6.1	4" square	.0125"	9"	8" - 10"	9"	3/4" x 30" x 3"	3.5	142
SSSH25-40A	25	7.6	4" square	.0125"	9"	8" - 10"	9"	3/4" x 30" x 3"	3.5	175
SSSH14-40B	14	4.3	4" square	.188"	11"	10" - 12"	10.50"	3/4" x 30" x 3"	3.5	152
SSSH16-40B	16	4.9	4" square	.188"	11"	10" - 12"	10.50"	3/4" x 30" x 3"	3.5	171
SSSH18-40B	18	5.5	4" square	.188"	11"	10" - 12"	10.50"	3/4" x 30" x 3"	3.5	190
SSSH20-40B	20	6.1	4" square	.188"	11"	10" - 12"	10.50"	3/4" x 30" x 3"	3.5	209
SSSH25-40B	25	7.6	4" square	.188"	11"	10" - 12"	10.50"	3/4" x 30" x 3"	3.5	257
SSSH30-40B	30	9.1	4" square	.188"	11"	10" - 12"	10.50"	3/4" x 30" x 3"	3.5	304
SSSH16-50B	16	4.9	5" square	.188"	11"	10.25" - 13.25"	11.50"	1" x 36" x 4"	4.5	219
SSSH18-50B	18	5.5	5" square	.188"	11"	10.25" - 13.25"	11.50"	1" x 36" x 4"	4.5	243
SSSH20-50B	20	6.1	5" square	.188"	11"	10.25" - 13.25"	11.50"	1" x 36" x 4"	4.5	267
SSSH25-50B	25	7.6	5" square	.188"	11"	10.25" - 13.25"	11.50"	1" x 36" x 4"	4.5	327
SSSH30-50B	30	9.1	5" square	.188"	11"	10.25" - 13.25"	11.50"	1" x 36" x 4"	4.5	387
SSSH25-50C	25	7.6	5" square	.25"	11"	10.25" - 13.25"	11.50"	1" x 36" x 4"	4.5	427
SSSH30-50C	30	9.1	5" square	.25"	11"	10.25" - 13.25"	11.50"	1" x 36" x 4"	4.5	507
SSSH20-60B	20	6.1	6" square	.188"	12"	11.00" - 13.25"	12.25"	1" x 36" x 4"	5.0	329
SSSH25-60B	25	7.6	6" square	.188"	12"	11.00" - 13.25"	12.25"	1" x 36" x 4"	5.0	404
SSSH30-60B	30	9.1	6" square	.188"	12"	11.00" - 13.25"	12.25"	1" x 36" x 4"	5.0	479
SSSH35-60B	35	10.7	6" square	.188"	12"	11.00" - 13.25"	12.25"	1" x 36" x 4"	5.0	554
SSSH40-60B	40	12.2	6" square	.188"	12"	11.00" - 13.25"	12.25"	1" x 36" x 4"	5.0	629

- Notes:**
- Factory supplied template must be used when setting anchor bolts. Current will deny any claim for incorrect anchorage placement resulting from failure to use factory supplied template and anchor bolts.
 - For more information about pole vibration and vibration dampeners, please consult factory.
 - Unwrap poles immediately upon receipt to avoid condensation build up and possible corrosion.
 - There will be a weld witness mark on the side of the pole with the Factory installed VM2.

EHH Extra handhole  Provision for Grounding	C05 / C07 / C20 Coupling  2" -11.5 NPSC Threads 3/4" - 14 NPSC Threads 1/2" - 14 NPSC Threads	VM1 1st mode vibration dampener  Field Installed Pole Top dampener designed to reduce pole top deflection or sway. VM1 is recommended for pole systems 25' and taller with a total EPA of 1.0 or less.	VM2¹ 2nd mode vibration dampener  Factory installed, internal dampener designed to alter pole resonance to reduce movement and material fatigue caused by 2nd mode vibration.	VM2SXX Field-installed 2nd mode vibration dampener  VM2S08 - 8' VM2S12 - 12' VM2S16 - 16' VM2S20 - 20' VM2S24 - 24' Field installed, internal dampener designed to alter pole resonance to reduce movement and material fatigue caused by 2nd mode vibration.
GFI 20 Amp GCFI Receptacle & Cover  Square Steel Pole Standard hand hole frame Adapter plate Gasket 20 AMP GCFI Wet Locations In-use Cover	MPB Mid Pole Bracket  Square Steel Pole Attachment stub, 5" long, welded to pole 2" pipe tenon, 4.25" tall Arm, 3" Sq. x 13.5" long (ships separately)	Option Orientation Follow the logic below when ordering location specific options. For each option, include its orientation (in degrees) and its height (in feet). Example: Option C05 should be ordered as: SSSH20-40A-TA-DB-C05-0-15 (.5" coupling on the handhole side of pole, 15' up from the pole base) 1' spacing required between option. Consult factory for other configurations.  Height of option in feet		

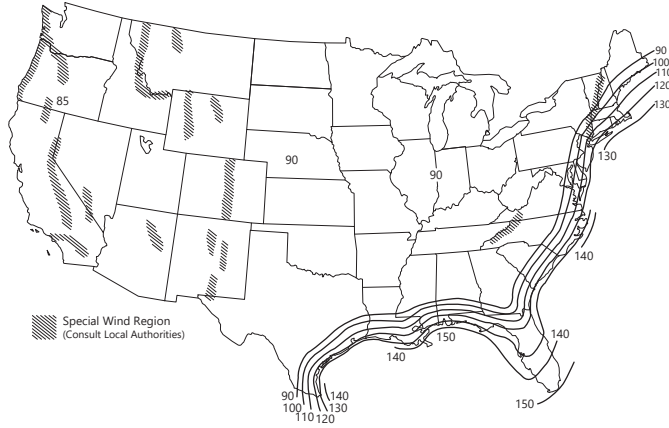
SSSH Series Poles

SQUARE STRAIGHT STEEL

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

WIND MAPS

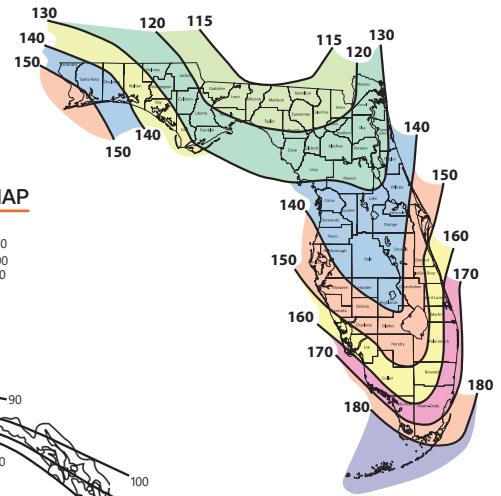
ASCE/SEI 7-22 WIND MAP



HAWAII – 105 mph
PUERTO RICO – 145 mph

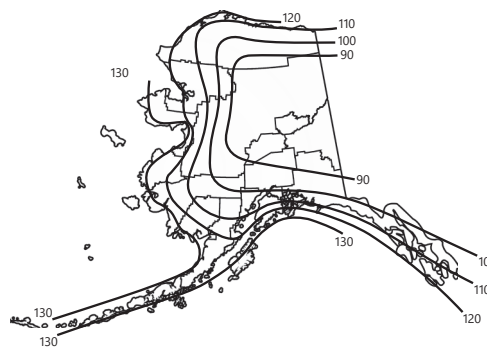
*Printed with permission from ASCE
**AASHTO LRFDLTS-1

FLORIDA REGION WIND MAP



Florida region wind map above is based upon 3-second gust winds and the 2017 Florida Building Code.

ALASKA REGION WIND MAP



ASCE 7-22 wind map EPA Load Rating - 3 second gust wind speeds (Use for all locations except Florida)										
Catalog Number	100	110	115	120	130	140	150	160	170	180
SSSH10-40A	25	25	25	25	25	22.4	19	16.3	14.3	12.5
SSSH12-40A	25	23.8	21.6	19.6	16	13.5	11.4	9.5	7.8	6.9
SSSH14-40A	24.5	19.5	17.54	15.8	12.9	10.3	8.4	6.9	5.6	4.7
SSSH16-40A	18.7	14.9	13	11.8	9.5	7.8	5.8	4.5	3.8	2.8
SSSH18-40A	15.7	11.9	10.7	9.4	7.3	5.6	4	3.1	2	1.2
SSSH20-40A	12.8	9.6	8.5	7.4	5.4	3.82.8	1.6	0.9	NR	NR
SSSH25-40A	7	4.6	3.6	2.7	1.5	NR	NR	NR	NR	NR
SSSH14-40B	25	22.1	19.7	17.9	14.6	12	10	8.3	6.9	5.6
SSSH16-40B	21.5	16.8	15.2	13.4	10.4	8.7	6.9	5.8	4.4	3.7
SSSH18-40B	17.9	13.9	12.4	11	8.4	6.6	5.3	4.1	3	2
SSSH20-40B	15.1	11.4	10.1	8.8	6.7	5	3.4	2.5	1.5	NR
SSSH25-40B	8.4	5.8	4.7	3.9	2.4	1.1	NR	NR	NR	NR
SSSH30-40B	4.5	2.2	1.1	NR	NR	NR	NR	NR	NR	NR
SSSH16-50B	25	25	25	25	22.2	18.1	15.2	12.7	10.6	8.9
SSSH18-50B	25	25	25	22.6	18	14.8	12.1	9.8	7.6	6.5
SSSH20-50B	25	23.8	21.2	18.9	14.8	11.9	9.5	7.5	5.8	4.4
SSSH25-50B	18.7	14.2	12.2	10.5	7.5	5.4	3.6	1.9	0.9	NR
SSSH30-50B	12.2	8.3	6.6	5.2	2.9	1.1	NR	NR	NR	NR
SSSH25-50C	19	14.1	12	10.3	7.7	5.4	3.5	2.1	0.9	NR
SSSH30-50C	12.2	8.3	6.5	5.2	2.9	1.1	NR	NR	NR	NR
SSSH20-60B	25	22	19.4	17.1	13.4	10	7.6	5.6	3.9	2.6
SSSH25-60B	16.8	12	10.2	8.5	5.6	3.2	1.6	NR	NR	NR
SSSH30-60B	9.7	5.8	4.2	2.7	1.4	NR	NR	NR	NR	NR
SSSH35-60B	4.9	1.4	NR	NR	NR	NR	NR	NR	NR	NR
SSSH40-60B	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR

Florida Building Code 2017 EPA Load Rating - 3 second gust wind speeds (Use for Florida only)									
Catalog Number	115	120	130	140	150	160	170	180	
SSSH10-40A	25.0	25.0	25.0	25.0	21.4	18.4	15.9	13.9	
SSSH12-40A	25.0	25.0	23.6	19.8	16.7	14.2	12.1	10.4	
SSSH14-40A	25.0	23.1	19.0	15.7	13.1	10.9	9.1	7.6	
SSSH16-40A	20.8	18.7	15.2	12.3	10.1	8.2	6.7	5.4	
SSSH18-40A	16.8	15.0	11.9	9.4	7.5	5.9	4.5	3.4	
SSSH20-40A	13.6	11.9	9.2	7.1	5.3	3.9	2.7	1.7	
SSSH25-40A	7.4	6.2	4.1	2.5	1.1	NR	NR	NR	
SSSH14-40B	25.0	23.6	19.4	16.1	13.4	11.2	9.4	7.8	
SSSH16-40B	21.4	19.2	15.6	12.7	10.4	8.5	6.9	5.6	
SSSH18-40B	17.2	15.4	12.2	9.7	7.7	6.1	4.7	3.6	
SSSH20-40B	13.9	12.3	9.5	7.3	5.5	4.1	2.9	1.9	
SSSH25-40B	7.7	6.4	4.3	2.6	1.3	NR	NR	NR	
SSSH30-40B	3.2	2.1	NR	NR	NR	NR	NR	NR	
SSSH16-50B	25.0	25.0	25.0	25.0	25.0	21.4	18.2	15.5	
SSSH18-50B	25.0	25.0	25.0	24.4	20.4	17.0	14.2	11.9	
SSSH20-50B	25.0	25.0	24.4	19.9	16.3	13.4	11.0	8.9	
SSSH25-50B	21.8	19.3	15.0	11.5	8.8	6.5	4.7	3.1	
SSSH30-50B	13.7	11.7	8.2	5.5	3.3	1.5	NR	NR	
SSSH25-50C	21.8	19.3	15.0	11.5	8.8	6.5	4.7	3.1	
SSSH30-50C	13.7	11.7	8.2	5.5	3.3	1.5	NR	NR	
SSSH20-60B	25.0	25.0	25.0	21.9	17.8	14.5	11.7	9.4	
SSSH25-60B	23.8	20.9	16.1	12.3	9.2	6.6	4.5	2.8	
SSSH30-60B	14.6	12.3	8.4	5.3	2.8	0.8	NR	NR	
SSSH35-60B	7.5	5.6	2.4	NR	NR	NR	NR	NR	
SSSH40-60B	1.8	NR	NR	NR	NR	NR	NR	NR	

SLING Micro Strike

AREA/SITE/ROAD LIGHTER

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

FEATURES

- Compact sleek design with multiple LED configurations and simple installation
- The SLING includes a square mounting block for easy pole installation or mast arm option for 2-3/8 ft OD roadway brackets
- Capable of replacing up to 1000w HID luminaires
- Micro Strike optical distributions of Type 2, 3, 4F, 4W or 5QW
- Tool-less entry option for easy installation and maintenance
- 3G rated for high vibration applications including bridges and overpasses



CONTROL TECHNOLOGY



SERVICE PROGRAMS



SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish
- Separate optical and electrical compartment for improved thermal management and optimum component operation
- TGIC thermoset polyester powder paint finish applied at nominal 2.5 mil thickness

OPTICS

- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- Premium engineered individual acrylic lenses deliver IES Type 2, 3, 4F, 4W and 5QW distributions
- Lens distributions are field rotatable (in 90° increments) or exchangeable for job site fine-tuning
- 3000K, 4000K or 5000K (70 CRI) CCT
- 80, 160 or 320 midpower LEDs
- 3000K, 4000K or 5000K (70 CRI) CCT
- Zero uplight at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

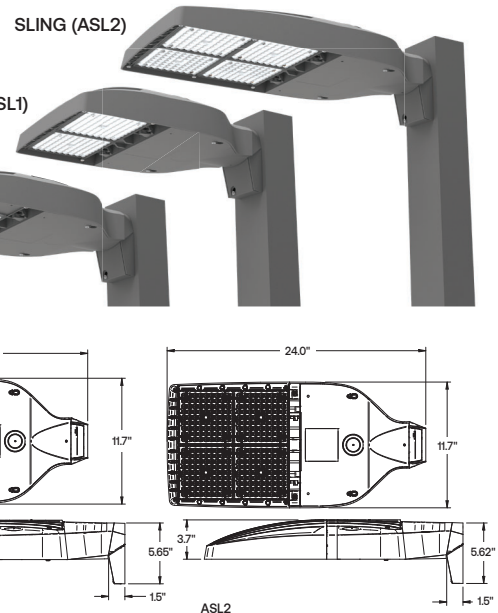
- Tool-less entry to wiring/driver compartment optional
- Arm mounting works with S2 drill pattern
- Fixture ships with square mounting block for ease of installation
- Mast arm fitter accessory or option available for 2-3/8" OD brackets with vertical tilt of +3°, 0° or -3°

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40° C to 40° C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Standard 6kV surge protection with optional field replaceable surge protection device provides 20KA and 10KV protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is consumed

CONTROLS

- Photo control, occupancy sensor and Zigbee wireless available for complete on/off and dimming control
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application



	Weight lbs. (kg)	EPA
ASL1	14.47 (6.56)	.46ft² 0.43m²
ASL2	17.47 (7.92)	.56ft² 0.52m²

CERTIFICATIONS

- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures
- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations on this page are DLC Qualified. Refer to <http://www.designlights.org/> for the most up-to-date list.
- 3G rated for ANSI C136.31 high vibration applications
- IP65 optical assembly
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product meets federal procurement law requirements under the Buy American Act (FAR 52.225-9) and Trade Agreements Act (FAR 52.225-11). See Buy America(n) Solutions (link to <https://www.currentlighting.com/resources/america-solutions>)

