



Meeting of the Village of Buffalo Grove Planning and Zoning Commission

Regular Meeting
November 2, 2022 at 7:30 PM

Fifty Raupp Blvd
Buffalo Grove, IL 60089-2100
Phone: 847-459-2500

I. Call to Order

II. Public Hearings/Items For Consideration

1. Consider Variation Requests to the Fence Code, Pertaining to Residential Districts for the Purpose of Installing a 3-Foot Open Style Fence and a 5-Foot Semi-Open Style Fence that Extends Beyond the Front Line of the Building, Within 45 Feet of an Intersection and Within the 4-Foot Required Corner Side Yard Setback for a Fence at 151 Weiland Road (Trustee Pike) (Staff Contact: Kelly Purvis)
2. Petition to the Village of Buffalo Grove for an Amendment to the Restated Annexation Agreement and Planned Unit Development Approved by Ordinance No. 2003-10, an Amendment to the Preliminary Plan, and Approval of an Off-Street Parking Facility Use at 325 N Riverwalk Drive (Trustee Ottenheimer) (Staff Contact: Kelly Purvis)

III. Regular Meeting

A. Other Matters for Discussion

B. Approval of Minutes

1. Planning and Zoning Commission - Regular Meeting - Aug 17, 2022 7:30 PM

C. Chairman's Report

D. Committee and Liaison Reports

E. Staff Report/Future Agenda Schedule

F. Public Comments and Questions

IV. Adjournment

The Planning and Zoning Commission will make every effort to accommodate all items on the agenda by 10:30 p.m. The Board, 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 459-2525 to allow the Village to make reasonable accommodations for those persons.



Action Item : Consider Variation Requests to the Fence Code, Pertaining to Residential Districts for the Purpose of Installing a 3-Foot Open Style Fence and a 5-Foot Semi-Open Style Fence that Extends Beyond the Front Line of the Building, Within 45 Feet of an Intersection and Within the 4-Foot Required Corner Side Yard Setback for a Fence at 151 Weiland Road

Recommendation of Action

Staff recommends approval, subject to the conditions in the attached staff report.

The Petitioner is proposing to install a three (3) foot open style wood fence and a five (5) foot semi-open style wood fence within the front yard and corner side yard of their property at 151 Weiland Road. The height and placement of the fence require variations from the residential regulations of the fence code. The Planning & Zoning Commission shall open the public hearing and take public testimony concerning the variation requests. The Planning & Zoning Commission shall make the final decision on whether or not to approve the requested variations.

ATTACHMENTS:

- Staff Report (PDF)
- Plan Set (PDF)

Trustee Liaison
Pike

Staff Contact
Kelly Purvis, Community Development

Wednesday, November 2,
2022

**VILLAGE OF BUFFALO GROVE
PLANNING & ZONING COMMISSION
STAFF REPORT**

MEETING DATE:	November 2, 2022
SUBJECT PROPERTY LOCATION:	151 Weiland Road, Buffalo Grove, IL 60089
PETITIONER:	Deepika Chandippa
PREPARED BY:	Andrew Binder, Associate Planner
REQUEST:	Variation to the Fence Code, Section 15.20, pertaining to Residential Districts for the purpose of installing a 3-foot open style fence and a 5-foot semi-open style fence that extends beyond the front line of the building, within 45 feet of an intersection and within the 4-foot required corner side yard setback for a fence at 151 Weiland Road.
EXISTING LAND USE AND ZONING:	The property is improved with a single-family home currently zoned R-1.
COMPREHENSIVE PLAN:	The approved Village Comprehensive Plan calls for this property and the immediate neighborhood to be single-family detached.

PROJECT BACKGROUND

The Petitioner is proposing to install a three (3) foot open style wood fence and a five (5) semi-open style wood fence within the front yard and corner side yard of their property at 151 Weiland Road, as shown in *Figure 1*.

The subject property is a corner lot at the intersection of Weiland Road and Armstrong Drive. South of the subject property is Schwind Crossing, a commercial center located in Wheeling.

PLANNING & ZONING ANALYSIS

- The Petitioner is proposing to place a 3-foot open fence within the front yard of the subject property that transitions to a 5-foot semi-open fence within the corner side yard along Armstrong Drive. The proposed fence extends beyond the front line of the building, which requires a

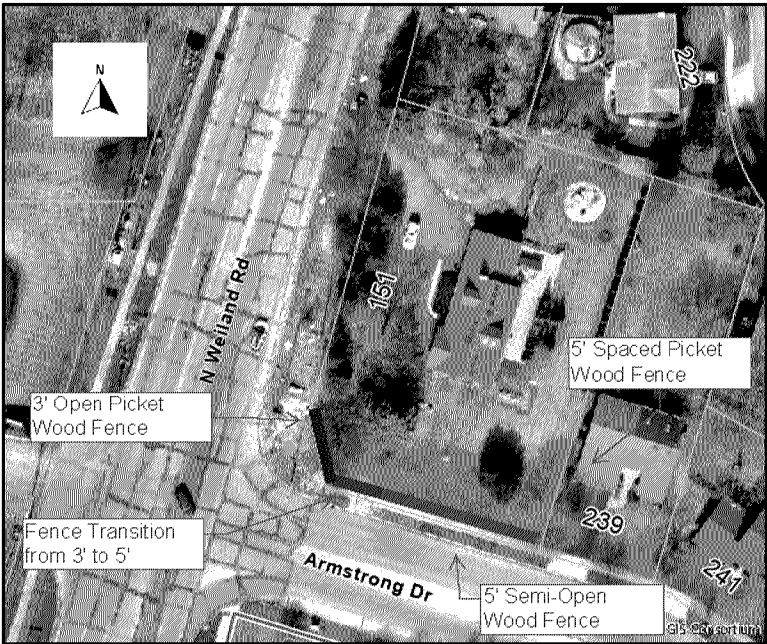


Figure 1: Fence Plan for 151 Weiland

variation. Per the Fence Code, only ornamental-style fences may be placed within the front yard of residential properties.

- The fence transitions to a 5-foot semi-open fence approximately 40 feet from the intersection of Weiland Road and Armstrong Drive. The fence code requires that fences within 45 feet of an intersection be no taller than 3 feet. Therefore, a variation from the fence code is also required due to a portion of the 5-foot fence being located within 45 feet of the intersection.
- The 5-foot semi-open fence marked in red in *Figure 1* requires a variation because the fence encroaches into the required 4-foot setback for fences within the corner yard. The proposed fence will be placed along the southern property line along Armstrong Drive. The fence will be setback approx. 3 feet from the sidewalk.
- The Petitioner is requesting to place a fence within their property's front and corner side yard to create a boundary to restrict access to their property. The Petitioner has indicated that their property has been vandalized recently. They believe the proposed fence will help to protect their property from trespassers. In addition, the Petitioner has indicated that the proposed fence will help protect their child from Weiland Road, as it is a major roadway in the Village.

Variations requested

1. A fence variation from Section **15.20.040.A** of the Buffalo Grove fence code, which states: *No fence, other than an ornamental fence, shall be located nearer to the street than the front line of the building.*
2. A fence variation from Section **15.20.040.A** of the Buffalo Grove fence code, which states that *No fence may be erected to a height exceeding three feet above the street grade within forty-five feet of the intersection of any curb lines or street lines projected.*
3. A fence variation from **Section 15.20.040.B** of the Buffalo Grove fence code, which states that *Fences may be erected, placed and maintained on a corner lot provided they maintain a minimum distance of four feet from the property line.*

DEPARTMENTAL REVIEWS

Village Department	Comments
Engineering	The Village Engineer has reviewed the proposed fence location and does not have any engineering or line of sight concerns or objections with the proposed location of this fence, as the fence does not exceed 3 feet in height within 20 feet of the corner of the property.

SURROUNDING PROPERTY OWNERS

Pursuant to Village Code, the contiguous property owners were notified and a public hearing sign was posted on the subject property. The posting of the public hearing sign and the mailed notifications were completed within the prescribed timeframe as required. As of the date of this Staff Report, the Village has received one call inquiring about the proposed fence variation, however no concerns were raised.

