



Meeting of the Village of Buffalo Grove Planning and Zoning Commission

Regular Meeting
October 18, 2023 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

Public Comment is limited to items that are not on the regular agenda. 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.

1. Consideration of a Fence Variation to Allow Replacement of a 6-Foot Solid Fence that Encroaches Within the Minimum Setback Along the Public Sidewalk for the Property Located at 1206 Sandhurst Drive (Trustee Weidenfeld) (Staff Contact: Andrew Binder)
2. Consideration of a Planned Unit Development Amendment, Preliminary Plan, and Variations from the Zoning and Sign Codes to Allow the Construction of a Lazy Dog Restaurant with a Covered Patio at 51 McHenry Road (Trustee Weidenfeld) (Staff Contact: Kelly Purvis)
3. Consideration a Plat of Subdivision; Rezoning to B-3 Planned Business Center and R-9 Multi-Family Dwelling District; Special Use for a Planned Unit Development; Special Use for Sale and Lease of Motor Vehicles on a Portion of the Site; Development Plan; Uniform Sign Package; with Variations from the Development, Zoning, and Sign Codes to Accommodate a Tesla Sales, Service and Delivery (SSD) Center on Lot 1 of the Proposed Subdivision, Commercial Uses (To be Determined) on Lot 2 of the Proposed Subdivision, and a Multi-Family Residential Building on Lot 3 of the Proposed Subdivision, Located at 915-945 Dundee Road. (Trustee Weidenfeld) (Staff Contact: Nicole Woods)

III. Regular Meeting

- A. Other Matters for Discussion**
- B. Approval of Minutes**
 1. Planning and Zoning Commission - Regular Meeting - Jul 19, 2023 7:30 PM
- C. Chairman's Report**
- D. Committee and Liaison Reports**
- E. Staff Report/Future Agenda Schedule**
- F. Public Comments and Questions**

Public Comment is limited to items that are not on the regular agenda. 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.

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 : Consideration of a Fence Variation to Allow Replacement of a 6-Foot Solid Fence that Encroaches Within the Minimum Setback Along the Public Sidewalk for the Property Located at 1206 Sandhurst Drive

Recommendation of Action

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

The petitioner is seeking to replace a 6-foot solid fence within the 12-inch minimum required setback along the public sidewalk on Deerfield Parkway. The fence would be replaced in the same location it currently exists and would align with the placement of other fences on adjoining properties.

The Planning and Zoning Commission (PZC) is requested to open a public hearing and take testimony on the request. The PZC is requested to vote and make a final determination regarding the request for a fence variation on the subject property.

ATTACHMENTS:

- 1206 Sandhurst Dr - Staff Report (PDF)
- 1206 Sandhurst Dr - Plan Set (PDF)

Trustee Liaison
Weidenfeld

Staff Contact
Andrew Binder, Community Development

Wednesday, October 18,
2023

MEETING DATE:	October 18, 2023
SUBJECT PROPERTY LOCATION:	1206 Sandhurst Dr, Buffalo Grove, IL 60089
PETITIONER:	Lawrence & Lori Abrams
PREPARED BY:	Andrew Binder, Associate Planner
REQUEST:	Variation to the Fence Code, Section 15.20.080-C, for the purpose of replacing a six-foot solid fence that encroaches beyond the minimum required setback for a fence along a public sidewalk along Deerfield Parkway.
EXISTING LAND USE AND ZONING:	The property is improved with a single-family home currently zoned R-4.
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 remove and replace an existing 6-foot solid privacy wooden fence that encroaches within the minimum 1-foot setback for a fence along a public sidewalk, as shown in *Figure 1*.

PLANNING & ZONING ANALYSIS

- The subject property is an interior lot that abuts Deerfield Parkway to the south. A 6-foot solid privacy fence is currently in place along Deerfield Parkway that is setback 9” from the sidewalk. The existing fence encroaches into the required 1-foot setback for a fence along a public sidewalk and is legally non-conforming.
- The existing privacy fence was damaged by a storm and the Petitioner is proposing to remove and replace the fence in the same location.
- The 6-foot solid fence marked in red in *Figure 1* requires a variation because the fence encroaches 9” into the required 12” or 1-foot setback for fences along a public sidewalk. The fence will be 3” from the public sidewalk as shown in *Figure 2*.
- The proposed fence will be in line with the adjacent properties' fences along Deerfield Road and is compliant with all other fence code requirements.

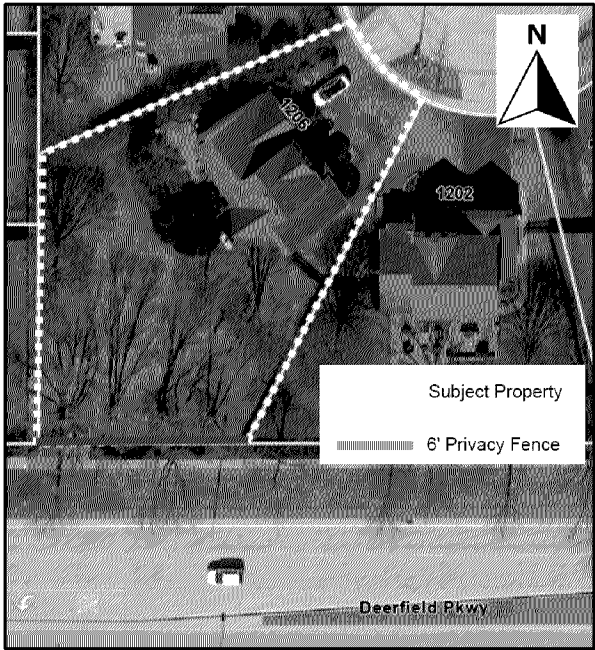


Figure 1: Subject Property with Fence Variation Request

Attachment: 1206 Sandhurst Dr - Staff Report (1206 Sandhurst Drive - Fence Variation)

VARIATIONS REQUESTED

1. A fence variation from Section **15.20.080.C** of the Buffalo Grove fence code, which states that *"No fence shall be erected within twelve inches of any public sidewalk or other public way."*

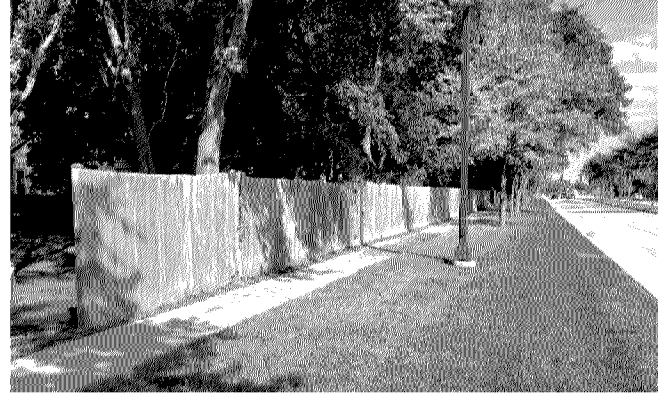


Figure 2: Photo of Existing Damaged Fence

DEPARTMENTAL REVIEWS

Village Department	Comments
Engineering	The Village Engineer has reviewed the proposed fence location and has no engineering or line of sight concerns or objections with the proposed location of this fence.

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 from a neighboring property that was in support of the request.

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.

STAFF RECOMMENDATION

Village staff recommends approval of variation to allow the installation of a 6-foot solid wood fence that encroaches beyond the minimum required setback for a fence along a public sidewalk along Deerfield Parkway at 1206 Sandhurst Drive, subject to the following conditions in the *Suggested PZC Motion* listed below based on the following reasons:

- The proposed fence is replacing the existing fence in the same footprint.
- The existing fence is next to a great deal of mature trees and landscaping, and Staff believes moving the landscaping would be an undue hardship to the property owner.
- The proposed fence will be in line with the adjacent properties' fences and would 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.

SUGGESTED PZC MOTION

The PZC moves to grant a variation to Section 15.20 of the Buffalo Grove Fence Code to allow the installation of a 6-foot solid wood fence that encroaches beyond the minimum required setback for a fence along a public sidewalk along Deerfield Parkway at 1206 Sandhurst Drive, provided the fence shall be installed in accordance with the documents and plans submitted as part of this petition.

Attachments:

- Narrative Description
- Response to Variation Standards
- Plat of Survey with Proposed Fence (X-X-X)
- Photos of the Site and Existing Fence

Lawrence and Lori Abrams

1206 Sandhurst Drive
Buffalo Grove, IL 60089

September 15, 2023

Planning & Zoning Commission
Village of Buffalo Grove
Fifty Raupp Blvd
Buffalo Grove, IL 60089

This is a letter to support our request for a zoning variance regarding the replacement of a 6' fence on our property. The variance relates to code 15.20.080-C and specifically:

C. No fence shall be erected within twelve inches of any public sidewalk or other public way.

The section of fence being replaced is along Deerfield Road and sustained significant storm damage. Currently the fence is approximately 9" from the sidewalk and has approximately 15 feet of grass between the sidewalk and the major street.

All houses in the Old Farm Village subdivision that are adjacent to Deerfield Road have fences that are approximately 9" from the sidewalk. This is primarily due to the fact that several utilities (including Com Ed) run lines along the edge of the subdivision along Deerfield Road that begin approximately 12" away from the sidewalk. They extend in approximately 36".

We got several quotes from fence contractors before becoming aware of the code requiring 12". Also, JULIE was out twice to mark the utilities and it is clear that there are significant lines running through that area.

We had the contractors come back out and try to work within the 12+ inch threshold and they feel that it would be too difficult to move the fence in a few inches due to:

1. Conflict with the utility lines
2. Conflict with root systems from trees that were planted given the location of the fence and utilities.
3. Shape of the terrain that was designed for drainage given the fence location.

ADDRESSING THE 4 STANDARDS**1. The plight of the owner is due to unique circumstances.**

Moving the fence 3 or more inches would conflict with the utility lines, tree root systems, and drainage design of the property.

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

The character of the neighborhood would be *enhanced* by the variance.

Every single Old Farm Village home has a fence along Deerfield Road that is the same distance from Deerfield Road as our existing fence. It would look totally out of character for our fence to be at a different depth than all of the others. Aesthetically, both for vehicle and foot traffic, the variance would allow a consistent appearance.

In addition, it appears that many new fences have been built/replaced along the sidewalks of the major roads (specifically Buffalo Grove Road and Deerfield Road) that are significantly closer than 12 inches from the sidewalks. This may be due to similar issues, however in all cases, it gives an even and consistent appearance related to the contiguous fences.

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;

The hardships that have been presented are due to the utility companies locating their assets along the sidewalk. When the fence was built, it was the obvious place to do it to avoid the utilities. This was not an issue at the time as we understand that the code allowed it at that time. We did nothing to contribute to this hardship.

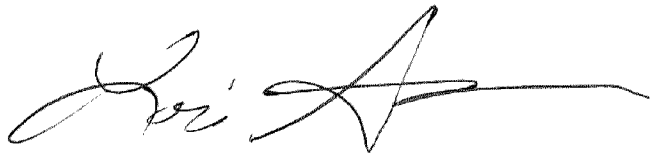
4. The proposed variation will not be detrimental to the public health safety and welfare

The proposed variance will not be detrimental to the public health safety and welfare. The variance will allow consistence appearance and a safer and more uniform line for the walkers and bikers on the sidewalk. In addition, by keeping the fence off of the utility lines, the utility companies will continue to have access to them when they need any repair, maintenance, or replacement.

Thank you for your consideration in this matter.



Lawrence Abrams



Lori Abrams

9/15/2023

9/15/2023

Attachment: 1206 Sandhurst Dr - Plan Set (1206 Sandhurst Drive - Fence Variation)

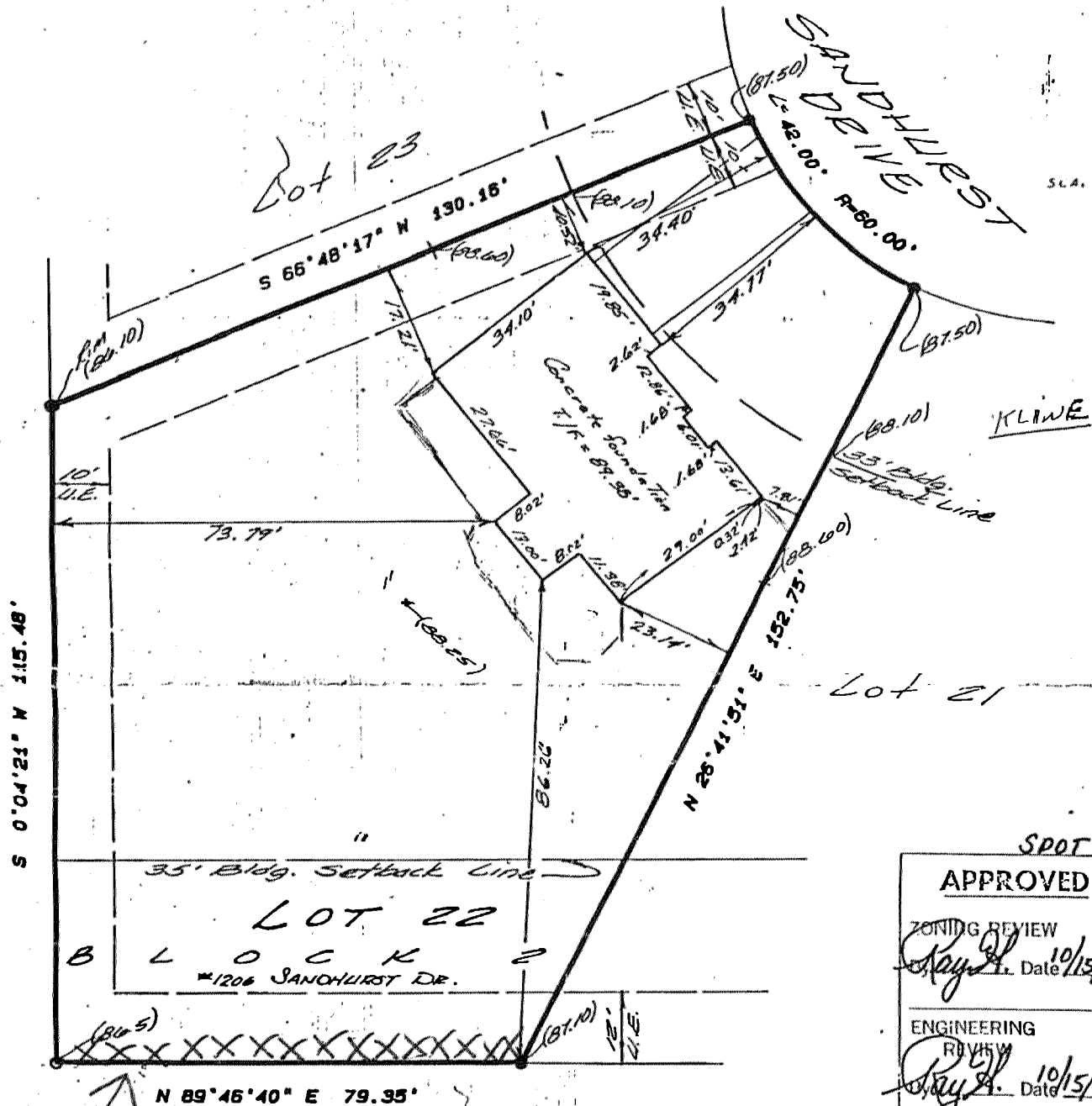
OCT 14 1945

LOT 22 IN BLOCK 2 OF OLD FARM VILLAGE UNIT 1, BEING A SUBDIVISION OF THE
SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD
PRINCIPAL MERIDIAN RECORDED MAY 1, 1986 AS DOCUMENT NO. 2952326 IN LAKE
COUNTY, ILLINOIS.

ENDING 2

- N -

SEA. 1 20



Attachment: 1206 Sandhurst Dr - Plan Set (1206 Sandhurst Drive - Fence Variation)

SPOT

APPROVED

ZONING REVIEW

By Ray L. Date 10/15/85

ENGINEERING

REVIEW ☒
 Date 10/15/85

A FIVE FOOT WIDE EASEMENT HAS BEEN GRANTED ALONG EACH SIDE AND REAR YARD TO THE VILLAGE OF BUFFALO GROVE FOR WATER SUPPLY AND DISTRIBUTION, SEWERAGE, DRAINAGE AND STREET LIGHTING (BUT NOT LIMITED TO) AS SET FORTH IN THE EASEMENT PROVISIONS ON THE PLAT OF SUBDIVISION.

STATE OF ALABAMA

CONTINUED ON PAGE 2

THIS IS TO CERTIFY THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED BY HAGENSEE SURVEYING GROUP, UNDER THE DIRECTION OF AN ILLINOIS REGISTERED LAND SURVEYOR AND THAT THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

11TH DAY OF OCTOBER, A.D., 1985

BY: Thomas E. Hagless
 ALABAMA REGISTERED LAND SURVEYOR NO. 2419

(000.0): PROPOSED GRADES

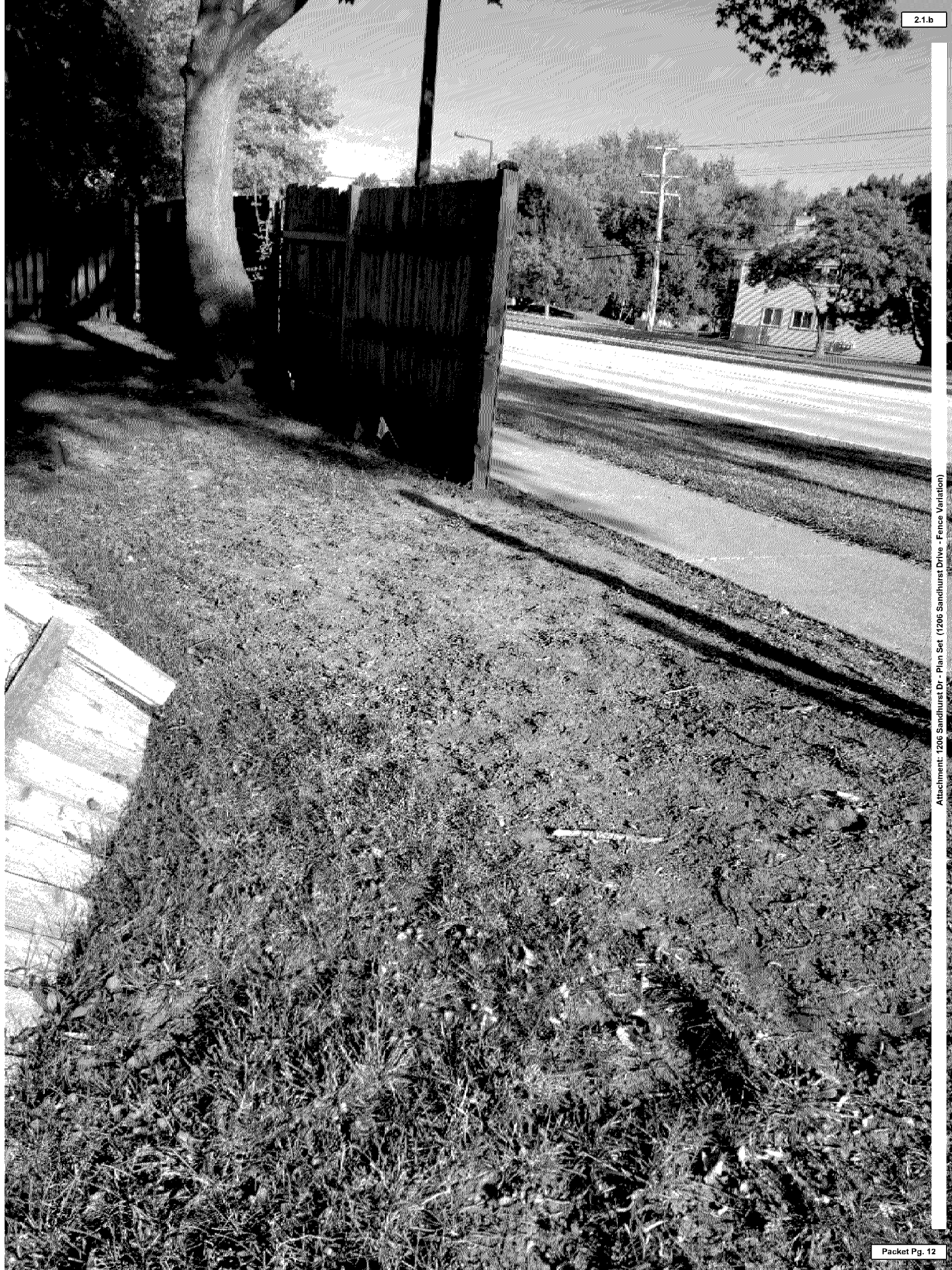
LEGEND:

- O = FOUND IRON PIPE
 □ = FOUND CONCRETE MONUMENT
 P.U.E. = PUBLIC UTILITY EASEMENT
 D.E. = DRAINAGE EASEMENT

**Packet Pg. 9**















Action Item : Consideration of a Planned Unit Development Amendment, Preliminary Plan, and Variations from the Zoning and Sign Codes to Allow the Construction of a Lazy Dog Restaurant with a Covered Patio at 51 McHenry Road

Recommendation of Action

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

Lazy Dog Restaurants, LLC is requesting approval of a Planned Unit Development Amendment, Preliminary Plan, and Variations from the Zoning and Sign Codes to allow the construction of a new Lazy Dog Restaurant with a covered patio on the property located at 51 McHenry Road.

The Planning and Zoning Commission (PZC) is requested to open a public hearing and take testimony regarding the requests. The PZC should make a recommendation to the Village Board.

ATTACHMENTS:

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

Trustee Liaison
Weidenfeld

Staff Contact
Kelly Purvis, Community Development

Wednesday, October 18,
2023

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

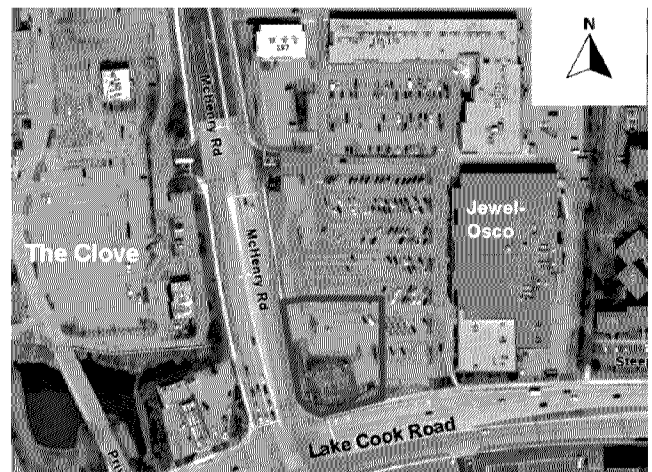


MEETING DATE:	October 18, 2023
SUBJECT PROPERTY LOCATION:	51 McHenry Road
PETITIONER:	Lazy Dog Restaurants LLC, C/O GPD LLC
PREPARED BY:	Kelly Purvis, Deputy Community Development Director
REQUEST:	The petitioner is seeking approval of an amendment to the Planned Unit Development and Preliminary Plan approved by Ordinance No. 82-6 and amended by Ordinance No. 92-37, with Variations from the Zoning and Sign Codes to allow the construction of a new Lazy Dog Restaurant with a covered patio on the subject property.
EXISTING LAND USE AND ZONING:	The property is currently a vacant lot, improved with only surface parking and is zoned B-3, Planned Business Center District.
COMPREHENSIVE PLAN:	The Village of Buffalo Grove Comprehensive Plan calls for this property to be commercial.

BACKGROUND

Golden Property Development is looking to redevelop the former IHOP property into a Lazy Dog Restaurant at 51 McHenry Road, which is the northeast corner of Lake Cook and McHenry Roads.

The property is part of the Grove Shopping Center, which was annexed into the Village in 1978. The Village later approved Ordinance No. 82-6 approving a Planned Unit Development in the B-3 Planned Business Center District for the Shopping Center that was later amended by Ordinance No. 92-37 to allow for an expansion of the Jewel-Osco store and additional parking spaces on the site.



As part of the development, a private easement agreement was made between the owner of the Jewel-Osco property and the outlot property (51 McHenry Road), which allows access to the outlot through the Jewel-Osco property and also allows the sharing of all parking spaces located on the two lots.

The subject property was originally developed into a Wags/Shoney's restaurant, which later became an IHOP. The prior restaurant building was demolished in 2020 and the site has since been vacant except for the surface parking lot that remains.

At the August 21, 2023 Village Board meeting, the developer presented an overview of the concept plan. The Trustees were supportive of the development and asked the developer to ensure there would be adequate parking (including ADA parking) and circulation. The project was referred to the PZC for public hearing.

LAKE COOK CORRIDOR MARKET STUDY AND PLAN

The property is located in the “eastern bookend” of the larger 475-acre Lake Cook Corridor. The Lake Cook Corridor Market Study and Plan (LCCP), represents a community-driven vision and plan for the Corridor. In 2018, Buffalo Grove adopted the LCCP as component to the Village’s Comprehensive Plan.



The proposed Lazy Dog restaurant development is in a key part of the Lake Cook Corridor as it represents one of the most visible corners in the Corridor and in the Village with annual daily traffic counts of 11,900 (McHenry) and 29,900 (Lake Cook). LCCP’s vision was to develop retail on this corner property to help create a streetwall to build a stronger presence and identity. Moreover, the vision was to transform the entire Grove and Highland shopping area into a more modern retail center. The Lazy Dog project upholds the LCCP’s general vision and implements key concepts from the plan as further discussed below.

PLANNING & ZONING ANALYSIS

Golden Property Development is proposing to construct a one-story Lazy Dog restaurant on the .86-acre outlot site, that would be approximately 7,500 square feet and include a 1,400 square foot covered outdoor patio with a central fire pit. The square footage is typical of other sit-down restaurants and is almost double the size of the previous IHOP (and Wags/Shoney’s), which was approximately 4,200 square feet. Lazy dog is a national restaurant brand operating 46 restaurants across the US including locations in Naperville, Oakbrook, and Vernon Hills. Their restaurants showcase open kitchens, with rustic Rocky Mountain themed décor and large, dog-friendly patios.

Business Operations:

Lazy Dog is a full-service restaurant. The proposed hours of operation will be 11:00 AM – 1:00 AM Monday through Friday and from 9:00 AM – 1:00 AM on Saturday and Sunday. Peak hours are expected to be from 11:30 AM – 2:00 PM (lunch service) and 5:30 PM – 8:30 PM (dinner service). There will be between 24-30 employees on site during any given shift. Deliveries to the restaurant would be approximately 3 times per week between the hours of 8:00 AM – 11:00 AM.

Use:

The 2009 Comprehensive Plan calls for the site to be a Commercial land use. Restaurant uses are permitted uses in the B-3 Planned Business District and would be appropriate for this location. Overall, staff believes the proposed plan for the Lucky Dog restaurant would provide a focal point for this major intersection, be an excellent addition to the Lake Cook Corridor, and would be complimentary to the other developments taking place adjacent to the site.