WARRANTY

- 5 Year warranty

SLING Micro Strike

AREA/SITE/ROAD LIGHTER

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

Gray Shading = Service Program Limit of 15 luminaires **QS10**

ORDERING GUIDE

Example: ASL1-80L-50-3K7-2-UNV-ASQU-BLT-7PRMD-40F

CATALOG #

ORDERING INFORMATION

Series	# LEDs	CCT/CRI	Distribution	Voltage	Mounting
ASL1 ASL Microstrike Series	80L-25 3,000 lm	3K7 3000K, 70 CRI	2 Type II	UNV Universal 120-277V	A Arm for Square poles with S2 drill pattern
	80L-39 4,500 lm	4K7 4000K, 70 CRI	3 Type III	120 120V	A3 Square Arm with 3.25"-3.75" OD RPA3 Adapter
	80L-50 6,000 lm	5K7 5000K, 70 CRI	4F Type 4F	208 208V	A4 Square Arm with 3.875"-4.5" OD RPA4 Adapter
	160L-70 9,000 lm		4W Type 4W	240 240V	A5 Square Arm with 5" OD RPA5 Adapter
	160L-100 12,000 lm		5QW Type 5QW	277 277V	MAF Mast Arm Fitter for 2-3/8" OD
	160L-115 15,000 lm			347 347V	
	160L-135 18,000 lm			480 480V	
ASL2 ASL Microstrike Series	320L-145 21,000 lm				
	320L-170 24,000 lm				
	320L-185 27,000 lm				
	320L-210 30,000 lm				
	320L-235 33,000 lm				
	320L-255 35,000 lm				

Network Control Options	Options	Color
NXWS16F NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming ^{1,3,4}	F ¹ Fusing	BLT Black Matte Textured
NXWS40F NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming ^{1,3,4}	BC Backlight Control	BLS Black Gloss Smooth
NXW NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor ^{3,4}	SP 20kA & 10kV Surge Protector	DBT Dark Bronze Matte Textured
Stand Alone Sensors		DBS Dark Bronze Gloss Smooth
7PR 7 Pin Receptacle		GTT Graphite Matte Textured
7PR-SC 7 Pin Receptacle with shorting cap		LGS Light Grey Gloss Smooth
7PR-MD8F 7 pin receptacle with low voltage sensor at 8' mounting for external control accessory		LGT Light Grey Matte Textured
7PR-MD40F 7 pin receptacle with low voltage sensor at 40' mounting for external control accessory		PSS Platinum Silver Smooth
7PR-TL 7 Pin Receptacle with Photocontrol		WHT White Matte Textured
Sensors		WHS White Gloss Smooth
BTS_F Bluetooth Programmable, PIR Occupancy/Daylight Sensor, 360° lens ^{2,4}		VGt Verde Green Textured
BTSO_F Bluetooth Programmable, PIR Occupancy/Daylight Sensor, 360° lens, up to 12' mounting height ^{3,4}		Color Option
		CC Custom Color

Notes:

- 1 Must specify Voltage
- 2 Replace " " with "14" for up to 14' mounting height, "40F" for 15-40' mounting height
- 3 Replace " " with "12" for up to 12' mounting height
- 4 Available at 50W or higher only

SLING Micro Strike

AREA/SITE/ROAD LIGHTER

OUTDOOR LIGHTING CONTROLS OPTIONS

CONTROLS FUNCTIONALITY

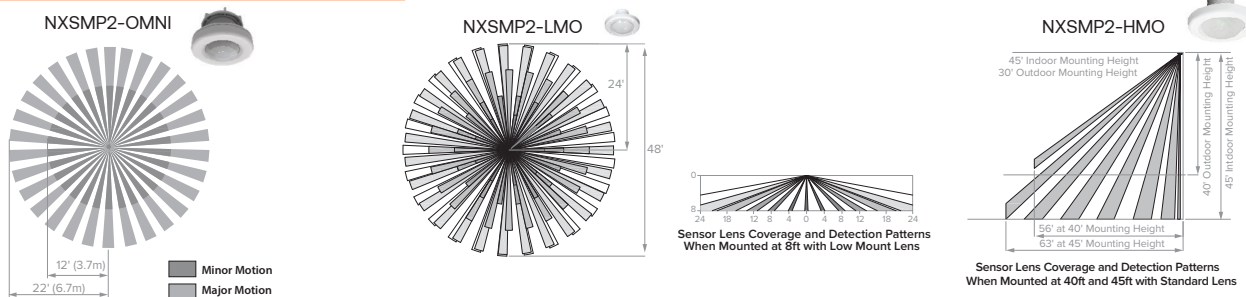
Control Option Ordering Logic & Description		Control Option Functionality									Control Option Components
		Networkable	Grouping	Scheduling	Occupancy/ Motion	Daylight Harvesting	0-10V Dimming	On/Off Control	Bluetooth App Programming	Sensor Height	
NX Wireless	NXW				-	-				-	 NXRM2-H
	NXWS12F									12ft	 NXSMP2-OMNI-O
	NXWS16F									16ft	 NXSMP2-LMO
	NXWS40F									40ft	 NXSMP2-HMO
Independent	BTSO-12F	-	-	-						12ft	 BTSMP-OMNI-O
	BTS-14F	-	-	-						14ft	 BTSMP-LMO
	BTS-40F	-	-	-						40ft	 BTSMP-HMO

DEFAULT SETTINGS

NX Wireless	Occupancy Sensor	Enabled
	Occupancy Sensor Sensitivity	7
	Occupancy Sensor Timeout	15 Minutes
	Occupied Dim Level	100%
	Unoccupied Dim Level	0%
	Daylight Sensor	Disabled
	Bluetooth	Enabled
	2.4GHz Wireless Mesh	On
	"Passcode Factory Passcode: HubbN3T!"	Enabled

Stand Alone	Occupancy Sensor	Enabled
	Occupancy Sensor Sensitivity	7
	Occupancy Sensor Timeout	8 Minutes
	Occupied Dim Level	100%
	Unoccupied Dim Level	50%
	Daylight Sensor	Disabled

NX WIRELESS COVERAGE PATTERNS



NX LIGHTING CONTROLS FREE APP

CONTROLS TECH SUPPORT 800-888-8006 (7:00 AM - 7:00 PM)



The NX Lighting Controls App is free to use mobile application for programming both NX Lighting Controls System or Standalone Bluetooth Sensors. The mobile app allows you to configure devices, discover and setup wireless enable luminaires and program NX system settings.

Apple App: <https://apps.apple.com/us/app/nx-lighting-controls/id962112904>

Google Play: https://play.google.com/store/apps/details?id=io.cordova.NXBTR&hl=en_US&q=NX



Apple App



Google Play

SLING Micro Strike

AREA/SITE/ROAD LIGHTER

OUTDOOR LIGHTING CONTROLS OPTIONS

CONTROLS FUNCTIONALITY

Control Option Ordering Logic & Description		Control Option Functionality									Control Option Components		
		Networkable	Grouping	Scheduling	Occupancy/ Motion	Daylight Harvesting	0-10V Dimming	On/Off Control	Bluetooth App Programming	Sensor Height			
Independent	7PR	7-Pin Receptacle	—	—	Paired with external control	—	Paired with external control	—	Paired with external control	—	—		7PR
	7PR-SC	7-Pin Receptacle with shorting cap	—	—	—	—	—	—	—	—	—		7PR-SC
	7PR-TL	7-Pin with photocontrol	—	—	—	—	✓	—	✓	—	—		7PR-TL

ACCESSORIES (ORDERED SEPARATELY)

Catalog Number	Description
☐ ASL1-HSS-90-B-XXX ¹	House Side Shield Back 90 deg
☐ ASL1-HSS-90-F-XXX ¹	House Side Shield Front 90 deg
☐ ASL1-HSS-90-S-XXX ¹	House Side Shield Side 90 deg
☐ ASL1-HSS-270-BSS-XXX ¹	House Side Shield Back, Side & Side 270 deg
☐ ASL1-HSS-270-FSS-XXX ¹	House Side Shield Front, Side & Side 270 deg
☐ ASL1-HSS-270-FSB-XXX ¹	House Side Shield Front, Side & Back 270 deg
☐ ASL1-HSS-360-XXX ¹	House Side Shield 360 deg
☐ ASL2-HSS-90-B-XXX ¹	House Side Shield Back 90 deg
☐ ASL2-HSS-90-F-XXX ¹	House Side Shield Front 90 deg
☐ ASL2-HSS-90-S-XXX ¹	House Side Shield Side 90 deg
☐ ASL2-HSS-270-BSS-XXX ¹	House Side Shield Back, Side & Side 270 deg
☐ ASL2-HSS-270-FSS-XXX ¹	House Side Shield Front, Side & Side 270 deg
☐ ASL2-HSS-270-FSB-XXX ¹	House Side Shield Front, Side & Back 270 deg
☐ ASL2-HSS-360-XXX ¹	House Side Shield 360 deg
☐ ASL-MAF	Mast arm kit with wildlife shield for mounting on 2 3/8" OD arms
☐ SETA2-XX ¹	Square pole tenon adapter (4 at 90 degrees) (2 3/8" OD tenon)
☐ RETA2-XX ¹	Round pole tenon adapter (4 at 90 degrees) (2 3/8" OD tenon), requires CLIS-RPA4-ACC-XX for each luminaire
☐ RARBC80L	Backlight Control 80L
☐ RARBC160L	Backlight Control 160L
☐ RARBC320L	Backlight Control 320L
☐ RARBC480L	Backlight Control 480L
☐ CLIS-RPA*-ACC-CC ¹	Round Pole Adapter (*denotes pole diameter 3=3.25"-3.75", 4=3.875"-4.5", 5=5" and paint color replaces CC
☐ ASL-ARMMTG-XX ¹	Arm mounting kit for side of pole attachment
☐ WB-AREA-XX ¹	Wall bracket, Compatible with standard arm mount option
☐ ASL-MAF	Mast arm kit with wildlife shield for mounting on 2 3/8" OD arms

¹ Replace XX or XXX with color choice, eg.: DB for Dark Bronze or BLT for Black Matte Textured

SLING Micro Strike

AREA/SITE/ROAD LIGHTER

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

PROJECTED LUMEN MAINTENANCE

Ambient Temperature	OPERATING HOURS					
	0	25,000	TM-21-t1 ¹ L96 60,000	50,000	100,000	L70 (Hours)
25°C / 77°F	1.00	0.97	0.96	0.95	0.91	408,000
40°C / 104°F	0.99	0.96	0.95	0.94	0.89	356,000

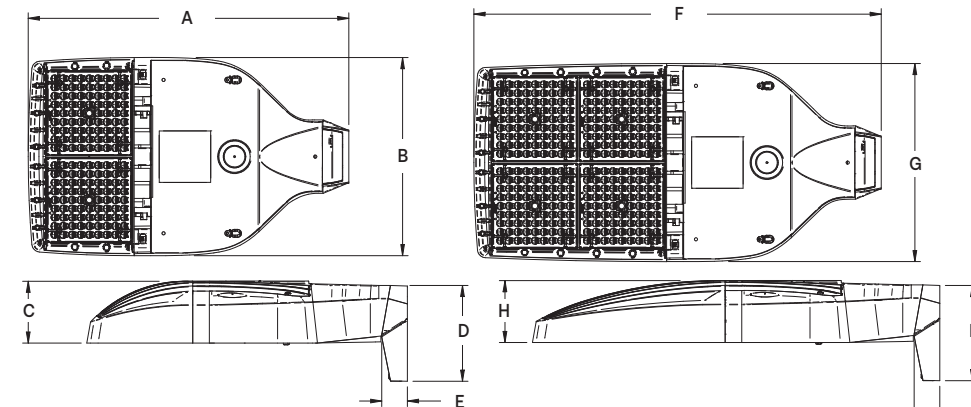
1. Projected per IESNA TM-21-t1 (* Cree XP-L, 2100mA, 105°C Ts, 6,000hrs)

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

Ambient Temperature		Lumen Multiplier
0° C	32° F	1.06
10° C	50° F	1.03
20° C	68° F	1.01
25° C	77° F	1.00
30° C	86° F	0.99
40° C	104° F	0.97

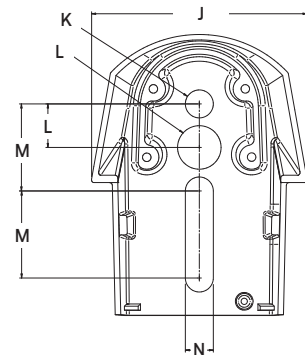
Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

DIMENSIONS



Weight	
ASL1	14.47 lbs (6.56 kgs)
ASL2	17.47 lbs (7.92 kgs)

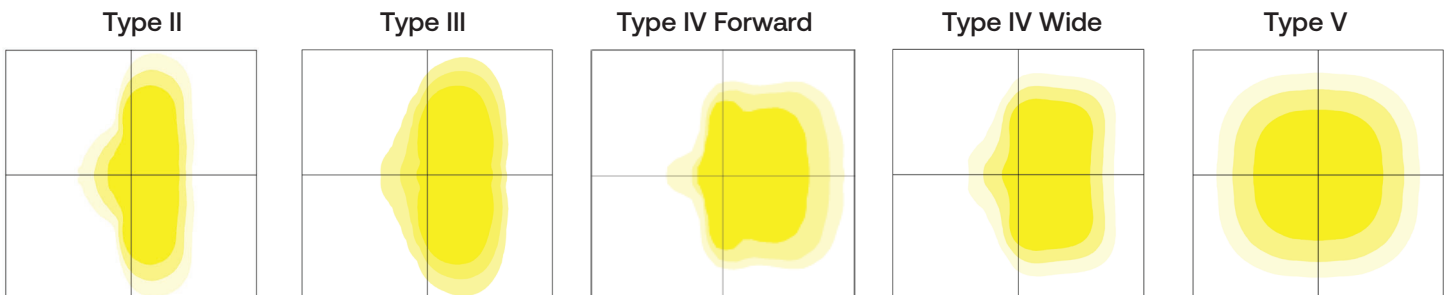
ASL1					ASL2					ASL1 EPA@0°	ASL2 EPA@0°	ASL1 w/ HSS	ASL2 w/ HSS
A	B	C	D	E	F	G	H	I	ASL1 EPA@0°	ASL2 EPA@0°	ASL1 w/ HSS	ASL2 w/ HSS	
18.9"	11.7"	3.7"	5.65"	1.5"	24.0"	11.7"	3.7"	5.62"	.46 ft. ²	.56 ft. ²	.73 ft. ²	1.01 ft. ²	
480mm	297mm	94mm	144mm	38mm	610mm	297mm	94mm	143mm	.043 m ²	.052 m ²	.068 m ²	.094 m ²	



J	K	L	M	N
4.33"	.562"	.875"	1.75"	.562"
480mm	297mm	94mm	610mm	297mm

PHOTOMETRY

The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see [website photometric test reports](#).