STANDARDS

The Planning & Zoning Commission is authorized to grant variations of 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.

STAFF RECOMMENDATION

Village staff recommends approval of the variations for the 3-foot open style fence and a 5-foot semi-open style that extends beyond the front line of the building, within 45 feet of an intersection, and within the 4-foot required corner side yard setback at 151 Weiland Road, subject to the conditions in the *Suggested PZC Motion* listed below, based on the following reasons:

- A 6-foot solid fence is permitted per the fence code if a residential property abuts a busy roadway, a park, a non-residentially zoned property, etc. Staff believes this request is a similar case as the subject property fronts Weiland Road and the proposed fence will help reduce the visibility and create a boundary between Armstrong Drive and the adjacent commercial building located to the south of the property.
- There is a stop sign at Weiland Road and Armstrong Drive intersection. Cars heading westbound on Armstrong Drive will be coming to a complete stop and should not have a sight-line issue as the proposed open-style fence will not exceed 3 feet in height below the height of the stop sign. Engineering staff have no concerns about sight-line issues.

ACTION REQUESTED

The Planning & Zoning Commission (PZC) shall open the public hearing and take public testimony concerning the variation requests. The PZC shall make the final decision on whether or not to approve the requested variations.

SUGGESTED PZC MOTION

The PZC moves to grant variations to Section 15.20 of the Buffalo Grove Fence Code to allow a 3-foot open style fence and a 5-foot semi-open style that extends beyond the front line of the building, within 45 feet of an intersection and within the 4-foot required corner side yard setback at 151 Weiland Road, provided the fence shall be installed in accordance with the documents and plans submitted as part of this petition.

Attachments:

- Narrative Description & Supporting Documents
- Response to Variation Standards
- Plat of Survey with Proposed Fence (in Red)
- Photos of the Property

October 7, 2022

Planning & Zoning Commission
Village of Buffalo Grove
IL 60089

Dear Planning & Zoning Commission:

We are residents of 151 Weiland Road Buffalo Grove. Our home is a corner lot on Armstrong Rd and the busy Weiland Road intersection. Our younger son has special needs and is non-verbal. He is a very curious kid but does not understand, nor perceive dangers around him because of significant development delays. We wanted to put the fence together, so he is secure when outdoors. When we purchased the property, we were not aware of an impending expansion on Weiland and felt the environment safe enough. However, with the expansion, and the addition of a new pedestrian path that goes around our property, security has become a problem for us. We have had several instances of trespassers on our side, and front yard. There were folks picking from our fruit trees (after multiple polite requests not to do so), teenagers making out in our lawn, vandals who scratched off the opaque privacy lining on our bathroom windows, etc., I have both pictures and videos to prove the same if needed.

Our fencing proposal will use 5' spaced picket on the back of the property, 5' board on board on side and ^{3'} ~~4'~~ ^{open-style picket} foot aluminum fence on the corner. The proposal follows the style guides recommended by the Village Office and will be performed by Fencing Solutions who is authorized to perform such work in Buffalo Grove. We are open to adjusting the style and height of the fencing to match the aesthetics of our immediate neighborhood. All we seek is a boundary to secure our property in a very busy area and to keep our son safe.

Sincerely,



Deepika Chandippa

Attachment: Plan Set (Consider a Request for Fence Variations for the Property Located at 151 Weiland Road)

VILLAGE OF BUFFALO GROVE



During your testimony at the Public Hearing, you need to testify and present your case for the variance being requested. During your testimony you need to affirmatively address the four (4) standards listed below:

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

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

Your Evidentiary Statement: We are residents of 151 Weiland Road Buffalo Grove. Our home is a corner lot on Armstrong Rd and the busy Weiland road intersection. Our younger son has special needs and is non-verbal. He is a very curious kid but does not understand, nor perceive dangers around him because of significant development delays. We wanted to put the fence together, so he is secure when outdoors. When we purchased the property, we were not aware of an impending expansion on Weiland and felt the environment safe enough. However, with the expansion, and the addition of a new pedestrian path that goes around our property, security has become a problem for us. We have had several instances of trespassers on our side, and front yard. There were folks picking from our fruit trees (after multiple polite requests not to do so), teenagers making out in our lawn, vandals who scratched off the opaque privacy lining on our bathroom windows, etc., I have both pictures and videos to prove the same if needed.

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

Your Evidentiary Statement: Our permit for fencing will follow the style guides recommended by the Village Office and will be performed by Fencing Solutions who is authorized to perform such work in Buffalo Grove. We are open to adjusting the style and height of the fencing to match the aesthetics of our immediate neighborhood. All we seek is a boundary to secure our property in a very busy area.

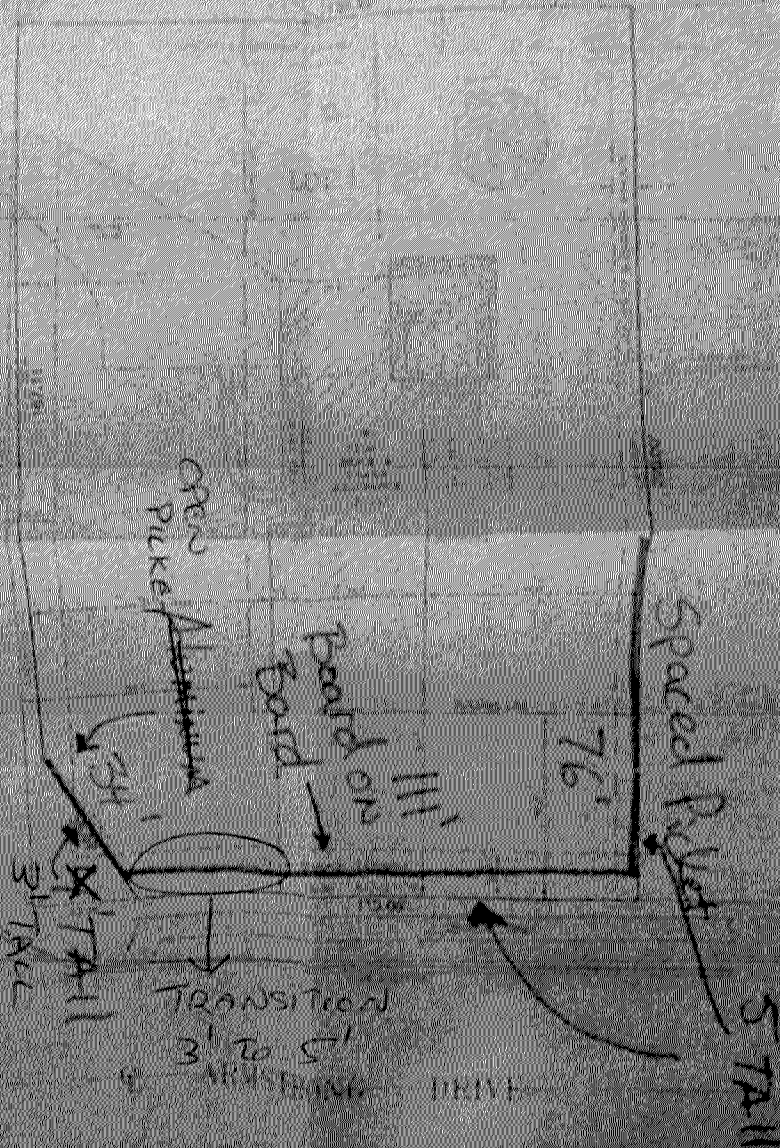
3. There are practical difficulties or particular hardships in carrying out the strict letter of this Chapter which difficulties or hardships have not been created by the person presently having an interest in the property; and,

Your Evidentiary Statement: Our property is close to many favored spots for families and teenagers during warm days. While most folks are courteous and respect private property boundaries during their walks, there are always those who are ignorant, and a few who are troublesome. As stated earlier we no longer feel safe being a parent of kid with special needs. Vandalism on our property is a recurrent concern. We are fortunate to have a set of mature trees out front that guards access, however the side yard and the Weiland/Armstrong intersection corner is open. Our proposal is to secure the same.