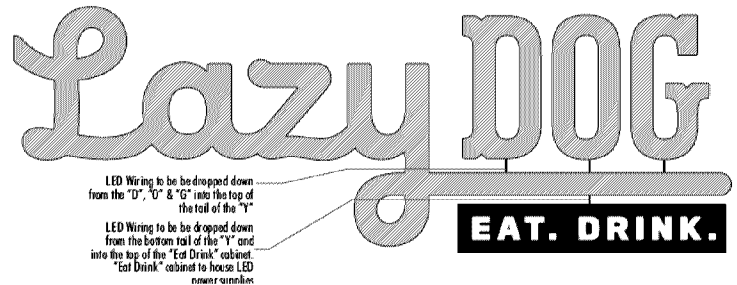
Setbacks and bulk requirements:

The proposed building would be setback approximately 10 feet from Lake Cook Road and approximately 8.5 feet from McHenry Road. The building is closest to the property line at the corner of Lake Cook and McHenry Road with a setback of approximately 7.8 feet. The Zoning Code requires that the building be setback from the property lines a minimum distance equaling the height of the

building (25 feet in this case) and that a landscape buffer of the same distance be provided. The developer is requesting a variation from these requirements. Staff is supportive of the requests due to the recent widening of Lake Cook Road which reduced the size of the property, and the building's relatively low height (25 feet to the top of the tower element and 20 feet for most of the building). Furthermore, the reduced setback will create the desired street wall effect that the Village has begun to establish along Lake Cook Road with the NCH development.

Signage:

The petitioner is proposing four wall signs for the development; one on each elevation. All of the wall signs will be internally illuminated channel letter signs and are compliant with the code limitations for sign area. Variations from the Sign Code will be needed to allow 4 wall signs where 3 are permitted, to allow the sign on the east elevation of the building (which does not face the right-of-way) and to allow the signs on the east and south elevations to be slightly taller than is permitted.



Staff is supportive of the variation requests as each side of the proposed building will be visible from the adjacent roadways and the proposed total area of signage is less than the Code allows. The proposed signage is reasonable, and blends in well with the building's architecture.

Traffic & Vehicular Accessibility:

There are two existing access drives that will provide access to the site through the Jewel Osco property. A full access drive is located on McHenry Road and a right-in/right-out access is located on Lake Cook Road. There are no changes proposed to the existing access drives as part of this project. As previously noted, access easements to allow cars and pedestrians to traverse through the Jewel Osco property to get to the site are already in place. Traffic will be limited to one-way circulation on the majority of the site and in all of the east/west oriented aisles with angled parking.

Parking:

The Zoning Code requires one parking space per 100 square feet of floor area for restaurant uses. The proposed Lazy Dog restaurant is just over 7,500 square feet and therefore requires a minimum of 76 parking stalls. The proposed plan shows 47 parking stalls on the site and consequently, would require variation. However, there is ample parking (over 500 spaces) provided throughout The Grove and Highland shopping centers. Given the complimentary parking demands of the various uses, the limited space on the site, and the infill redevelopment nature of the project, staff is supportive of the variation.

Landscaping:

The petitioner has submitted a landscape plan that includes shade and evergreen trees as well as shrubs and ornamental grasses. The plan provides foundation landscaping around most of the building with extensive landscape beds on the north, south and west sides of the building. The parking lot islands will also feature landscape upgrades. As previously indicated, a variation request for the minimum landscape buffer requirement is needed.

Lighting:

The proposed lighting will be maintained in accordance with acceptable engineering practices, as required by Code, and shall be designed so that neither direct or reflected light will adversely affect surrounding property.

Building Elevations:

The building showcases four-sided architecture, to be aesthetically pleasing from all sides. An entry tower is proposed, to help direct patrons to the restaurant's front door. Multiple finishes including veneer stone, real wood timbers and siding, painted EIFS and metal canopies are proposed for the building and will provide a rustic feel to the restaurant. Building articulation, the change in materials, and various canopies will break up and add interest to the building façade, as will the covered patio and tower elements.



Building articulation, the change in materials, and various canopies will break up and add interest to the building façade, as will the covered patio and tower elements.

Stormwater & Engineering:

Village Engineering staff have reviewed the preliminary submittal and have indicated that the minimal concerns related to stormwater and utilities can be addressed during the final engineering process.

DEPARTMENTAL REVIEWS

Village Department	Comments
Engineering	The Village Engineer has reviewed the preliminary engineering plans and does not have any concerns.
Forestry	The Village Forester has reviewed the landscape plan and does not have any concerns.
Fire	The Fire Department has reviewed the plans and does not have any concerns.
Building	The Building Division has reviewed the plans for compliance with the ADA requirements and does not have any concerns.

SURROUNDING PROPERTY OWNERS

Pursuant to Village Code, the surrounding property owners within 250 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 not received any comments or questions related to the project.

STANDARDS**Planned Unit Development Amendment:**

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

IMPLEMENTATION OF LAKE COOK CORRIDOR MARKET STUDY AND PLAN

The proposed plan implements the following core concepts of the Lake Cook Corridor Plan:

- Builds off of the momentum from the Clove's redevelopment;
- Helps transform The Grove and Highland Shopping Centers into a more modern retail center;
- Provides a welcoming gateway to the Village by building a vibrant "streetwall" along Lake Cook Road to help shield parking and create a sense of place;
- Provides energy and vibrancy to the corridor and this highly visible corner.

STAFF RECOMMENDATION

Staff recommends **approval** of the amendment to the Planned Unit Development and Preliminary Plan approved by Ordinance No. 82-6, as amended, with Variations to the Zoning and Sign Codes, to allow the construction of a new Lazy Dog Restaurant at 51 McHenry Road, subject to the conditions in the Suggested PZC Motion.

ACTION REQUESTED

The Planning & Zoning Commission (PZC) shall open the public hearing and take public testimony concerning the requests for approval of the amendment to the Planned Unit Development and Preliminary Plan approved by Ordinance No. 82-6, as amended, with Variations to the Zoning and Sign Codes, to allow the construction of a new Lazy Dog Restaurant at 51 McHenry Road. The PZC shall make a recommendation to the Village Board concerning the requests.

Suggested PZC Motion

The PZC recommends approval the amendment to the Planned Unit Development and Preliminary Plan approved by Ordinance No. 82-6, as amended, with Variations to the Zoning and Sign Codes, to allow the construction of a new Lazy Dog Restaurant at 51 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.*
4. *The landscaping on the site shall be maintained in compliance with the approved landscape plan in perpetuity.*

ATTACHMENTS

- Narrative Description
- Site Plan
- Preliminary Engineering Plans
- Floor Plan
- Elevations (black & white)
- Elevations (color)
- Landscaping Plan
- Sign Plans
- Photometric Plan
- Response to PUD, Special Use, Zoning & Sign Variation Standards

September 28, 2023

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

Re: Proposed Lazy Dog Restaurant
51 McHenry Rd.
Buffalo Grove, IL 60089

To Whom It May Concern:

Lazy Dog Restaurant proposes the development of a new restaurant building with outdoor patio and signs at the above referenced location as detailed in the enclosed plans.

The Huntington Beach-based Lazy Dog Restaurant and Bar started over 20 years ago. Lazy Dog proposes a casual dining atmosphere that is inspired by the comfort of the Rocky Mountains with a rustic decor. Artwork and playful touches inspired by man's best friend will be woven throughout, a dog-friendly patio along with ample seating and fire pit. Both the bar and exterior patio will be outfitted with multiple flat screens for guests to enjoy their meals and crafted beers.

Lazy Dog restaurant proposes to develop the new restaurant building with adjacent service yard and outdoor patio areas. Lazy Dog is proposed operate the restaurant and the patio areas from 11AM to 1AM five days per week and 9AM to 1AM on Saturday and Sunday. Lazy Dog proposes to employ 24 to 30 employees per shift. Lazy Dog proposes the sale of sandwiches, burgers, meats, fish, salads, beverages, alcoholic beverages and a kids menu. Beer and wine are also proposed to be sold for offsite consumption as a part of takeout food sales and the Lazy Dog beer club. No dancing or live entertainment is proposed. Lazy Dog Restaurant will be the only tenant in the building.

The Lazy Dog Restaurant building is proposed with attractive architecture. The building utilizes four-sided architecture, to be aesthetically pleasing from all sides. An entry tower is proposed, to help direct patrons to the restaurant front door. The building proposes the use of multiple finishes including veneer stone, real wood siding, painted brick and metal canopies. The Lazy Dog Restaurant building is designed to be warm and inviting to guests both inside and out. From the moment guests step out of the parking lot they become emersed in the landscaping surrounding the building which ties directly to the building architecture, emphasizing an inviting Jackson Hole, Wyoming experience. A covered outdoor patio with central fire pit and an adjacent outdoor lounge with fire pits and cornhole are proposed. Wall sconces are tastefully proposed around the building. The building will tie beautifully into the surrounding architectural landscape while at the same time providing great visual interest and inviting guests to approach the building and restaurant.

The Lazy Dog Restaurant building architecture includes real wood finish materials, the same as are used by all 40+ existing Lazy Dog Restaurant buildings. Lazy Dog Restaurant has developed an ongoing wood maintenance program which includes regular cleaning, re-sealing of the wood and replacement of exposed wood finishes once they are past their usable life. The wood siding on the building is not a waterproof finish, this wood is pinned off and bolted to a plaster wall, this wood is easily replaceable with a few bolts and the wood can be replaced without compromising the waterproof finish of the plaster behind the wood.

Lazy Dog Restaurant employees will be directed to park away from the Lazy Dog and other buildings in the shopping center. Lazy Dog Restaurant proposes the installation of bike racks adjacent to the building as shown on the civil site plan.

Lazy Dog Restaurant will request the adjacent property owner to allow Lazy Dog to install a pole mounted Do Not Enter sign at the first drive aisle (one way) from Lake Cook Road.

We appreciate your review and look forward to working with you on the redevelopment of this restaurant building.

Sincerely,

Jared Taylor

Golden Property Development LLC





3337 SUSAN STREET, SUITE 100
COSTA MESA, CA 92626
PHONE: 714.596.9960
FAX: 714.596.9970
www.lazydaysrestaurants.com

THESE DRAWINGS PREPARED BY LARRY DOG RESTAURANTS, INC. ("THE DOG") ARE THE SOLE PROPERTY OF THE DOG. THE PROJECT AND ALL THE RIGHTS RELATING TO THE PROJECT ARE UNLESS OTHERWISE PROVIDED, LARRY DOG RESTAURANTS SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT. THESE DRAWINGS SHALL NOT BE USED BY OTHERS ON OTHER PROJECTS, FOR ANY PURPOSES, WITHOUT THE WRITTEN CONSENT OF THE DOG. THE DOG SHALL BE CONTACTED FOR COMPLETION OF THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING BY THE DOG.

09/14/2023 ☒ CITY/ALAND/020 SUBMITTAL09/29/2023 ☒ CONSTRUCT, DOC. SUBMITTAL[illegible]

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51 MCHENRY RD
BUFFALO GROVE, IL 60089



SHEET TITLE

EROSION
CONTROL PLAN

DRAWN BY

ANM

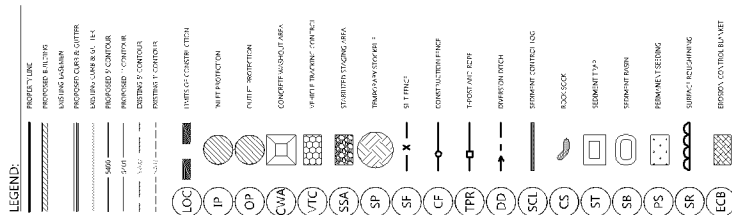
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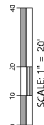
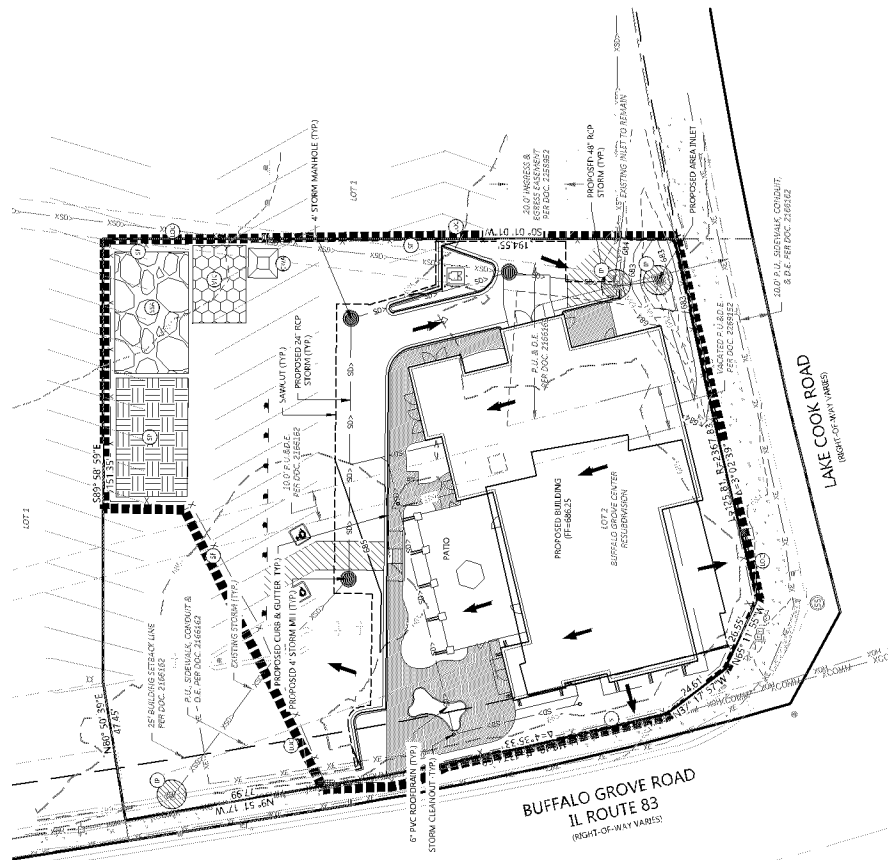
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Subject Page 94



NOTES:

1. INSPECTION OF ALL PROCON CONTROL TUBS SHALL BE REQUIRED AT THE END OF EACH WORK DAY, WORK NECESSARY MAINTENANCE AND REPAIRS OF ANY DAMAGED COMPONENTS.
2. STORM DRAIN INLETS SHALL BE PROTECTED FROM THE ENTRY OF SURFACE LAUNCH WATER UNTIL FINAL STABILIZATION IS COMPLETE.
3. CONSTRUCTION DRAINAGE CATCH BASINS AND BOXES TO BE PLACED IN LINE WITH EXISTING DRAINAGE AND SURFACE DRAINAGE DRAINAGE BASINS OF CONSTRUCTION.





3337 SUSAN STREET, SUITE 100
COSTA MESA, CA 92626
PHONE: 714.596.9960
FAX: 714.596.9970
www.farnsworthsolutions.com

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10/14/2021 10:00 AM

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51 MCHEERY RD
FALO GROVE, IL 60089



SHEET TITLE

HORIZONTAL
CONTROL
PLAN

DRAWN BY

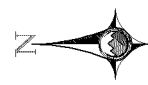
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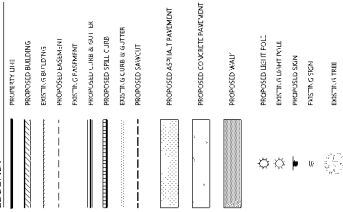
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LEGEND:



NOTES:

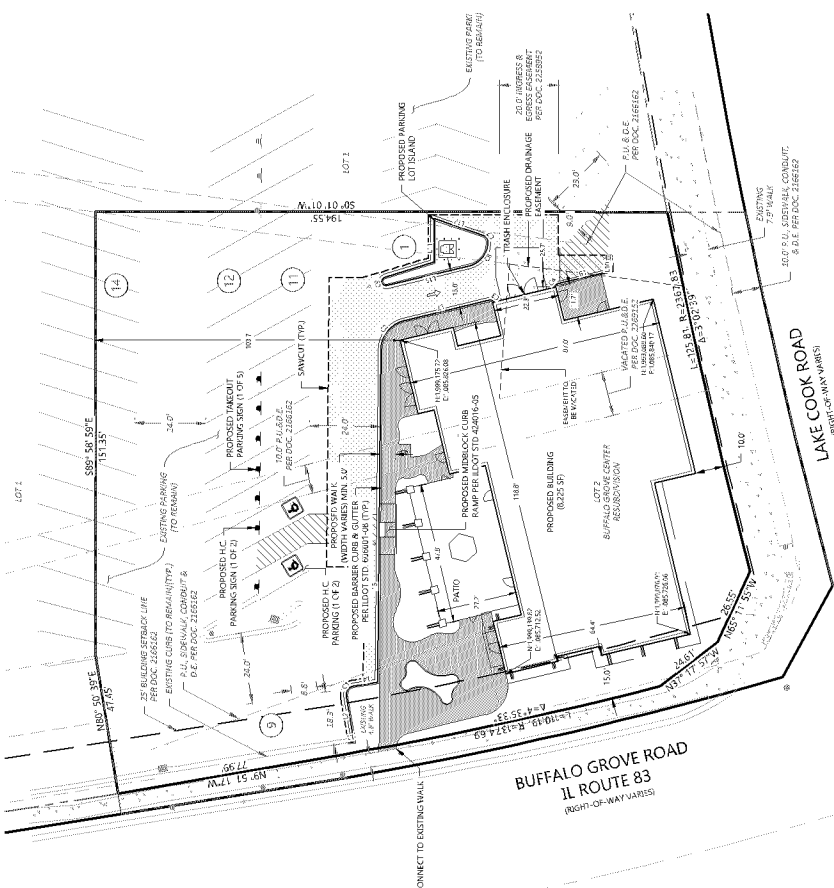
1. **PERMITTING**—THE CONTRACTOR HAS A 5-DAY NOTICE TO REFUSE OR QUIT. AFTER THAT, THE CONTRACTOR MUST OBTAIN A TECHNICAL STUDY FOR THE WATER TO COMPLY WITH TECHNICAL STANDARDS FOR THE REGION.
2. **THE PLAN DOES NOT**—CONTROL TO OR ON SCHEDULING. THE CONTRACTOR CAN REQUEST A TECHNICAL STUDY ON LAUNDRIES, BUT IT IS A FINE OF 20,000,000 VND (ABOUT \$800,000) IF THE CONTRACTOR DOES NOT.
3. **ALL DRAINAGE**—TO CUBES ARE TO FLOW IN THE UNLESS OTHERWISE INDICATED.
4. **CONTRACTOR TO NOTIFY**—THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES BETWEEN EXISTING AND PROPOSED CONDITIONS SHOWN ON THESE PLANS AND FIELD CONDITIONS.

BUILDING HC NOTE:

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ON FILE \ 5.

SAWCUT NOTE:



FILE

LINE TABLE		CORRELATION
LINE NO.	LINE WIDTH	
L1	2.00	92.34 13.17
L2	1.52	88.02 25.05
L3	1.25	55.30 25.15
L4	1.13	50.28 26.41
L7	10.44	51.33 33.31
L9	18.30	51.33 33.35
L11	2.62	50.28 26.41
L13	14.87	50.00 00.00
L12	17.85	51.59 09.14
L14	29.21	48.13 33.14

CONSERVATIVE TABLE

CURVE NO.	LENGTH	RADIUS	DELTA	CURVE DEFLECTION	CHORD LENGTH
C1	4.71	3.07	90°00'00"	554°30'55"	4.24
C2	34.62	19.66	12°55'11"	36°1'00"	13.80
C3	3.87	3.00	89°59'58"	533°36'29.5"	3.61
C4	1.57	1.00	89°59'58"	555°32'57"	1.41
C5	2.84	2.02	34°10'05"	531°1'24.96"	2.11
C6	11.67	8.00	31°23'10"	365°01'49.74"	10.41
C7	4.27	1.00	364°57'11"	1007°50'46"	2.87



3337 SUSAN STREET, SUITE 100
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PHONE: 714.596.9960
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www.dzylogrestaurants.com

[illegible]

09/14/2023 ☒ CITY/ALAND/080 SUBMITTAL

09/10/2013	00 Planning Committee
09/29/2013	00 CONSTRUCT, DOC. SUBMITTAL

— 32 —

103

— 200 —

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51 MCHEERY RD
FALO GROVE, IL 60089

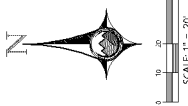


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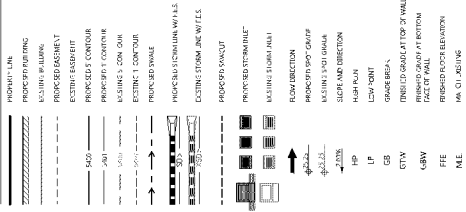
GRADING & DRAINAGE PLAN

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CHECKED BY _____ JGD
SCALE _____ 1" = 20'
JOB NO. _____ PC 23035

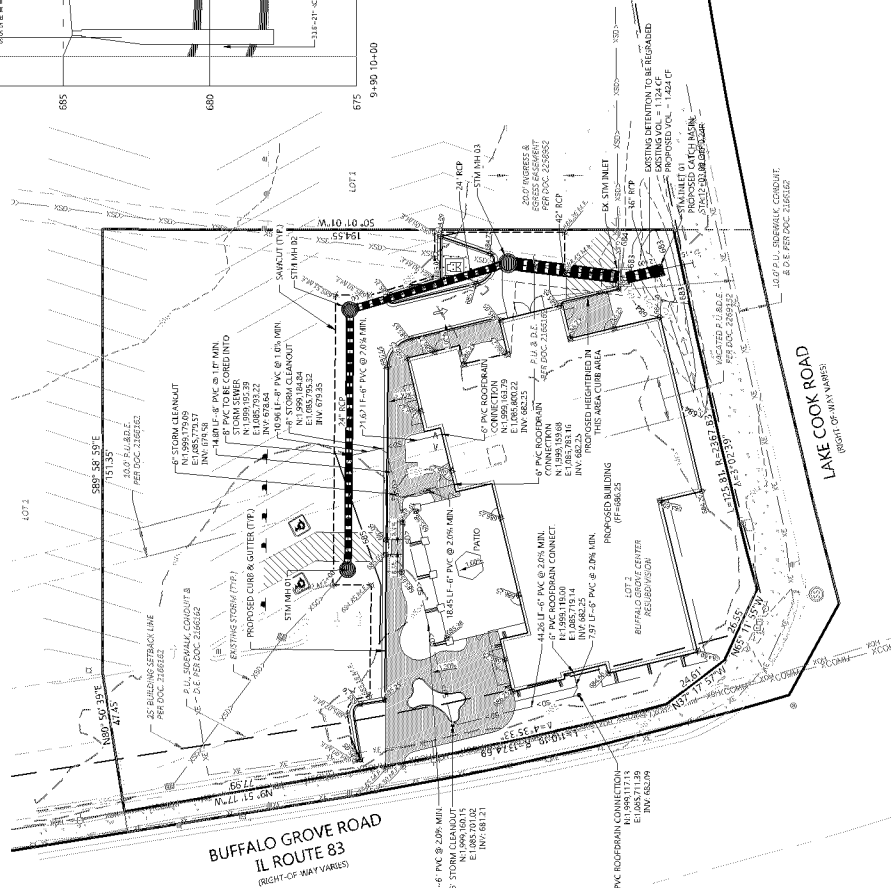
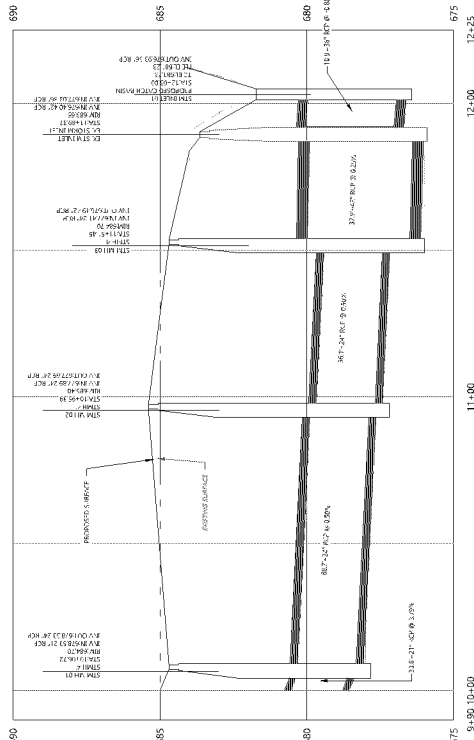
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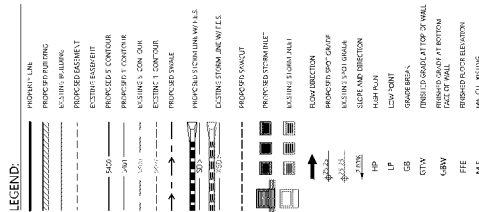


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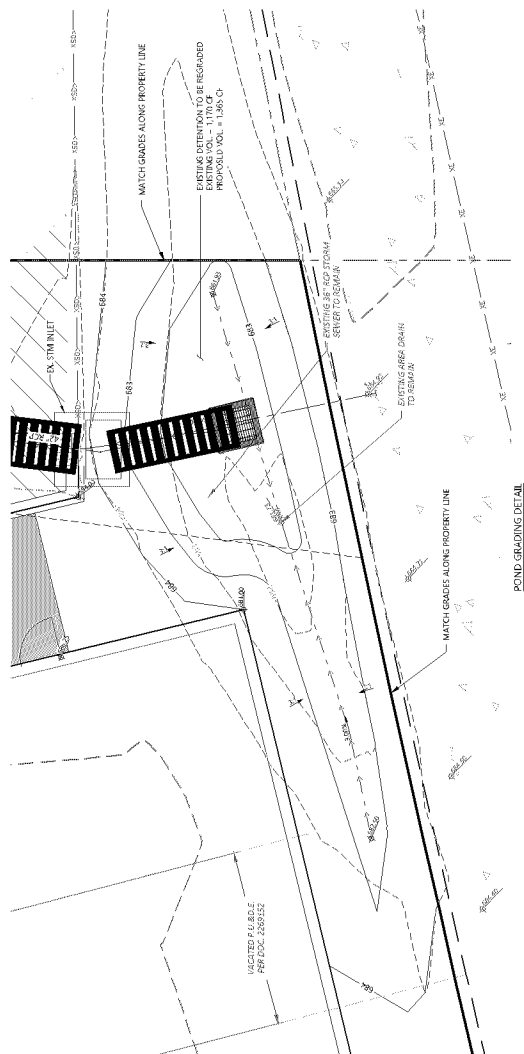
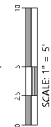
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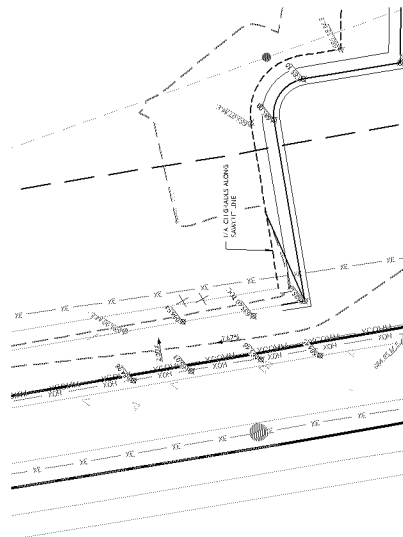