MEMORANDUM TO: Andrew Binder
Village of Buffalo Grove

FROM: Kelly Pachowicz, EI
Consultant

Javier Millan
Principal

DATE: January 6, 2026

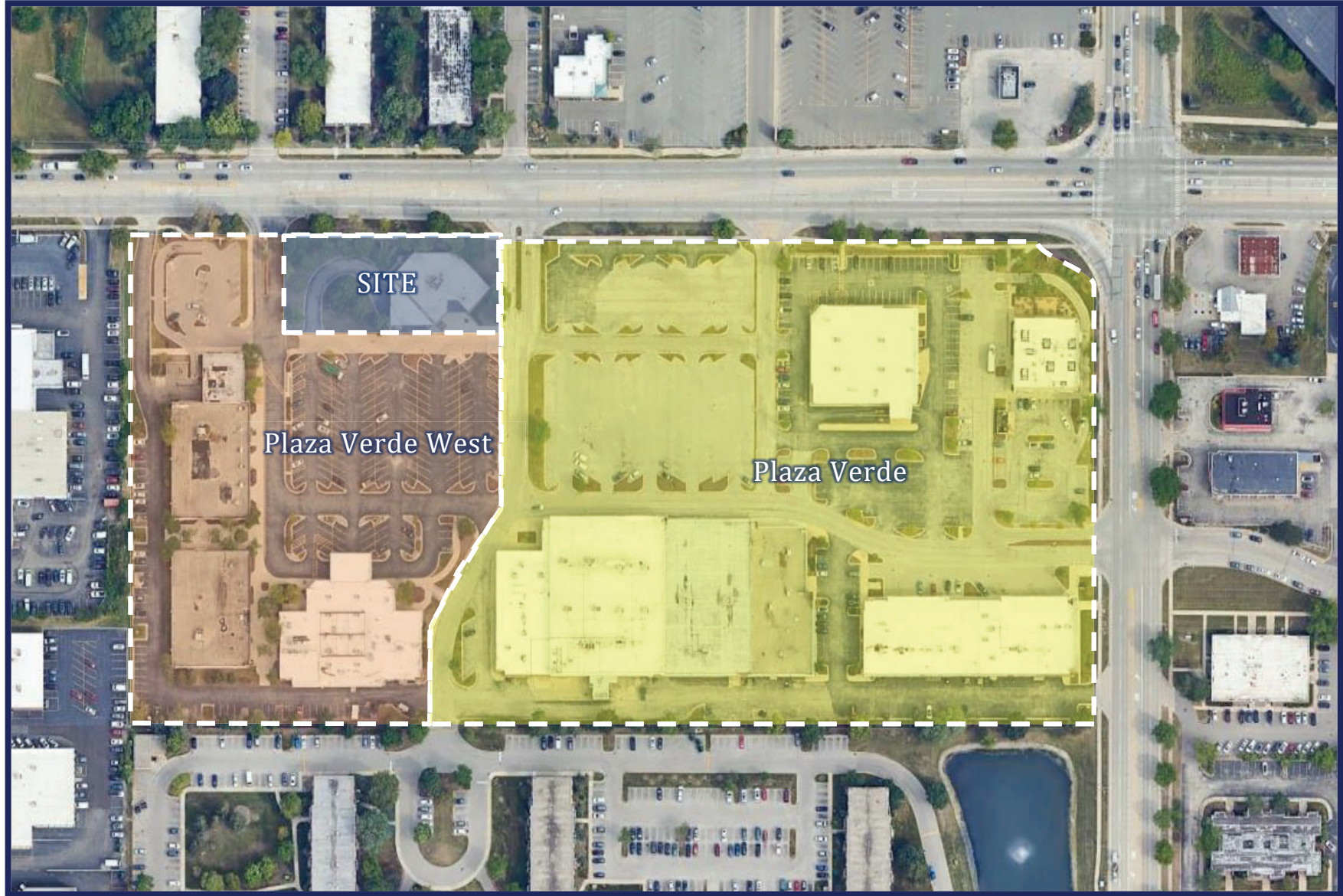
SUBJECT: Site Plan Evaluation
Proposed Dream Car Wash
Buffalo Grove, Illinois

This memorandum summarizes the results and findings of a site plan evaluation conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed Dream Car Wash to be located in an outlot of the Plaza Verde West shopping center in Buffalo Grove, Illinois. As proposed, this car wash will replace a vacant bank building located on an outlot that fronts Dundee Road.

The purpose of this study was to evaluate the site plan, circulation, and access of the proposed car wash, taking into account the traffic flow, stacking capacity, and other land-uses within the immediate commercial area of the site. **Figure 1** shows an aerial view of the proposed site within the Plaza Verde West shopping center and also highlights the adjacent Plaza Verde shopping center.

Existing Shopping Center Characteristics

The Plaza Verde West shopping center is located on the south side of Dundee Road, approximately 925 feet west of Arlington Heights Road. The Plaza Verde shopping center is located east of the Plaza Verde West shopping center. Both shopping centers provide a variety of commercial uses including dining, retail, and office space. Access is shared between the two shopping centers. The Plaza Verde West shopping center currently provides approximately 225 parking spaces and the Burger King outlot within the Plaza Verde West shopping center provides 23 spaces for a total of approximately 248 parking spaces.



Aerial View of Site

Figure 1

Existing Shopping Center Access System

The Plaza Verde West shopping center has multiple access points that include direct access to Dundee Road and cross-access to the adjacent Plaza Verde shopping center to the east, connecting with Arlington Heights Road.

Access off Dundee Road is provided by the following:

- A full-movement service access drive located approximately 1,290 feet west of Arlington Heights Road that provides one inbound lane and one outbound lane, with outbound movements under stop sign control. This access drive provides access to the rear of the shopping center.
- A full-movement access drive located approximately 1,135 feet west of Arlington Heights Road located opposite Trace Drive. This access drive provides one inbound lane and two outbound lanes separated by a landscaped median, with outbound movements under stop sign control. A westbound left-turn lane is provided on Dundee Road. This access drive extends south to serve the shopping center as a north-south internal access road.
- A full-movement access drive located approximately 805 feet west of Arlington Heights Road located opposite Grove Drive. This access drive provides one inbound lane and two outbound lanes separated by a landscaped median, with outbound movements under stop sign control. A westbound left-turn lane is provided on Dundee Road. This access drive extends south, bisecting the Plaza Verde West and Plaza Verde shopping centers. This access drive provides cross-access to the south to the Villa Verde Condominiums complex.
- A right-in/right-out access drive located approximately 485 feet west of Arlington Heights Road. This access drive provides one inbound lane and one outbound lane, with movements restricted to right-turns only via raised concrete channelization. Outbound movements are under stop sign control.

Access off Arlington Heights Road is provided by the following:

- A full-movement access drive located approximately 430 feet south of Dundee Road located opposite Boeger Drive. This access drive provides one inbound lane and two outbound lanes separated by a landscaped median, with outbound movements under stop sign control. This access drive extends west to serve the shopping center as an east-west internal access road.
- A full-movement service access drive located approximately 610 feet south of Dundee Road that provides one inbound lane and one outbound lane, with outbound movements under stop sign control. This access drive provides access to the rear of the shopping center.

Proposed Site and Development Plan

A proposed, the car wash will replace the approximately 7,000 square-foot vacant drive-through bank building. The car wash will have one automatic tunnel with 22 vacuum parking stalls and four employee stalls.

Access to the car wash tunnel entrance will be provided via a two-way drive aisle off the westerly north-south internal access road. This access drive will be located on the southwest corner of the site, approximately 25 feet offset from the Burger King access drive. This access drive will provide one inbound lane and one outbound lane. Upon entering the site, vehicles may proceed eastbound to the two queue lanes or make a left turn towards the vacuum parking stalls.

Given the footprint of the proposed car wash site will extend beyond the existing east-west circulation road, the parking lot and the internal east-west access road within the shopping center will require modifications. The existing east-west internal access road extending east from the Burger King access drive will be shifted south by approximately 60 feet. Additionally, approximately 65 angled parking spaces will be removed. However, approximately 26 parking spaces will be provided as perpendicular parking spaces along the north side of the relocated east-west internal access road and 26 spaces (22 vacuum stalls and four code-required stalls for employees) will be provided as part of the car wash. It is important to note that it is unlikely that the vacuum stalls and employee spaces would be use for purposes outside of the car wash. As such, there will be a net loss of approximately 39 parking spaces, thus bringing the total number of parking spaces within the Plaza Verde West shopping center to approximately 186 parking spaces without the Burger King outlot and 209 spaces including the Burger King outlot. A copy of the proposed site plan is included in the Appendix.

Car Wash Circulation

Vehicles will proceed through the car wash system in a counterclockwise manner. Vehicles will enter the car wash site at the far southwest corner of the site and then proceed eastbound along the south side of the site to the car wash entrance. Vehicles will have dual lanes in which to queue before reaching the pay stations on the east side of the site. Vehicles will then merge past the pay stations and turn westbound and proceed single file into the car wash tunnel. Vehicles will then exit the tunnel on the west side of the building and turn south to either continue to the exit or access the vacuum stalls.

Car Wash Wayfinding and Traffic Control Signage

The following wayfinding and traffic control signage is recommended:

- Wayfinding signage should be posted to guide vehicles to the respective car wash stacking area to minimize vehicle turning movements within the internal site circulation area.
- Wayfinding signage should be posted at the exit of the car wash tunnel to direct vehicles exiting the car wash to either the vacuum stalls or access drive to exit.
- A “Do Not Enter” sign should be posted at the exit of the car wash tunnel to deter opposing traffic from entering the car wash tunnel from the one-way exit direction.

Vacuum Stalls

22 vacuum parking spaces and 4 employee parking spaces will be located south of the car wash tunnel. Of these, 13 vacuum stalls will be located on the south side of the two-way drive aisle serving the parking spaces and the remaining 13 stalls will be located on the north side. The two-way drive aisle will allow for flexibility for vehicles to access the vacuum stalls either before or after the car wash.

Peak Day Operations

Typical of any car wash, its peak operations (design day) typically occur after a weather event such as a snowfall or a rain event. Based on historical data from other car washes, this typically occurs 12 to 15 times per year. When this peak demand occurs, the following operational procedures should be implemented:

- Increase the service rate of the tunnel to the maximum it can process.
- Provide staff at critical locations within the circulation system during peak periods at the car wash to help direct and manage the flow of traffic through the site. Critical internal locations where staff should be located include at the pay stations and at the exit of the car wash.

Access Evaluation and Recommended Modifications

The proposed single access point will be adequate in accommodating the projected traffic volumes. Based on a previous review of the plan, KLOA, Inc. provided various recommendations in order to better accommodate the traffic movements. The current site plan has incorporated all of our recommendations.

Exhibits A and B in the Appendix illustrate the AutoTURN maneuvers for passenger vehicles and a garbage truck.

Based on a review of the AutoTURN runs, both passenger vehicles and garbage trucks will be accommodated by the site. It is important to note that the existing east-west internal access road, as previously indicated, will be shifted approximately 60 feet further south thus creating an offset intersection with the Burger King access drive and the Plaza Verde east-west drive aisle. Although offset intersections will be created as a result of this shift, this will not present a problem with the traffic flow within the centers given that the volume of traffic traveling east-west along this road is very minimal. Furthermore, an additional east-west connector/road is currently located further south and will remain as is.

Circulation and Stacking Evaluation

Based on a review of the site plan, approximately 27 vehicles can queue within the dual queue lanes between the two pay stations and the access drive without impacting circulation. Approximately five vehicles can queue between the entrance of the car wash tunnel and the pay stations and approximately seven vehicles can queue within the car wash tunnel. This equates to a

total of approximately 39 vehicles being able to queue on site without impacting circulation. A copy of the stacking **Exhibit C** is included in the Appendix.

Trip Generation Comparison

As indicated earlier, the site is currently occupied by a vacant 7,000 square-foot drive-through bank building with four drive-through lanes. A vehicle trip generation comparison was calculated utilizing the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 12th Edition for Land-Use Code 912 (Drive-In Bank) and Land-Use Code 948 (Automated Car Wash). It is important to note that trips made to car washes are typically diverted from the existing traffic on the roadway system. This is particularly true during the weekday morning and evening peak hours when traffic is diverted from the home-to-work and work-to-home trips. Such diverted trips are referred to as pass-by traffic. However, in order to present a worst-case scenario, no reduction in the site-generated traffic was taken into account.

Table 1 shows the comparison between the bank and the proposed car wash during the peak hours. As can be seen within the table, the proposed development is expected to generate less trips during the weekday peak hours on a typical operations day.

Table 1
TRIP GENERATION COMPARISON

ITE Land-Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour		
		In	Out	Total	In	Out	Total
912	Drive-In Bank (4 Lanes)	21	14	35	53	55	108
948	Automated Car Wash (1 Tunnel)	13	13	26	39	39	78
	Difference	-8	0	-8	-14	-16	-30
Note: Given the randomness of the data points for an automated car wash in the 12 th Edition of the ITE Trip Generation Manual, the trip rates for the automated car wash were based on the previous edition of the ITE Trip Generation Manual. These rates have been accepted by IDOT and other Counties and municipalities.							

Parking Evaluation

Based on the Village of Buffalo Grove requirements, the Plaza Verde West shopping center is required to provide approximately 342 parking spaces. When compared to the 248 parking spaces provided, this results in a deficit of 94 parking spaces.

Based on parking ratios published by ITE in its 6th edition of the *Parking Generation Manual*, the Plaza Verde West shopping center, assuming full occupancy, will have an estimated peak parking demand of approximately 268 parking spaces. When compared to the 248 parking spaces provided, this results in a deficit of 20 parking spaces. However, this assumes that all of the land uses within the shopping center will peak at the same time.

While the existing and future parking supply does not appear to meet the anticipated demand, it is important to note that the hourly variation of the parking demand as a result of the various uses as well as the potential for multi-purpose trips within the plaza reduces the actual parking demand. As an example, while the banquet facility assuming the maximum occupancy of 400 attendants could experience a peak parking demand of approximately 144 vehicles, this would typically occur late in the evening when the other land uses are either closed for business or generating very little demand. As such, the future parking spaces shared by the existing uses can generally accommodate the anticipated parking demand.

The parking ratios and resulting number of spaces for each use were based on the total square footage of each use and are summarized in **Table 2**.

Table 2
REQUIRED PARKING SPACES

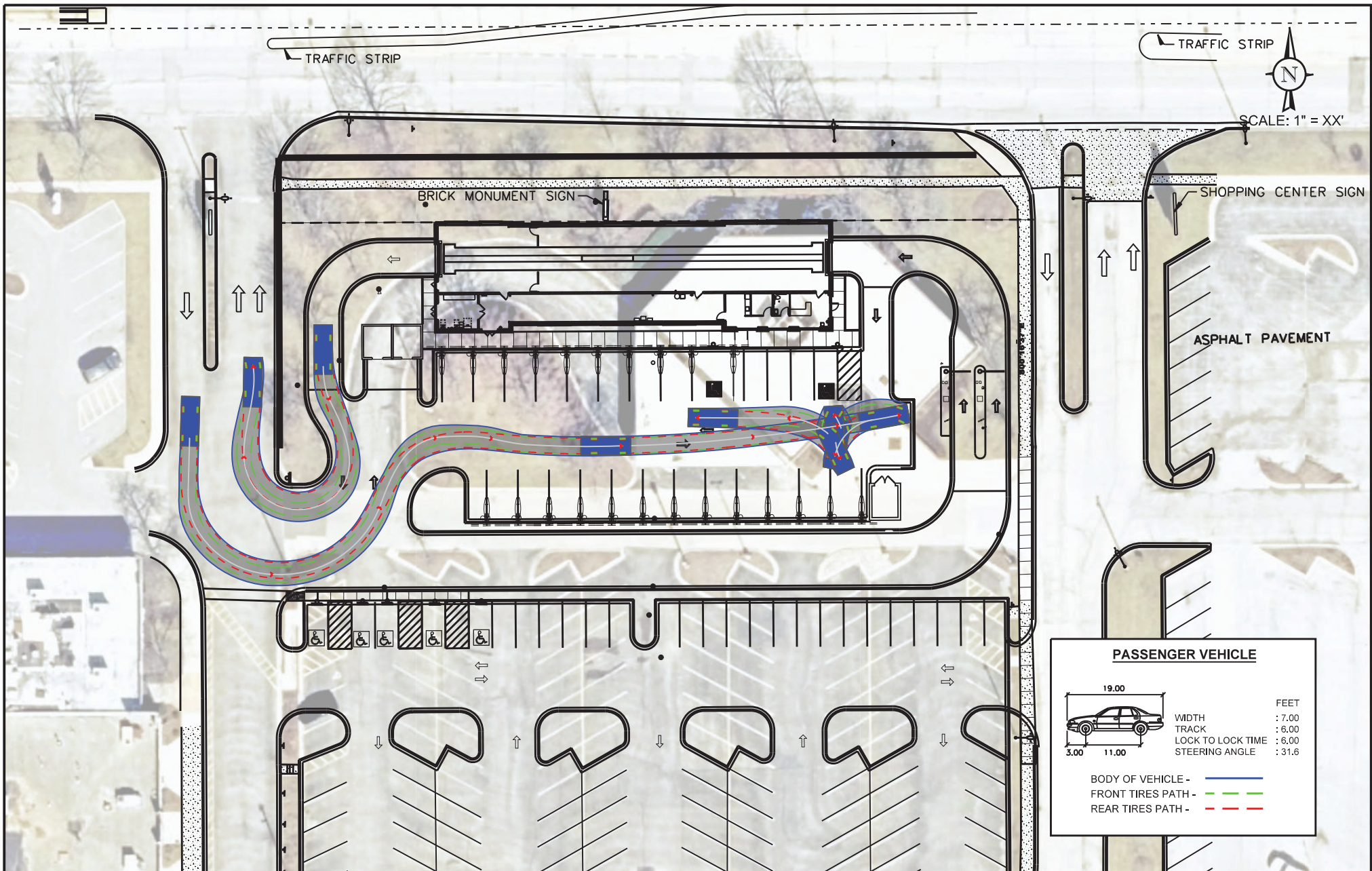
Occupant	Use	SF	Village Parking Rates	Village Req. Spaces	ITE Parking Rates ¹	ITE Parking Demand
Vacant (Former Bank)	Retail	7,000	1 space/250 SF	28	2.79	20
Lux Spa	Retail	1,700	1 space/250 SF	7	2.79	5
Game Store	Retail	2,600	1 space/250 SF	10	2.79	7
Astoria	Banquet Facility	15,517	1 space/100 SF	155	--	144 ²
Retail	Retail	7,250	1 space/250 SF	29	2.79	20
Office	Office	7,250	1 space/300 SF	24	1.85	13
Vacant	Retail	1,100	1 space/250 SF	4	2.79	3
Offices	Office	9,500	1 space/300 SF	32	1.85	18
Buffalo Grove Jewelry & Loan	Retail	1,240	1 space/250 SF	5	2.79	3
Vacant	Retail	670	1 space/250 SF	3	2.79	2
Shalom Nail	Retail	670	1 space/250 SF	3	2.79	2
Shisha Tobacco	Retail	670	1 space/250 SF	3	2.79	2
Burger King	Fast Food Restaurant	3,866	1 space/100 SF	39	7.51	29
Total		59,033		342		268
1 – Per 1,000 SF						
2 – Assumes 400 seats with 10% arriving by rideshare and a 2.5 person per vehicle occupancy.						