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

Your Evidentiary Statement: Our property being a corner lot, we are acutely aware of the needs of passing motorists and their safety. The 4 foot fence on the corner per our proposal allows for direct line of sight for motorists at the intersection and does not impede their visibility.

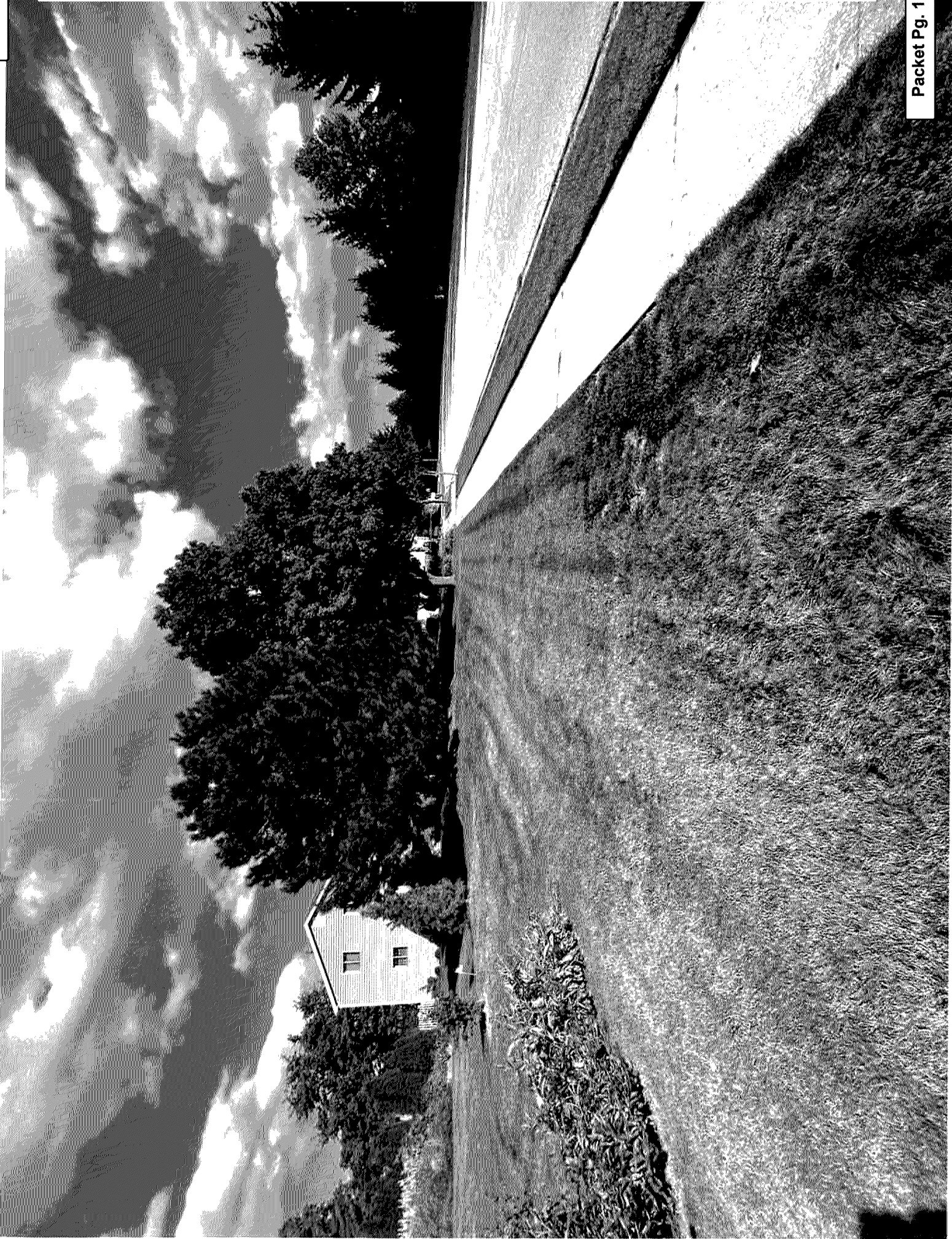
PLAT OF SURVEY



Attachment: Plan Set (Consider a Request for Fence Variations for the Property Located at 151 Weiland Road)



Attachment: Plan Set (Consider a Request for Fence Variations for the Property Located at 151 Weiland



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Attachment: Plan Set (Consider a Request for Fence Variations for the Property Located at 151 Weiland

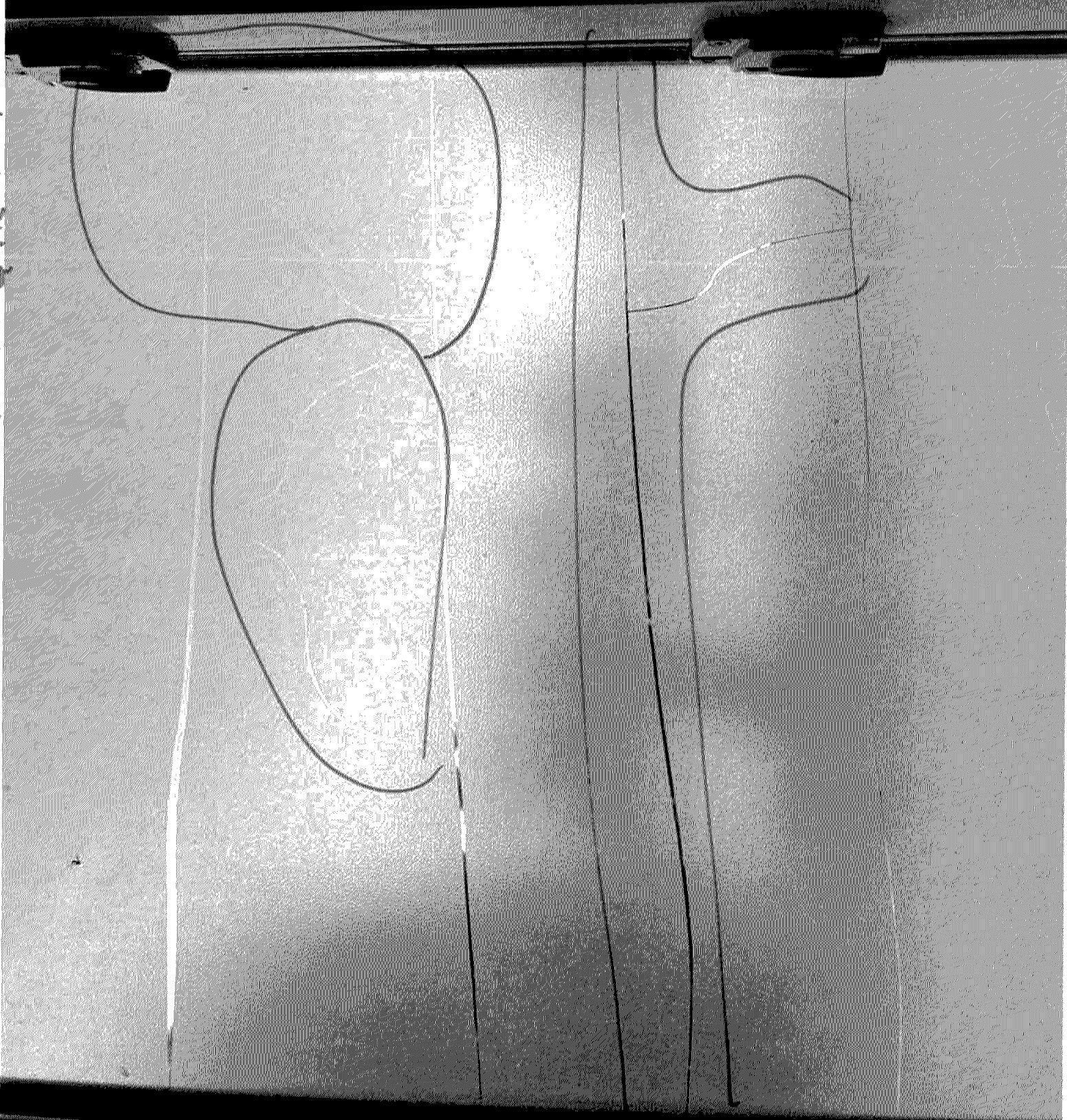


Attachment: Plan Set (Consider a Request for Fence Variations for the Property Located at 151 Weiland Road)

BATHROOM WINDOW - VANDALISM & PRIVACY ISSUES

2.1.b

Attachment: Plan Set (Consider a Request for Fence Variations for the Property Located at 151 Weildand

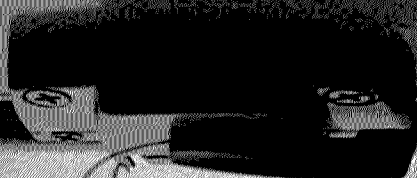


VANDALISM & PRIVACY ISSUES

DAMAGED FROSTED WINDOW
IN BATHROOM

HUMAN? ←

HEADLESS
HUMAN? ←





Action Item : Petition to the Village of Buffalo Grove for an Amendment to the Restated Annexation Agreement and Planned Unit Development Approved by Ordinance No. 2003-10, an Amendment to the Preliminary Plan, and Approval of an Off-Street Parking Facility Use at 325 N Riverwalk Drive

Recommendation of Action

Staff recommends approval, subject to the conditions in the attached staff report.