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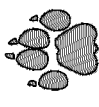
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POND GRADING DETAIL
1" = 5'



RAMP GRADING DETAIL



3337 SUSAN STREET, SUITE 100
BUFFALO GROVE, IL 60089
PHONE: 714-209-0504
WWW.L&WENGINEERING.COM

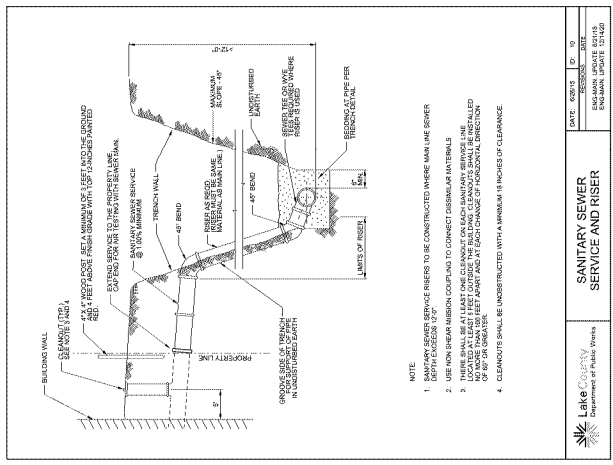
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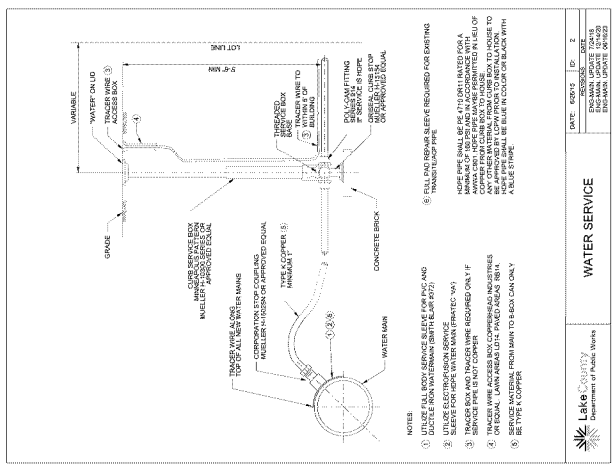
51 MCHENNY RD
BUFFALO GROVE, IL 60089



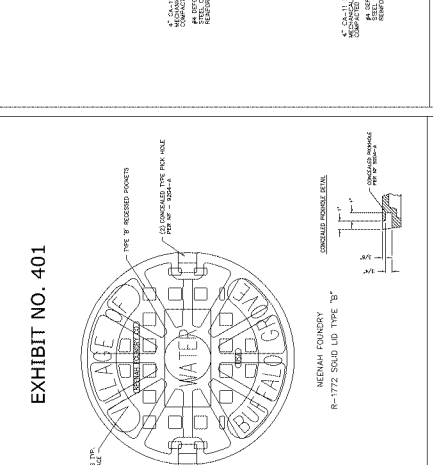
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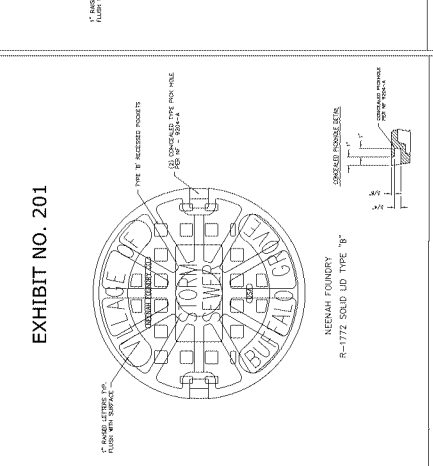
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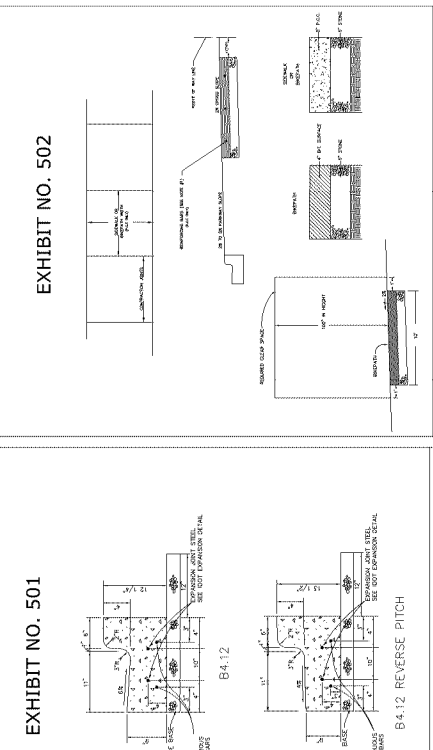
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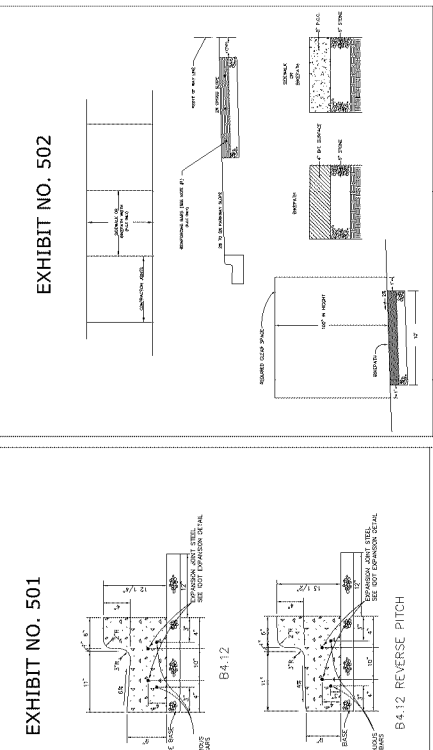
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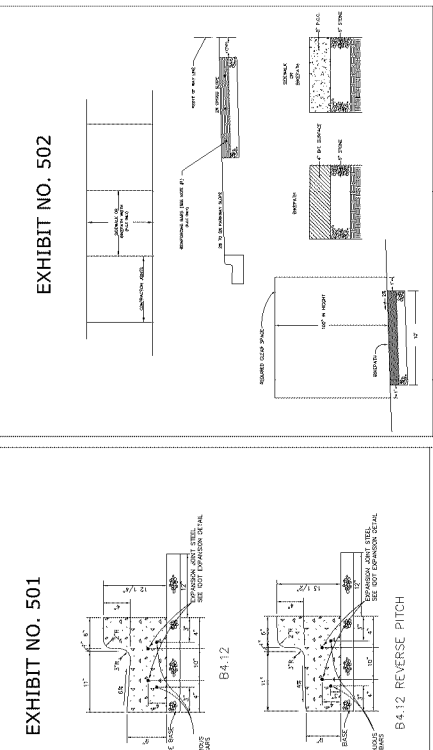
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DATE	REVISED	BY	NO.
09/14/2012	09/14/2012	ANM	1
09/14/2012	09/14/2012	JGD	2



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PROJECT OR FOR COMPLETION OF THIS PROJECT BY
OTHERS, EXCEPT BY AGREEMENT IN WRITING, BY
LAST DOE ESTIMATES.

04/14/2025 0 CITY/LANDLORD SUBMITAL

SI MCHENRY RD
BUFFALO GROVE, IL 60089

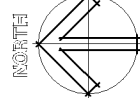


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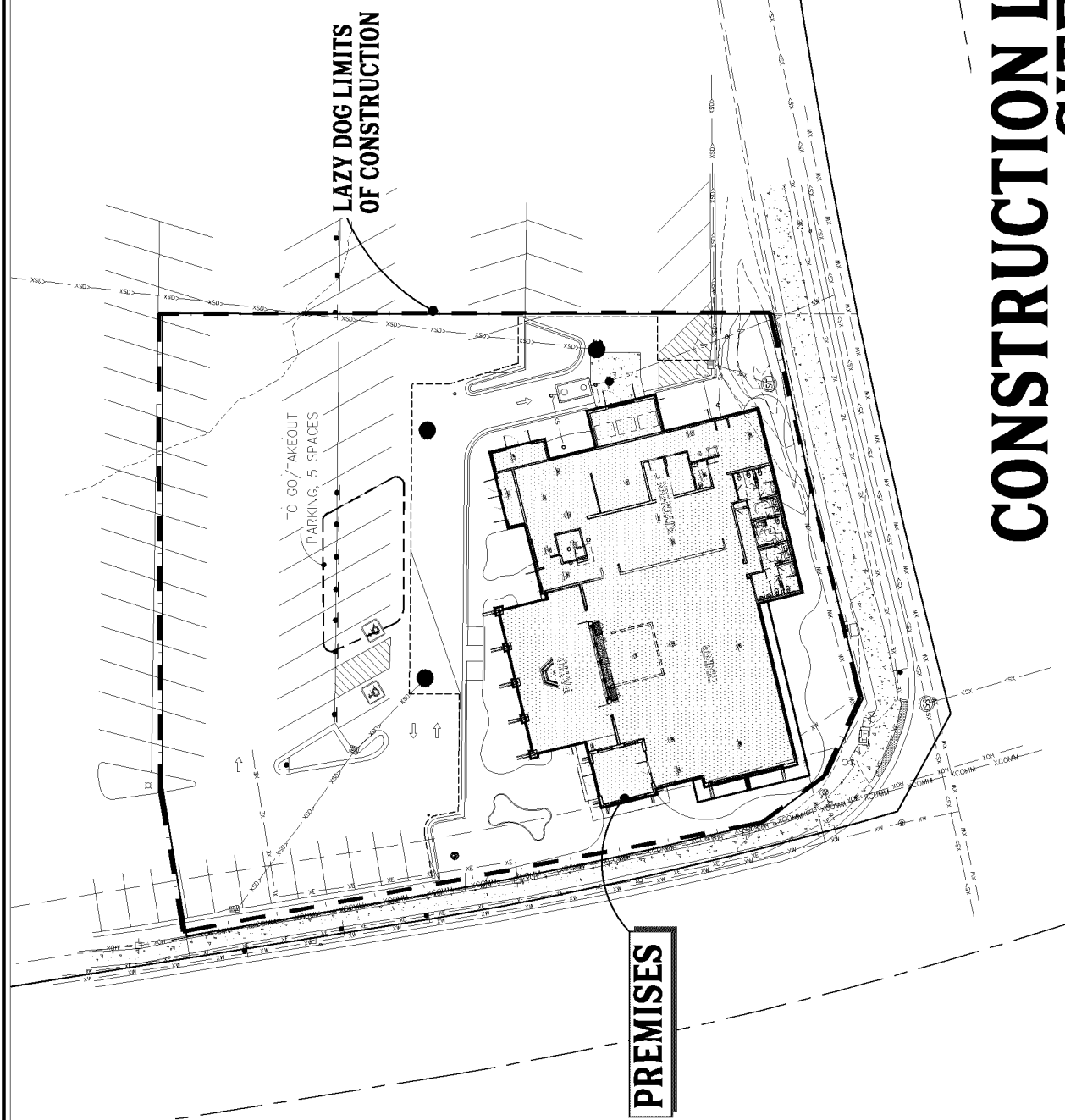
SITE PLAN

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K K W
CHECKED BY
RAF/DM
CALE
N.T.S.
OB NO.

DD2.0



CONSTRUCTION LIMITS SITE PLAN





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04/14/2025 0 CITY/LANDLORD SUBMITTAL
10/06/2025 0 CITY/LANDLORD SUBMITTAL

51 MCHENRY RD
BUFFALO GROVE, IL 60089



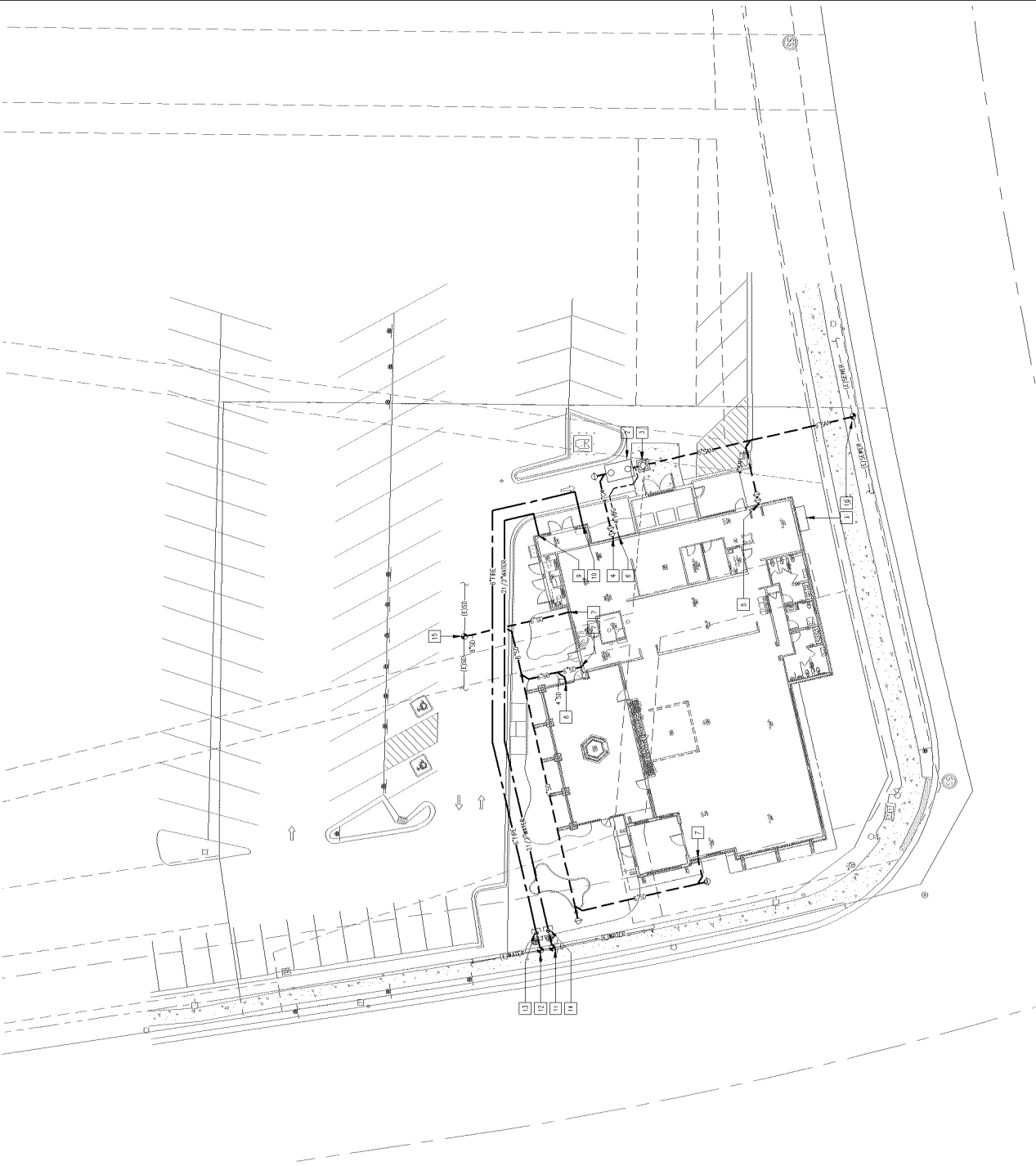
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PLUMBING
POC PLAN

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DATE	
CHECKED BY	
QC	
SCALE	
DATE	
NO.	

PPOC-1

PLAN NOTES

- | | |
|----|---|
| 1 | POSSIBLE LOCATION OF THE NEW PUMP ASSEMBLY MUST BE CAPABLE OF SUPPLYING A MINIMUM OF 600,000 LITERS (OF 2.0 PSI PRESSURE) – GAS METER MUST BE PROVIDED TO MONITOR GAS CONSUMPTION OF THE PUMP ASSEMBLY. ALL GAS LINES FROM THE BUILDING SHALL BE 3/4" DIA. AND 10' MIN. LENGTH. |
| 2 | LAST DRY DRAIN PROVIDED & INSTALLED 150 GALLON GROUND INTERCEPTOR (OR SIZED AS REQUIRED BY THE AUI). |
| 3 | LAST DRY DRAIN PROVIDED & INSTALLED GROUND INTERCEPTOR 5" DIA. MIN. |
| 4 | LAST DRY DRAIN PROVIDED & INSTALLED 3" GROUND WATER RELIEF DRAIN TO BUILDING – INTERIT = (-160") BELOW FINISH FLOOR SLAB (MINIMUM) – ALL GROUND WATER TO MAINLINE 24" DRAIN. |
| 5 | LAST DRY DRAIN PROVIDED & INSTALLED 3" WATER CATCH DRAIN TO BUILDING – INTERIT = (-160") BELOW FINISH FLOOR SLAB (MINIMUM) – ALL WATER TO MAINLINE 24" DRAIN. |
| 6 | LAST DRY DRAIN PROVIDED & INSTALLED 3" WATER CATCH DRAIN TO BUILDING – INTERIT = (-160") BELOW FINISH FLOOR SLAB (MINIMUM) – ALL WATER TO MAINLINE 24" DRAIN. |
| 7 | LAST DRY DRAIN PROVIDED & INSTALLED 3" VENT PIPING RELIEF DRAIN TO BUILDING – INTERIT = (-160") BELOW FINISH FLOOR SLAB (MINIMUM) – ALL VENT PIPING RELIEF DRAIN TO MAINLINE 24" DRAIN. |
| 8 | LAST DRY DRAIN PROVIDED & INSTALLED 3" STORM DRAIN RELIEF DRAIN TO BUILDING – INTERIT = (-160") BELOW FINISH FLOOR SLAB (MINIMUM) – ALL STORM DRAIN PIPING RELIEF DRAIN TO MAINLINE 24" DRAIN (MINI). |
| 9 | LAST DRY DRAIN PROVIDED & INSTALLED 1 1/2" FIRE TO BUILDING. |
| 10 | LAST DRY DRAIN PROVIDED & INSTALLED 1 1/2" FIRE TO BUILDING. |
| 11 | POSS. OF NEW LIFT DRY PROVIDED & INSTALLED 3/4" WATER AND EXISTING WATER MAIN RELIEF DRAIN TO BUILDING. |
| 12 | POSS. OF NEW LIFT DRY PROVIDED & INSTALLED 3/4" WATER AND EXISTING WATER MAIN RELIEF DRAIN TO BUILDING. |
| 13 | LAST DRY TO CORRESPOND THE INSTALLATION OF A NEW FIRE WATER. |
| 14 | LAST DRY TO CORRESPOND THE INSTALLATION OF A NEW 2" DOMESTIC WATER. |
| 15 | POSS. OF NEW LIFT DRY PROVIDED & INSTALLED 3/4" STORM DRAIN PIPING INTO EXISTING STORM DRAIN PIPING MAIN DRAIN. |
| 16 | POSS. OF NEW LIFT DRY PROVIDED & INSTALLED 3/4" STORM PIPING AND EXISTING STORM PIPING RELIEF DRAIN TO BUILDING. |



PLUMBING POINT OF CONNECTION PLAN

SCALE	1/16"=1'-0"
1	



337 SUSAN STREET, SUITE 100
COSTA MESA, CA 92626
PHONE: 714.596.9560
FAX: 714.595.9970

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08/14/2023 ☒ CITY/ANGLICO SUBMITTAL

10/04/2023 ☒ CITY/ANGLICO SUBMITTAL

[illegible]

51 MCHENRY RD
BUFFALO GROVE, IL 60089



SHEET TITLE

ELECTRICAL POINT

OF

CONNECTION PLAN

00-00000-ED
ON.
NASHVILLE
JIM
AB CROOK
AB NAWAY

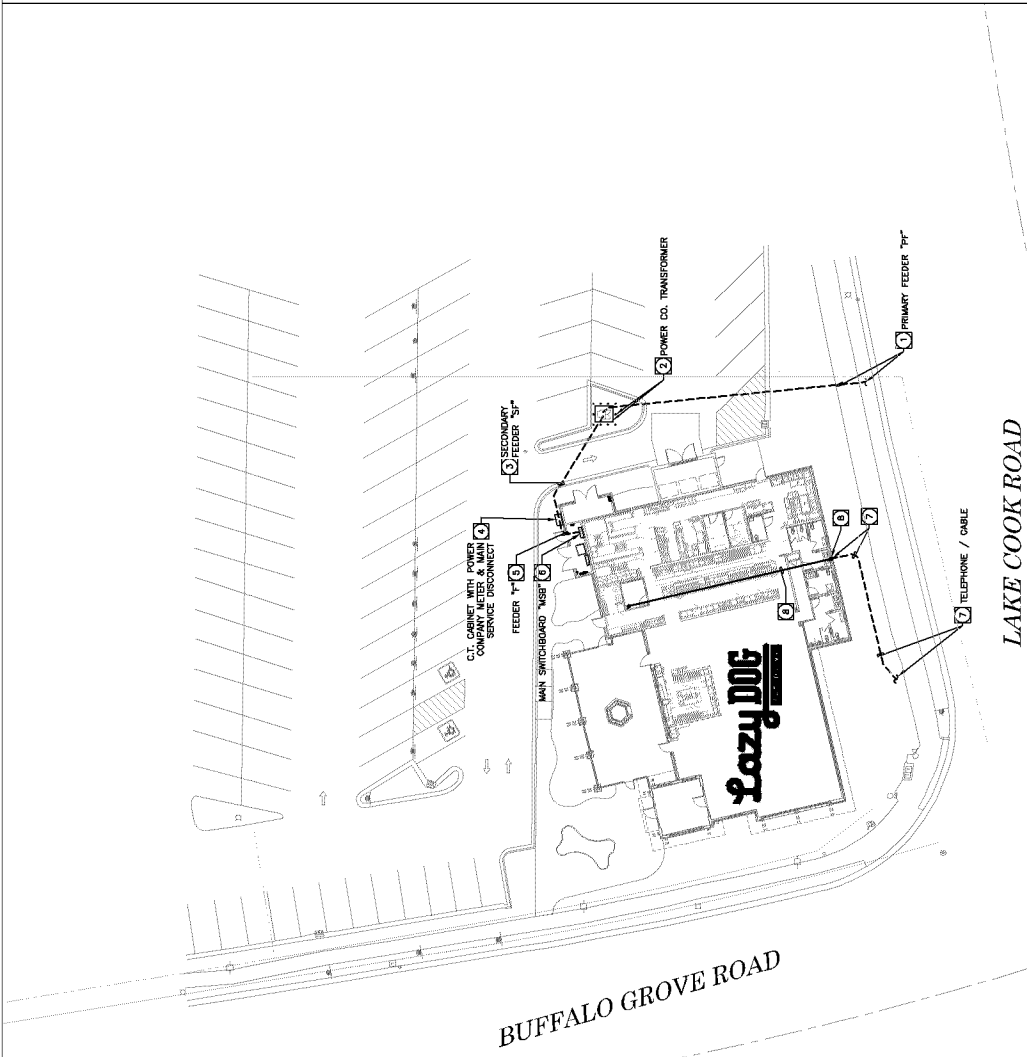
EPOC-1

Salas O'Brien
Irvine
3825 Research Drive
Irvine, CA 92618
949.753.1553
salasobrien.com

Project No.: 2023-00000-00

PLAN NOTES:

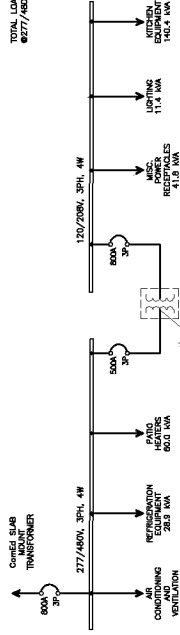
1. POWER COMPANY PRIMARY UNDERGROUND FEEDER, BY LAST DOG CONTRACTOR.
2. POWERS COMPANY H.V.M.T TRANSFORMER & CONCRETE SLOPERS, BY LAST DOG CONTRACTOR. INSTALLATION PER POWER COMPANY SERVICE STANDARDS REQUIREMENTS. LOCATION TO COMPLY WITH ALL POWER COMPANY ACCESS REQUIREMENTS AND CLEARANCES FROM WALL, DOOR, WINDOWS, ETC.
3. LAST DOG CONTRACTOR TO PROVIDE 800 AMPS OF CABLED AND WIRE FOR POWER COMPANY SECONDARY SERVICE INSTALLED UNDER WATER MAINS & SERVE THEM PER NEC REQUIREMENTS.
4. LAST DOG CONTRACTOR TO PROVIDE UNDERGROUND C.I.D. CABINET MOUNTED 600 AMP SERVICE DISCONNECT BOX, 120/240V, 3-PHASE, 4-WIRE NEMA 3B, 1-POLE BREAKERS PROVIDED AND INSTALLED BY LAST DOG CONTRACTOR. PRESENT CONSULTING ENGINEER APPROVED.
5. LAST DOG CONTRACTOR TO PROVIDE 800 AMPS OF WIRE FOR SECONDARY FEEDER TO MAIN SWITCHBOARD, "MST".
6. MAIN SWITCHBOARD, "MST", RINA, Z77/80N, 3-PHASE, 4-WIRE NEMA 3B, LAST DOG CONTRACTOR TO VERIFY EXACT LOCATION AND REQUIREMENTS BEFORE INSTALLATION. ALL EQUIPMENT TO BE PROVIDED BY LAST DOG CONTRACTOR. PURCHASED FROM LAST DOG NATIONAL ACCOUNT VENDOR, INSTALLED AND CONNECTED BY LAST DOG ELECTRICAL CONTRACTOR.
7. LAST DOG CONTRACTOR TO PROVIDE (2)3% WITH SPLIT RAISES UNDER WATER MAINS & SERVE THEM PER NEC REQUIREMENTS TO BUILDINGS ABOVE AS INDICATED, PER UTILITY COMPANY STANDARDS.
8. LAST DOG CONTRACTOR TO INTERLINE AND EXTEND (2)3% UNDERWATER CABLE TO COMPANY SERVICE AND STUB-UP CONNECTION ABOVE CELLING IN MANAGER'S OFFICE FOR CONNECTION TO LAST DOGS IN WALK.



ELECTRICAL POINT OF CONNECTION PLAN	SCALE 1" = 20'-0"	1
-------------------------------------	----------------------	---

SCALE 1" = 20'-0"	1
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TOTAL LOAD:	525.6 kVA
6377 / 480V	6317 AMPS



ELECTRICAL LOAD BREAKDOWN



THESE DRAWINGS PREPARED BY L&N DO NOT REPRESENT THE PROJECT AS IT WILL ACTUALLY APPEAR WITH RESPECT TO THE PROJECT AND UNDER OTHER DESIGN PROVISIONS. L&N AND ITS ASSOCIATES SHALL BE HELD THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT. THESE DRAWINGS SHALL NOT BE USED BY OTHERS ON OTHER PROJECTS FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING.