Conclusion

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

- Access to the proposed car wash will be provided via a two-way drive aisle off the westerly north-south internal access road.
- As a result of the car wash footprint, the existing east-west internal access road will be shifted south, but still maintain two-way traffic between the two shopping centers.
- The shift in the east-west access road will not present a problem with the traffic flow within the centers given that the volume of traffic traveling east-west along this road is very minimal.
- The available stacking will allow for 38 vehicles to queue for the car wash on-site without impacting circulation.
- The proposed access system will provide adequate access to the site.
- In order to enhance the flow of traffic through the car wash site on peak days, the operator should consider implementing the following recommendations:
 - Increase the service rate of the tunnel to the maximum it can process.
 - Provide staff at critical locations within the circulation system during peak periods at the car wash to help direct and manage the flow of traffic through the site. Critical internal locations where staff should be located include at the pay stations and at the exit of the car wash.
- The proposed car wash will generate less trips than the former bank use on normal operating days.
- The proposed parking supply of the Plaza Verde West shopping center will be generally sufficient to accommodate the future parking demand of the shopping center given the different parking characteristics/demands of each land use within the shopping center.

Appendix



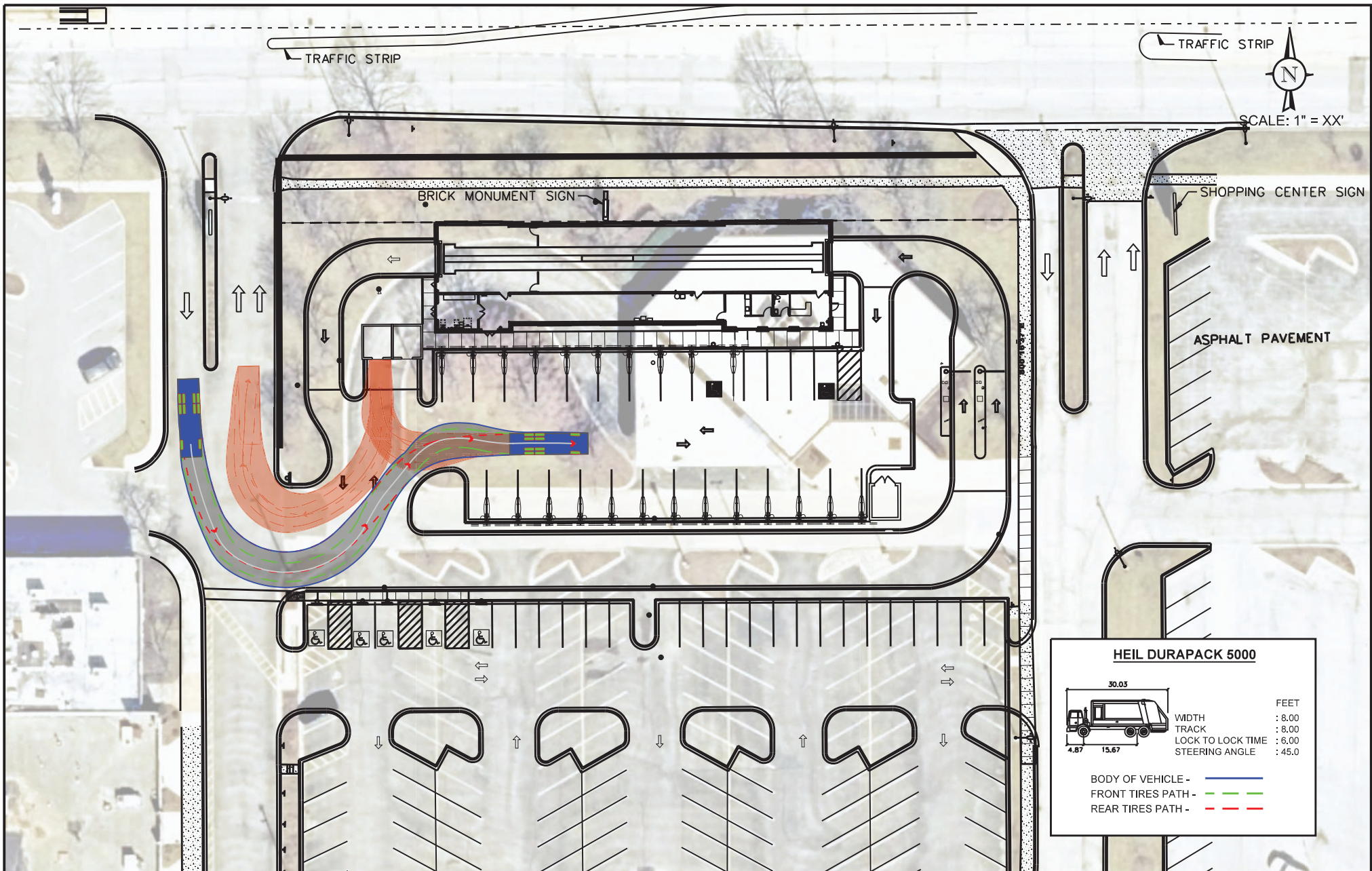
DREAM CAR WASH
BUFFALO GROVE, ILLINOIS

PASSENGER VEHICLE MANEUVERS

DRAWN: MD
DATE: 04-23-25
PROJECT #: 25-113
EXHIBIT: A

CHECKED: JM
REV: 01-08-26





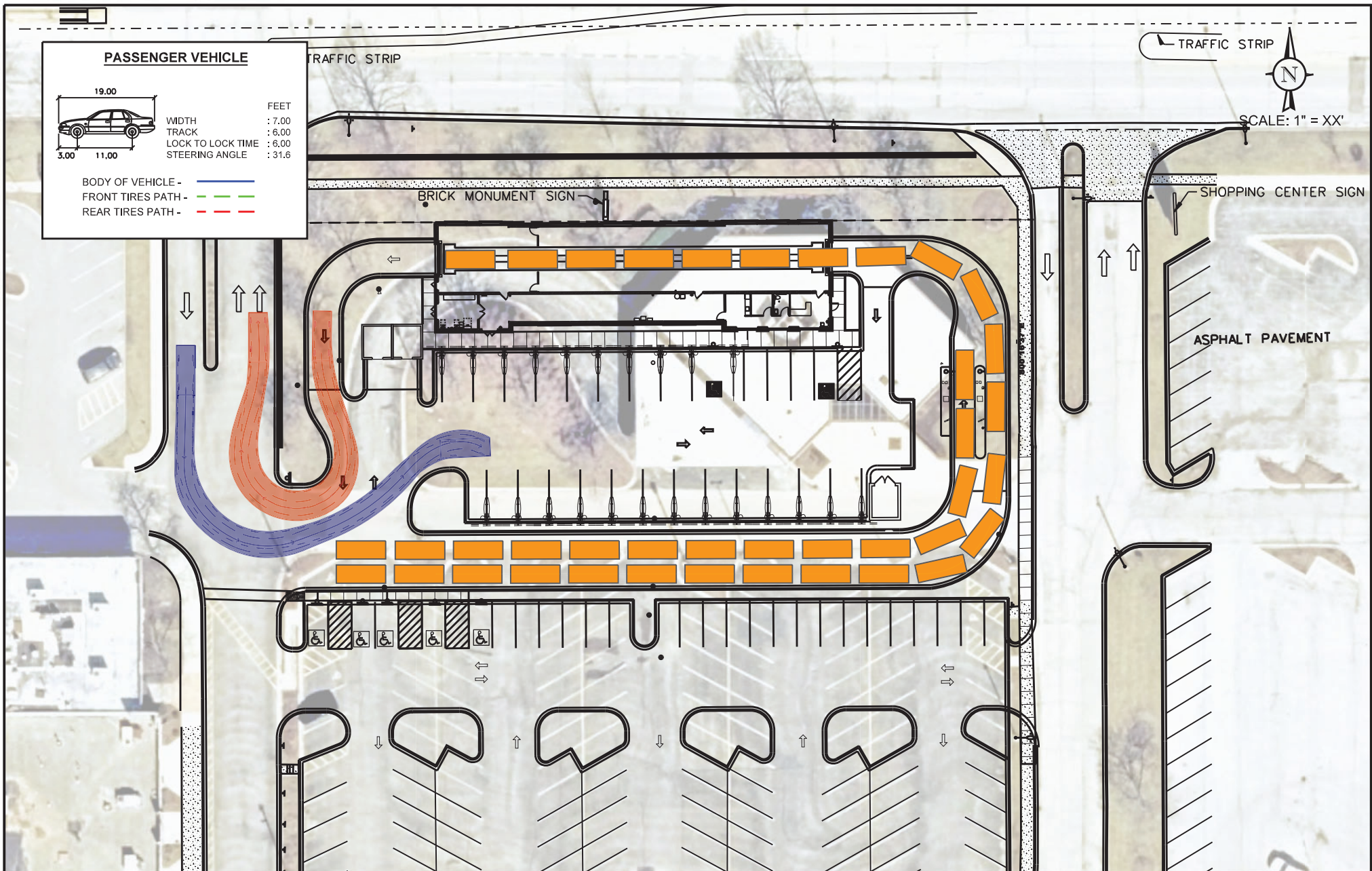
DREAM CAR WASH
BUFFALO GROVE, ILLINOIS

GARBAGE TRUCK MANEUVERS

DRAWN: MD
DATE: 04-23-25
PROJECT #: 25-113
EXHIBIT: B

CHECKED: JM
REV: 01-08-26





DREAM CAR WASH
BUFFALO GROVE, ILLINOIS

PASSENGER VEHICLE STACKING

DRAWN: MD
DATE: 04-23-25
PROJECT #: 25-113
EXHIBIT: C

CHECKED: JM
REV: 01-06-26

KLOA
Kenja Lindgren, O'Hara, Aboona, Inc.

Buffalo Grove Dream Clean Sound Impact Study

June 12, 2025

Prepared for:
Dream Clean Car Wash

Thunder Hearing & Sound was asked to study the noise radiated from the proposed Dream Clean Car Wash facility in Buffalo Grove. The project is located on the south side of Route 68 (Dundee Road) and between Arlington Heights and Ridge Roads. As shown in **FIGURE 1**, this plan includes a 152-foot tunnel with automated wash equipment and 22 vacuum stalls. Because these operations generate noise, we were asked to evaluate the potential impact of this noise on the adjacent residential community.

Applicable Noise Regulations

In its Code of Ordinances, the Village of Buffalo Grove has no direct objective language that limits noise to a numerical (decibel) value. Under **Title 5, Section 5.04.155, Hours of Operation Adjacent to Residential Areas**, prohibits the noise of discrete operations that generate “loud and raucous noises ... that have the effect of unreasonably disturbing the peace and comfort of occupations of adjacent premises” during nighttime hours of 10:00 PM to 7:00 AM. **Title 17, Zoning, Section 17.44.010, Purpose**, discusses the placement of business districts in separate boundaries that may create noise. Also, **Section 17.44.020, B-1 business district, limited retail**, covers conditions of use that “... shall not be objectionable due to ... noise.”

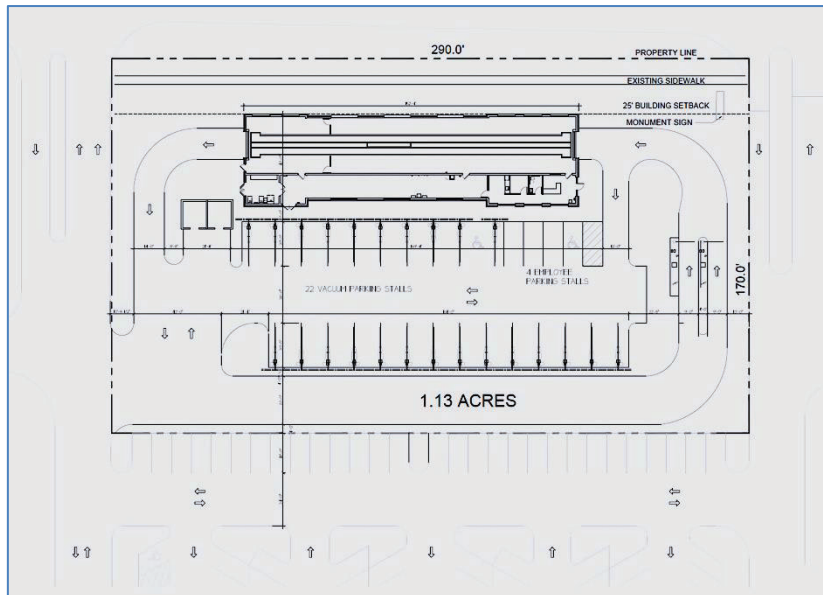


Figure 1 – Site layout of car wash.

Finally, under **Section 2.24.020, Definitions**, the Village defines noise pollution as “... determined by the various standards prescribed by the State of Illinois...” Under **Title 35: Environmental Protection, Section 901.102, Sound Emitted to Class A Land**, the State limits noise radiated to residential property from commercial property to 55 dBA during daytime hours and 45 dBA during nighttime hours.

The sound emitted to commercial property is limited to 62 dBA, the level of casual conversation. Note that the State defines nighttime as the hours of 10:00 PM to 7:00 AM. Also, the metric used is the 1-hour time average decibel level.

Ambient Noise Assessment

To address the Village's criterion of "loud and raucous noise," it was necessary to determine the degree of audibility of the car wash noise by assessing the existing ambient noise. We accomplished this by visiting the site on Monday, May 5. During our visit, we inspected the topography of the site, examined the surrounding area, characterized the ambient noise, identified its sources, and set up professional-grade equipment to record the noise.

The recording equipment was set up on the south side of Route 68 across from the multifamily residence at 889 Dundee Road. This microphone location was selected because it was roughly the same distance from the residential building on Route 68, which we identified as the chief source of ambient noise near the residential units. Accordingly, the ambient noise measured at this location would be representative of that experienced on the north side of the road.

The recording ran for nearly 24 hours and digitally sampled the ambient noise at CD quality. A picture of the microphone setup looking north toward the residence is shown in **FIGURE 2**.