Mike Rolfs of Hamilton Partners is requesting an amendment to the Restated Annexation Agreement and the Planned Unit Development that was approved by Ordinance No. 2003-10, and an Amendment to the Preliminary Plan to construct a 360-space off-street parking lot on the property. The off-street parking lot would be constructed in lieu of the 8-story office building and the 4-story parking structure that were previously approved. The proposed off-street surface parking lot will supplement the parking for the CVS/Caremark offices located within Riverwalk I & II Office Towers directly south of the site at 2100 - 2150 Lake Cook Road.

The Planning & Zoning Commission (PZC) shall open the public hearing and take public testimony concerning the requests. The PZC shall make a recommendation to the Village Board.

ATTACHMENTS:

- Staff Report (DOCX)
- Plan Set (PDF)
- Public Comment (PDF)

Trustee Liaison
Ottenheimer

Staff Contact
Kelly Purvis, Community Development

Wednesday, November 2,
2022

**VILLAGE OF BUFFALO GROVE
PLANNING & ZONING COMMISSION
STAFF REPORT**

MEETING DATE:	November 2, 2022
SUBJECT PROPERTY LOCATION:	325 N Riverwalk Drive, Buffalo Grove, IL 60089
PETITIONER:	Mike Rolfs, Hamilton Partners
PREPARED BY:	Kelly Purvis, Deputy Director of Community Development Andrew Binder, Associate Planner
REQUEST:	Petition to the Village of Buffalo Grove for an amendment to the Restated Annexation Agreement and Planned Unit Development approved by Ordinance No. 2003-10, an Amendment to the Preliminary Plan, and approval of an off-street parking facility use at 325 N Riverwalk Drive.
EXISTING LAND USE AND ZONING:	The property is zoned MUPD: Mixed Use Planned Unit Development district and is currently vacant.
COMPREHENSIVE PLAN:	The Village Comprehensive Plan calls for this property to be an office use.

PROJECT BACKGROUND

The property located at 325 N. Riverwalk Drive was annexed into the Village of Buffalo Grove on July 2, 1990. In February of 2003, through the adoption of Ordinance No. 2003-010 (attached), the Village Board approved the restated annexation agreement for a 15-acre site, commonly known as the Riverwalk North Property (the entire site outlined in red and blue in Figure 1), which included the subject property (just the portion outlined in blue). The plan included an eight-story office building of not more than 158,000 square feet, a four-story parking structure, a six-story hotel with not more than 160 suites and a six-story residential building with not more than 90 dwelling units. An alternate site plan for a second residential building of six-stories and 90 dwelling units instead of the eight-story office building and parking structure was also approved. The multi-family residential building, Riverwalk Place apartments, was the only part of the plan that was actually constructed.

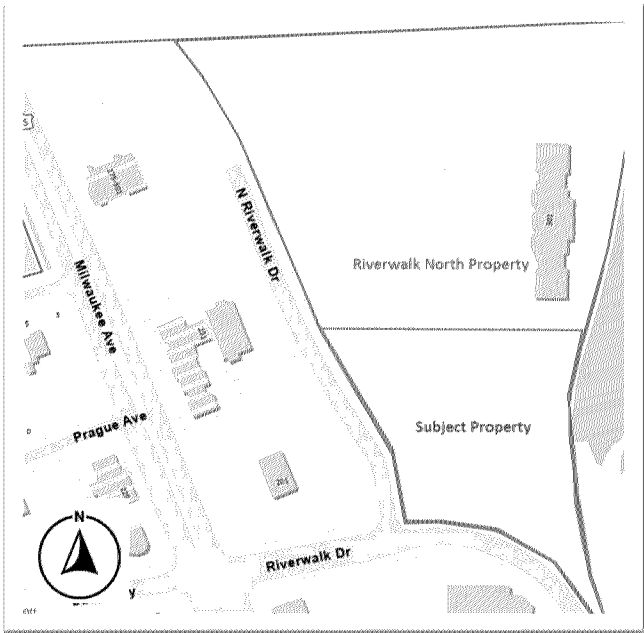


Figure 1.

Mike Rolfs of Hamilton Partners is requesting an amendment to the Restated Annexation Agreement and the Planned Unit Development that was approved by Ordinance No. 2003-10, and an Amendment to the Preliminary Plan to construct a 360-space off-street parking lot on the property. The off-street parking lot would be constructed in lieu of the 8-story office building and the 4-story parking structure that were previously approved. The proposed off-street surface parking lot will supplement the parking for the CVS/Caremark offices located within Riverwalk I & II Office Towers directly south of the site at 2100 - 2150 Lake Cook Road.

The petitioner's narrative statement indicates that CVS/Caremark has signed a land lease on the property and has the option to request Hamilton Partners construct the surface parking lot to accommodate their anticipated future need for parking at the office complex. They are watching post-Covid trends closely before they elect to have the parking lot constructed. To allow the parking lot to be constructed expeditiously, upon request of CVS/Caremark to do so, Hamilton is requesting the necessary approvals to move forward with construction at this time.

PLANNING & ZONING ANALYSIS

Use & Setbacks

- Accessory parking facilities provided elsewhere than on the same zoning lot as the principal use are permitted in the MUPD District.
- Off-street parking facilities must be setback from the property line at least as far as the front yard setback required for the district. With the property being located in the MUPD District, the front yard setback requirement is 25 feet. The site plan (Figure 2) shows a setback of 26 feet from the property lines adjacent to Riverwalk Drive and N Riverwalk Drive.

Access & Circulation

- Two access drives are proposed for the new parking lot. One access drive will be located at the northwest end of the site along N Riverwalk Drive and the other will be located at the southeast part of the site on Riverwalk Drive.
- Two-way circulation is proposed throughout the parking lot.

Parking Lot Dimensions

- All proposed parking stall, drive aisle and access drive dimensions are in compliance with the Village requirements for off-street parking facilities.

ADA Compliance

- With the addition of 360 new parking stalls to serve the office use, a higher number of ADA

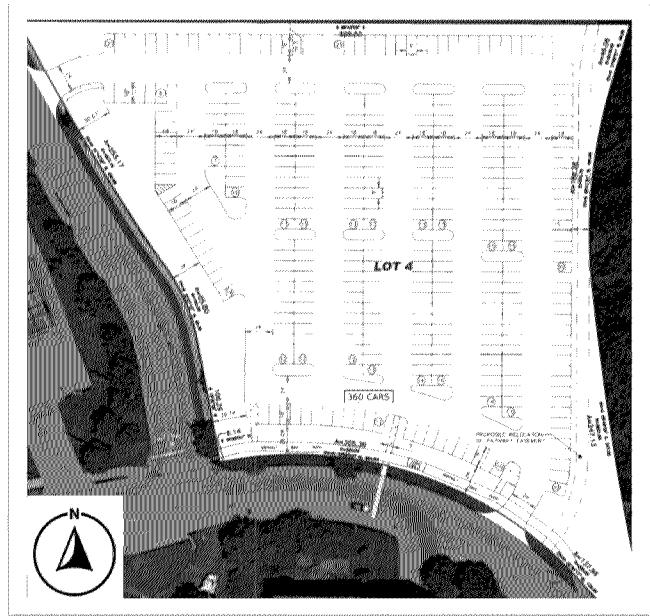


Figure 2.

accessible parking stalls may need to be provided.