08/14/2025 0 CITY/LANDLORD SUBMITTAL
10/06/2025 0 CITY/LANDLORD SUBMITTAL

51 MCHENNY RD
BUFFALO GROVE, IL 60089

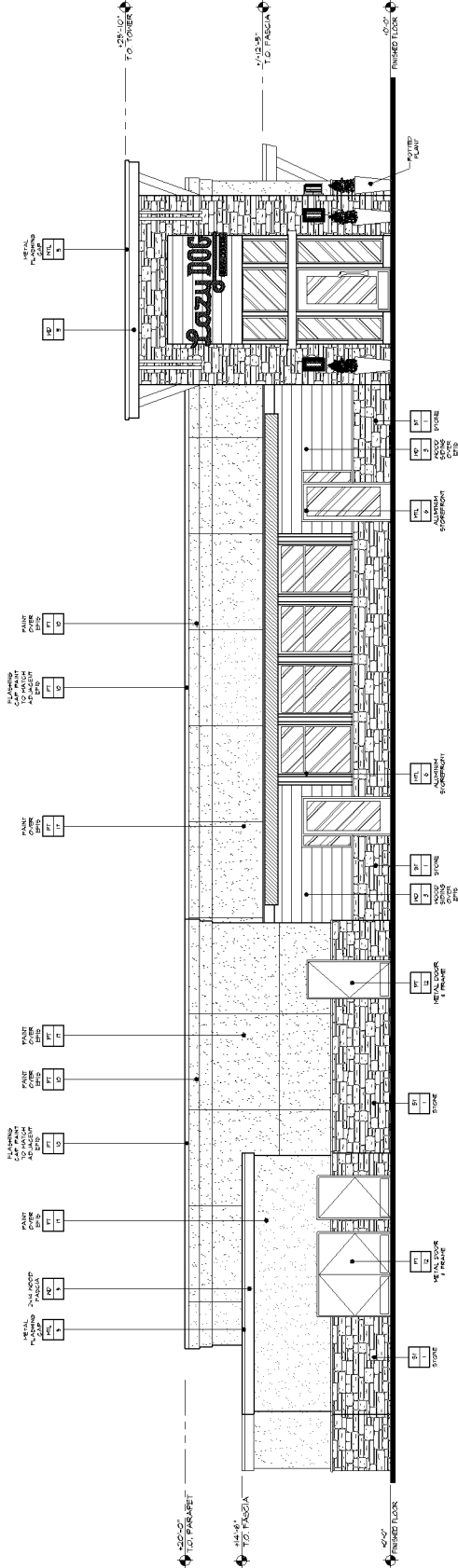
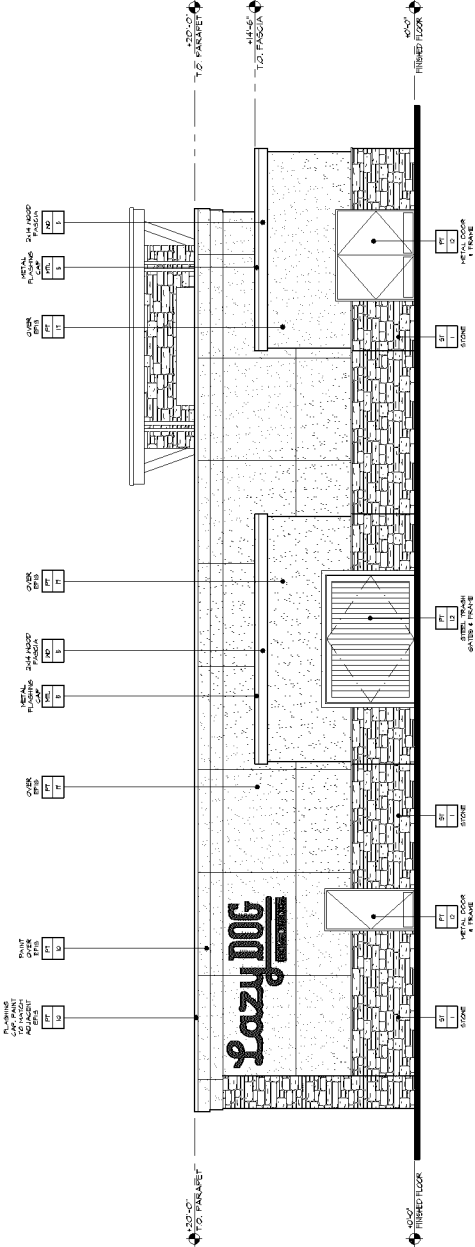


SHEET TITLE
EXTERIOR
ELEVATIONS

DRAWN BY _____
K/W _____
CHECKED BY _____
RAF/DM _____
SCALE _____
3/16" = 1'-0"
JOB NO. _____

DD4.0

EAST ELEVATION



NORTH ELEVATION



THESE DRAWINGS PREPARED BY L&N CO. RESTAURANTS FOR THIS PROJECT ARE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND UNLESS OTHERWISE PROVIDED, L&N CO. RESTAURANTS SHALL BE HELD THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT. THESE DRAWINGS SHALL NOT BE USED BY OTHERS ON OTHER PROJECTS OR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING BY L&N CO. RESTAURANTS.

01/06/2025 03:00 CITY/LANDLORD SUBMITTAL

51 MCHENNY RD
BUFFALO GROVE, IL 60089



SHEET TITLE
EXTERIOR
ELEVATIONS

DRAWN BY _____
 K/W _____
 CHECKED BY _____
 RAF/DM _____
 SCALE _____
 3/16" = 1'-0"
 JOB NO. _____

NUMBER

DD4.1

SOUTH ELEVATION

[illegible]



3337 SUSAN STREET, SUITE 100
COSTA MESA, CA 92626
PHONE: 714.596.9960
FAX: 714.596.9970
www.lazydaysrestaurants.com

51 MCHEMRY RD
BUFFALO GROVE, IL 60089

EAT. DRINK.
DOG *Party*

SHEET TITLE
**EXTERIOR
ELEVATIONS**

DRAWN BY
K.W.
CHECKED BY
RAF/DM
SCALE
3/16" = 1'-0"
LOG NO.

DD4.0

Book 100-100-100

EXTERIOR FINISHES

ST	1	MTL	5	MTL	6	MTL	14	NO	1	NO	2	NO	3	NO	5	NO	6	PT	10	PT	11B	PT	12	PT	14	PT	16	PT	17
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STONE VENEER, LAZY DOG CUSTOM BLEND.

US ALUMINUM STOREFRONT WINDOWS (OR APPROVED EQUAL), COLOR TO PROGRAM/25675XL
CURANAR XL DEEP RED

LOWESS, POLYNOMIAL, PLAT BLACK

EXTERIOR WOOD TIMBERS
SPECIES: DOUGLAS FIR, VERTICAL GRAIN
COLOR: OLYMPIC ELITE WOODLAND OIL, SATIN, MOUNTAIN CEDAR®, 2 COATS
EXTERIOR WOOD CASINGS AT DOORS, WINDOWS AND NICHS

COLOR, GENERAL FINISHES EXTERIOR 450 SUSAR MAKE
EXTERIOR 2ND DOUGLAS FIR MOORE SIDING

COLORS: DUSKING PINK
 SUEDE. 2 COATS BEIR PREMIUM WEATHER PROOFING ALL-IN-ONE TRANSPARENT SATIN
 'CORDOYAN BRONZ' T-104
 EXTERIOR WOOD FASCIA

SPECIES: DOUGLAS FIR
COLOR: OLYMPIC ELITE WOODLAND OIL SATIN "MOUNTAIN CEDAR", 2 COATS

EXTERIOR GULLAM FASCIA

SPECIES: DOUGLAS FIR
COLOR: GYMNIC ELITE WOODLAND OIL SATIN MOUNTAIN CEDAR® 2 COATS

[illegible]

FROM FLA: FINISH. WORK: NINEPOINT (WS: 10M)

[illegible]

FFD IN SATIN FINISH. COLOR: 100%-1 BLACK PIGMENT

Figure 1

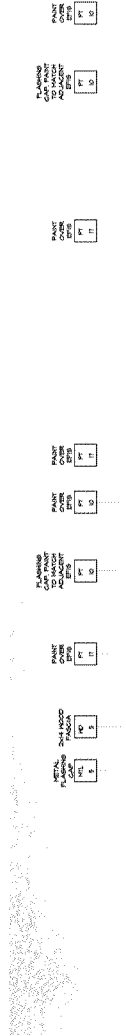
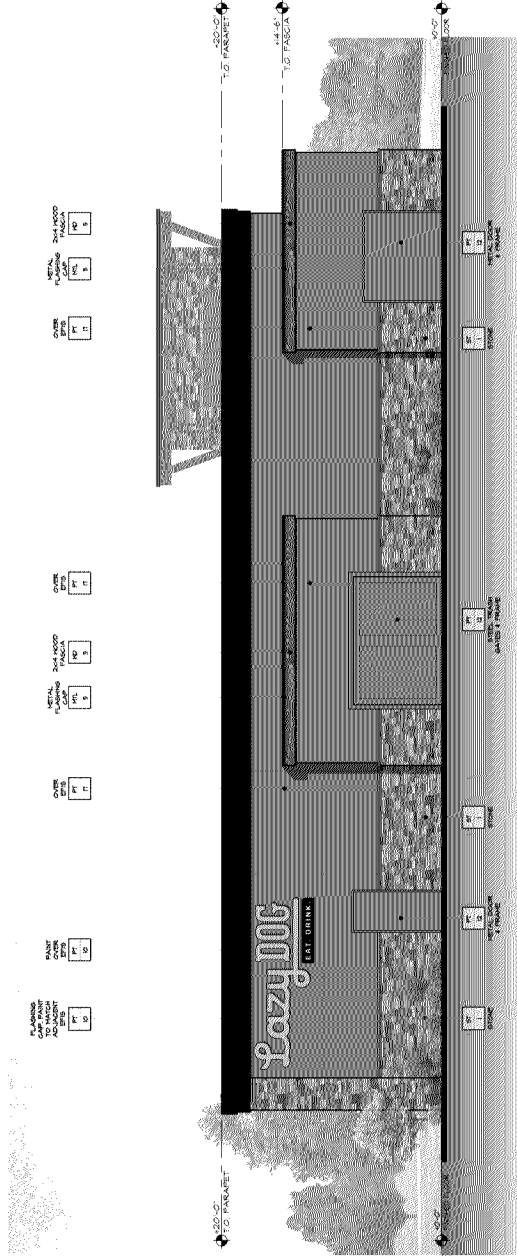
1996 WFLA NIGHT. WFLA: 1022-PM NEWS SLIDE

PPG IN FLAT FINISH. COLOR: 1021-5 THUNDERBOLD

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	52
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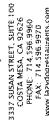
PPG W/ FLAT FINISH. COLOR: 10259-T OBSIDIAN

EAST ELEVATION



NORTH ELEVATION

SHEET NUMBER



GOO PIZAZ

SHEET TITLE

**EXTERIOR
ELEVATIONS**

DRAWN BY
XW
CHECKED BY
RAF/DM
SCALE
T 1500 - 50

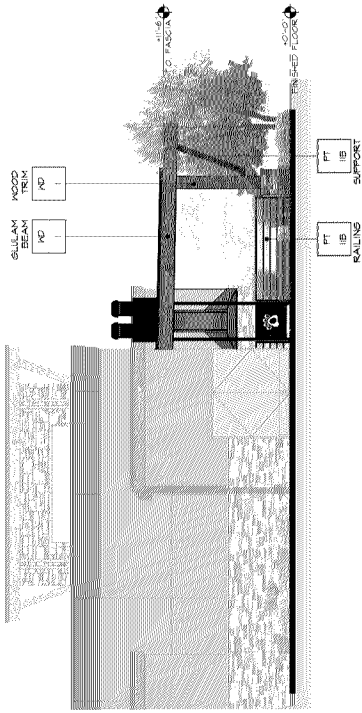
DD4.1

[illegible]

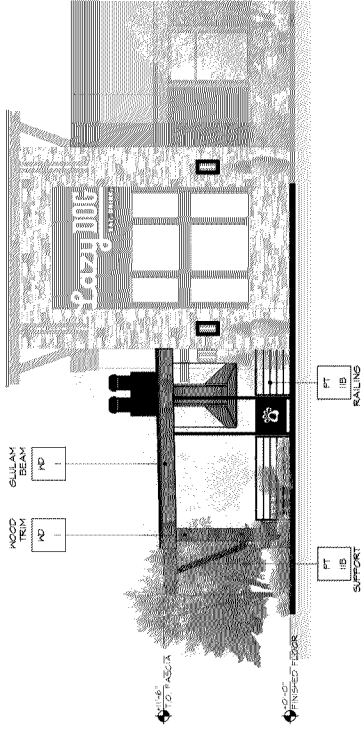
FLASHING CAP. PAINT TO MATCH ADJACENT	EPFS	PT	NO
PART OVER EPFS	PT	NO	
PART OVER EPFS	PT	NO	17

SOUTH ELEVATION

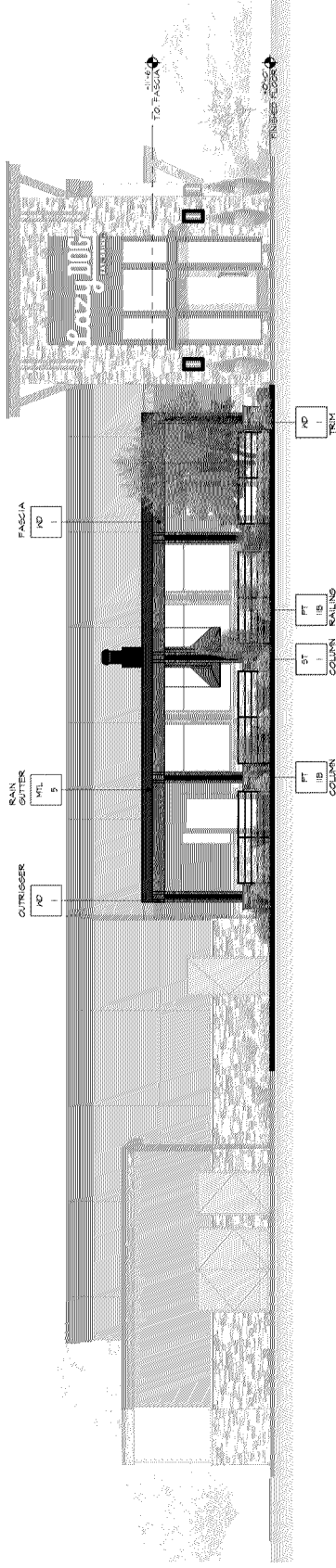
Packet Pg. 48



EAST PATIO ELEVATION



WEST PATIO ELEVATION



NORTH PATIO ELEVATION

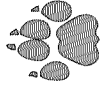
SHEET TITLE
**PATIO
ELEVATIONS**

DRAWN BY
CHECKED BY
DATE
SCALE
JOB NO.

SHEET NUMBER

DD4.2

Project: P1_43



3337 SUSAN STREET, SUITE 100
BUFFALO GROVE, IL 60089
PHONE 714.398.9960
WWW.LAZYDOGEATDRINK.COM

04/14/2022 CITY/LAND/ARCH/REVIEW
04/14/2022 CITY/LAND/ARCH/REVIEW

☐	
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51 MCHENRY RD
BUFFALO GROVE, IL 60089



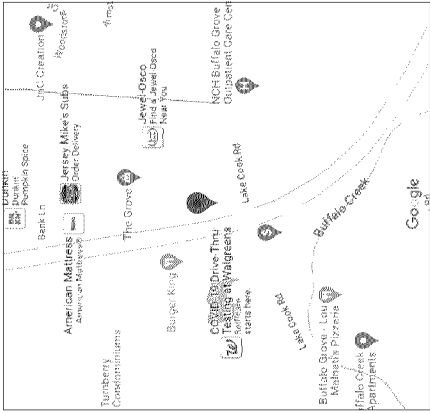
Attachment: Final Plan Set (2) Midway Road - Lazy Dog Restaurant; P1D Amendment, Preliminary Plan, Vardolatos

Prepared for:

Lazy Dog

Buffalo Grove
51 McHenry Road
Buffalo Grove, IL 60089





1 VICINITY MAP
SCALE: NTS



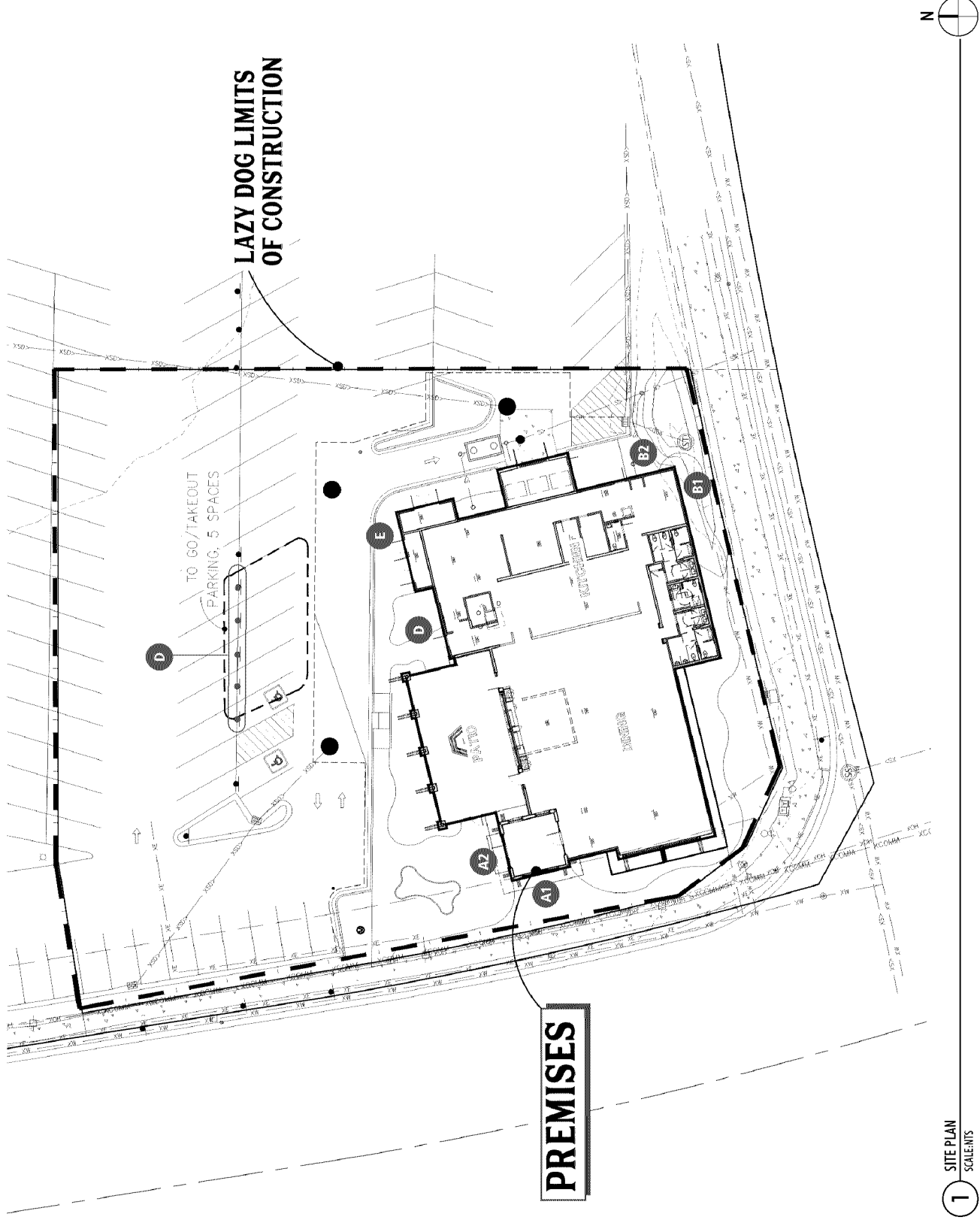
2 AERIAL VIEW
SCALE: NTS

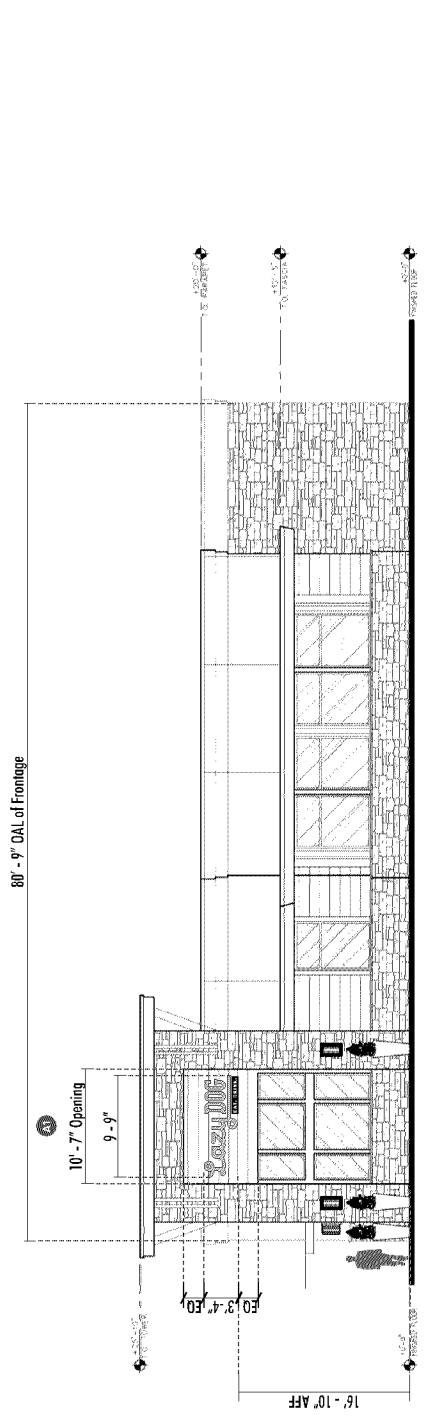
Location:
Lazy Dog
 Buffalo Grove
 51 McHenry Road
 Buffalo Grove, IL 60089

Revisions:
 01/06/23: Add rear site plan
 02/06/23: Update elevations

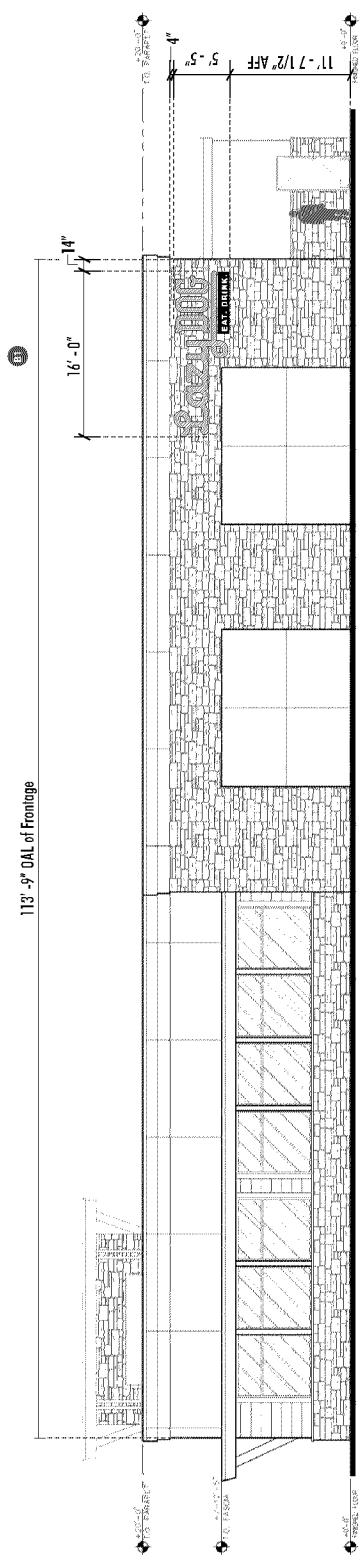
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☐ Approved as Noted
☐ Revises & Resubmit

Drawing No: 23-2419-R02
 Date: 09.10.2023
 Page No: SLP1.00





1 CONTEXT ELEVATION (WEST ELEVATION)
SCALE: 1" = 12'-0"



2 CONTEXT ELEVATION (SOUTH ELEVATION)
SCALE: 1" = 12'-0"

2 CONTEXT ELEVATION (NORTH ELEVATION)

2340 Shepler Church Ave SW
Canton, OH 44706
234.458.0990

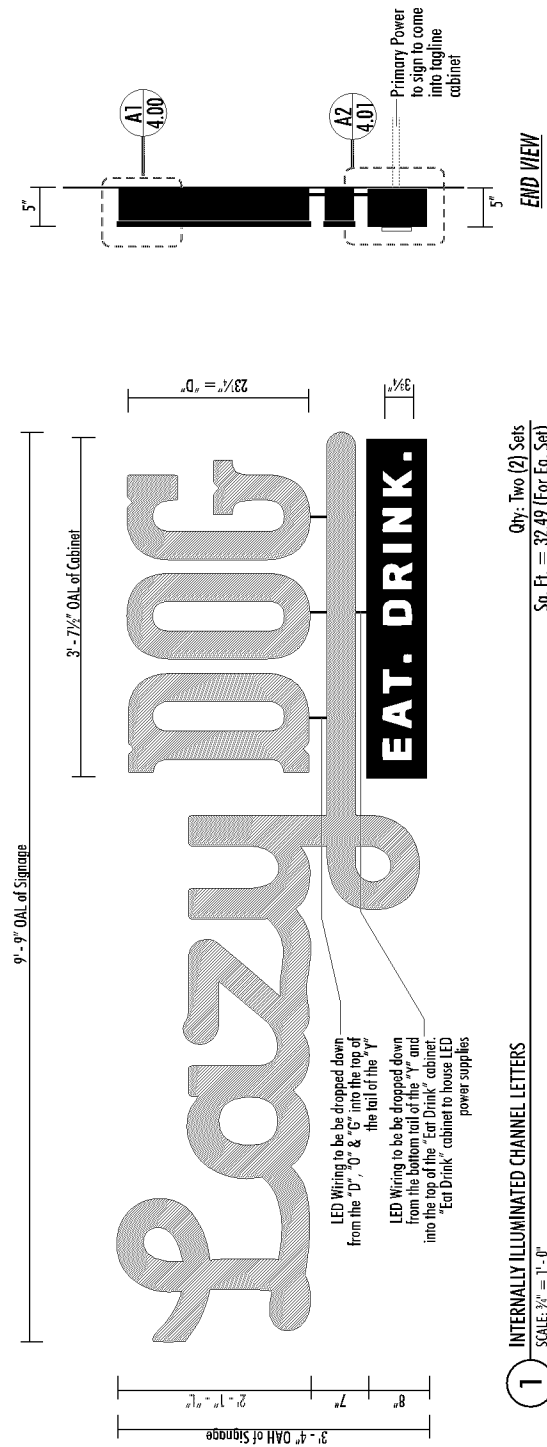
OHIO • CALIFORNIA
COLORADO • INDIANA
OKLAHOMA