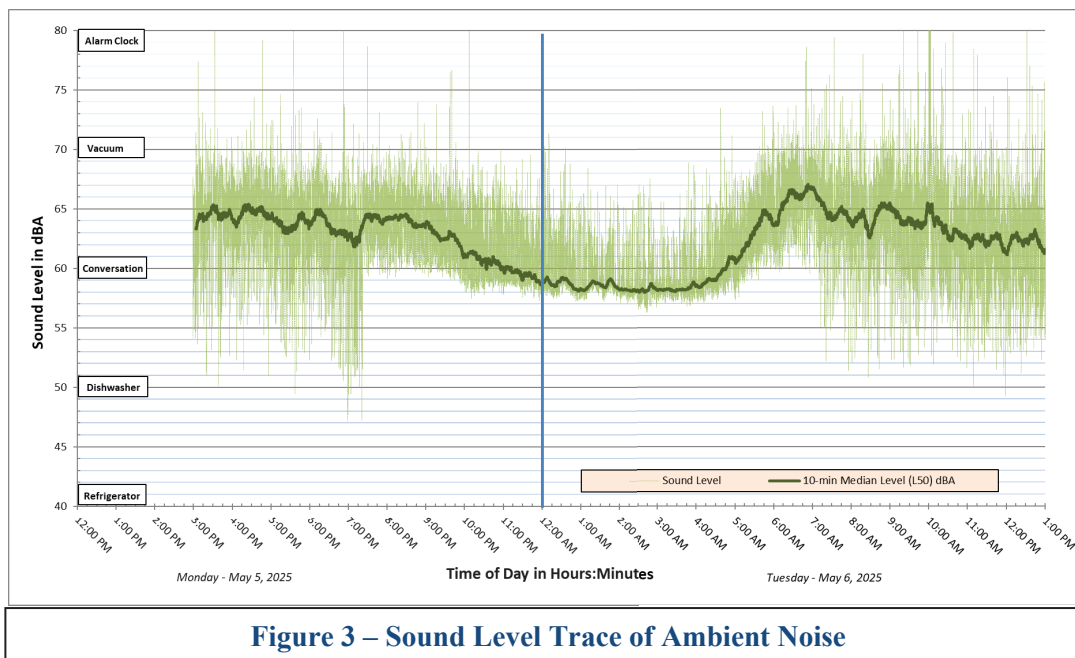


Figure 2 – Ambient Sampling Location

The recording was analyzed to generate sound-level data at 1-second intervals. The result of this analysis can be seen in **FIGURE 3**. Although the primary noise source was traffic along Route 68, the trace reflects all noise in the area, both near and far.

The thin green line in **FIGURE 3** shows the sound level each second. This shows the wide variation of noise from second to second. Note that many events approached or exceeded 80 dBA, the sound level of a kitchen blender. To better visualize the trend of the ambient noise, we computed the 10-minute median level, shown as the thick green line. Known also as the L50 level, the median level is a common acoustical measure that gives the level of sound exceeded 50% of the time. It is more conservative than a time average level since it effectively excludes the sound of high-level transient events such as loud motorcycles, dogs barking, passing motorcycles, or unmuffled trucks. As seen in **FIGURE 3**, the median daytime levels ranged from 61- to 67 dBA and peaked in the 6:00 and 7:00 AM hours. Due to early rush hour traffic, the

sound level reached daytime levels around 6:00 AM. The ambient noise did not appreciably diminish until after 10:00 PM.



Source Noise

To assess the sound emissions of the site we captured the sound levels from a similar car wash at the Drive Well Auto Spa in Mount Prospect, IL. This facility has the same equipment planned for the Dream Clean car wash and a 151 ft tunnel. We set up professional-grade recording equipment and then analyzed the recordings to determine the sound levels. Based on this analysis, the car wash produces a sound level of **77 dBA 50 ft from the exit** and **63 dBA 50 ft from the entrance** when under a full load of cars. We used the same approach for the vacuums and found the vacuums generated **63 dBA at 50 ft** for normal activity.



Figure 4 – Mount Prospect Car Wash Dryers

Sound Modeling

To predict the sound levels radiated from the car wash, we used an internationally accepted software program called SoundPlan™. This program calculates the sound level at millions of distant points based on the source sound levels measured at the Drive Well Auto Spa in Mount

Prospect, IL, the topography of the site, reflections from buildings, ground reflections from the parking lot, absorption by the atmosphere, diffraction from vegetation, and shielding from berms and structures. Based on these calculations, the program generated the sound-level contours around the site as seen in **FIGURE 5**. The model also included the operation of all the vacuums.



FIGURE 5 – Projected car wash sound level contours at 6:00 PM.

Each noise source was given a usage pattern from a similar car wash, with low usage in the morning and peak usage in the evening (5:00 PM – 7:00 PM). The peak usage represents the car wash at full capacity with the blowers on 100% of the time and doors open; a worst-case scenario.

FIGURE 5 shows the projected noise levels using contours. To create the contours, we set the green color on the legend to 62 dBA, the lowest daytime ambient noise level. This

Table 1 – Perceptual Difference as a Function of the Decibel Increase

Decibel Increase	Perceptual Difference	Impact
1-2 dB	Negligible	None
3-4 dB	Just Noticeable	Slight
5-6 dB	Clearly Noticeable	Mild
7-8 dB	Strongly Noticeable	Moderate
9-10 dB	Doubling in Loudness	Substantial

helps visualize the audibility of the car wash. Each contour represents a change of 3 dB, which according to **TABLE 1** is a “just noticeable” change. As seen, the exit emits the highest noise levels and the noise is projected to the northwest. The sound level contours reveal that the highest levels, 64-65 dBA, would occur near two of the three residential buildings.

We analyzed the recording to assess the general audibility of the car wash noise. Such an analysis is based on the level of car wash noise compared to the level of ambient noise. This analysis is shown in **FIGURE 6**. Although the peak car wash noise (shown by the blue bars) is above the State of Illinois’ 55 dBA criterion, the car wash noise does not appreciably exceed the existing ambient noise. This means that there would be negligible impact from the car wash operation. The psychoacoustic reason for this is that the ambient noise level is high near the residential dwellings because of the constant high-volume traffic on Dundee Road. And although the car wash noise is high, so too is the ambient noise. Therefore, the traffic noise will mask almost all of the noise from the car wash.

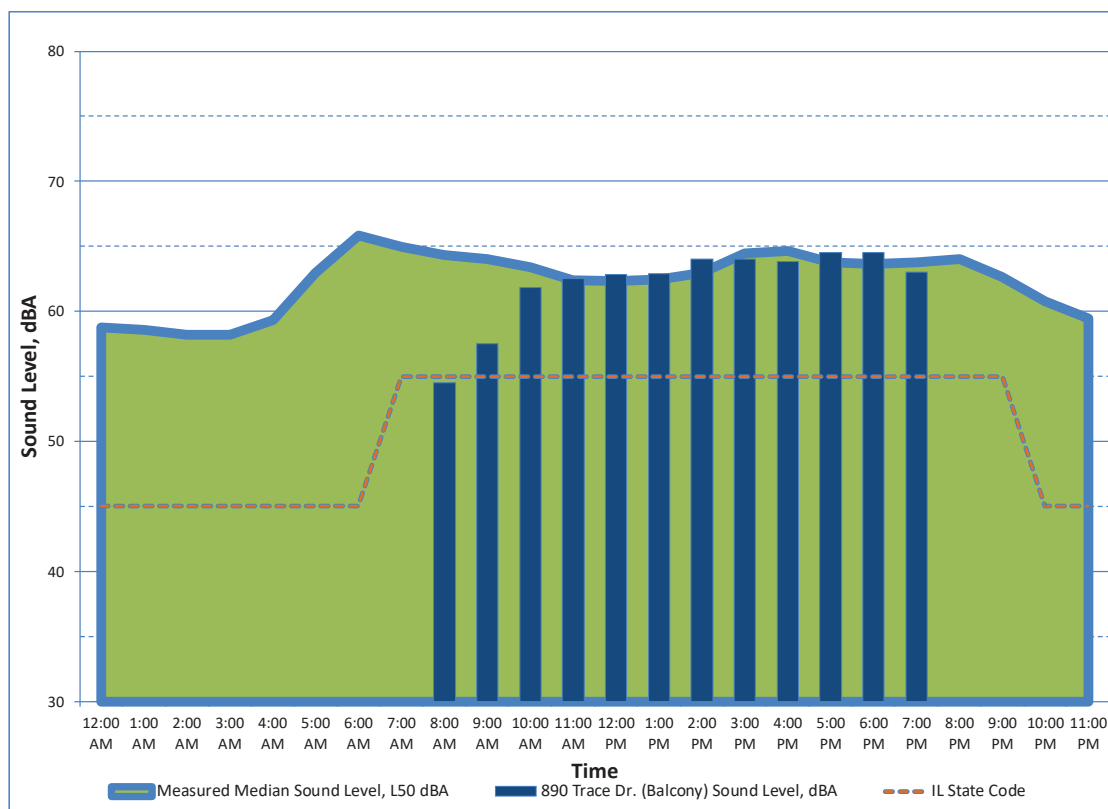


Figure 6 – Hourly sound levels for the existing ambient noise (green area) compared with the hourly sound levels generated by Dream Clean Car Wash at location #2 (blue bars)

Submitted by:

Steve Thunder

Steve Thunder, BSE
Acoustical Engineer

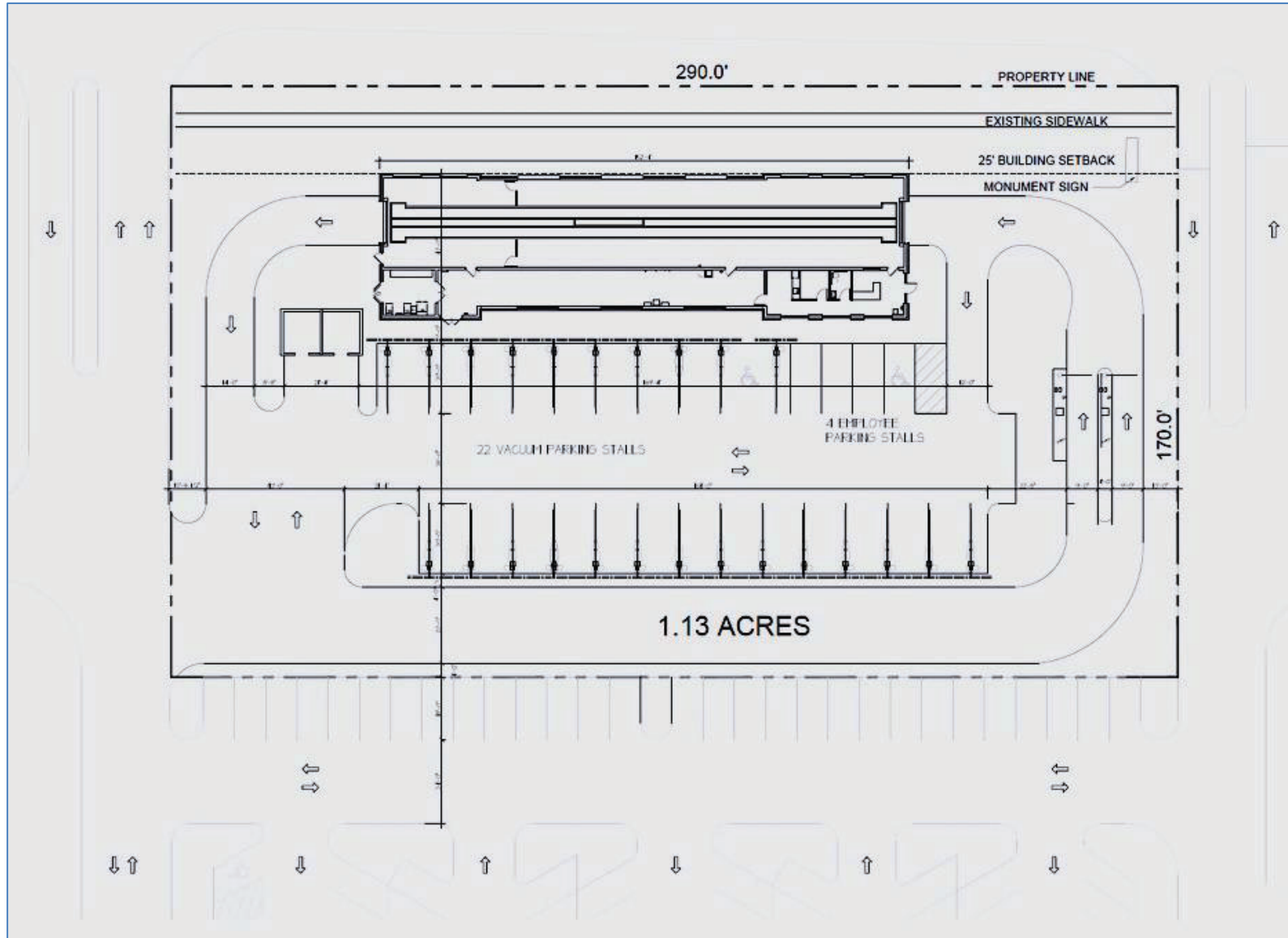


Figure 1 - Site Plan

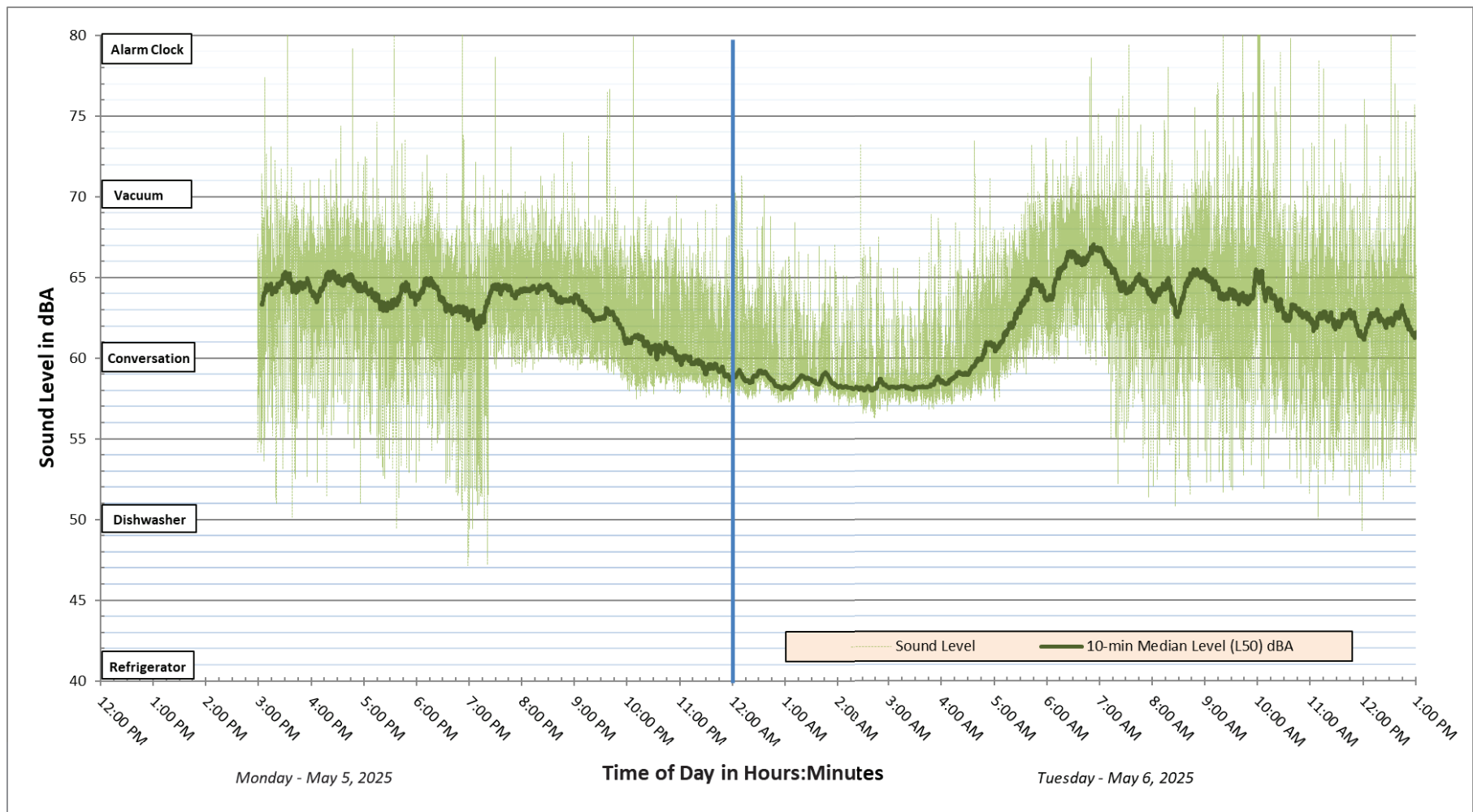


Figure 3 - Sound Level Trace of Ambient Noise

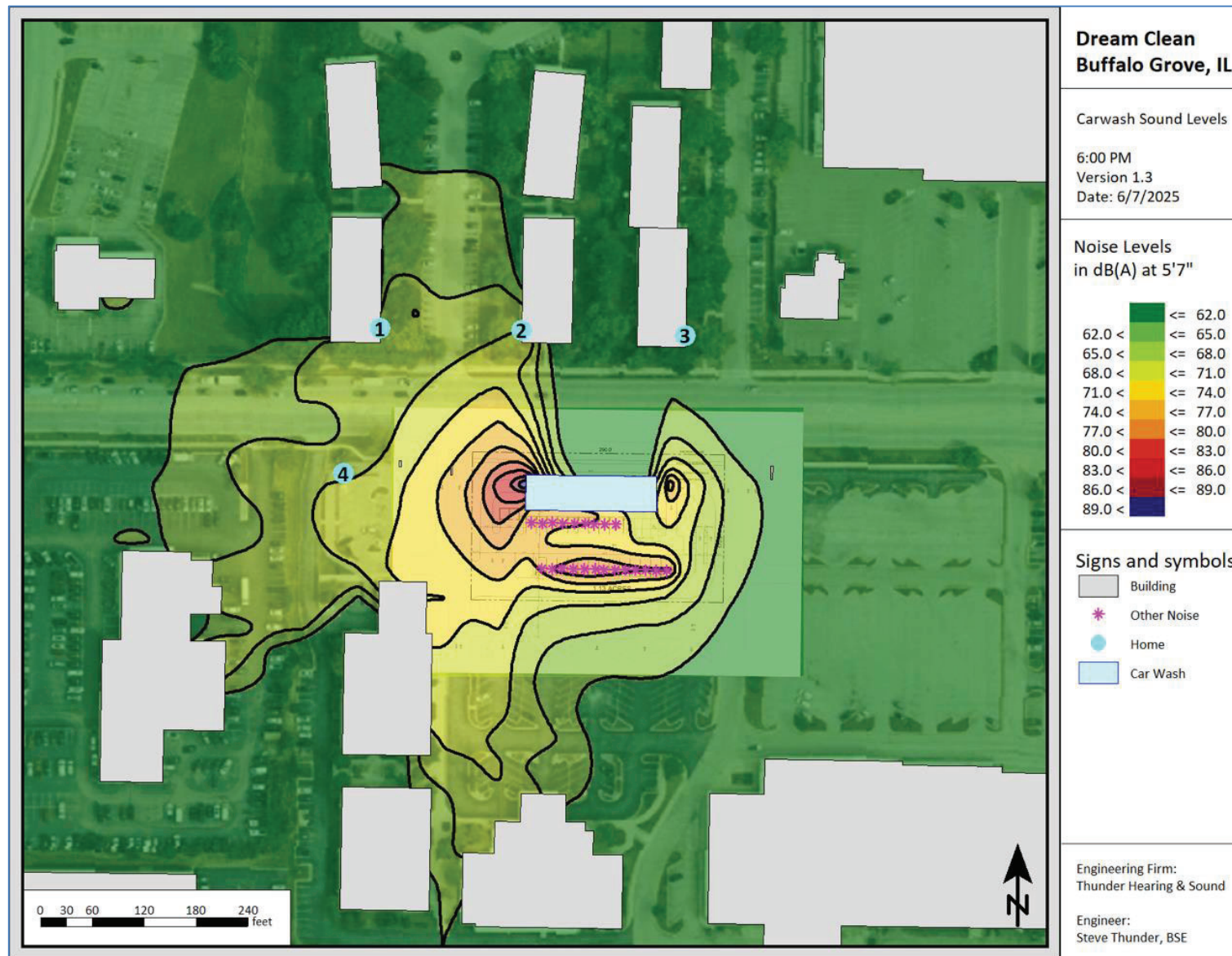


Figure 5 – Audibility level contours at 6:00 PM

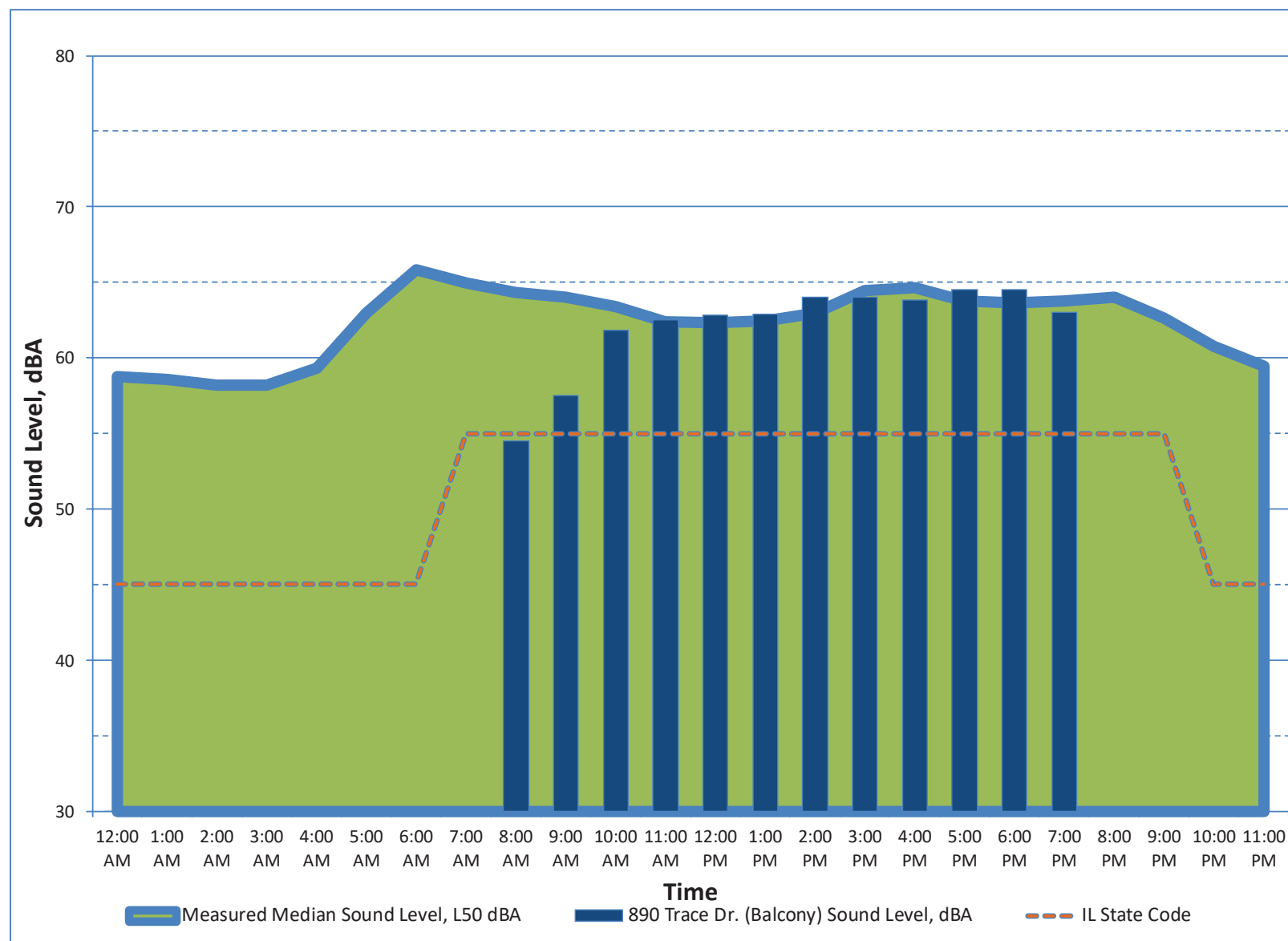


Figure 6 – Hourly sound levels for the existing ambient noise (green area) compared with the hourly sound levels generated by Dream Clean Car Wash at location #1 (blue bars)

Receiver	Level	Number	12:00 AM	1:00 AM	2:00 AM	3:00 AM	4:00 AM	5:00 AM	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM
890 Trace Dr Balcony	F2	1									55	58	62	63	63	63	64	64	64	65	65	63				
890 Trace Dr Balcony	G	1									54	57	62	62	63	63	64	64	64	64	64	63				
889 Trace Dr Balcony	F2	2									53	56	60	61	61	62	63	63	62	63	63	62				
889 Trace Dr Balcony	G	2									53	56	60	61	61	61	62	62	62	63	63	61				
825 Grove Dr	F2	3									40	43	47	48	48	48	49	49	49	50	50	48				
825 Grove Dr	G	3									39	42	46	47	48	48	49	49	48	49	49	48				
Drive Thru	G	4									58	61	65	66	66	66	67	67	67	68	68	66				
Ambient Noise										65	64	64	63	62	62	62	63	64	65	64	64	64	64	63		

Planned Unit Development (PUD) Standards

In addition to the special use standards, all planned unit developments shall meet the following (5) general standards:

1. Have the minimum areas as set forth in Section 17.16.060.

Response: Applicant's proposed revisions to the existing PUD meets the minimum areas as set forth in Section 17.16.060.

2. The uses permitted in such development are not of such a nature or so located as to exercise an undue detrimental influence or effect upon the surrounding neighborhood;

Response: The proposed revisions to the PUD and use as proposed is not of such a nature or so located as to exercise an undue detrimental influence or effect upon the surrounding neighborhood. As the parcel in question abuts Dundee Rd and other commercial uses along Dundee Rd. as well adjacent to the subject property it shall not have any such detrimental impact.

3. The plan effectively treats the developmental possibilities of the subject property, making appropriate provisions for the preservation of streams, wooded areas, scenic views, floodplain areas, and similar physical features;

Response: The plan effectively treats the developmental possibilities of the subject property as there are no areas of preservation that need attention due to previous development of the Subject Property

4. All requirements pertaining to commercial, residential, institutional or other uses established in the planned unit development conform to the requirements for each individual classification as established elsewhere in this Title, except as may be specifically varied for the proper planning of the planned unit development;

Response: All requirements pertaining to commercial, residential, institutional or other uses established in the planned unit development conform to the applicable requirements except as specifically noted in the variances applied for. In regard to parking a variance from the required 342 spaces to 248 spaces is as currently developed and not previously addressed. Parking has been historically adequate for the operation of Plaza Verde West and the proposed use to have no parking impact to the PUD.

5. The Planning and Zoning Commission shall determine that the area and width of the lot shall be sufficient for the proposed use, and that the development of the property in the proposed manner creates no outlots which will be difficult to develop in an appropriate manner.

Response: The area and width of the revised/reconfigured lot is sufficient for the proposed use, and that the re-development of the subject property in the proposed manner creates no outlots.

Special Use Standards

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

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: The Special Use for operation of an Automobile Laundry will serve the public convenience at the location of the subject property. The establishment, maintenance or operation of this Special Use will not be detrimental to, or endanger, the public health, safety, morals, comfort, or general welfare of the surrounding area.

The Special Use for modification of the Planned Development (reconfiguration of Lots) will also serve the public convenience at the location of the subject property. The establishment, maintenance or operation of this Special Use component will not be detrimental to, or endanger, the public health, safety, morals, comfort, or general welfare of the surrounding area.

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: The location and size of the Special Use for operation of the proposed Automobile Laundry as well modifications to the Planned Development, the nature and intensity of the operation involved, the size of the Subject Property and its location provides/maintains access in a manner that is in harmony with the appropriate, orderly development of the district in which it is located. As a previously developed commercial site no ne conflicts should come into play.

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: The proposed Special Use for each of the Automobile Laundry and Planned Development modification 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 of the Subject Property.

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: Neither to the nature, location and size of the building involved with the establishment of the Automobile Laundry, nor the reconfiguration of lots in the Planned Development will impede, substantially hinder nor discourage the development and use of adjacent land and buildings in accord with the zoning district within which it lies. Adjacent parcels are already developed and uses quite compatible to the proposed use, as well allow for the reconfiguration of the lots in the Planned Development.

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

Response: Adequate utilities, access , drainage, and all other necessary facilities have been provided for at the site of the Automobile Laundry as well the other lot as to be modified.

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 Parking Areas as provided are of adequate size for the operation of the Automobile Laundry and properly located and as required, suitably screened from uses, and the entrance and exit driveways to and from these parking areas have been designed so as to prevent traffic hazards, eliminate nuisance and minimize traffic congestion in the public streets.

In regard to overall parking on the full site there should be adequate parking though a variance is sought due to initial development of the site having only _____ spots versus the _____ spots as would normally have been required. This variance is included in order to memorialize a situation as already in place, but not previously memorialized.

Community Development Department

50 Raupp Boulevard, Buffalo Grove, IL 60089

Phone: 847-459-2530 | www.vbg.org



Zoning Variation Standards

During your testimony at the Public Hearing you need to testify and present your case for the variance by addressing the three (3) standards listed below:

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 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. So as to meet setback to Dundee Rd. due to height of the building at its tallest point (35') as the site is otherwise designed to meet all other Village Requirements.

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

Response: The plight of the applicant is due to unique circumstances as tied to the available land for the proposed use as an Automobile Laundry and parking layout for the Subject Property and adjacent lot.

3. The proposed set back variation along Dundee Rd. will not alter the essential character of the neighborhood

4. **Response: The proposed set back variation 25' in lieu of 35' along Dundee Rd. will not alter the essential character of the neighborhood adjacent to the Subject Property**

Sign Variation Standards

During your testimony at the Public Hearing you need to testify and present your case for the variance by addressing 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: Due to the nature of the business to be operated as an Automobile Laundry, the literal interpretation and strict application of the provisions and requirements of this Title would cause undue and unnecessary hardships to the sign user as related to sign location and the need for the EMS sign.

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 sign variances will not be materially detrimental to the property owners in the vicinity of the proposed Automobile Laundry and its use/operation. All requested variances are minor in nature, and of no impact to any other users/residents in the area surrounding the Subject Property.

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 the Subject Property do not apply generally to other properties in the Village as they are directly related to the building and business operation as proposed.

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

Response: The granting of the variance is 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

Response: in our opinion the proposed signage is of particularly good design and in particularly good taste and similar to signage used in other locations of the applicant's other Automobile Laundry and as generally exists in the industry.

- Variance on the North Elevation along Dundee Rd. requested as sign design includes the height of the rectangle being greater than one-half of the portion of the building above the lintel. Sign on "tower" exceeds this criteria.
- ~~Variance for allowance of Ground Sign Electronic Message Sign.~~
- ~~The sign will meet all requirements of Section 14.20.070 for Electronic message signs.~~

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

Response: The Subject Property will be particularly well landscaped as required and requested by the Village.



ORDINANCE NO. 0-21-33

AN ORDINANCE APPROVING A PLANNED DEVELOPMENT.

WHEREAS, the Plan Commission of the Village of Buffalo Grove, Illinois, has recommended the approval of a Planned Development for the property hereinafter described, and

WHEREAS, the President and Board of Trustees of the Village of Buffalo Grove have considered said Planned Development and have determined that the approval of said Planned Development is in the best interests of the Village of Buffalo Grove.

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

Section 1. That the Planned Development Agreement entitled "Villa Verde Planned Development Agreement", a copy of which is attached hereto and made a part hereof, is hereby approved.

Section 2. The legal description of the real estate involved is as follows:

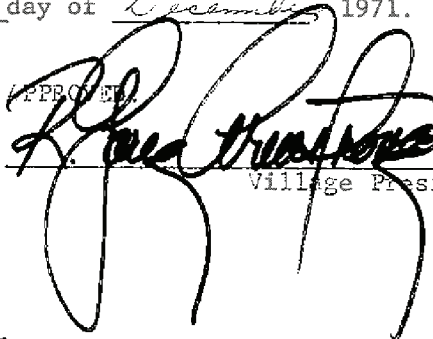
The Northeast 1/4 of the Northeast 1/4 of Section 7,
Township 42 North, Range 11 East of the 3rd P. M.
Cook County, Illinois.