- Staff has included a suggested condition of approval that the parking nearest to the office buildings at 2100-2150 Lake Cook Road be evaluated and if need be, adjusted to accommodate the additional ADA stalls, prior to issuance of a building permit to construct the new off-street parking facility.
- During final engineering review, the pedestrian crossing proposed on Riverwalk Drive will also be evaluated for ADA compliance.

Landscaping

- The petitioner has provided a landscape plan (Figure 3) showing new landscaping proposed throughout the site.
- Compliant landscape islands and parking lot screening are proposed. The screening along the north property boundary is between 6-8 feet in height.
- The landscaping includes a mixture of shade trees, ornamental trees, and evergreen trees.

Lighting

- Ground mounted pole lighting will be used to illuminate the site.
- The footcandle level at the property line will not exceed .5, which complies with village requirements.

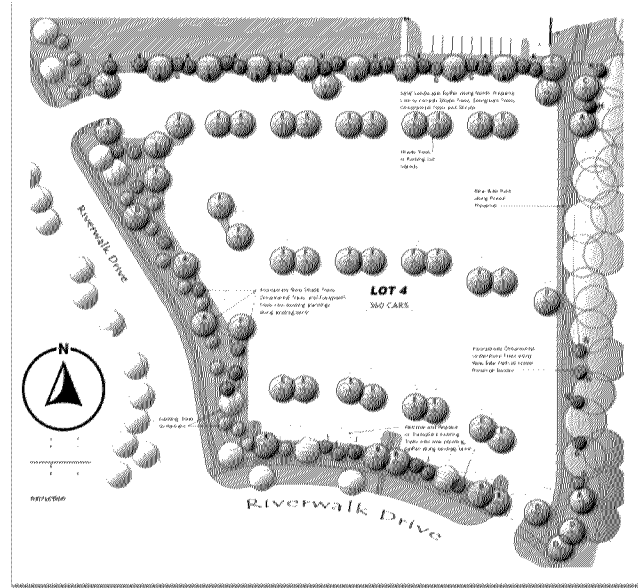


Figure 3.

Bike Path

- The existing bike path located on the east side of the property will be retained with an easement.

DEPARTMENTAL REVIEWS

Village Department	Comments
Engineering	The Village Engineer has reviewed the plans and does not have any concerns.
Fire Department	The Fire Department has reviewed the proposed plans and does not have any concerns.
Forestry	The Village Forester has reviewed the landscape plan and does not have any concerns.

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 received several inquiries from nearby residents about the proposed improvements. Most of the residents were curious about what was going to be constructed on the lot. Some expressed concerns about the site

being developed as a parking lot. One public comment was received by mail and has been attached for the PZC's review.

STANDARDS

A positive recommendation of the Planning and Zoning Commission in and of itself indicates that the Commission, based upon evidence presented at the public hearing, has found that the planned unit development meets the general standards set forth below. Written findings of fact are not required.

1. The PUD has the minimum areas as set forth in Section 17.16.060 of the Village Code;
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 provision 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 the Zoning Code, except as may be specifically varied for the property 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.

The petitioner's responses to standards 1-4 are attached.

STAFF RECOMMENDATION

Staff recommends **approval** of the amendment to the Restated Annexation Agreement and Planned Unit Development approved by Ordinance No. 2003-10, an Amendment to the Preliminary Plan, and approval of an off-street parking facility use at 325 N Riverwalk Drive, subject to the conditions listed in the PZC motion below, due to the following reasons:

1. The off-street parking lot is a permitted use in the district;
2. The off-street parking lot complies with all requirements of the Buffalo Grove Zoning Code;
3. The site has been vacant and undeveloped since at least 1990 when the Village annexed it;
4. Given the location, berms and proposed landscaping, the parking lot will be well screened;
5. The parking lot will serve a productive use for an existing nearby office with an estimated 1,250 employees.

ACTION REQUESTED

The Planning & Zoning Commission (PZC) shall open the public hearing and take public testimony concerning the requests. The PZC shall make a recommendation to the Village Board.

Suggested PZC Motion

The PZC recommends approval of the Amendment to the Restated Annexation Agreement and Planned

Unit Development approved by Ordinance No. 2003-10, an Amendment to the Preliminary Plan, and approval of an off-street parking facility use at 325 N Riverwalk Drive, subject to the following conditions:

1. The proposed development shall be developed in substantial conformance to the plans attached.
2. The Petitioner shall comply with all applicable Village codes, regulations, and policies.
3. Any incidental or directional signage proposed will be reviewed by Village staff.
4. Prior to the issuance of any building permits for construction of the new off-street parking facility, the total parking count for the office uses will be reviewed and accommodations shall be made to the parking lot at 2100 - 2150 Lake Cook Road in compliance with the Illinois Accessibility Code (regarding the number of accessible parking spaces and location of the accessible spaces).

ATTACHMENTS

- Petitioner's Narrative Statement
- Engineering Response Letter
- Proposed Site Plan
- Landscape Plan
- Photometric Plan
- Response to PUD Standards
- Public Comment

HAMILTON
PARTNERS

HAMILTON PARTNERS, INC.
1130 Lake Cook Road, #190
Buffalo Grove, IL 60089
P (847) 459-9225
F (847) 459-8918

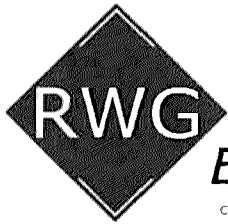
CVS Parking Lot Riverwalk North

Hamilton Partners is requesting approval to build a surface parking lot containing approximately 360 parking spaces for use by CVS/Caremark to supplement their existing parking spaces located within the Riverwalk I&II office towers directly south of the site. The parking lot would be developed on the lot previously approved by the Village for an 8-story office building of about 165,000 SF with approximately 617 parking spaces located a parking deck and surface parking lot.

CVS/Caremark has signed a land lease on the property and has the option to request Hamilton Partners construct the surface parking lot to accommodate their anticipated future need for parking at the office complex. CVS/Caremark, as with most all institutional office occupiers, is eyeing post-COVID occupancy trends carefully before they elect to have the parking lot constructed. Recently, CVS/Caremark vacated about 270,000 SF of office space in the Caremark Towers located off Sanders Rd and the tollway in Northbrook. They have not reduced their employee count as part of this process and plan on accommodating their employee base in a new lease for 52,000 SF at a building on the Allstate campus in Northbrook plus backfilling the remainder into the Riverwalk Office complex. They currently have access to 714 parking spaces in the Riverwalk II parking garage but anticipate an employee count of up to as many as 1,250 people assuming occupancy standards return to pre-COVID levels. This is the reason they have negotiated to have the surface parking lot constructed if needed in the future.

To allow expeditious development of the proposed parking lot, Hamilton Partners is looking to get the approvals necessary to build it in the event we receive notice from CVS to do so. We do not want to prepare final plans and engineering for the work until we receive notice to proceed but would like to have all the necessary upfront approvals for the use on the site so we can proceed expeditiously if notified to move forward.

We thank you in advance for your consideration of this request and look forward to further discussions to move this forward.