Location:
Lazy Dog
Buffalo Grove
51 McHenry Road
Buffalo Grove, IL 60089

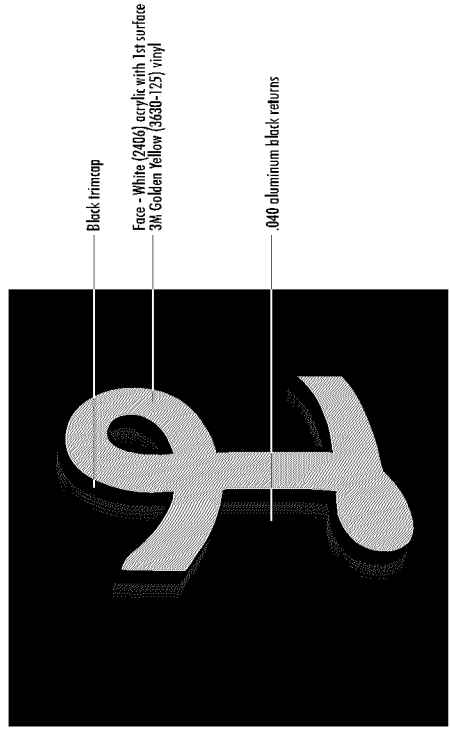
Revisions:
1) MAC- 9/10/23: Add rear site plan
2) PM: 10/02/23: Update elevations

☐ Approved
☐ Approved as Noted
☐ Revises & Resubmit

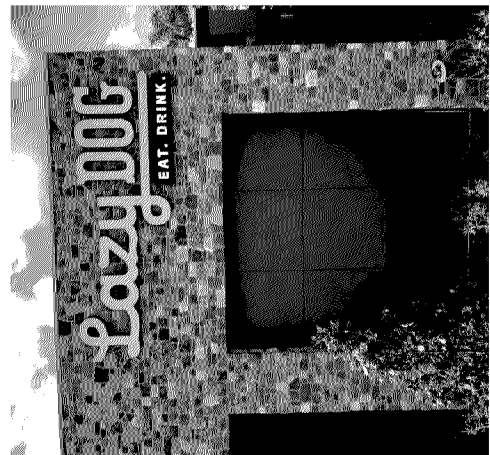
Drawing No: **23-2419-R02**
Date: **09.10.2023**
Page No: **2.00**



1 INTERNALLY ILLUMINATED CHANNEL LETTERS
SCALE: 3/4" = 1'-0"
Qty: Two (2) Sets
Sq. Ft. = 32.49 (For Ea. Set)



NIGHTTIME



EXAMPLE OF SIGN LAYOUT ON BUILDING (TYP)

2340 Shepler Church Ave SW
Canton, OH 44706
234.458.0990

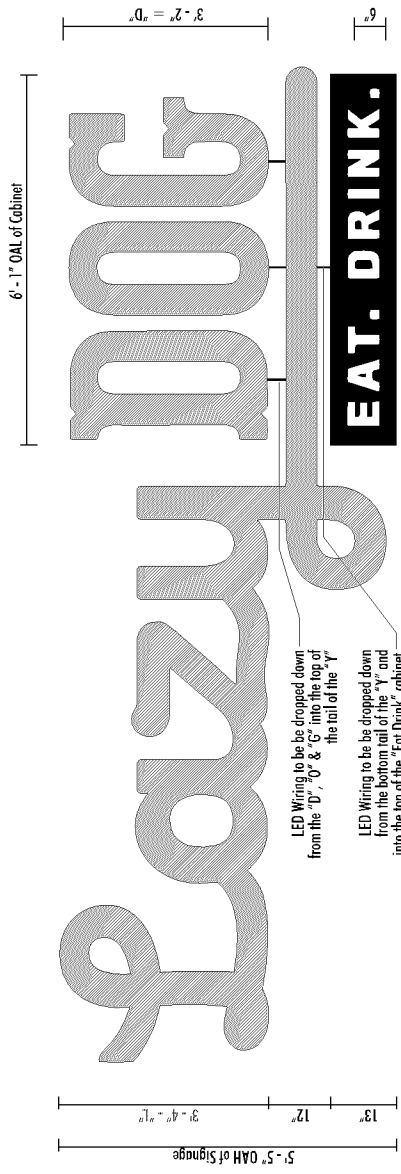
OHIO • CALIFORNIA
COLORADO • INDIANA
OKLAHOMA

Location:
Lazy Dog
Buffalo Grove
51 McHenry Road
Buffalo Grove, IL 60089

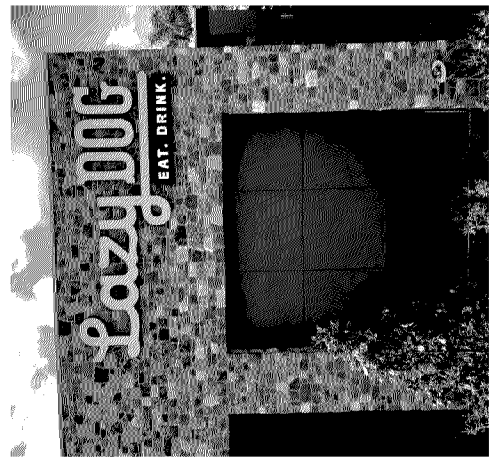
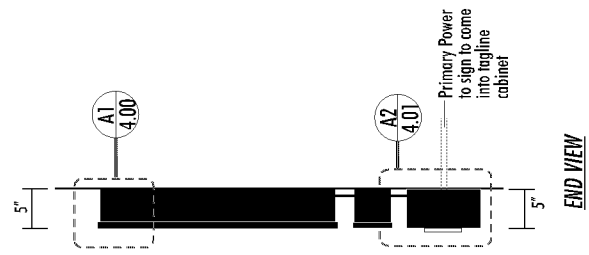
Revisions:
1) MAC-9/18/23: Add rear site plan
2) PM: 11/8/23: Update elevations

☐ Approved
☐ Approved as Noted
☐ Revises & Resubmit

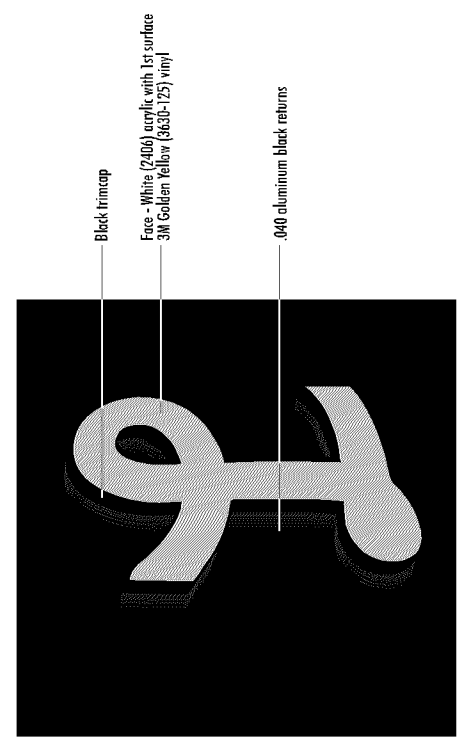
Drawing No. **23-2419-R02**
Date: **09.10.2023**
Page No.: **3.00**



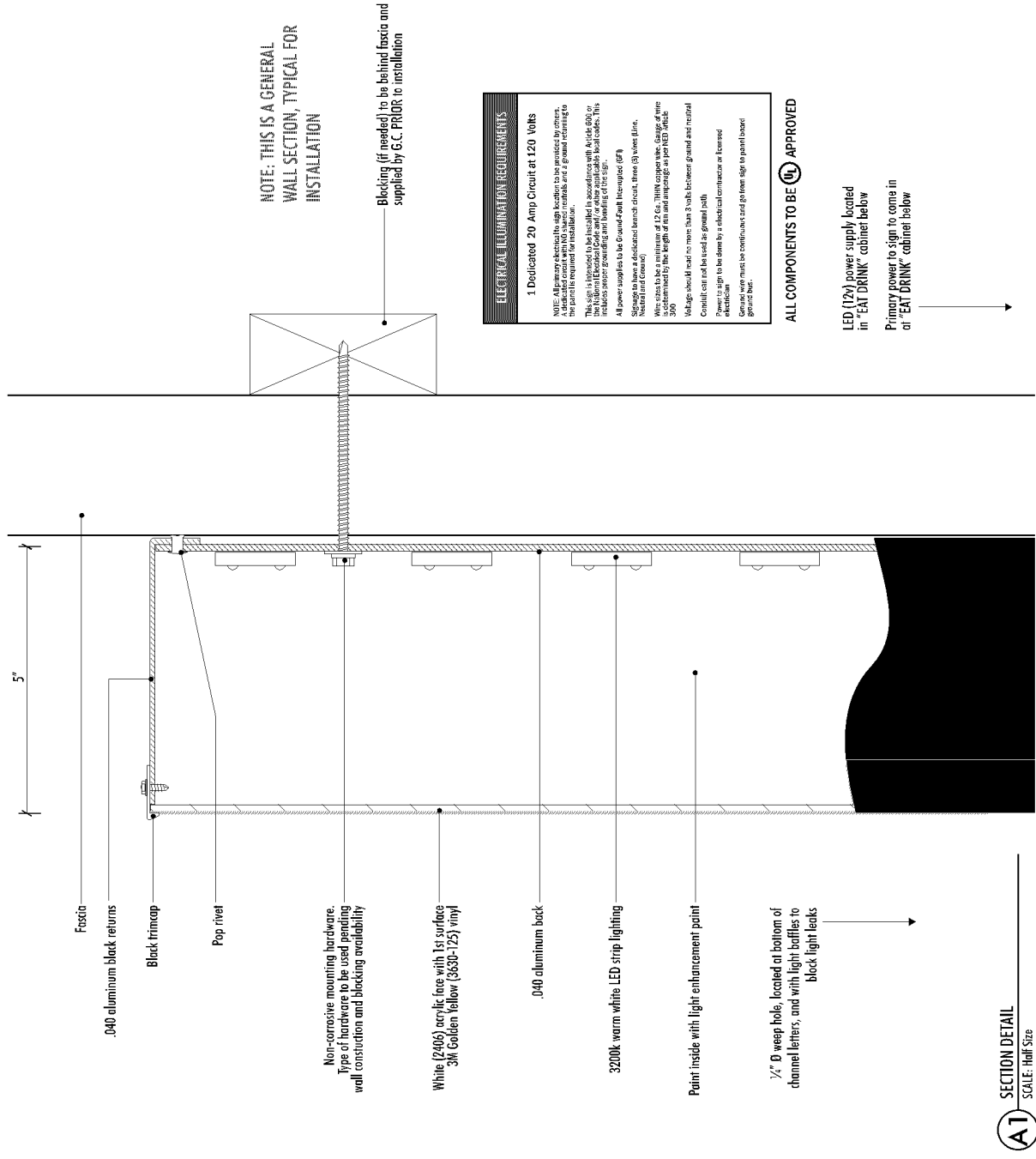
1 INTERNALLY ILLUMINATED CHANNEL LETTERS
SCALE: 1/2" = 1'-0"
Qty: Two (2) Sets
Sq. Ft. = 93.04 (Est. Set)



EXAMPLE OF SIGN LAYOUT ON BUILDING (TYP)



NIGHTTIME



ELECTRICAL ILLUMINATION REQUIREMENTS

1 Dedicated 20 Amp Circuit at 120 Volts
(FOR EACH SIGN)

NOTE: All primary electrical wiring to sign locations to be provided by others. This sign is intended to be installed in accordance with Article 680 of the National Electrical Code (NEC) and all applicable local codes. This includes proper grounding and bonding of the sign.

Allow power supply to be Ground Fault Interrupted (GFI)

Signage to have a dedicated branch circuit, three (3) wires: Line, Neutral and Ground.

Wire sizes to be a minimum of 12 GA. THHN copper wire. Gauge of wire to be determined by the length of run and ampacity as per NEC Article 310.

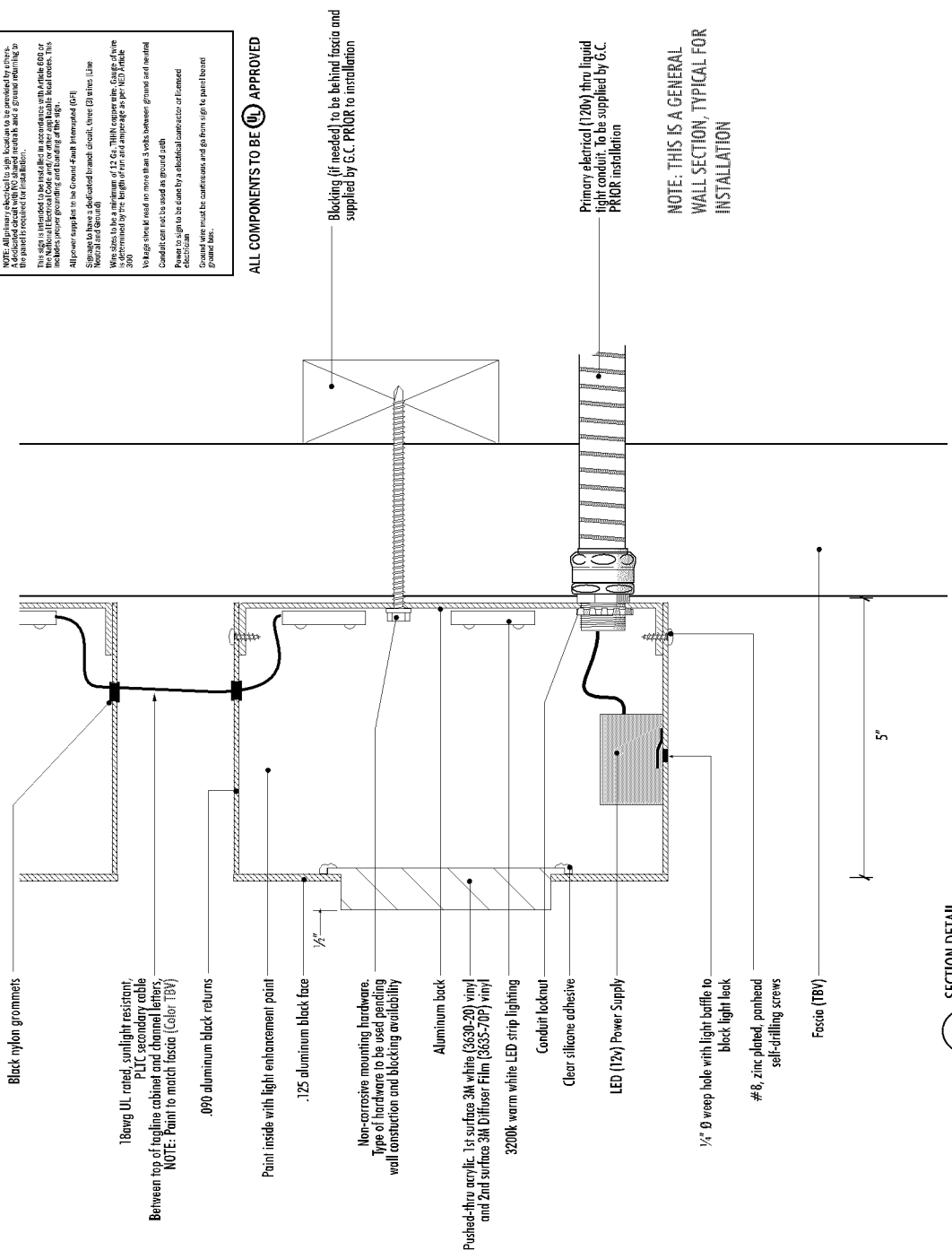
No high voltage or more than 5 volts between ground and metal.

Conductors can not be used as ground with

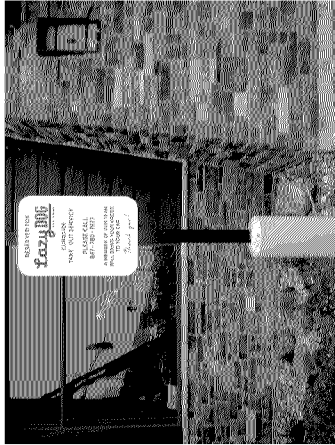
Power to sign to be done by a electrical contractor or licensed electrician.

Ground wire must be continuous and go from sign to panel nearest ground bus.

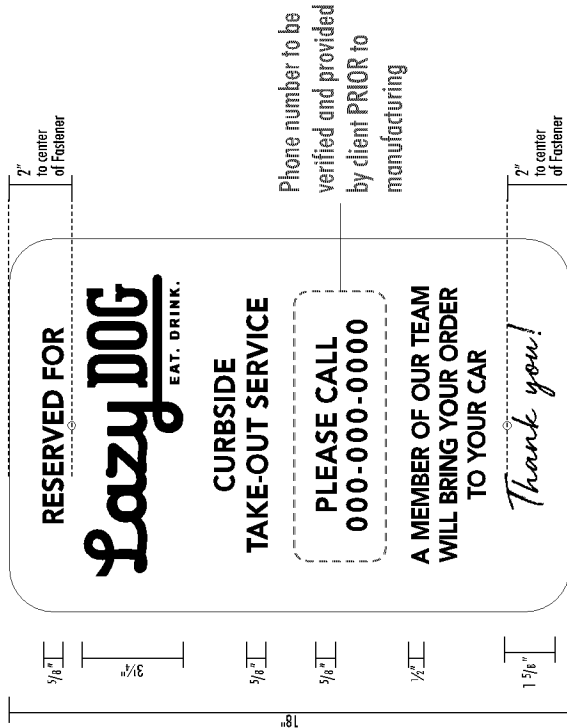
ALL COMPONENTS TO BE **UL** APPROVED



A2 SECTION DETAIL
SCALE: Half Size

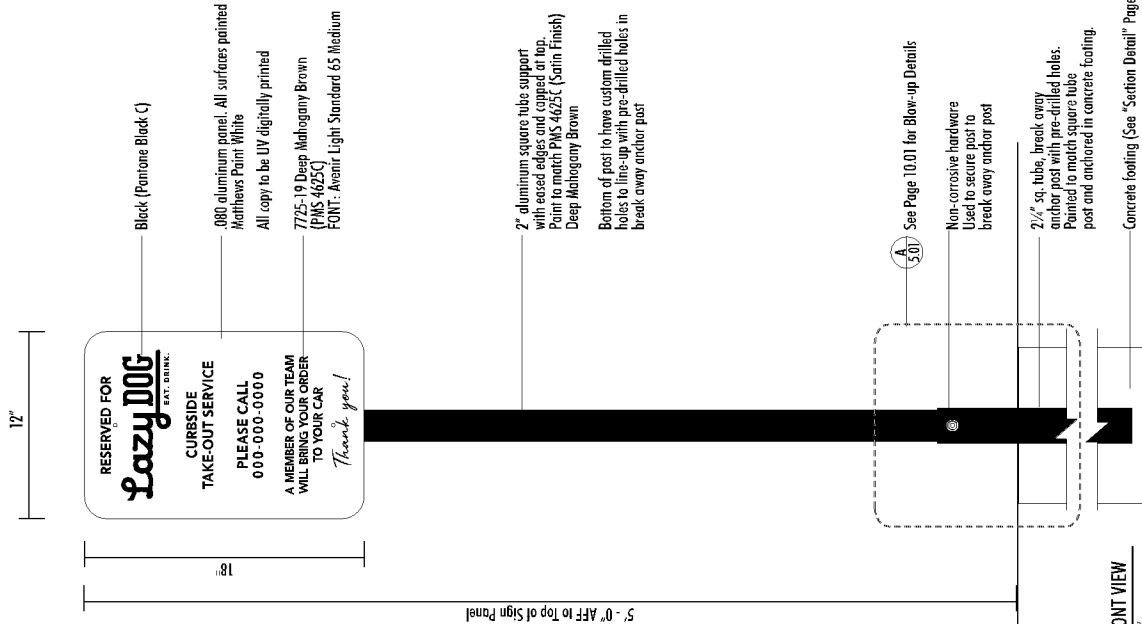


EXAMPLE OF PARKING SIGN PLAQUE (Mounting Varies Per Locations)



1 TAKE OUT PARKING SIGN
SCALE: 3" = 1' - 0"

Qty: Five (5)



2 ELEVATION - FRONT VIEW
SCALE: 1/2" = 1' - 0"

End View



2340 Shepler Church Ave SW
Canton, OH 44706
234.458.0990

OHIO • CALIFORNIA
COLORADO • INDIANA
OKLAHOMA

Location:
Lazy Dog
Buffalo Grove
51 McHenry Road
Buffalo Grove, IL 60089

Revisions:
1) MGS-9/18/23: Add rear sign plan
2) PM: 10/25/23: Update elevations

☐ Approved
☐ Approved as Noted
☐ Revises & Resubmit

Drawing No. **23-2419-R02**
Date: **09.10.2023**
Page No.: **5.00**



2340 Shepler Church Ave SW
Canton, OH 44706
234.458.0990

OHIO • CALIFORNIA
COLORADO • INDIANA
OKLAHOMA

Location:

Lazy Dog
Buffalo Grove
51 McHenry Road
Buffalo Grove, IL 60089

Revisions:

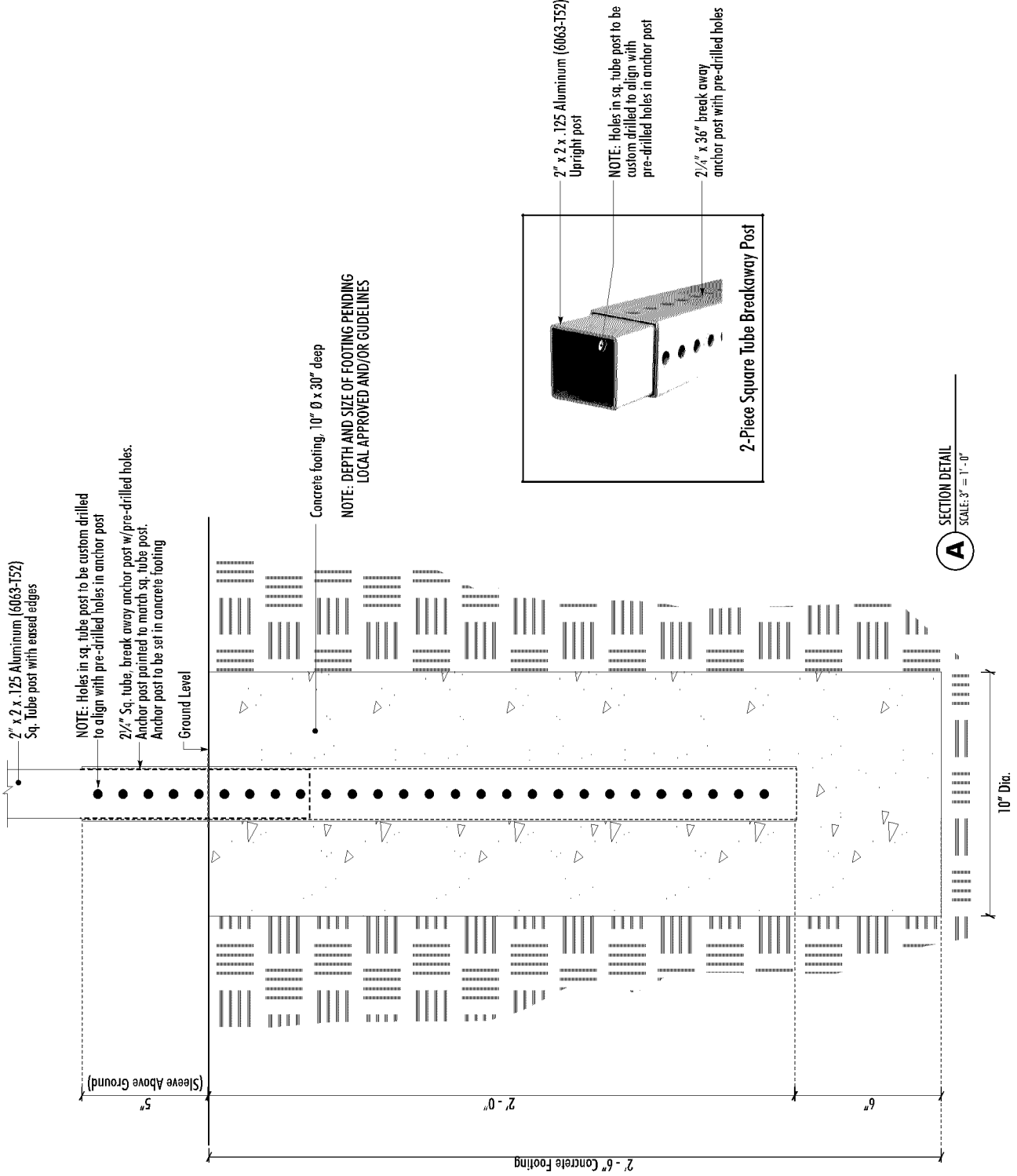
1) MGS-9/10/23: Add rear site plan
2) PM: 11/02/23: Update elevations

☐ Approved
☐ Approved as Noted
☐ Revises & Resubmit

Drawing No. 23-2419-R02

Date: 09.10.2023

Page No: 5.01





STANDARD FOR MODERN KITCHENS

2340 Shepler Church Ave SW
Canton, OH 44706
234.458.0990

OHIO • CALIFORNIA
COLORADO • INDIANA
OKLAHOMA

Location:
Lazy Dog
Buffalo Grove
51 McHenry Road
Buffalo Grove, IL 60089

Revisions:
1) MGS-9/18/23: Add rear site plan
2) PM: 1/10/23: Update elevations

☐ Approved
☐ Approved as Noted
☐ Revises & Resubmit

Drawing No. 23-2419-R02
Date: 09.10.2023
Page No: 6.00

25 1/2"

TAKEOUT



19 1/2"

PICK UP

CALL 555-555-5555 FOR
ASSISTANCE WITH YOUR
TAKEOUT ORDER

15 1/4"

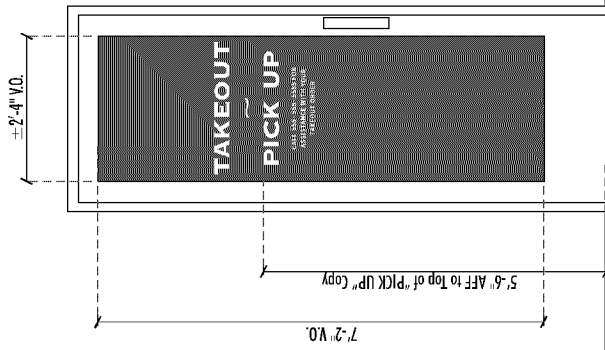
1 "TAKE OUT - PICK UP" WINDOW VINYL
SCALE: 3" = 1'-0"

Copy/Icon - White (7725-20) vinyl, applied to the 2nd surface of glass.