Section 3. This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

AYES: 6 NAYS: 0 ABSENT: 0

PASSED AND APPROVED this 20 day of December, 1971.

APPROVED


Village President.

ATTEST:


Village Clerk.

VILLA VERDE PLANNED DEVELOPMENT AGREEMENT

THIS AGREEMENT made and entered into this 20 day of December, 1971, by and between the Village of Buffalo Grove, a municipal corporation, of the counties of Cook and Lake, Illinois, hereinafter referred to as the "Village" and LaSalle National Bank of Chicago, as Trustee under Trust Agreement dated May 28, 1970, known as Trust 40890, hereinafter referred to as "Trustee",

WITNESSETH.

WHEREAS, the Trustee is the owner of the real estate described as follows:

The Northeast 1/4 of the Northeast 1/4 of Section 7, Township 42 North, Range 11 East of the 3rd P.M. Cook County, Illinois, and

WHEREAS, said real estate is now zoned R-9, Planned Development, subject to the conditions and stipulations incorporated in Pre-Annexation Agreement dated November 11, 1968, and

WHEREAS, the owner has applied for a change in the zoning, and

WHEREAS, the Plan Commission and the Village Board have held public hearings in the manner required by law, and

WHEREAS, the Plan Commission has made findings of fact and reported same to the Village Board, and

WHEREAS, the President and Board consider that a rezoning as requested will inure to the benefit of and improvement of the Village, and

WHEREAS, the Village concurrently with the execution of this Agreement will pass an Ordinance amending the Village Zoning Ordinance to reflect the zoning change set forth herein.

NOW THEREFORE, IT IS COVENANTED AND AGREED by and between the parties hereto as follows:

The land as hereinabove described shall be divided into two parcels, to-wit:

- (a) The North 654.49 feet of the Northeast Quarter of the Northeast Quarter of Section 7, Township 42 North, Range 11, East of the 3rd P.M. in Cook County, Illinois, hereinafter referred to as Parcel A.
- (b) The South 670 feet of the Northeast Quarter of the Northeast Quarter of Section 7, Township 42 North, Range 11, East of the 3rd P. M. in Cook County, Illinois, hereinafter referred to as Parcel B.

2. Parcel B shall be developed as an R-9 Planned Development in substantial conformity with ~~site plan~~ *engineering plans and specifications* dated June 7, 1971 *SC* ~~1970~~, prepared by Giorba, Spies, Gustafson and Company, consulting engineers and subject to the following additional conditions and restrictions:

- (a) Six rental buildings shall be erected thereon. Each building shall be three stories but not to exceed forty five feet in height and shall contain 56 single family rental units with no more than two bedrooms each.
- (b) There shall also be erected thereon a club house, an outdoor pool and a maintenance building. Said club house, pool and facilities shall be designed and intended to serve principally the residents of the development and shall not be operated as a profit making venture.
- (c) Club house, pool, maintenance building, facilities and appurtenance thereto, open space areas, parking areas, streets, street lights, curbs, gutters, sidewalks, fire lanes and plantings shall be continuously repaired, replaced when necessary and maintained by the Owner and/or Owners and/or their successor or successors in title.
- (d) No building or other structure shall be erected on any of the open space areas shown on the plats or plans made a part of this Agreement. Adequate safeguards, including recorded covenants, if requested, shall be provided by the Owner to prevent subsequent development of future construction on such open spaces.

3. Parcel "A" shall be developed as a -3 Planned Business Center District subject to the following additional conditions and restrictions:

- (a) No more than one gas service station shall be constructed on the parcel. Landscaping and screening for said station shall be subject to approval of the Plan Commission.
- (b) Prior to development, Owner shall submit for approval site plan showing, among other things, location and arrangement of proposed buildings, storm water retention, traffic pattern, parking area, public ingress and egress and common open space.
- (c) An office building no more than forty five feet in height may be included.
- (d) No building shall exceed three stories or more than forty five feet in height.

THE FOLLOWING CONDITIONS SHALL APPLY TO BOTH "A" AND "B" PARCELS:

4. Except as otherwise provided in this Agreement, the Owner shall comply with and be subject to all pertinent ordinances of the Village presently existing and any amendments thereto.

5. As the properties are developed, the Owner shall construct or cause to be constructed sanitary sewers, storm water facilities, water mains and laterals, all subject to the approval of the Village engineer. The Owner shall not be required to oversize sewer or water mains for the purpose of serving other parties. Upon completion, Owner shall transfer title to all such facilities (except for water and sewer pipes to each structure and building) to the Village and the Owner will grant to the Village easements in substantial conformity with plat attached and made

a part hereof as Exhibit "B". Acceptance of title shall be subject to approval of construction by the Village Engineer. Having once accepted title, the Village will thereafter repair, replace, inspect and maintain said facilities, except for water and sewer pipes to each building or structure. The latter shall be the obligation of Owner.

6. All streets, curbs, gutters, sidewalks, parking areas, lighting, common areas and open spaces throughout the entire development shall be and remain the property of the Owner. All such facilities shall be installed by the Owner as per engineering standards set forth in Exhibit "C" attached and made a part hereof. Installation thereof shall be subject to the approval of the Village Engineer and no temporary occupancy permits shall issue for any rental unit unless so approved. Said approval shall not be unreasonably withheld.

7. The Owner shall at all times inspect, repair, replace and maintain all said facilities. Upon failure so to do, the Village shall give 30 days written notice to correct the failure. Notice may be given by registered mail to the address shown on the most recent tax bill. If the failure continues beyond the 30 days, then the Village shall have the right to enter upon the property, make all necessary repairs and/or replacements and perform all necessary maintenance. The Village shall then charge the then Owner the proper and reasonable cost thereof which shall include attorneys' fees; the same to be recovered in any court of law or chancery. Nothing herein set forth shall obligate or require that the Village maintain, repair, inspect the facilities.

An Agreement signed by Owner and lending agency stating that not less than 25% of the construction cost of aforesaid on site improvements will be withheld until receipt of written approval of the Village Engineer. Such approval shall not be unreasonably withheld.

9. The Owner will pay for the purchasing installing and maintaining of traffic, fire lane and no parking signs on the periphery of and within the entire development. No parking shall be permitted on either side of the streets within the development. // The rate of speed allowed on the streets shall be as prescribed by the Village. Should the Village see fit, it shall have the right to enter upon all streets, sidewalks, parking, public use and common areas in the development for the purpose of enforcing the restrictions set forth on the signs and enforcing the ordinances of the Village and the State of Illinois.

10. Pursuant to the Pre-Annexation Agreement dated the 11th day of November, 1968, by and between the Village and the State National Bank as Trustee, Trust No. 4209, the now Owner or his predecessor, has paid the Village the sum of \$26,100.00. The balance due the Village is \$25,200.00. The Owner shall pay the balance in not less than six installments of \$4,200.00 each. Said installments shall be payable at the time of the first occupancy permit is issued for any unit in each of the six buildings built on Parcel "B". All six buildings shall be completed and ready for occupancy on or before the 31 day of Dec., 1973. The final payment of the aforesaid total balance shall be paid on or before said date regardless of whether all six buildings have been so completed.

11. This Agreement shall be enforceable in any court of competent jurisdiction by appropriate action at law or in equity to secure the performance of the covenants herein. This Agreement shall run with the land.

12. This Agreement shall be binding upon the parties hereto, their lessees, successors and assigns. The word "owner" shall be construed to mean the plural and shall include the beneficiaries of any land trust in the event title is in the name of a trustee. It is understood that the trustee executes this instrument not in its personal or individual capacity but solely as trustee pursuant to the terms of the hereinabove trust agreement, affixing its signatures hereto as such trustee by direction of and in behalf of the beneficiaries under said trust without any intention of binding said trustee in its individual capacity.

IN WITNESS WHEREOF, the parties hereto have hereunto caused this document to be signed and sealed by their proper officers the day and year first above written.

VILLAGE OF BUFFALO GROVE,

By

President

ATTEST:

Verna L. Clayton
Village Clerk

LA SALLE NATIONAL BANK & TRUST CO.
Trustee under Trust dated May 28,
1970, known as Trust No. 40890.

By _____

ATTEST:

*original with
Mr. Brown's
signature
of C*



AGENDA ITEM SUMMARY

PLANNING AND ZONING COMMISSION

Regular Meeting: March 4, 2026

AGENDA ITEM 3.B.

Approval of Draft Minutes from the December 17, 2025 PZC Meeting

Contacts

Liaison: Trustee Ottenheimer

Staff: Andrew Binder

Staff Recommendation

Staff recommends approval.

Recommended Motion

The PZC moves to approve the meeting minutes from the December 17, 2025 Planning and Zoning Commission meeting.

Summary

None

File Attachments

1. 25-1217 - 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, DECEMBER 17, 2025**

CALL TO ORDER

Acting Chairperson Moodhe called the meeting to order at 7:30 PM. Roll call indicated the following were present: PZC Commissioner Moodhe, PZC Commissioner Worlikar, PZC Commissioner Spunt, PZC Commissioner Davis, PZC Commissioner Schwartz.

Also present were: Trustee Liaison Lester Ottenheimer, Village Attorney Patrick Brankin, Community Development Director Nicole Woods, Deputy Community Development Director Kelly Purvis, Associate Planner Andrew Binder, Village Engineer Briget Schwab, Consulting Engineer Amy McKenna, and Civil Engineer Dan Hoscolo.

PUBLIC HEARINGS/ITEMS FOR CONSIDERATION

A. Consideration of a Special Use for a Planned Unit Development, R-7 Rezoning, Plat of Subdivision, Preliminary Plan, and Variations to the Development, Zoning, and Sign Codes to construct a 33-unit single-family development on the properties located at 301 and 20311 Weiland Road.

Associate Planner Binder provided an overview of the proposed development and requested approvals, indicating staff's support for the project.

Julie Workman was sworn in on behalf of MI Homes.

Workman provided an overview of MI Homes, highlighting that they construct high-quality single-family and townhome developments. She explained MI Homes' interest in developing in Buffalo Grove, citing the excellent amenities and school districts in the area. She also pointed out the need for new homes in Lake County. Workman discussed how the development aligns with the Village Comprehensive Plan. She addressed the natural drainage patterns on the site, explaining that a detention basin is planned for the low side of the property, specifically in the northeast corner. Additionally, she noted that the project would have minimal impact on the roadway network, generating very little traffic. Lastly, Workman mentioned that one piece of feedback received during the public meeting was a request from neighbors for a fence to be installed.

Com. Davis noted that he lives in the Ridgewood Townhomes and expressed disappointment over the removal of a crosswalk, highlighting concerns about losing a safety feature. He also inquired whether the traffic study considered pedestrian traffic on non-soccer tournament days.

Workman noted that the traffic study did not take into account pedestrian traffic on non-soccer days. He also mentioned that there is an existing pedestrian crossing located slightly further north, which is relatively well-used. This area has been identified as a sustainable crossing point.

Com. Davis inquired about concerns regarding potential short cuts through the new development, as access from Raymond to Pauline is now possible.

Anna Sutton was sworn in on behalf of MI Homes. She indicated that the traffic study indicated that people in the north would use their access to exit more often than the new development would use Raymond Road as a cut through.

Com. Davis inquired to confirm whether the fire department approved the smaller cul-de-sac diameter.

Binder confirmed that the Fire Staff reviewed and were OK with the plans presented.

Com. Davis mentioned the need for upkeep in landscaping and maintenance of the subdivision signs along Weiland Road. He asked what measures will be taken to ensure these areas remain in good condition.

Workman stated that the homeowners' association has the responsibility for maintaining all the improvements within the common areas, including the signage that will be on Weiland Road. She noted that the annexation and development agreement will include additional language allowing the village to enter and maintain the area, charging the HOA back if any issues arise.

Sutton noted the HOA's role during and after build-out and stated that common areas will be conveyed to the HOA once the community is well-developed. The HOA will manage the detention area and other common spaces, but MI Homes will retain ownership of certain items, like detention, for a few years to ensure proper establishment before handing everything over.

A discussion was held about the proposed fence around the perimeter and the gap between the fence and the bike path.

Com. Spunt asked about the 3 car garage option.

Sutton indicated that they don't have space for development of a 3-car garage within the site. There may have been an option for a 3-car garage in the packet, but this project won't include one.

Commissioner Spunt asked whether the primary reason for selecting this site was to address the housing deficit and provide homes for the area. He pointed out that the slide indicated a shortage of 11,400 housing units by 2020.

Workman stated that the area has a wonderful school district and is very suitable for new housing. It's a prime location for single-family homes, especially since there's a strong demand for housing. In the past, home builders focused on large tracts of land, but now we look for smaller infill parcels, which require more creativity and effort to develop.

Com Spunt asked if there were any changes to the plans after the neighborhood meeting.

Workman stated that they added the fence. The issues discussed with the neighbors

were primarily about the fence, the route of the bike path traffic on Weiland, stormwater management, and the use of Pritchett Pond.

Woods highlighted the need for more housing in the Lake Housing Study, emphasizing that while much of the community is built out, there are still pockets of undeveloped land anticipated for housing in long-range planning. Although large-scale development is less common in Buffalo Grove, potential areas for redevelopment do exist.

Com Worlikar had questions about Sheffield Drive, focusing on road width, snow removal, and access for delivery trucks and school buses around the detention pond and into the cul-de-sac area.

Workman stated we've checked all the turn radii for fire trucks, buses, and everything else that could potentially need to come in and out of the community, and the geometry works.

Com. Worlikar mentioned that the area looks a bit tight, particularly considering larger vehicles like school buses. There was a question about parking on the curve at the entrance, and it's important to ensure proper signage for accessibility. Amendments have been made in other village areas before.

Woods mentioned that we can consider this as we move into detailed engineering, focusing on site visibility and lines of sight related to street curvature.

Com. Worlikar inquired about the road width standard, asking if it meets our minimum specifications and how it compares to others.

Purvis stated that the roadway is our standard size, and it is a standard public right-of-way as well, totaling 60 feet.

Com. Worlikar inquired about the proximity of green spaces to the new blue park on Weiland and if it is accessible from the area, noting the expectation of many kids.

Purvis mentioned that the Park District provided an analysis showing the park is on the outskirts of the service area. She noted that a representative from the Park District could offer more information during public comments.

Woods noted the importance of improving bike path connectivity to enhance access to larger green spaces and open areas.

Com. Worlikar asked about lot sizes, noting the smallest is 5,392 square feet, with an average around 7,000. He mentioned the range is typically between 5,500 and 6,500 square feet and sought to understand the average lot size for the Village overall.

Purvis mentioned that we don't have that information readily available and would need to conduct research to provide an accurate response.

Woods emphasized the importance of balancing push and pull factors in stormwater detention to ensure lots are appropriately sized. This balancing act sometimes leads to irregular lot sizes, as they must conform to geometric constraints, resulting in a mix of smaller and larger lots reflected in the site plan.

Com. Worlikar asked how staff determined the density number and how it compares to other communities, including Link Crossing.

Workman provided an overview of the density and surrounding subdivisions.

Com. Worlikar inquired about the formulas used to calculate the impacts presented for District 102.

Workman stated that they started by reviewing the code requirements and observing that other recently constructed communities had produced more students than expected. Initially, they suggested a higher number than what the code mandated. After discussions with D102 regarding their needs and expectations for student generation, they reached an agreement on a fair contribution amount and ultimately decided to increase their initial proposal. For D125, however, they are providing only what the code requires.

Woods emphasized the importance of student impact to the community. In collaboration with D102, they analyzed recent housing projects to assess student generation compared to existing codes. They found that while single-family homes generated student numbers comparable to the code, single-family attached townhomes produced higher student counts than the code suggests. As a result, adjustments should be made, particularly for attached single-family homes.

Com. Worlikar asked if the median at Weiland Road is being removed and how it impacts traffic.