Engineering, LLC

Civil Engineering ♦ Real Estate Consulting ♦ Project Management

975 E. 22nd Street, Suite 400
Wheaton, IL 60189
630.480.7889
www.rwg-engineering.com

FILE: 535-005-20

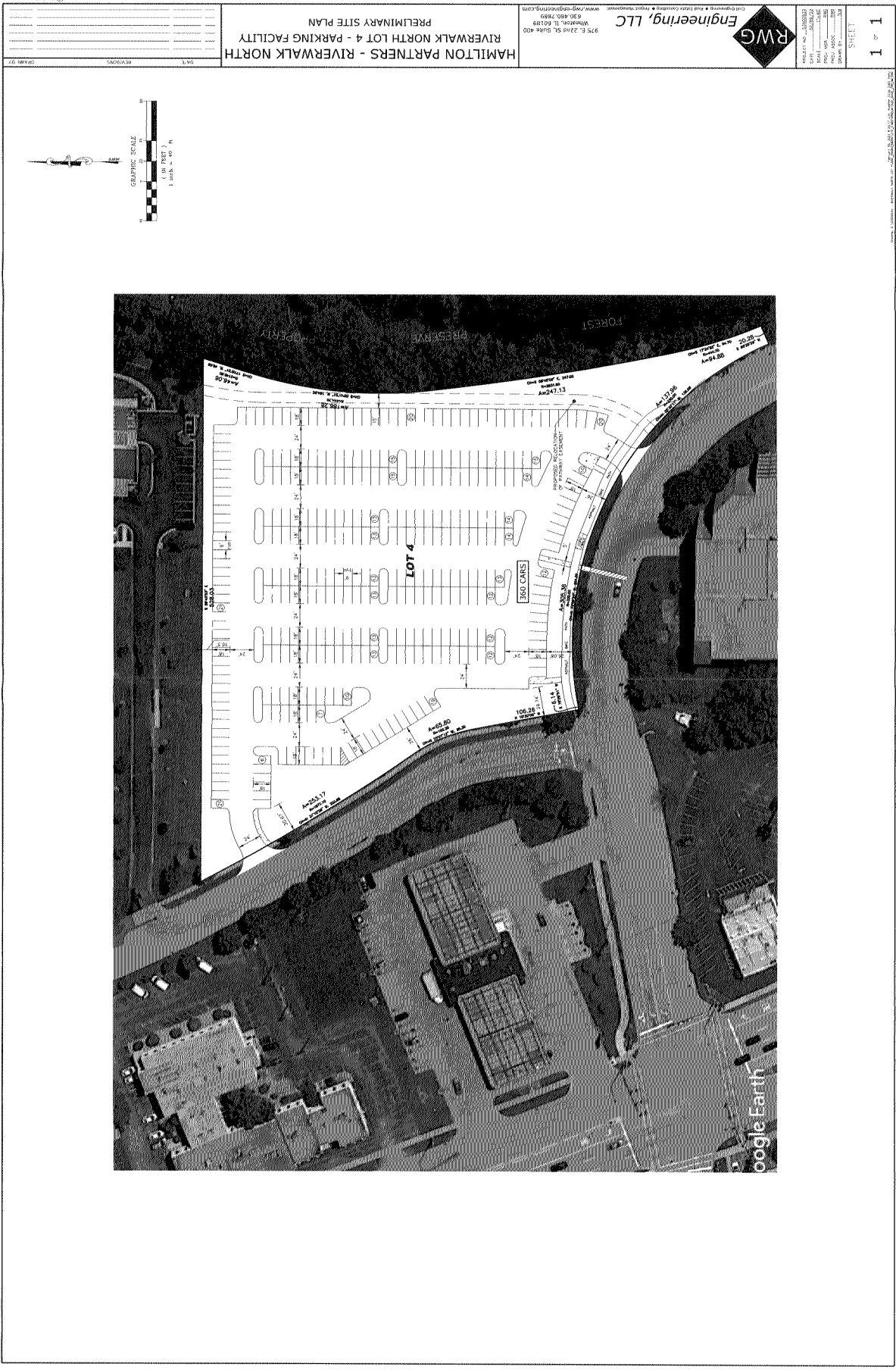
February 9, 2022

**PROPOSED RIVERWALK NORTH LOT 4 PARKING FACILITY
PRELIMINARY SITE PLAN
FUTURE FINAL ENGINEERING CRITERIA**

As of this date we have completed a preliminary site plan for an approximately 360 stall surface parking lot on Lot 4 at Riverwalk North. In the near future it is anticipated that we will be authorized to proceed with final engineering and construction permit drawings, which will include starting with an updated property boundary/topographic/utility survey to be accomplished by Edward J Molloy and Associates Surveyors. With that document in our possession we will then be ready to perform detailed geometry and grading/utility design.

As a surface parking lot, no sanitary sewer design will be needed, and with watermain existing on Riverwalk Drive on the west and south side of the lot little if any watermain extensions will be required. Lot 4 was originally anticipated to be developed with a building and parking field, for which stormwater management and detention was provided years ago. Calculations will be performed to confirm the proposed development intensity aligns with what was anticipated, and parking lot storm sewer drainage will be designed to connect to the existing outfall system which will route site stormwater runoff to the existing stormwater detention facilities.

Attachment: Plan Set (Consideration of Petitions to Allow Construction of a New Off-Street Parking Lot at 325 N. Riverwalk)

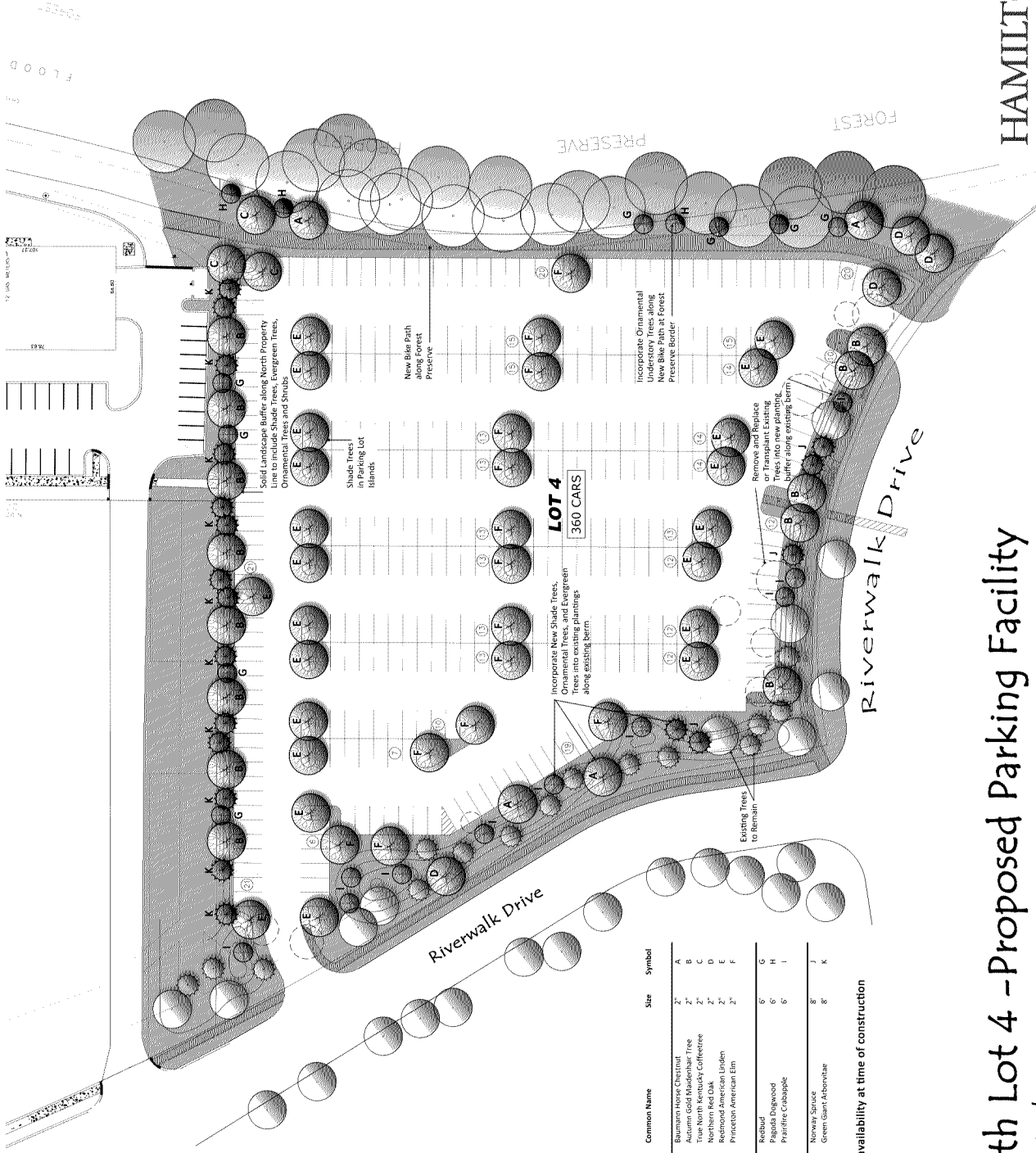




Scale: 1" = 30'-0"