NOTE: Font is Hanley-Sans (Regular Normal)
Spacing 125%

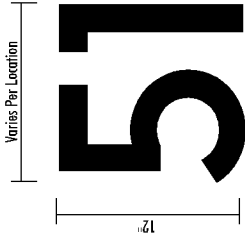
Qty: One (1) Set

NOTE:
REMEMBER TO CUT VINYL
IN REVERSE FOR SECOND
SURFACE INSTALLATIONS



2 CONTEXT ELEVATION (TYPICAL)
SCALE: 1/2" = 1'-0"

Qty: One (1) Set



1 FCO ADDRESS NUMBERS Qty: One (1) Set
SCALE: 1 1/2" = 1'-0"

Copy is 1" thick acrylic painted satin black
Face and edges painted black (satin finish)
Acrylic copy to stud mount to building fascia with
1/4" Ø threaded aluminum studs. Drilled hole to
be filled with high bond epoxy!

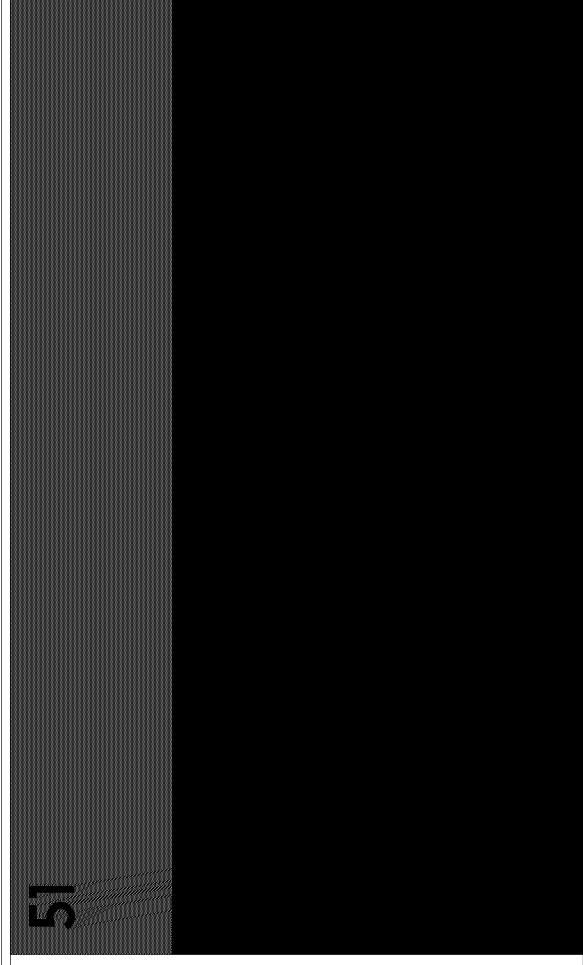
NOTE: Font is Market Deco.



END VIEW



EXAMPLE OF ADDRESS LOCATION



2 CONTEXT ELEVATION (Typ)
SCALE: 3/8" = 1'-0"





3337 SUSAN STREET, SUITE 100
COSTA MESA, CA 92626
PHONE: 714-596-2960
FAX: 714-596-3979
www.lazydogrestaurants.com

THESE DOCUMENTS PREPARED BY LAST GOOD RESTAURANTS FOR THIS PROJECT ARE THE SOLE WORK PRODUCT OF THIS PROJECT AND UNLESS OTHERWISE PROVIDED, LAST GOOD RESTAURANTS SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, TRADE AND INTELLECTUAL PROPERTY RIGHTS IN ANY INFORMATION, BEST BUSINESS PRACTICES AND ALL OTHER PROJECT OR OTHER PRODUCTS, FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING BY

01/14/2025 ☒ CITYLAND AND SUBSIDIARIES

10/06/2025 ☒ CITYLAND AND SUBSIDIARIES

53 MCCHENRY RD
BUFFALO GROVE, IL 60089



SHEET TITLE

SITE PHOTOMETRIC STUDY

DRAWN BY

MSM

GLP

AS SHOWN

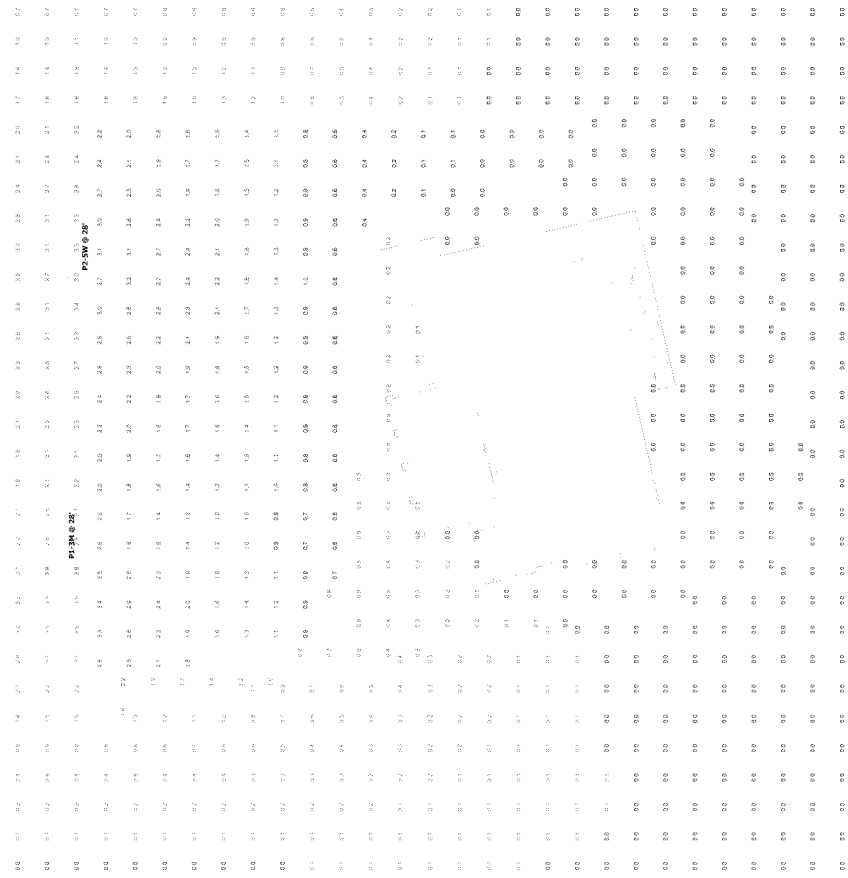
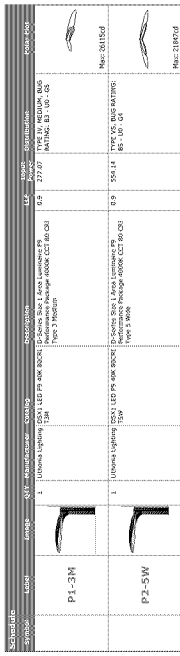
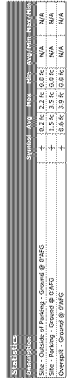
JOB NO. 7077 00000 00

SHEET NUMBER

PH-1

SCALE
1" = 20' ± 0.3'

SITE PHOTOMETRIC STUDY





PLANNED UNIT DEVELOPMENT STANDARDS

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

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

Response: The property is zoned B-3, Planned Business Center. The subject property is part of a larger shopping center which meets the minimum site area when the shopping center is considered as a whole.

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 use is a full service sit down restaurant. The subject site was previously developed with a full service sit down restaurant use. The proposed restaurant use will have a positive influence and effect surrounding neighborhood by providing a quality dining establishment the neighborhood will be proud of.

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 subject site is located within an existing and fully established shopping center. The subject site was previously developed as a restaurant and is currently a dirt building pad. The subject site does not encompass any streams, wooded areas, scenic views, floodplain area or 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;

Response: The proposed commercial restaurant development is proposed to conform to the requirements for each individual classification as established within the code.

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.

VILLAGE OF
BUFFALO GROVE



Response: The subject lot is existing, no modifications are proposed to the subject lot. The existing lot is sufficient for the proposed use and the development of the property in the proposed manner creates no outlots.

VILLAGE OF BUFFALO GROVE



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

SPECIAL USE STANDARDS

1. The special use will serve the public convenience at the location of the subject property; or the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
Response: The proposed Lazy Dog Restaurant will serve public convenience and necessity by providing a quality food service establishment for residents and visitors dining. The special use will in fact be a bonus to public health by providing a safe and secure dining location which is safe, comfortable and inline with the morals of the Village.
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 proposed restaurant location is proposed at a location which has operated as a freestanding restaurant building for many years. The Lazy Dog Restaurant building size and restaurant operation are designed to serve local residents and visitors. The site is surrounded by a fully developed shopping center and parking lot. The proposed restaurant building and associated developments will fit harmoniously within the existing shopping center and surrounding developments.
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 Lazy Dog Restaurant will only provide positive effects to the surrounding properties. Lazy Dog Restaurant will draw customers to the area which will have a positive effect on the surrounding businesses. The proposed Lazy Dog Restaurant will have a positive effect on surrounding property values.
4. The nature, location and size of the buildings or structures involved with the establishment of the special use will not impede, substantially hinder or discourage the development and use of adjacent land and buildings in accord with the zoning district within which they lie;
Response: The proposed Lazy Dog Restaurant building size and location are proposed to be harmonious with the existing and surrounding shopping center and roadway improvements. The building is proposed at approximately the same location as a previous restaurant building.
5. Adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided;
Response: The site and surrounding area is fully improved with existing utilities, roads, drainage etc. The site is designed for a restaurant, the proposed restaurant will plug into the existing site and utilities and should not require any off site work.

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.

2.2.b

Response: The site contains an existing fully developed parking field and is surrounded on two sides by a larger shared parking field. The proposed restaurant will be served by ample onsite parking.



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

Criteria for Zoning Variation.

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

Response: The subject property recently lost frontage due to dedication for new adjacent roadway expansion. The proposed building location will align with surrounding building locations and be generally in compliance with the Village Code setback requirements prior to the land taking/dedication. The Lazy Dog Restaurant building will not fit on the parcel unless the requested variation in setbacks is provided.

The subject property is part of a larger shopping center and is an outlot surrounding by a large parking field on two sites. Cross access parking exists and the surrounding parking provides more than sufficient parking for the proposed restaurant and the other existing commercial uses.

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

Response: The unique circumstance of the site is directly related to the recent taking of land for adjacent roadway improvements. Should this unique circumstance not exist the owner would not be required to request the requested variation.

Due to the existing parcel being an existing out lot within an existing large commercial shopping center with shared parking sufficient parking exists to serve the proposed restaurant. The subject site is unique due to it being surrounded by a large parking field on two sides.

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

Response: The proposed variation will allow the proposed Lazy Dog Restaurant building to be in compliance with the essential character of the surrounding neighborhood in terms of building placement and lot use. The proposed variation will therefor not alter the essential character of the neighborhood.

The proposed variation will not change anything about the neighborhood. The subject site will continue to be surrounding by a large parking field as a part of a large shopping center. Per code it is understood 76 parking stalls are required to serve the Lazy Dog Restaurant building. The real parcel on which the Lazy Dog building is located has less than 76 parking stalls, but the real parcel is surrounded by a large shared parking field on two sides which provide significantly more parking stalls.

VILLAGE OF BUFFALO GROVE
 Community Development Department
 Fifty Raupp Blvd
 Buffalo Grove, IL 60089
 Phone: 847.459.2530
 Fax: 847.459.7944



Sign Code – Variation Standard

RESPONSE TO STANDARDS

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

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

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

Response: The proposed Lazy Dog Restaurant location is unique in that it is located on a prominent and highly visible corner within the Village of Buffalo Grove and the subject location is highly visible from all four sides of the lot and building. Vehicle and pedestrian customers will approach the building and site from all four sides. Signage is proposed on all four sides of the building in order to help direct customers who approach from any side of the building. The proposed building is large, articulated in design, the proposed signage on each side of the building is proposed to complement the building architecture in size and design. The signage is proportional to the building and the signage is tastefully proposed so that the signage does look appropriate for the building in terms of signage size and quantity of signs. Additionally the code allow the subject site to have a dedicated freestanding sign, the proposed Lazy Dog Restaurant building does not propose the installation of a freestanding sign as the subject building and its signage will be visible from the adjacent roadways.

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

Response: The granting of this request will have no negative impacts on the property owners in the vicinity of the of the project site. The proposed Lazy Dog Restaurant location is located on a pad site that is surrounded by major roadways and a large adjoining shopping center parking field.

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 specific property are not seen at other properties in the Village. The subject property is located on arguably the most prominent commercial corner within the Village. The proposed restaurant front door is located interior facing on the parcel, to allow for safe customer gathering/waiting outside of the restaurant, away from the roadway. Wall signage must be installed on the tower at the front door to provide customer direction to the front door and prevent approaching customer confusion. Signage must also be installed on the two street facing elevations of the building to provide vehicular direction/identification and help activate the two street facing building facades. Without wall signage on all four sides of the restaurant building the building would 'appear to be missing an eye' and lacking in visual interest and aesthetic design. Like the landscaping, the Lazy Dog signage is integral to the Lazy Dog building architecture.

4. The granting of the variance will not be contrary to the purpose of this Title pursuant to Section 1

Response: The granting of the signage variance will be in alignment with the goals and objective of the Village and will help to support and engage a vibrant and health economic and casual dining environment within the Village. The granting of this variance will help to maintain an attractive and quality signage environment within the Village. The proposed signage encompasses the entire spirit of 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: The proposed Lazy Dog Restaurant signage is of the highest quality, design and taste. The proposed signage is iconic and will help to create a sense of place within Buffalo Grove similar to the recent Lazy Dog Restaurant developments within Vernon Hills, Oak Brook and Naperville. It should also be noted that monument signage is permitted and Lazy Dog does NOT proposed a monument sign.
2. The entire site has been or will be particularly well landscaped.
Response: The landscaping as proposed by Lazy Dog Restaurant is top notch, of a higher caliber than required by the code and will be more than particularly well landscaped.

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

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



Action Item : Consideration a Plat of Subdivision; Rezoning to B-3 Planned Business Center and R-9 Multi-Family Dwelling District; Special Use for a Planned Unit Development; Special Use for Sale and Lease of Motor Vehicles on a Portion of the Site; Development Plan; Uniform Sign Package; with Variations from the Development, Zoning, and Sign Codes to Accommodate a Tesla Sales, Service and Delivery (SSD) Center on Lot 1 of the Proposed Subdivision, Commercial Uses (To be Determined) on Lot 2 of the Proposed Subdivision, and a Multi-Family Residential Building on Lot 3 of the Proposed Subdivision, Located at 915-945 Dundee Road.

Recommendation of Action

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

Shorewood Development Group (Shorewood) and Double Eagle Development (Double Eagle) are purchasing and redeveloping approximately 16-acres of land located at the southeast corner of Dundee Road and Old Arlington Heights Road, commonly known as the former Rohrman car dealership sites. The property, which is located at 915-945 Dundee Road, is currently zoned B-4 Business, Service, Wholesale District and developed with three car dealership buildings that have been vacant for over 10 years.

The developers are planning to demolish all three of the existing buildings and redevelop the site into a new mixed-use development called Bison Crossing.

The subject site is proposed to be subdivided into three lots: Lot 1 (5.61 acres), Lot 2 (4.89 acres), and Lot 3 (5.69 acres). In Phase I of the project, Shorewood will develop Lot 1 into a 50,354 square foot Tesla Sales, Service, and Delivery (SSD) Center and Double Eagle will develop a multi-family residential building on Lot 3. Shorewood intends to develop Lot 2 into a multi-tenant commercial use as part of Phase 2 of the project, which will be completed at a later date.

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

ATTACHMENTS:

- Staff Report - Final (PDF)
- Plan Set - Commercial (PDF)
- Plan Set - Residential (PDF)

Trustee Liaison
Weidenfeld

Staff Contact
Nicole Woods, Community Development

Wednesday, October 18,
2023

VILLAGE OF BUFFALO GROVE

PLANNING & ZONING COMMISSION

STAFF REPORT

MEETING DATE:	October 18, 2023
SUBJECT PROPERTY LOCATION:	915-945 Dundee Road
PETITIONER:	Shorewood Development Group & Double Eagle Development
PREPARED BY:	Nicole Woods, Director of Community Development Kelly Purvis, Deputy Director of Community Development
REQUEST:	A petition to the Village of Buffalo Grove for approval of a Plat of Subdivision; Rezoning to B-3 Planned Business Center and R-9 Multi-Family Dwelling District; Special Use for a Planned Unit Development; Special Use for sale and lease of motor vehicles on a portion of the site; Development Plan; Uniform Sign Package; with Variations from the Development, Zoning, and Sign Codes to accommodate a Tesla Sales, Service and Delivery (SSD) center on Lot 1 of the proposed subdivision, commercial uses (to be determined) on Lot 2 of the proposed subdivision, and a multi-family residential building on Lot 3 of the proposed subdivision.
EXSITING LAND USE AND ZONING:	The property is zoned B-4 (Business, Service, Wholesale District)
COMPREHENSIVE PLAN:	The recently amended Comprehensive Plan calls for this property to be mixed-use.

BACKGROUND

Shorewood Development Group (Shorewood) and Double Eagle Development (Double Eagle) are purchasing and redeveloping approximately 16-acres of land located at the southeast corner of Dundee Road and Old Arlington Heights Road, commonly known as the former Rohrman car dealership sites. The property, which is located at 915-945 Dundee Road, is currently zoned B-4 Business, Service, Wholesale District and developed with three car dealership buildings that have been vacant for over 10 years.

The developers are planning to demolish all three of the existing buildings and redevelop the site into a new mixed-use development called Bison Crossing.



Figure 1: Aerial Image of Development Site

The subject site is proposed to be subdivided into three lots: Lot 1 (5.61 acres), Lot 2 (4.89 acres), and Lot 3 (5.69 acres). In Phase I of the project, Shorewood will develop Lot 1 into a 50,354 square foot Tesla Sales, Service, and Delivery (SSD) Center and Double Eagle will develop a multi-family residential building on Lot 3. Shorewood intends to develop Lot 2 into a multi-tenant commercial use as part of Phase 2 of the project, which will be completed at a later date.

Although the project has various lots and phases, the project is viewed and considered one redevelopment project, and is consistent with the Village's Comprehensive Plan which calls for the site to be mixed-use. The Tesla and commercial lot keep with the general commercial nature of the Dundee Road Corridor and renew the commercial activity that was once present on the site. The multi-family residential element provides a suitable buffer and transition from the single-family properties to the south of Bison Crossing to the commercial properties along Dundee Road.

At the August 21, 2023 Village Board meeting, the developers presented an overview of the concept plans. The Trustees commented on the significance of this development for the Village, indicated their support for the project and referred it to the PZC for a public hearing.

The proposed plan reflects the realities and challenges innate to infill redevelopment. This 16-acre redevelopment plan proposes new uses and buildings that look to retrofit and work within the physical and infrastructure framework that comes with the property and within the greater Dundee Road area context. Added on are market pressures and realities that are demanded by today's commercial, residential, and development markets. The proposed plan represents the push-and-pull dynamic of all these factors and embodies a unified mixed-use redevelopment project.

In order for the project to proceed as proposed, it will require the following approvals: Plat of Subdivision; Rezoning to B-3 Planned Business Center and R-9 Multi-Family Dwelling District; Special Use for a Planned Unit Development; Special Use for sale and lease of motor vehicles on a portion of the site; Development Plan; Uniform Sign Package; with Variations from the Development, Zoning, and Sign Codes.

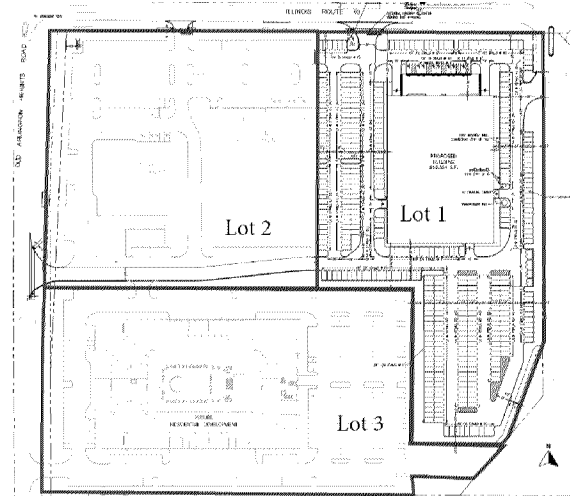


Figure 2: Bison Crossing Subdivision

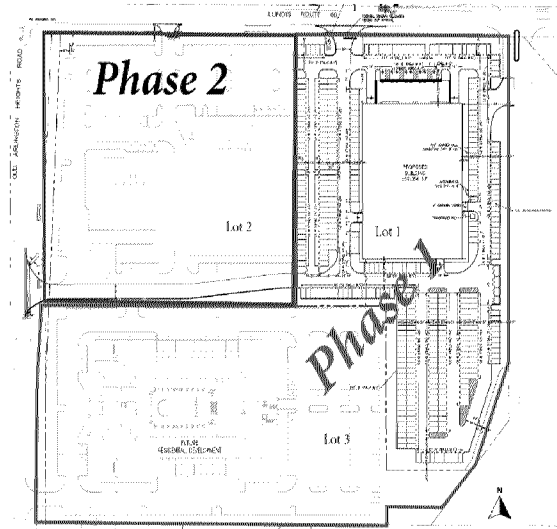


Figure 3: Project Phasing

PLANNING & ZONING ANALYSIS

Lot 1 – Tesla Dealership

Proposed Use, Zoning, and Building

On Lot 1, Shorewood is proposing to construct a one-story, 50,354 square foot Tesla Sales, Service and Delivery (SSD) Center on the property. This state-of-the-art facility will provide full sales, service and charging capabilities at this location. The Tesla SSD center will be open Monday through Saturday and closed on Sunday. Operating hours are 10:00 AM – 8:00 PM for the sales department and from 10:00 AM – 5:00 PM for the service department. The property will include 23 electric vehicle charging stations (4 superchargers and 19 wall chargers).

To accommodate this use, Shorewood is requesting to rezone Lot 1 and Lot 2 from B-4 Business, Service, Wholesale District to B-3 Planned Business Center District. The B-3 Zoning District is intended to create a flexible business district given its nature as a planned development district; such a zoning designation is appropriate and suitable for this project. A special use is necessary to allow auto dealerships in the B-3 District. In addition, a variation is required to allow the project to exceed the code's maximum size (3 acres) for a car dealership.

The Tesla SSD Center complies with building setbacks and height standards as it is approximately 115 feet from Dundee Road and is 26 feet tall at the high parapet. The building's architecture and elevations reflect a modern aesthetic with building materials that include metal panels, spandrel glass and painted concrete. Additional architectural features such as bump outs, parapets, and varied coordinated colors add articulation and dimension to the auto dealership and service center building.

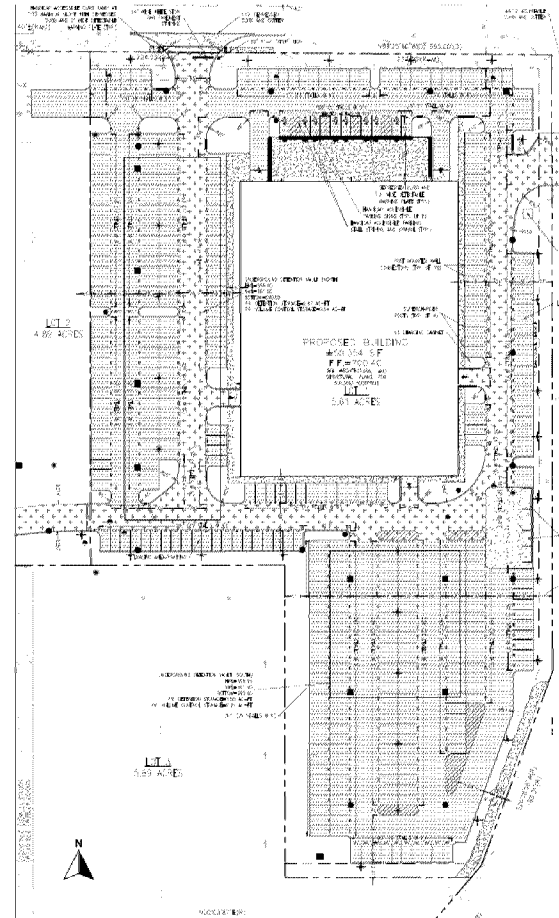


Figure 4: Lot 1 – Tesla Dealership

Site

The Tesla site will provide ample parking including a total of 418 parking stalls on the site, well above the 101 spaces that are required by code. Two loading spaces are provided along the eastern border of the site. Per the code, the loading spaces need to be screened with a 6-foot wall or fence as they are within 25 feet of residential zoning district (Bison Park to the east of the site is zoned R-1). Given the site's geometry, the location of loading spaces, the landscaped buffer along the eastern edge of the Tesla site, and the significant tree cover lining the western portion of Bison Park, a variation from this requirement is requested and found to be reasonable.

Landscaping for the site includes a variety of trees, shrubs, annuals, and grasses. As shown on the landscaping plan, the landscaping will be installed along the perimeter of the site, on the front and east sides of the Tesla SSD Center, within parking islands on the north part of the site, and along the Dundee Road frontage to provide screening for the parking lot. As required by code, landscaping will be installed

around the base of the monument sign and a landscape buffer is provided along Dundee Road and between the site and the adjoining residentially zoned properties.

The developer is seeking a variation to have fewer landscape islands than required on the southern part of the Tesla site to maximize parking for their for-sale vehicles. Such a variation is suitable given the site's proposed use and shape, as well as the lack of visibility of the southern part of the site.

The proposed lighting will be aligned with the Code's standards and designed so that neither direct or reflected light will adversely affect surrounding property.



Figure 5: Rendering – Tesla Dealership

Signage

Two signs are proposed for the Tesla property including one individual letter wall sign on the north elevation of the building and one monument sign. The proposed signage is compliant with all requirements of the Sign Code including area, height, and setback from the property line.

Lot 2 – Commercial Development

Site

Lot 2 is 4.89-acres located on the west portion of the site, fronting Dundee Road. This lot is proposed to be developed into a commercial use as part of Phase 2, which will be completed at a date in the future. As noted above, Shorewood is proposing to rezone the property to B-3 Planned Business Center for future commercial uses. The submitted site plan shows a potential layout for future development of the site but is only for illustrative purposes.

Signage

The petitioner is proposing a multi-tenant monument sign on Lot 2. The proposed sign is 20 feet tall and would include one tenant panel for each tenant space on Lot 1 and Lot 2. The sign is compliant in terms of square footage and setback from the property line but would require a variation as the maximum height for a monument sign is 15 feet. Landscaping will be installed around the base of the sign, as required by Code.