Schwab confirmed that the median, which acts as a pedestrian crossing, will be removed to allow for proper tapering of the left turn lane into the development.

Com Worlikar inquired about the tree plan, mentioning that some trees have been affected by diseases. There was a focus on ensuring tree diversity for the longevity of green spaces.

Schwab confirmed that the Village Forester has reviewed the selected specific species for the development, and that he is focused on preventing similar issues in the future.

Discussion occurred about the construction practices and materials, participants highlighted the importance of using high-quality materials for driveways and home construction, emphasizing that their standards exceed those of competitors. The architectural details were noted for their uniqueness, including a variety of garage doors, light fixtures, and trim colors within the community.

Concerns were raised regarding construction road access, work hours, and the

impact on the community, particularly in relation to sewer issues and flooding. It was assured that a dedicated construction team would manage these aspects professionally, complying with village regulations regarding working hours and maintaining good communication with the community. Village Staff expressed confidence in their team's ability to address any problems promptly and highlighted the presence of inspection teams to oversee proper construction practices and address public concerns.

Com Schwartz inquired about the price point for these homes.

Workman indicated that they anticipate the amount to be between \$850,000 and \$900,000.

Com Schwartz mentioned a new decorative fence replacing the current chain link one.

Doug Shannon from MI Homes stated that the proposed fence will be a 5-foot solid wood privacy fence.

Com. Schwartz expressed admiration for the properties in the area and highlighted the demand for housing due to a shortage of 11,000 units. He emphasized the need for support from Lincolnshire and the surrounding area to accommodate this growth, particularly regarding roadways, road widths, and school access. He mentioned traffic issues caused by ongoing development and urged builders to collaborate with local school districts and jurisdictions to address these challenges. Schwartz noted his support for community growth and improvement while recognizing the complexities involved.

Com Davis inquired about the school bus pickup and if this will occur in the subdivision.

Workman mentioned they're still figuring out the logical stop with the district.

Com Davis asked about lot sizes and variations and that the average lot size is just over 7,100 square feet, and we have a variance to go below the 7,200-square-foot minimum. He asked many homes are under that threshold.

Workman said about 1/3.

Com. Davis emphasized the importance of using current communities as a precedent while ensuring that the average does not decrease over time. He highlighted the need to prevent the proportion of homes falling below a certain threshold from growing and suggested this should be included in future development discussions.

Workman noted that while it's a fair point, there's a trend among Gen Z and millennials favoring less land to manage, which is driving the popularity of townhomes among the younger population and students.

Com. Moodhe inquired about who is responsible for operating the snowplow.

Workman said it will be public streets, so the Village will handle the snowplowing.

Com. Moodhe is concerned about removing the crosswalk, as it disrupts pedestrian access and without it, people would have to walk much farther to cross safely at Pauline Ave, which complicates access.

Director Woods noted that although walkability is encouraged, the existing crosswalk was meant for the soccer fields and the parking lot. Established in 2020 as a safety measure for heavy parking, the median crossing is no longer necessary. The engineering team is evaluating the situation to ensure safety while maintaining walkability.

Schwab mentioned that the pedestrian crossing was considered for removal due to the need for a left turn lane and the taper lengths required by IDOT guidelines, which conflicted with the existing crosswalk. She noted that the entrance to the existing Schwaben site is a driveway and the proposed change to the access would be street, requiring the need for the left turn lane tapering.

Com. Moodhe discussed the funding for school districts, noting that while immediate needs are addressed, long-term costs tend to increase. Schools are reaching their limits, requiring variances for new buildings. He asked if the bike path will connect to Pritchett Elementary, enabling residents with elementary school kids to walk there.

Workman confirmed.

Com. Moodhe asked if we are considering future variances for sunrooms and fences with these smaller lot sizes.

Sutton explained that on the proposed site plan, certain lots can't accommodate all of the options due to zoning restrictions. If buyers choose a floor plan with a morning room but select a lot that doesn't allow it, they will need to pick another lot. Additionally, they must sign a declaration agreeing to a set of rules after closing.

Com. Moodhe mentioned that the initial buyers may not be the ones who see potential in the property, but future buyers might envision possibilities, such as adding a sunroom, even if it may not be allowed.

Workman noted that the HOA agreement and declaration will have strict limitations on additions, requiring HOA approval. The HOA will impose tight restrictions, with processes in place for any proposals, but overall, the options will be very limited.

Com. Moodhe emphasized that it should be clearly stated, even though it's included in the declarations.

Com. Worlikar asked if the HOA will maintain the wood fence, the monument sign, and the detention pond.

Workman confirmed.

The Staff Report was entered into the record as Exhibit 1.

Laurie Hoffman, from the Buffalo Grove Park District was sworn in. She noted that they recently did a study as part of their accreditation. She noted that the property is on the edge of the service area for Willow Stream and Emmerich Park.

Kevin Dryman, Resident of 260 Osage Ter, was sworn in. He raised a few concerns: first, about the extension of the walking path, which will be right outside the easement on his property, near the water retention area. He expressed concern about potential traffic behind his house and wondered why the path couldn't be moved further north. Second, he noted the significant investment in widening Pritchett Pond and asked if any environmental impact studies have been conducted, given the ecological disruptions over recent months. Third, he mentioned that last winter, his street was only plowed once in 24 hours, which was after a neighbor called the non-emergency line to report that she has a wheelchair-bound child needing clear roads. He inquired how the village plans to handle additional snowplowing services for the extra roads.

Woods noted that the pond issue has been addressed and is not open for discussion at this meeting.

Workman addressed the walking path concern, noting that due to the village's vision for the bike path and the comprehensive plan, options for making connections are limited.

Schawb mentioned she can bring snow removal concerns to the Public Works team. The operations team involved in setting up the fall route is part of the plan review process, ensuring all issues are addressed. She can definitely raise these concerns with the operations team.

David Besser, a resident at 365 Dogwood Terrace, was sworn in and questioned who decided to create a connection to the bike path from the new subdivision to Richmond. He expressed concerns about privacy issues, noting that people will be walking through backyards and increasing walking and biking traffic, and more people could be using the tot lot.

Workman noted that they were following the guidance of the Village's Comprehensive Plan to create a connection for the bike path, aligning with the Village's vision. This is something the village has been working on, and they are trying to accommodate the needs of the entire community.

Woods emphasized the importance of connecting public bike and pedestrian paths to reduce reliance on cars and enhance community connectivity, aligning with our policy and comprehensive planning practices.

Besser questioned the privacy of people's homes and the community's responsibility regarding the upcoming new residents using the existing tot lot.

Woods mentioned that if Besser is interested in installing a privacy fence for their property, the Village Staff can provide the necessary information to help.

Besser raised concerns about traffic on Weiland Road, particularly for cars turning left into the Schwaben Center. He asked what studies were done to ensure this development wouldn't cause backups.

Schwab noted that the mid-block crossing is being removed to allow for proper queue lengths and taper lanes for turn lanes.

Besser mentioned that school buses currently don't enter our subdivisions and only stop on Pauline. Will they stop on Weiland Road, and how will our kids get to their stop?

Workman stated that they will collaborate with the school district and busing companies to find the best location.

A general discussion was held regarding the connection to the detention pond and its construction.

Resident of 317 Dogwood Ter, was sworn in. He asked about the fiscal impact of rising property taxes and utility bills, and how this will affect the neighborhood and housing.

Workman expressed uncertainty about how the community's values might be impacted but acknowledged the interesting question regarding utilities. She does not believe that the community will significantly affect utility costs in surrounding areas, unlike the impact of data centers and AI usage.

Gleb Sazonov, resident of 315 Dogwood Ter, was sworn in. He expressed concerns about a new development near his townhome. He highlighted that increased traffic from Fairview residents would affect local roads and amenities, particularly the bike path. Sazonov urged that the bike path's current shape be preserved, as it directly impacts his backyard. He also noted issues regarding access to Prichett School and the importance of maintaining the existing crosswalk on Weiland Road for safety. Additionally, he raised concerns about potential construction and dirt disturbances.

Shannon mentioned that there won't be large stockpiles, just a topsoil pile to spread on the lawns, which are sold after the house construction. A silt fence will be put up for control, especially if there's a dust issue.

Resident at 381 Raymond Ave was sworn in. He asked if the construction traffic will be using Raymond Road. He also asked if there is opportunity to create more walking space in the development.

Sutton stated that there will be no traffic on Raymond Road during the construction and she noted that sidewalks will be installed throughout the development.

The public hearing was closed.

Com. Davis made a motion to make a positive recommendation to the Village Board for approval of a Special Use for a Planned Unit Development, R-7 Rezoning, Plat of Subdivision, Preliminary Plan, and Variations to the Development, Zoning and Sign Codes to allow construction of a 33-unit single-family home development at 301 and 20311 Weiland Road, subject to the conditions recommended in the staff report.

The motion was seconded by Com. Worlikar.

Com. Worlikar emphasized the importance of balancing community needs while minimizing impacts on existing homeowners. He appreciates community feedback and values the presence of the school district. The planning process involves considerations for infrastructure, safety, and connectivity, including traffic studies and neighborhood integration through features like bike paths and low fences. He acknowledged privacy concerns and the potential for collaboration with developers for improvements. Overall, he expressed support for the proposed variations and motion, highlighting the ongoing partnership with the village and developers to enhance the community.

Com. Schwartz mentioned he grew up here and values privacy. He also considers the neighbors' concerns and emphasized the importance of privacy for current homes, which he believes should be a key consideration.

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

AYES: 5 Adam Moodhe, Neil Worlikar, Marc Spunt, Jason Davis, Don Schwartz

NAYS: 0 None

ABSENT: 4 Mitchell Weinstein, Amy Au, Sujat Saxena, Chad Gregory
Motion declared Passed.

B. Consideration of an amendment to the Planned Unit Development and Preliminary Plan approved by Ordinance No. 84-028, to allow a health club greater than 10,000 square feet, and drive-through restaurants as future uses within the shopping center, as well as approval of a sign package with Variations to the Sign Code for the redevelopment of Chase Plaza at 1160 Lake Cook Road.

Director Woods and Deputy Director Purvis provided an overview of the proposed development and requested approvals, indicating staff's support for the project.

Louis Schriber was sworn in on behalf of Shorewood Development Group.

Schriber provided an overview of the request for the amendment to the Planned Development, the proposed signage and the drive-through request. He indicated that Shorewood Development Group has been involved in multiple projects in Buffalo Grove with the Woodman's Food Market and the Tesla Dealership. He stated that his team is back to help revitalize another important site within Buffalo Grove.

Com. Schwartz stated that he is extremely excited about this project, which has been vacant way too long, and indicated that he used to work at the old Dominick's and Domino's. He asked about the tenants that they are seeking to fill the spaces.

Schriber stated that one of the reasons they have done this in two phases is that there are 4 owners within the shopping center, and the most pressing and important parcel is the old Dominick's /Albertson's site. We're running out of time with them, so they are working to get phase 1 done to move forward and close on the phase 1 property by January 22nd. He stated that shortly after closing, they will work on the second tenant.

Com. Spunt asked if the tenant spaces/building where the Dominio's is currently at is staying.

Schriber confirmed.

Com. Spunt asked if the Buffalo Restaurant at the corner will be staying.

Schriber stated that it will be a part of Phase 2.

Purvis reiterated that the proposal tonight is just for the old Dominick's portion of the property that includes the facade updates, landscaping, lighting and signage, while also generally allowing drive-throughs within the Chase Plaza Shopping Center.

Com. Spunt asked for clarification on what is happening to the existing buildings.

Schriber mentioned considering redeveloping the site by demolishing everything and rebuilding. However, he noted that with the two current uses, they would end up constructing a very similar structure. He also said that despite the building's poor condition and outdated facade, they plan to demolish this section down to just two walls. He also stated that they will tear down the entire facade and put up a new one, since the existing one is outdated.

Com. Spunt asked about Club Studio and if it is going to be similar to their other clubs.

Schriber explained that LA Fitness owns Club Studio, which is a higher-end brand competing with Lifetime Fitness but without a pool. He mentioned that Lifetime Fitness typically spans about 100,000 sq ft, while Club Studio will be around 34,000 sq ft. He confirmed there will be no outside area for Club Studio.

Com. Spunt asked if the EV Chargers will be Tesla superchargers.

Schriber confirmed they will be superchargers.

Com. Worlikar asked about the proposed right-turn lane along Lake Cook Road and if the sidewalk will exist or be removed.

Schwab stated there will still be a sidewalk.

Com. Worlikar wanted to clarify that the purpose of the drive-through request is to provide future tenants with better access and visibility, and to enable proactive marketing of the site.

Schriber confirmed and to refresh the PUD on what the market is demanding today.

Woods reiterated that the current PUD does not allow drive-throughs and that amending it would remove that prohibition. However, the plan set shows how a drive-through could work. If a drive-through is planned for the site with a tenant, they will have to come back to the Village for approval.

Acting Chairperson Moodhe asked if Shorewood is looking to develop the entire parcel.

Schriber confirmed that they are under contract with all four owners, and the first step is to secure what they are presenting tonight, describing it as very proactive. He mentioned that this approach causes some discomfort but noted that they've successfully collaborated with Buffalo Grove on two other projects. They are willing to take this risk by prioritizing the key elements now and completing the remaining parts later. He stated that Phase 2 will be presented in the first quarter of 2026.

Acting Chairperson Moodhe asked about the replacement of the existing monument signs.

Purvis confirmed they are removing and replacing the two existing monument signs with new ones in roughly the same location.

Acting Chairperson Moodhe asked what the use will be for the retail space and if it will be a single retailer.

Purvis stated that the space is general retail.

Schriber confirmed it will be single retail for the west tenant space, and there will be two tenants total within the old Dominic's space.

Com. Spunt asked if any of the access points are changing.

Schriber confirmed that no access points are changing.

Com. Worlikar asked about the proposed signage and if all the wall signage is for a single tenant.

Schriber stated that the wall signs across the facade are for both tenants.

The Staff Report was entered into the record as Exhibit 1.

Com. Davis made a motion to make a positive recommendation to the Village Board

to allow an amendment to the Planned Unit Development and Preliminary Plan approved by Ordinance No. 84-028, to allow a health club greater than 10,000 square feet, and drive-through restaurants as future uses within the shopping center, as well as approval of a sign package with Variations to the Sign Code for the redevelopment of Chase Plaza at 1160 Lake Cook Road, subject to the conditions recommended in the staff report.

The motion was seconded by Com. Spunt.

Com. Spunt mentioned that this building is old and no longer operational. It will become a great high-traffic site, and the new development will look excellent.

Com. Worlikar reiterated Com. Spunt's position and expressed that we are eager to redevelop this area. He mentioned that splitting the parcel into two parts with additional sign variations—still within our standards, even if more numerous than usual—makes sense. He also highlighted that from a tenant management perspective, it's very smart for people to have an idea of what is planned. Whether a drive-through is added later or not, understanding that it's part of the initial plan promotes openness, honesty, and transparency. He believes such clarity helps with overall management and supports the motion for these reasons.

Acting Chairperson Moodhe expressed support for the motion, emphasizing the importance of considering all facts, reviewing the entire project and a cohesive plan, and collaborating with staff to complete it.

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

AYES: 5 Adam Moodhe, Neil Worlikar, Marc Spunt, Jason Davis, Don Schwartz

NAYS: 0 None

ABSENT: 4 Mitchell Weinstein, Amy Au, Sujat Saxena, Chad Gregory

Motion declared Passed.

REGULAR MEETING

A. Other Matters for Discussion

None.

B. Approval of Draft Minutes from the December 3, 2025 PZC Meeting

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

AYES: 5 Adam Moodhe, Neil Worlikar, Marc Spunt, Jason Davis, Don Schwartz

NAYS: 0 None

ABSENT: 4 Mitchell Weinstein, Amy Au, Sujat Saxena, Chad Gregory

Motion declared Passed.

C. Chairperson's Report

None

D. Committee and Liaison Reports

E. Staff Report/Future Agenda Schedule

Deputy Director Purvis thanked the PZC members for attending the meeting during the thick of the holiday hustle and bustle. She indicated that the January 7, 2026 meeting will be canceled and wished the Commissioners a happy holiday season.

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.

None

ADJOURNMENT

The meeting was adjourned at 9:53 PM

DRAFT