January 27, 2022

September 21, 2022



PLANT LIST						
Quantity	Genus	Species	Variety	Common Name	Size	Symbol
SHADE TREES						
1	Thuja	occidentalis	Blue Star	Blue Star Thuja	2"	A
3	Quercus	alba	var. prinus	White Oak	2"	B
3	Gymnocladus	dioica	var. dioica	Golden Chain Tree	2"	C
4	Quercus	rubra	var. prinus	Red Oak	2"	D
22	Tilia	americana	var. prinus	American Linden	2"	E
14	Ulmus	americana	var. prinus	American Elm	2"	F
ORNAMENTAL TREES						
8	Cercis	canadensis	var. prinus	Redbud	6'	G
4	Cornus	alternifolia	var. prinus	Pagoda Dogwood	6'	H
10	Malus	sp.	var. prinus	Prairie Crabapple	6'	I
EVERGREEN TREES						
5	Picea	abies	var. prinus	Norway Spruce	8'	J
14	Thuja	sp.	var. prinus	Green Giant Arborvitae	8'	K

* Sizes, Varieties and Quantities may vary due to availability at time of construction

A Conceptual Landscape Plan for..... Riverwalk North Lot 4 - Proposed Parking Facility A Hamilton Partners Property

HAMILTON PARTNERS



#	Date	Comments

Drawn By: Tony Romano
Checked By: CX APPLICATIONS
Date: 8/30/2022
Scale: NTS

Riverwalk North
North Lot 4 Parking Facility



Luminaire Schedule		Qty	Label	Lum. Lumens	LLF	Description	Luminaire Watts	Total Watts	[MANUFAC]	Mounting Height
8	P1-TWIN	10346			1.000	AREAFLD2A080UNVD740/T5/BZ	78.62	1257.92	LEDVANCE LLC.	32.5
3	P2-SINGLE	10389			1.000	AREAFLD2A080UNVD740/T3/BZ	78.25	234.75	LEDVANCE LLC.	32.5

Calculation Summary					
Label	CalcType	Units	Avg	Max	Min
CalcPls_1	Illuminance	Fc	1.28	2.6	0.5
				Avg/Min	Max/Min
				2.56	5.20
					Grid Z
					0

This document contains confidential and proprietary information to Connexion. This calculation information is not a technical submission or technical report and is provided for informational purposes only. It is the obligation of the end-user to consult with a professional engineering firm or professional design firm to determine whether this calculation information meets the applicable project requirements for lighting system design. End-user environment and application (including, but not limited to, voltage variation and dirt accumulation) can cause actual field performance to differ from the calculated photometric performance represented in this lighting design. In no event will Connexion be responsible for any loss resulting from any use of this calculation information.

Response to PUD Standards:

1. The PUD has the minimum areas as set forth in Section 17.16.060 of the Village Code;

Response: The MUPD District does not have a minimum area requirement in Section 17.16.060 of the Village Code. The Riverwalk North Property does meet the minimum area requirement for the MUPD District outlined in Section 17.50.040.

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 use proposed is consistent with the current approved use for the site and with the proposed setbacks and landscape buffers will not have any detrimental influence on the surrounding area which consists of high-rise office buildings and commercial uses primarily gas stations and a proposed new car wash.

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

Response: The proposed use will not block or interfere with any view corridors and will include appropriate landscape buffers and will not impact the adjacent Des Plaines River open space areas. The existing walking/bike path will be relocated to allow continued access to the adjacent Lake County Forest Preserve Trail.

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 the Zoning Code, except as may be specifically varied for the proper planning of the planned unit development;

Response: The use is permitted in the district and no zoning variations are being requested.

Kelly Purvis

From: Nicole Woods
Sent: Friday, October 28, 2022 7:39 AM
To: Kelly Purvis
Subject: Fwd: Public hearing near Riverwalk Drive

Nicole Woods, AICP
 Director of Community Development
 Village of Buffalo Grove

Begin forwarded message:

From: Wendy [REDACTED]
Date: October 28, 2022 at 7:37:25 AM CDT
To: Nicole Woods <NWoods@vbg.org>
Subject: Re: Public hearing near Riverwalk Drive

More thought. The sign is hidden. How can people have a voice when it is hidden and no one sees or understands what it is about.

Best, Wendy - sent from my iPhone

On Oct 28, 2022, at 7:22 AM, Wendy [REDACTED] wrote:

Hi Nicole,

Sorry to bother you but I am not familiar with the public hearing process. There is a sign up by Riverwalk Drive. I have heard there is to be a parking structure built. I think many would be opposed to such an eye sore and building on more natural land that is so very precious for conservation. In the changing work climate, workers are seeking the ability in fact demanding remote work. We need more parking? That does not align with where things are at today. Is anyone using what they have? Those structures are full? They can't add on to what is already built?!?!? There are other nearby areas that the land has already been built up and then abandoned. I just can't understand or support this in any way. Please, how do we stop using up the few slices of natural land left? The area will lose the beauty and be so much less attractive looking like one big strip mall that has trouble leasing the space or we continue to have a Walgreens or Walmart on every single corner. Sorry, I feel so strongly about protecting what little land we have that isn't built on. Please consider this.

Regards,

Wendy [REDACTED]
 [REDACTED]

Attachment: Public Comment (Consideration of Petitions to Allow Construction of a New Off-Street Parking Lot at 325 N. Riverwalk)

08/17/2022

**MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE
VILLAGE OF BUFFALO GROVE HELD IN THE COUNCIL CHAMBERS, 50 RAUPP BOULEVARD,
BUFFALO GROVE, ILLINOIS ON WEDNESDAY, AUGUST 17, 2022**

Call to Order

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

Public Hearings/Items For Consideration

1. Consider Variations from the Buffalo Grove Fence Code to Allow the Construction of a 6-Foot Semi-Open Style Fence Within 45 Feet of an Intersection Encroaching into the Required Side Yard Setback (Trustee Johnson) (Staff Contact: Kelly Purvis)

Mr. Binder provided background information on the subject property.

Mr. Varghese provided additional detail regarding his fence, replacing from a 5" to 6" solid privacy fence. Specified the increased traffic.

Chairperson Cesario reviewed the variations in front of the commission for approval, going over the specifications. Mr. Cesario asked how many complaints he has received from his current fence.

Mr. Varghese said many complaints of the bad fence. Com. Moodhe asked staff for address clarification.

Village Attorney Brankin said it was posted with the proper address and the sign and notices were posted properly as well.

Com. Moodhe asked if staff had received any calls. Mr. Binder said no.

The Village Staff report was entered exhibit one.

Mr. Varghese thanked the commission for their time. The public hearing closed at 7:40 PM.

Com Weinstein made a motion to grant variations to Section 15.20 of the Buffalo Grove Fence Code to allow the installation of a 6-foot semi-open fence on the property at 401 Claret Drive that exceeds the maximum height of a corner yard fence, encroaches into the corner side yard setback along Vintage Lane, and is within 45 feet of the intersection of Checker Road and Vintage Lane, provided the fence shall be installed in accordance with the documents and plans submitted as part of this petition.

Com. Richards seconded the motion.

Com. Moodhe spoke in favor of the motion. Com. Worlikar spoke in favor of the motion. Com. Weinstein spoke in favor of the motion.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Moodhe, Spunt, Cesario, Weinstein, Au, Richards, Worlikar, Davis
ABSENT:	Zill Khan

2. Consider Variations from the Buffalo Grove Fence Code to Allow the Construction of a 6-Foot Privacy Fence Along the Interior Side Yard and Extending Beyond the Front Line of the Building at 1131 Twisted Oak Lane (Trustee Pike) (Staff Contact: Kelly Purvis)

Mr. Binder provided a background on the subject property.