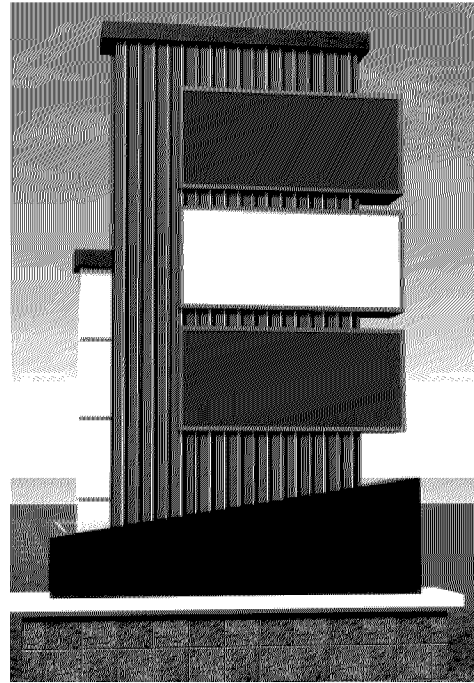


Figure 6: Multi-Tenant Monument Sign

Lot 3 – Multi-family Residential Building
Proposed Use, Zoning, and Building

Double Eagle is proposing a luxury apartment building on Lot 1, which is 5.69-acres and is located on the southwest portion of the project site fronting Old Arlington Heights Road. The building will feature 224 units with a proposed density of 41 dwelling units per acre. The unit count includes 22 studios, 144 one-bedroom, and 58 two-bedroom units. In all, the project will be approximately 229,200 square feet in area. Double Eagle recently completed a comparable project in Elmhurst called Eldridge Townhomes.

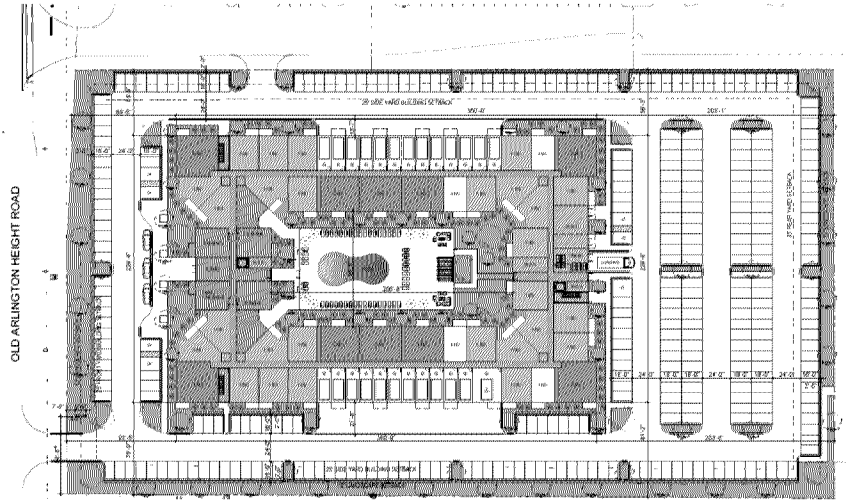


Figure 7: Lot 3 – Multi-Family Building Site Plan

As noted above, the multi-family residential element provides a suitable buffer and transition from the single-family properties south of Bison Crossing to the commercial properties along Dundee Road.

The courtyard style building will be highly amenitized including electric vehicle chargers, a dog washing station, a fitness center, a community lounge, common area Wi-Fi, package delivery lockers, an outdoor pool and hot tub, an outdoor terrace with grills and fire pits, a coffee bar, a dog park, bike racks, storage rooms, and coworking area with conference rooms. Furthermore, the plan proposes to provide a sidewalk to Bison Park to capitalize on the site's nearby community amenities.

The residential portion of the project is seeking approval of a Residential PUD with R-9 Multi-Family Dwelling District as the underling zoning. Overall, the project meets most of the bulk and height requirements set forth in the Residential PUD and R-9 requirements with a few exceptions. A variation is requested to exceed the R-9 District's maximum building height of 45 feet. The proposed 4-story building varies in height with the flat roof portion (the majority of the building) at 45 feet, the top of the pitched roof at 58 feet 4 inches, and the parapet at 50 feet 4 inches. In addition, a variation is requested to reduce the required setback of approximately 117 feet from the south property line to the building to 79 feet. Such a variation is reasonable as the standard would effectively reduce the development site by approximately 1/3.

The project's density is 41 dwelling units per acre, when examined within the standalone residential property. This ratio does exceed the maximum density (14 units an acre) allowed in a Residential PUD. However, when the density is evaluated within the entire Bison Crossing Development (16 acres), the density is 14 units an acre. As a result, a density variation is requested and found to be acceptable.

The look, feel, and function of the proposed luxury apartment building invokes modernity within the context of the surrounding residential neighborhood. This is exemplified through the building materials which include stone veneer, fiber cement panels, fiber cement siding, with prefinished metal accents. In addition, the varied roofline and building articulation provide points of interest that are harmonious with the surrounding neighborhood. Staff will continue to work with Double Eagle to refine the elevations prior to permitting.

Site

Overall, the project's proposed parking is sufficient for the mix of units. As shown on the plan, there will be 359 total parking spaces, which includes 334 surface spaces and 25 garage spaces. This equates to a parking ratio of 1.6 stalls per unit. The project requires a variation as it is slightly lower than the Code's requirement of 1.7 parking spaces per unit or 381 parking spaces for the project. Staff supports this variation as the code's parking ratio does not distinguish between the parking demands of two-bedroom, one-bedroom, and studio units and most of the project's units (approximately 75%) are either studio or one-bedroom units.



Figure 8: Rendering – Multi-Family

The suitability of the proposed parking quantity is further supported when pragmatically examining the building's parking supply and demand. If all the two-bedroom units (representing 26% of the units) take 2 parking spaces each and all studios (representing 10% of all units) take 1 parking space each, then the 1-bedroom units (64% of all units) would have a parking ratio of 1.53, which is a reasonable ratio for 1-bedrooms.

The traffic/parking analysis provided in the petitioner's packet also indicates that a parking ratio of 1.6 will be adequate to serve the site. A final point of note is that in addition to these 359 spaces there are 11 surface spaces in front of the garages along the south side of the site, which can also accommodate parking.

The developer is considering adding carports over some of the surface parking stalls on the east side of the site to provide additional covered parking for the residents. Variations may be needed for the height and coverage of such structures.

Landscaping for the site includes ornamental trees, shrubs, perennials, grasses, and groundcover landscaping which will be installed along the foundation of the multi-family building. As shown on the plan, the landscaping elements include parking lot screening, a landscaping berm or screen between the development site and the single-family residential properties to the south, landscape islands throughout the parking lot, and landscaping around the base of the monument sign. The landscape plan will be further developed and the Village Forester will provide a complete review of the plan as part of the final engineering process.

The development will meet all Village Code requirements related to lighting and illumination levels at the property lines. There are overhead utility wires along Old Arlington Heights Road that may need to be modified or buried in order for appropriate emergency access to be provided to the site. Staff will work with the developer during final engineering on an amenable solution.

Student Generation

Development Planning Partners provided an analysis of the potential impact of the project on Buffalo Grove area schools based upon the character and unit mix of the development. They have indicated that luxury apartment rentals yield far fewer school aged children than other types of housing. With only approximately 25% of the units in the development being two bedrooms, it is estimated that the development will generate between 3 and 6 school aged children when fully occupied. These estimates are lower than the Code's student generation estimates, which project 11 students.

It should be noted that staff has worked with the school districts serving comparable residential developments and has found that the projected student generation as shown in the studies and as calculated by our code are generally aligned with actual student enrollment. Staff has been in communication with both school districts (District 21 and District 214) as this project has progressed and no concerns have been expressed.

Signage

Double Eagle is proposing one freestanding sign on that site that will look similar to the prototype shown in Figure 9. The sign will be compliant in terms of square footage but will need variations to be slightly taller (5 feet, 8 inches) than the Code allows (5 feet maximum) and to permit the sign to be located within the required setback.

As shown on the site plan, the sign would be setback from the property line approximately 7 feet, 8 inches. Engineering and planning staff will work with the petitioner regarding the placement of the sign to avoid interference with utilities and ensure a line of sight is maintained.

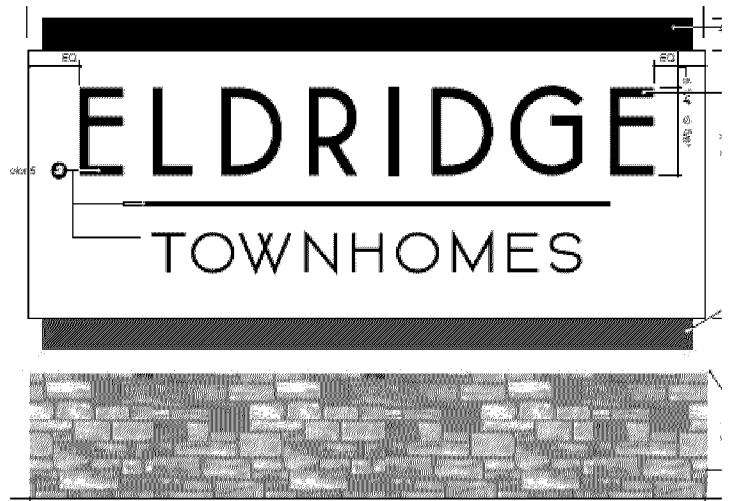


Figure 9: Prototype - Residential Development Sign

ACCESS AND CIRCULATION

The project will benefit from great access to and from the site, as well as adequate circulation within the site. It is anticipated that the overall development will generate 178 total trips during weekday morning peak hour and 285 total trips during the peak evening hour. The majority of the trips to and from the site will be generated by the commercial component on Lot 2. Given that Dundee Road is a Major Arterial, with annual average daily traffic counts of 29,000 vehicles, it is anticipated that the roadway network will be able to accommodate the new trips generated by the development. Both Dundee Road and Old Arlington Heights Road are under IDOT jurisdiction. Any improvements required for the development will be permitted by IDOT.

Access to the mixed-use development is proposed to be provided via two access drives on Dundee Road, two access drives on Old Arlington Heights Road, and an existing cross-access with Bison Park and the Park's access drive off Dundee Road.

Lot 1 will have a full-movement access drive, approximately 610 feet east of Old Arlington Heights Road and additional access provided via the existing cross-access to Bison Park and its access road with Dundee Road. Lot 2 will have a right-in/right-out access drive off Dundee Road, approximately 300 feet east of east Old Arlington Heights Road and a full-movement access drive located on the east side of Old Arlington

Heights Road, approximately 475 feet south of Dundee Road that will be aligned opposite Boeger Drive. The Old Arlington Heights Road median will be restriped to provide a separate southbound left-turn lane that will accommodate inbound left-turn movements to this access drive.

Lot 3 would have a full-movement access drive located at approximately the same location as the existing full access drive serving the site. The existing Old Arlington Height Road median will be restriped to provide a separate southbound left-turn lane that will accommodate inbound, left-turn movements to this access drive. Additional access would be provided to Lot 2 through the interior access drive between Lot 2 and Lot 3.

The petitioner's traffic analysis indicates that the access and circulation system will provide orderly and efficient access to, from and through the mixed-use development and will help mitigate the impact of the development on the external roadway system.

STORMWATER

The Village Engineering Department has reviewed the preliminary engineering submittals for the proposed development and has minimal concerns related to stormwater provisions. Existing stormwater detention is accounted for within the proposed project's design. Additional stormwater detention and volume control will be provided for the site per Village Code and per the Metropolitan Water Reclamation District (MWRD) permitting requirements. The developers have performed soil borings and engaged with other permitting agencies for the permit including FEMA and MWRD. Village Engineering staff will continue to work with the developer to refine the engineering plans through the final engineering process.

DEPARTMENTAL REVIEWS

Village Department	Comments
Engineering	The Engineering Department has reviewed the engineering plans and has no specific comments or concerns regarding the engineering plans.
Landscaping	The Village Forester has reviewed the landscape plan and has no concerns with the proposed landscaping.
Building	The Building Division has reviewed the proposed plans for ADA compliance and does not have any objections.
Fire Department	The Fire Department has reviewed the proposed plans and does not have any objections.

SURROUNDING PROPERTY OWNERS

Pursuant to Village Code, the contiguous property owners were mailed a copy of the public hearing notice on September 29, 2023; a public hearing sign was posted on the subject properties on October 3, 2023; and the public hearing notice was published in the Daily Herald on October 3, 2023. As of the date of this report, the Village has received 2 calls and 2 visits from nearby residents interested in knowing more about the development and wanting to view the proposed plans. One objection to having another dealership on the site was expressed.

In order for the project to proceed as proposed, it will require the following approvals:

1. Plat of Subdivision – the property will be resubdivided into 3 lots; Lots 1 and 2 will have frontage on Dundee Road, and Lot 3 will be accessible from Old Arlington Heights Road;

2. Zoning Map Amendment – The site is currently zoned B-4 Business, Service, and Wholesale District. Lots 1 and 2 of the proposed subdivision are proposed to be rezoned to B-3 Planned Business Center and Lot 3 is proposed to be rezoned to R-9 Multi-Family Dwelling District;
3. Special Use for a Planned Unit Development;
4. Special Use for sale and lease of motor vehicles, including outdoor display of vehicles, and warranty repair work and other repair services as accessory uses, on Lot 1 of the proposed subdivision to accommodate a new Tesla Sales, Service and Delivery (SSD) center;
5. Development Plan;
6. Uniform Sign Package for the Commercial properties (Lot 1 and Lot 2);
7. A Variation from Section 16.50 of the Development Code to allow for a reduced number of landscape islands to be installed on the south portion of the parking lot (Lot 1 of the proposed subdivision) as depicted on the Development Plans;
8. The following Variations from the Zoning Code:

Requests for Lot One (Tesla SSD)

- a) A Variation from Section 17.44 to increase the lot acreage allowed for motor vehicle sales and operations;
- b) A Variation from Section 17.36 pertaining to distance and barriers between off-street loading spaces and a residential zoning district;

Requests for Lot Three (Multi-family Residential Building)

- c) A Variation from Section 17.36 to reduce the number of parking stalls required per dwelling unit from the required minimum as depicted on the Development Plans;
- d) A Variation from Section 17.28.050 to exceed the residential density allowed;
- e) A Variation from Section 17.28.050 pertaining to height and setbacks of a multi-family residential building adjacent to single-family homes as depicted on the Development Plans;
- f) A Variation from Section 17.40 and Section 17.28.050 to allow the residential building to exceed the maximum height as depicted on the Development Plans;
- g) A Variation from Section 17.32 pertaining to location, height, and coverage of accessory structures in the rear yard;
9. The following Variations from the Sign Code:

Requests for Lot One (Tesla SSD)

- a) A Variation from Section 14.16 to exceed the commercial multi-tenant sign height maximum for free-standing signs as depicted on the Sign Plans;

Requests for Lot Three (Multi-family Residential Building)

- b) A Variation from Section 14.16.010 to allow a free-standing residential development sign within the required building setback area and to exceed the maximum height standard;

Planned Unit Development Criteria:

The Planning & Zoning Commission is authorized to make a recommendation to the Village Board on requested Planned Unit Developments 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.

Special Use Criteria:

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

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

Zoning Variation Criteria:

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

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

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

Sign Variation Criteria:

- A. Except for Prohibited signs (Chapter 14.32), the Village Planning & Zoning Commission may recommend approval or disapproval of a variance from the provisions or requirements of 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 has provided written responses to the variation standards, which are included in the attached packet.

STAFF RECOMMENDATION

Staff recommends approval of a Plat of Subdivision; Rezoning to B-3 Planned Business Center and R-9 Multi-Family Dwelling District; Special Use for a Planned Unit Development; Special Use for sale and lease of motor vehicles on a portion of the site; Development Plan; Uniform Sign Package; with Variations from the Development, Zoning, and Sign Codes to accommodate a Tesla Sales, Service and Delivery (SSD) center, a multi-tenant commercial development, and a multi-family residential building on the property at 915-945 Dundee Road, subject to the conditions in the *Suggested PZC Motion*.

ACTION REQUESTED

The Planning & Zoning Commission (PZC) shall open the public hearing and take public testimony concerning the requests for approval of a Plat of Subdivision; Rezoning to B-3 Planned Business Center and R-9 Multi-Family Dwelling District; Special Use for a Planned Unit Development; Special Use for sale and lease of motor vehicles on a portion of the site; Development Plan; Uniform Sign Package; with Variations from the Development, Zoning, and Sign Codes to accommodate a Tesla Sales, Service and Delivery (SSD) center on Lot 1 of the proposed subdivision, commercial uses (to be determined) on Lot 2 of the proposed subdivision, and a multi-family residential building on Lot 3 of the proposed subdivision, located at 915-945 Dundee Road. The PZC shall make a recommendation to the Village Board concerning the requests.

Suggested PZC Motion

The PZC recommends approval of a Plat of Subdivision; Rezoning to B-3 Planned Business Center and R-9 Multi-Family Dwelling District; Special Use for a Planned Unit Development; Special Use for sale and lease of motor vehicles on a portion of the site; Development Plan; Uniform Sign Package; with Variations from the Development, Zoning, and Sign Codes to accommodate a Tesla Sales, Service and Delivery (SSD) center, a multi-tenant commercial development, and a multi-family residential building on the property located at 915-945 Dundee Road, subject to the following conditions:

1. The proposed project 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. The Final Plat of Subdivision shall be revised in a manner acceptable to the Village.
4. The final Landscaping Plan shall be submitted in a manner acceptable to the Village Forester.
5. The multi-family development elevations will be submitted in a manner acceptable to the Architectural Review Team.
6. The freestanding residential development sign shall be located a minimum of 10 feet from the property line, and a line-of-site exhibit provided to the satisfaction of the Village Engineer, prior to issuance of a building permit.
7. The base of the residential sign shall match the materials of the principal structure on the lot.
8. Any directional or incidental signage added to the sign package shall be reviewed administratively by staff.
9. An appropriate connection and access easement between the residential development and Bison Park shall be established through the south portion of the Tesla site.
10. The landscaping on the site shall be maintained in compliance with the final landscape plan in perpetuity.
11. The petitioners shall enter into a Redevelopment Agreement in a form and substance acceptable to the Village.

ATTACHMENTS

- Residential Plan Set
- Commercial Plan Set



PROPOSED BISON CROSSING BUFFALO GROVE DEVELOPMENT

Shorewood Development Group is developing the proposed Lot 1 (*+/- 5.611 acres*) with a *+/- 50,354 square foot* Tesla occupied Sales, Service and Delivery Center (SSD). Every Tesla is delivered and serviced through one of these SSD Centers. This state-of-the-art facility will provide full sales, service and charging capabilities at this location. The expanded parking lot will make this a regional destination.

Lot 2 (*+/- 4.891 acres*) is planned to be re-subdivided into two parcels upon final determination of end users.

Lot 3 (*+/- 5.688 acres*) is for residential use.



PROPOSED BISON CROSSING BUFFALO GROVE DEVELOPMENT

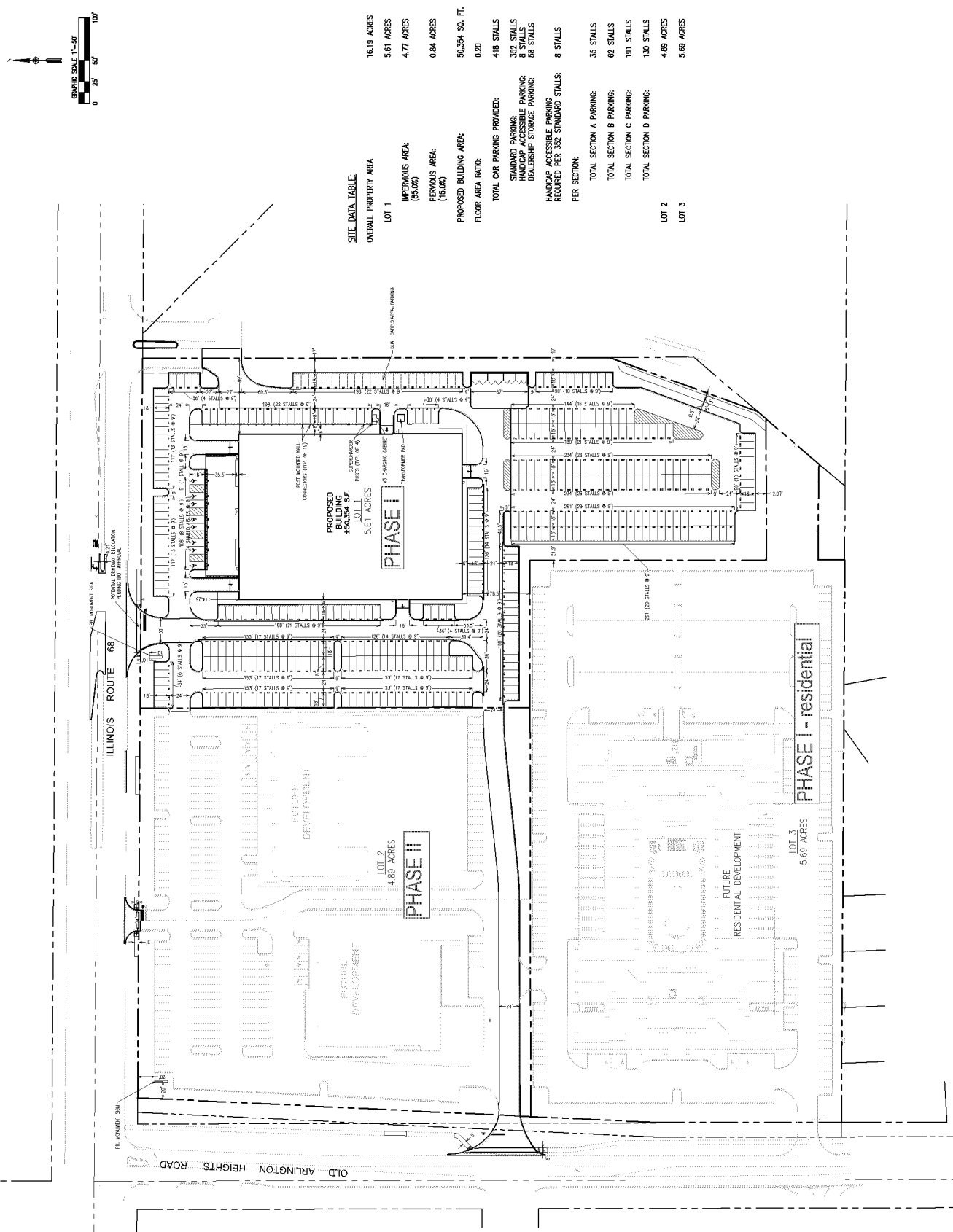
Shorewood Development Group is developing the proposed Lot 1 (+/- 5.611 acres) with a +/- 50,354 square foot Tesla occupied Sales, Service and Delivery Center (SSD).

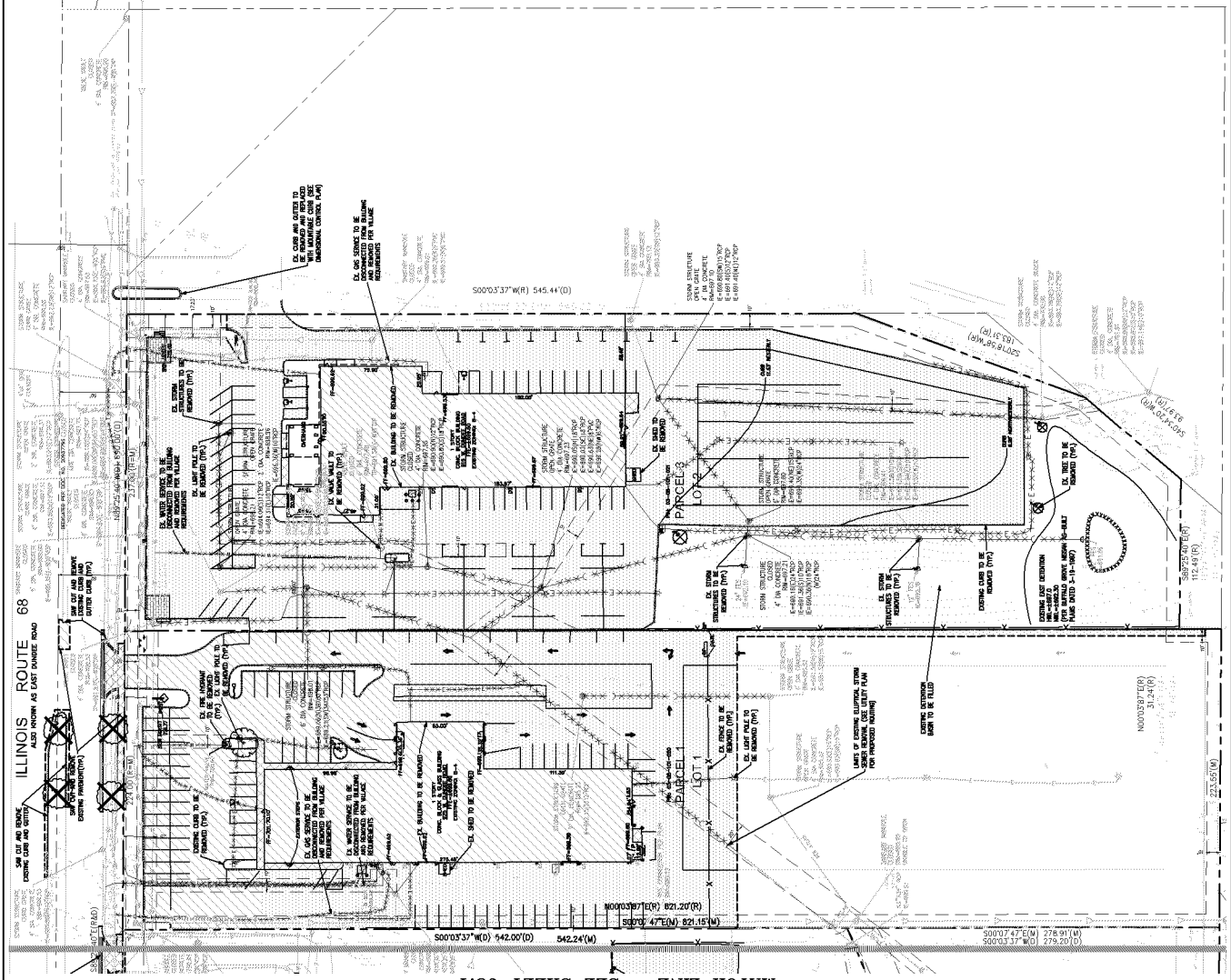
Note the following for the SSD facility:

- Store Hours
 - Monday (10:00 am – 8:00 pm)
 - Tuesday (10:00 am – 8:00 pm)
 - Wednesday (10:00 am – 8:00 pm)
 - Thursday (10:00 am – 8:00 pm)
 - Friday (10:00 am – 8:00 pm)
 - Saturday (10:00 am - 8:00 pm)
 - Sunday (CLOSED)
- Service Hours
 - Monday (10:00 am – 5:00 pm)
 - Tuesday (10:00 am – 5:00 pm)
 - Wednesday (10:00 am – 5:00 pm)
 - Thursday (10:00 am – 5:00 pm)
 - Friday (10:00 am – 5:00 pm)
 - Saturday (10:00 am - 5:00 pm)
 - Sunday (CLOSED)
- Number of Staff (20 – 22)
- Charging Stations (4 superchargers and 19 wall chargers)
- Typical number of cars stored on lot (15 loaners, 6 demo, 20 service, 40 delivery)
- Delivery Route. The car hauler delivery location is on the east side of the property at the enlarged designated loading area (198' x 18'). See truck turn exhibit for reference.