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Mr. Gillick provided additional background on the requested 6" solid fence. He explained that the ditch and the unsightly vegetation is what they would like to screen.

Com. Au referenced packet page 28 and asked how tall the fence in the neighboring yard.

Mr. Binder said he does not know.

Com Au asked if staff knows if there is a variation in the neighborhood like the one being proposed.

Mr. Binder said he would need to look it up to verify.

Com. Au asked why 6", if 5" is permitted.

The petitioner said the foliage is unsightly and would prefer 6".

Com. Moodhe referenced packet page 30. He asked if the petitioner installed the seawall.

Mr. Gillick said yes.

Com. Moodhe asked whose vegetation it is. Mr. Gillick said it is his neighbors.

Com. Moodhe asked if he knew the last time staff was out to clear vegetation. Mr. Gillick said he did not know.

Com. Moodhe referenced packet page 31.

Com. Moodhe asked if he has any pictures of the other side of the creek. Mr. Gillick said no.

Chairperson Cesario asked if staff is okay with the angle of the fence. Mr. Binder said he will not know until the permit is submitted.

Chairperson Cesario asked if there will need to be access to the creek that would be blocked with the fence.

Mr. Binder said no.

Ms. Purvis explained the post hole inspection will also make sure the fence is structural secure.

Chairperson Cesario asked if there were any calls. Mr. Binder said no.

Com. Spunt asked if there will be any access.

Mr. Gillick said he may put one.

Com. Worlikar asked how far forward the fence will go in the front. Mr. Binder explained the picture of the front view.

Mr. Gillick said the fence will be exactly where the existing fence is.

Com Weinstein said the only real footprint change is the height of the fence. The staff report was entered as exhibit one.

MR. Gillick thanked the Commission for their time. The public hearing closed at 8:04 pm

Com. Weinstein made a motion to grant variations to Section 15.20 of the Buffalo Grove Fence Code to allow a 6-foot solid privacy fence along the interior side yard and extending beyond the front line of the building at 1131 Twisted Oak Lane, provided the

Minutes Acceptance: Minutes of Aug 17, 2022 7:30 PM (Approval of Minutes)

08/17/2022

fence shall be installed in accordance with the documents and plans submitted as part of this petition.

Com. Moodhe seconded the motion.

Com. Weinstein spoke in favor of the motion. Com. Moodhe spoke in favor of the motion. Com. Spunt spoke in favor of the motion.

Chairperson Cesario spoke in favor of the motion.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Moodhe, Spunt, Cesario, Weinstein, Au, Richards, Worlikar, Davis
ABSENT:	Zill Khan

3. Consideration of an Amendment to Ordinance No. 2019-042 and an Amendment to the Preliminary Plan, Approval of a Veterinary Hospital Use, and Variations from the Sign Code Related to the Number and Size of Wall Signs Proposed, All to Allow the Construction of a 2-Tenant Commercial Building on 41 S. McHenry Road (Trustee Ottenheimer) (Staff Contact: Kelly Purvis)

Ms. Purvis provided a background of the NCH property and outlot.

Mr. Goltz briefly reviewed the variations for the tenants of the outlot building and the new additions.

Com. Spunt asked if there is proper entrance signage?

Mr. Goltz said the entrance signage is posted on the doors. Com. Spunt asked if there are any drive-throughs.

Ms. Purvis said no drive-throughs are being proposed. Com. Au asked staff what signage would be permitted.

Ms. Purvis explained what signage is permitted for the zoning. She explained three wall signs are permitted, but technically with the way the building is permitted, there would be 8 wall signs.

Com. Au asked if the flames themselves meet the criteria.

Ms. Purvis said the flames would be permitted.

Com. Worlikar asked about the south elevations that were part of the staff report. Ms. Purvis explained why the proposed pictures are different.

Com. Worlikar asked if there will be directional signs.

Mr. Goltz said the proposed is a monument sign, which will provide direction.

Chairperson Cesario noted the conditions regarding directional signs in the recommended approval.

Com. Moodhe asked staff about the suggested motion.

Ms. Purvis explained why there are modifications for veterinary hospital.

Com. Moodhe asked what the square footage is of the signage. He suggested that staff get ahead and look at sizes.

Ms. Purvis said 250 square feet for wild fork signage.

Com. Weinstein asked if the petitioner is familiar with signage on other wild fork buildings. He asked if the signage would be permitted if it were on a canopy.

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Ms. Purvis said yes, it would be.

Mr. Goltz said that there are no canopies on any of their other buildings. He explained how the look of no canopy gives an elevated look.

Com. Au asked if they could put the signage on the canopy.

Ms. Purvis confirmed with wild fork that the signage is flush with the wall. Com. Au asked what the Village defines as a canopy.

Ms. Purvis provided the definition of a canopy.

Chairperson Cesario asked if it was going to be 24 hours for the veterinary hospital. Ms. Purvis said yes, it is 24 hours.

Ms. Purvis explained that Commissioners could remove the three signs for the recommended motion.

Com. Moodhe asked how far back the building is from the corner. Mr. Goltz said 25 feet.

Com. Moodhe believes traffic would not be able to see that signage with how busy it is.

Com. Richards spoke in favor of the signage over the signage at their other locations.

Com. Davis spoke in favor of the signage as presented and commenting that it looks modern.

Com. Spunt said that the signage with the words is too cluttered. Chairperson Cesario would like to make the motion as presented.

Com. Au said she feels very strongly against the string of wording on the building. However, she like the rest of the package. Her sole concern is the length of the signage and the repetitive words.

Chairperson Cesario asked if they could split the motion. Village Attorney, Mr. Brankin said it is one applicant.

Mr. Goltz explained the signage again and the purpose of the signage.

Mr. Brankin explained that the applicant will work with staff to reduce the signage. Mr. Goltz said he would be happy to go back to the tenants.

Com. Davis said if it was a canopy they would not be here. Ms. Purvis said correct.

The Village staff report was entered exhibit one. The public hearing closed at 8:51 pm.

Com. Weinstein made a recommendation The PZC recommends approval of amendment to Ordinance No. 2019-042 and an amendment to the Preliminary Plan, approval of a Veterinary Hospital use, and Variations from the Sign Code for the number and size of wall signs proposed for the Wild Fork tenant space, all to accommodate the construction of a new 2-tenant commercial building at 41 S. McHenry Road, subject to the following conditions:

- 1. The proposed development shall be developed in substantial conformance with the plans attached as part of the petition.*
- 2. The Final Engineering plans shall be submitted in a manner acceptable to the Village.*
- 3. Any directional or incidental signage added to the sign package shall be reviewed administratively by staff.*

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Com. Richards seconded the motion.

Chairperson Cesario said it was a great discussion. Overall, he spoke in favor of the motion as proposed. He would also be in favor if the words were reduced.

Com. Weinstein said he is not a fan of that particular signage but would like to see something different.

Com. Moodhe said he would like if they worked with staff to reduce the number of words because he real likes the rest of the package.

RESULT:	APPROVED [7 TO 0]
AYES:	Moodhe, Spunt, Cesario, Au, Richards, Worlikar, Davis
ABSENT:	Zill Khan
RECUSED:	Mitchell Weinstein

Regular Meeting

Other Matters for Discussion

Approval of Minutes - July 20, 2022 Meeting

1. Planning and Zoning Commission - Regular Meeting - Jul 20, 2022 7:30 PM

RESULT:	ACCEPTED [7 TO 0]
AYES:	Moodhe, Spunt, Cesario, Weinstein, Au, Richards, Davis
ABSTAIN:	Neil Worlikar
ABSENT:	Zill Khan

Chairman's Report

Chairperson Cesario spoke about the board meeting he attended and the proposed improvements that are coming to the PZC in the future for Mike Rylko Park.

Committee and Liaison Reports

Staff Report/Future Agenda Schedule

Ms. Purvis said there is nothing on the future agenda schedule at this time.

Public Comments and Questions

Adjournment

The meeting was adjourned at 9:00 PM

Action Items

Kelly Purvis

APPROVED BY ME THIS 17th DAY OF August, 2022