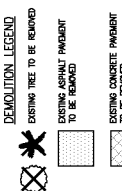
Lot 2 (+/- 4.891 acres) is planned to be re-subdivided into two parcels upon final determination of end users.

Lot 3 (+/- 5.688 acres) is for residential use.





MATCH LINE - SEE SHEET C3.1



DEMOLITION NOTES:

1. CONTRACTOR SHALL CONTACT JULLIE (1-800-832-8123 OR 811) AND/OR PRIVATE LOCATING SERVICE TO LOCATE ALL UNDERGROUND UTILITY LINES PRIOR TO ANY DEMOLITION WORK. CONTRACTOR SHALL MAINTAIN RECORD LOCATIONS OF ANY EXISTING UTILITY LINES, GAS, WATER, SANITARY SEWER, AND TELEPHONE LINES, AND MAINTAIN RECORD LOCATIONS OF ANY EXISTING UTILITY LINES, GAS, WATER, SANITARY SEWER, AND TELEPHONE LINES.
2. CONTRACTOR SHALL PERFORM ALL DEMOLITION WORK IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS.
3. CONTRACTOR SHALL OBTAIN ALL NECESSARY DEMOLITION PERMITS AND COORDINATE ALL DEMOLITION WORK WITH THE MUNICIPALITY AND OWNERS REPRESENTATIVE.
4. ALL EXISTING AND DEMOLITION CONTROL MEASURES AND PROCEDURES SHALL BE INSTALLED AND FUNCTIONAL BEFORE THE SITE IS OTHERWISE DISTURBED. THEY SHALL BE MAINTAINED THROUGHOUT THE DEMOLITION PROCESS. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES AND MAINTAINING ALL EXISTING UTILITIES. CONTRACTOR SHALL MAINTAIN RECORD LOCATIONS OF ANY EXISTING UTILITY LINES, GAS, WATER, SANITARY SEWER, AND TELEPHONE LINES.
5. THE PURPOSE OF THIS DRAWING IS TO CONVEY THE OVERALL SCOPE OF DEMOLITION WORK. CONTRACTOR SHALL MAINTAIN RECORD LOCATIONS OF ANY EXISTING UTILITY LINES, GAS, WATER, SANITARY SEWER, AND TELEPHONE LINES. CONTRACTOR SHALL MAINTAIN RECORD LOCATIONS OF ANY EXISTING UTILITY LINES, GAS, WATER, SANITARY SEWER, AND TELEPHONE LINES.
6. THE DEMOLITION PLAN IS INTENDED TO SHOW REMOVAL OF EXISTING SITE FEATURES. CONTRACTOR SHALL MAINTAIN RECORD LOCATIONS OF ANY EXISTING UTILITY LINES, GAS, WATER, SANITARY SEWER, AND TELEPHONE LINES. CONTRACTOR SHALL MAINTAIN RECORD LOCATIONS OF ANY EXISTING UTILITY LINES, GAS, WATER, SANITARY SEWER, AND TELEPHONE LINES.
7. CONTRACTOR SHALL CONTACT THE RESPECTIVE UTILITY COMPANIES PRIOR TO ANY DEMOLITION OPERATIONS TO COORDINATE ANY DEMOLITION OPERATIONS. CONTRACTOR SHALL MAINTAIN RECORD LOCATIONS OF ANY EXISTING UTILITY LINES, GAS, WATER, SANITARY SEWER, AND TELEPHONE LINES.
8. CONTRACTOR SHALL COORDINATE ANY SHUT DOWNS OF EXISTING ROADWAYS AND UTILITIES WITH THE NECESSARY GOVERNING AUTHORITIES.
9. ALL EXISTING BUILDINGS, FOUNDATIONS, CONCRETE OR ASPHALT PAVEMENT OR WALLS, CURB AND GUTTER AND MISCELLANEOUS STRUCTURES (INCLUDING, BUT NOT LIMITED TO, SIGNAGE, LIGHT FIXTURES, AND UTILITIES) SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF BY THE CONTRACTOR.
10. WORK LEFT BY ANY ITEM REMOVED UNDER ANY PROPOSED BUILDINGS, FOUNDATIONS, OR WALLS OR WITHIN 24" THEREOF SHALL BE EXPOSED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND GEOTECHNICAL REPORT.
11. AS SOON AS DEMOLITION WORK HAS BEEN COMPLETED, FINAL GRADE OF EXISTING AND PROPOSED AREAS SHALL BE DETERMINED. CONTRACTOR SHALL MAINTAIN RECORD LOCATIONS OF ANY EXISTING UTILITY LINES, GAS, WATER, SANITARY SEWER, AND TELEPHONE LINES.
12. ALL EXISTING TREES SHOWN ARE TO REMAIN UNLESS OTHERWISE NOTED. CONTRACTOR SHALL COORDINATE ALL TREE REMOVALS WITH LANDSCAPE AND/OR TREE PRESERVATION PLAN.
13. CONTRACTOR SHALL MAINTAIN RECORD LOCATIONS OF ANY EXISTING UTILITY LINES, GAS, WATER, SANITARY SEWER, AND TELEPHONE LINES. CONTRACTOR SHALL MAINTAIN RECORD LOCATIONS OF ANY EXISTING UTILITY LINES, GAS, WATER, SANITARY SEWER, AND TELEPHONE LINES.
14. CONTRACTOR SHALL MAINTAIN RECORD LOCATIONS OF ANY EXISTING UTILITY LINES, GAS, WATER, SANITARY SEWER, AND TELEPHONE LINES. CONTRACTOR SHALL MAINTAIN RECORD LOCATIONS OF ANY EXISTING UTILITY LINES, GAS, WATER, SANITARY SEWER, AND TELEPHONE LINES.
15. ALL USE ACCESS LINES WITHIN THE PROJECT AREA SHALL BE MAINTAINED IN STANCE. CONTRACTOR SHALL MAINTAIN RECORD LOCATIONS OF ANY EXISTING UTILITY LINES, GAS, WATER, SANITARY SEWER, AND TELEPHONE LINES.
16. SEE GENERAL NOTES AND SPECIFICATIONS SHEETS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

2.3.3		8/9/23		P20 SUBMITTAL		Description		Date	
1		P20 SUBMITTAL		8/9/23		Description		Date	
1		P20 SUBMITTAL		8/9/23		Description		Date	

EXISTING CONDITIONS AND DEMOLITION PLAN

BISON CROSSING

SHOREWOOD DEVELOPMENT GROUP

BUFFALO GROVE, ILLINOIS

JACOB & HEHNER ASSOCIATES

1333 Buffalo Road, Suite 300, Buffalo Grove, IL 60089

PH: (847) 652-4600, FAX: (847) 652-4601

www.jacobandhehner.com

C3.1

1" = 40'

G850

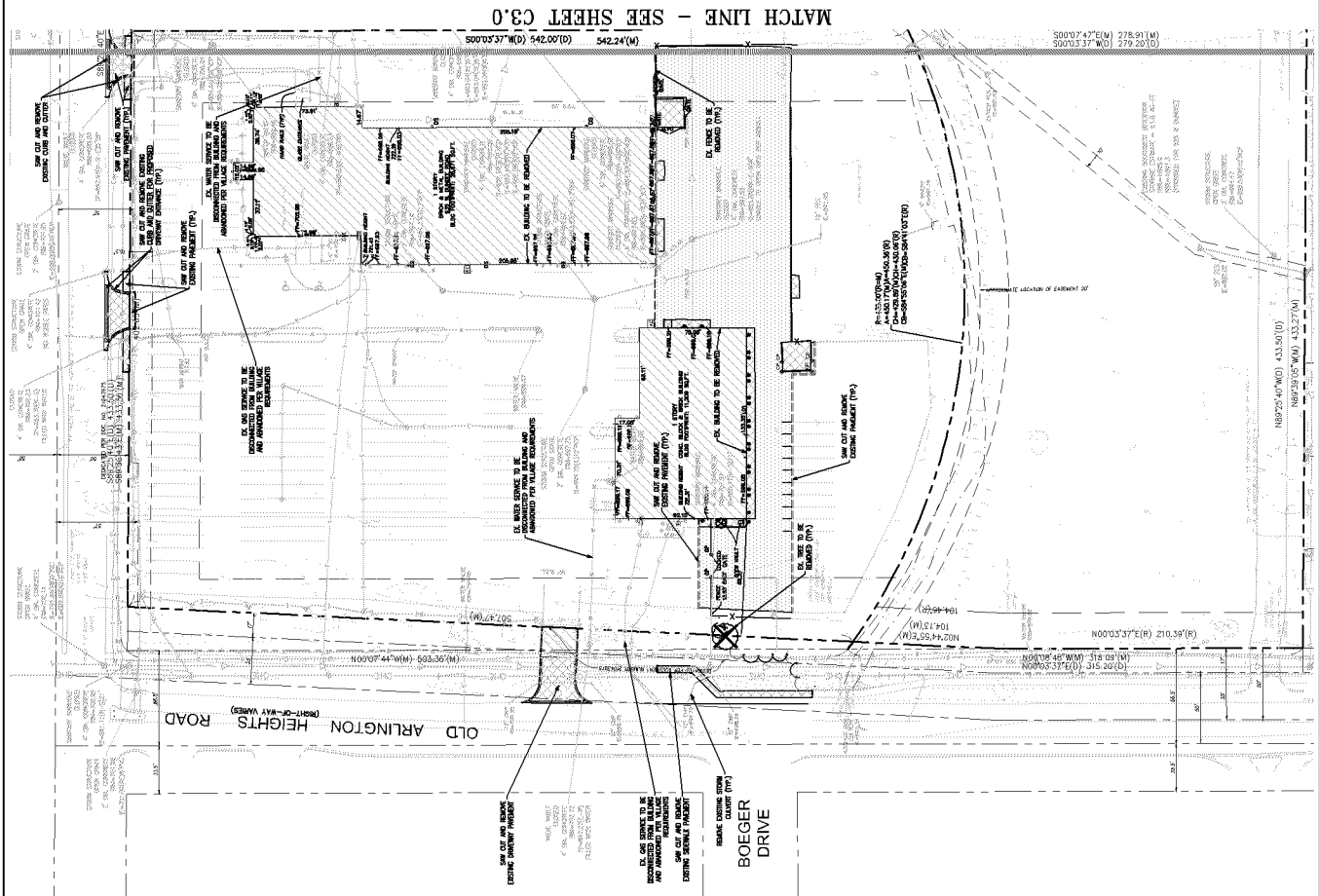


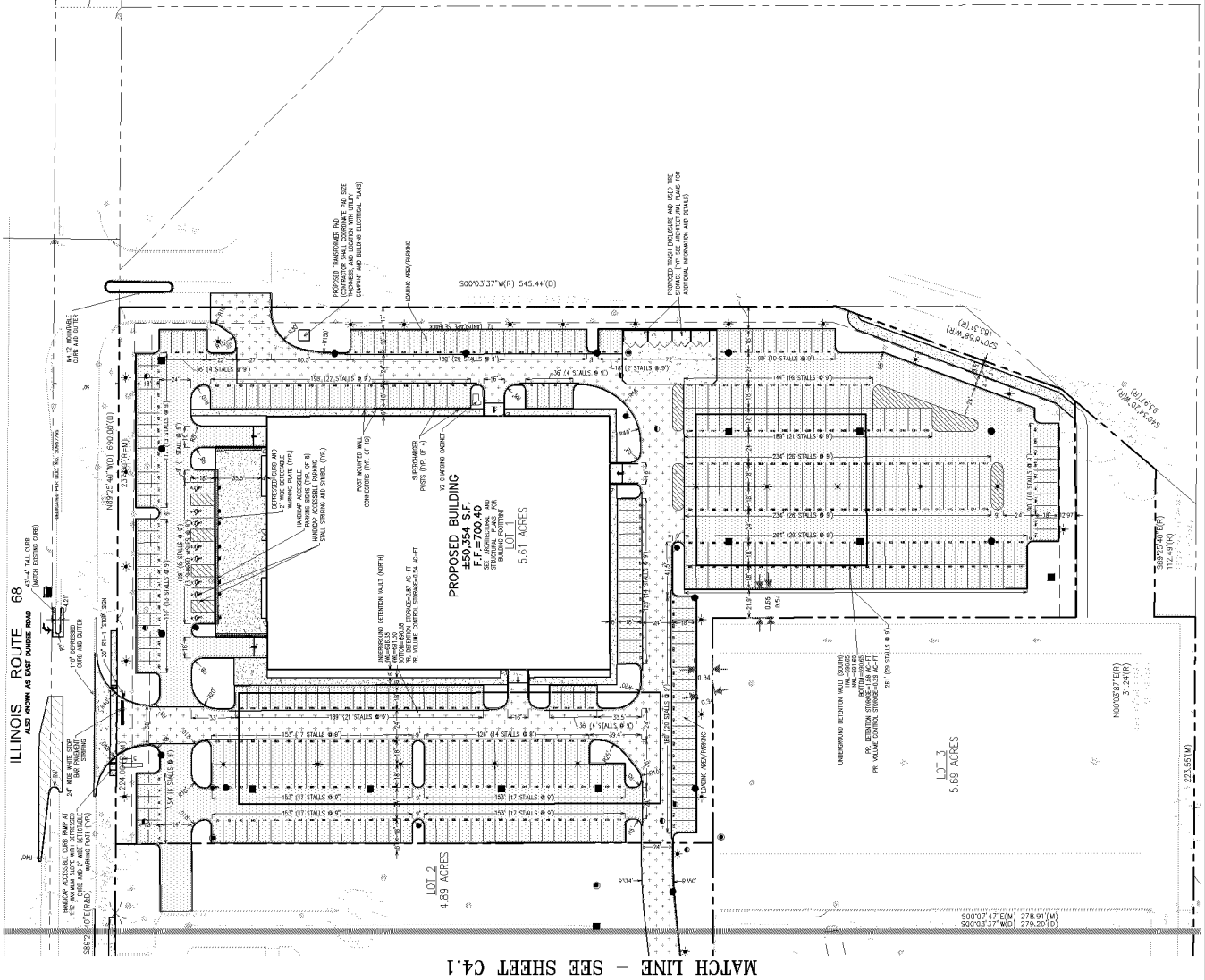
JACOB & HEPPNER
ASSOCIATES
1333 Buffalo Road, Suite 300, Bloomington, IL 61701
PHONES: (309) 652-4600, FAX: (309) 652-4601
www.jacobandheppner.com

EXISTING CONDITIONS AND DEMOLITION PLAN
BISON CROSSING
SHOREWOOD DEVELOPMENT GROUP
BUFFALO GROVE, ILLINOIS

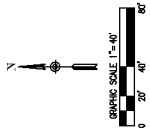
No.	Description	Date
1	P2C SUBMITTAL	8/9/23

- DEMOLITION LEGEND:**
- EXISTING TREE TO BE REMOVED
 - EXISTING ASPHALT PAVEMENT TO BE REMOVED
 - EXISTING CONCRETE PAVEMENT TO BE REMOVED
 - EXISTING BUILDING TO BE REMOVED
 - EXISTING WATERMAIN TO BE REMOVED
 - EXISTING SANITARY SEWER TO BE REMOVED
 - EXISTING STORM SEWER TO BE REMOVED
 - EXISTING UNDERGROUND ELECTRIC LINES TO BE REMOVED
 - EXISTING GAS LINES TO BE REMOVED
 - EXISTING TELEPHONE LINES TO BE REMOVED
- DEMOLITION NOTES:**
SEE SHEET C4.0 FOR ALL DEMOLITION NOTES





MATCH LINE - SEE SHEET C4.1



PAVEMENT HATCH LEGEND:

- ASPHALT PAVEMENT
 - 2" HMA SURFACE COURSE, MAX 0. N50
 - 2" HMA BINDER COURSE, MAX 0. N50
 - 4" C-4-4 CRUSHED STONE, MAX 0. N50
 - COMPACTED SUBGRADE, BSA MODIFIED PROCTOR
- HEAVY DUTY ASPHALT PAVEMENT
 - 2" HMA SURFACE COURSE, MAX 0. N50
 - 3" HMA BINDER COURSE, MAX 0. N50
 - 4" C-4-4 CRUSHED STONE, MAX 0. N50
 - COMPACTED SUBGRADE, BSA MODIFIED PROCTOR
- HEAVY DUTY CONCRETE PAVEMENT
 - 6" PORTLAND CEMENT CONCRETE, 4,000 PSI, A/E
 - 4" C-4-4 CRUSHED STONE, MAX 0. N50
 - COMPACTED SUBGRADE, BSA MODIFIED PROCTOR
- CONCRETE SIDEWALK
 - 5" PORTLAND CEMENT CONCRETE, 4,000 PSI, A/E
 - 4" C-4-4 CRUSHED STONE, MAX 0. N50
 - COMPACTED SUBGRADE, BSA MODIFIED PROCTOR
- RAILWAY PAVEMENT
 - MATCH EXISTING PAVEMENT SECTION

CURB LEGEND:

- 16.0 CURB AND GUTTER
- REVERSE PITCH 16.0 CURB AND GUTTER
- DEPRESSED CURB AND GUTTER

GEOMETRIC NOTES:

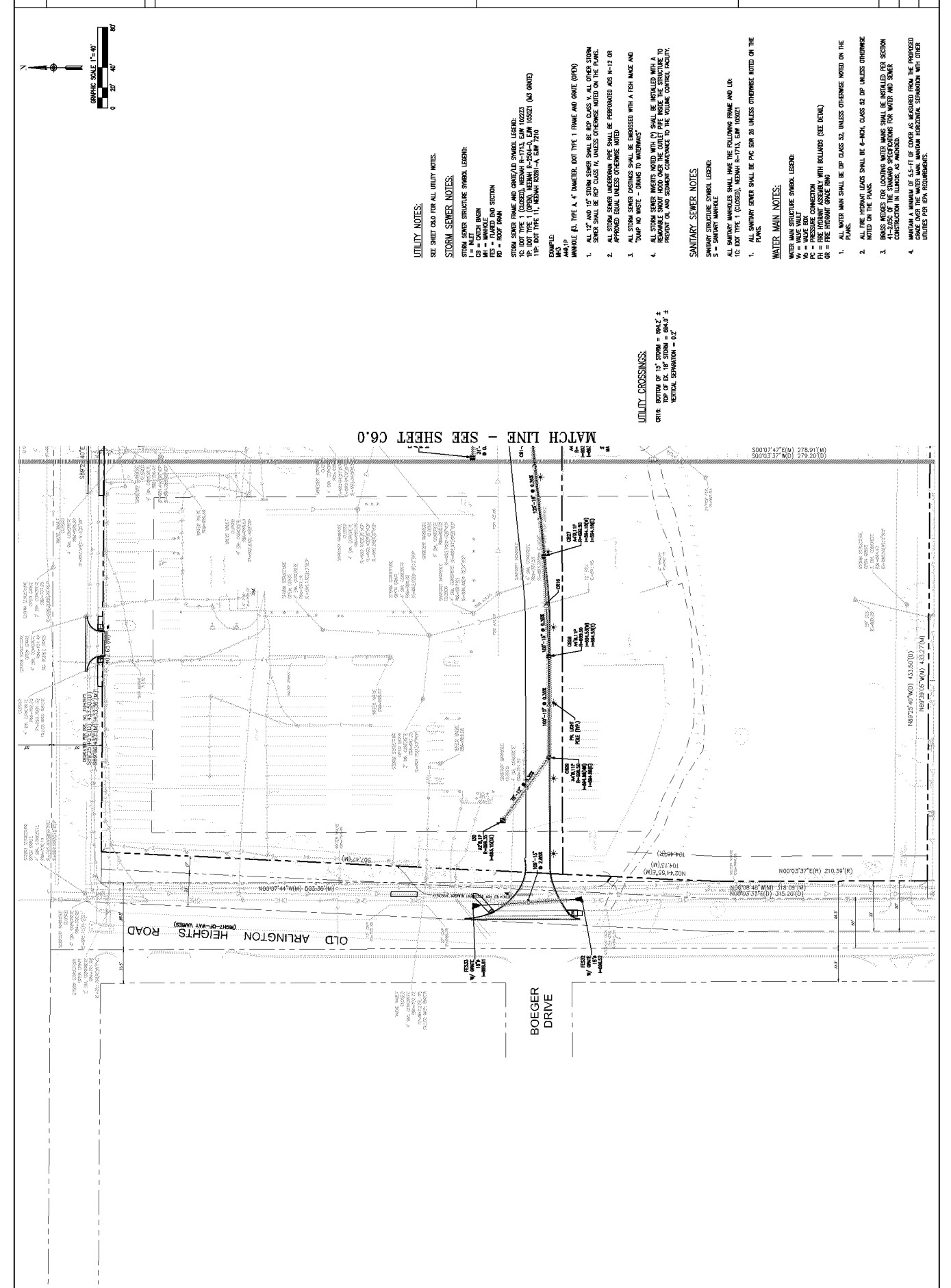
- ALL DIMENSIONS ARE MEASURED FROM FACE OF CURB OR CENTER OF PAVEMENT MARKING UNLESS OTHERWISE NOTED.
- ALL CURB RADI ARE 4.5' UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL COORDINATE ALL SITE IMPROVEMENTS WITH ARCHITECTURAL PLANS.
- ALL PROPOSED PAVEMENT MARKINGS SHALL BE 4" UNLESS OTHERWISE NOTED. PAVEMENT MARKINGS SHALL CONFORM TO ARTICLE 106.02 OF THE ILL. STANDARD SPECIFICATIONS.
- BUILDING DIMENSIONS AND DOORWAY LOCATIONS ARE SHOWN FOR INFORMATION ONLY. CONTRACTOR SHALL VERIFY ALL DIMENSIONS FOR ADDITIONAL INFORMATION AND DETAILS.
- CONTRACTOR SHALL VERIFY AT HIS EXPENSE ANY DAMAGE TO EXISTING ASPHALT, CONCRETE, CURBS, SIDEWALKS, ETC. RESULTING FROM CONSTRUCTION TRAFFIC AND/OR OPERATIONS. REPAIRS SHALL BE MADE TO THE SATISFACTION OF THE OWNER AND/OR COUNCIL.
- SEE ARCHITECTURAL PLANS FOR PROPOSED TREE AND PLANTING SPECIFICATIONS.
- SEE ARCHITECTURAL AND SPECIFICATIONS SHEET FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

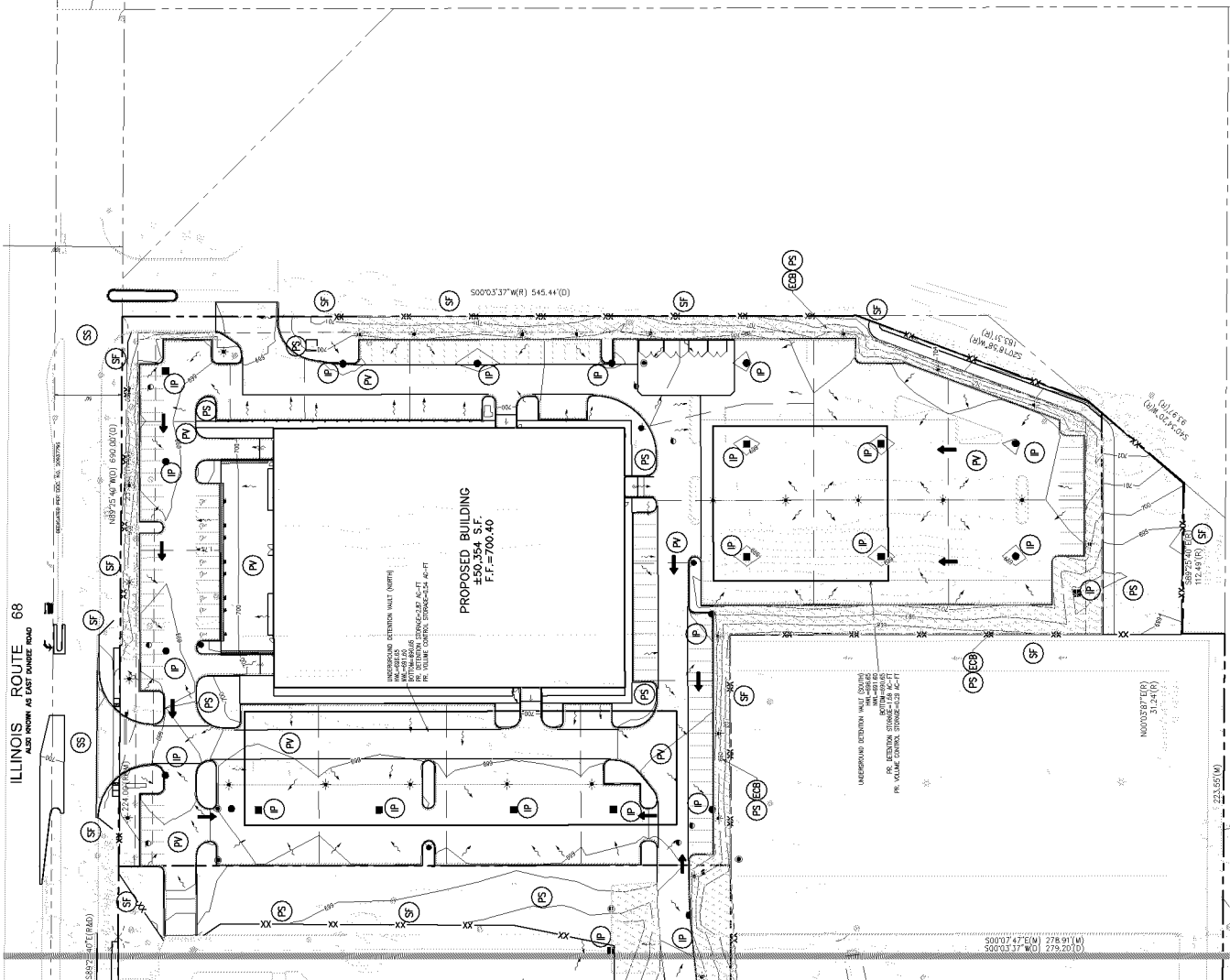
DIMENSIONAL CONTROL AND PAVING PLAN	
SHOREWOOD DEVELOPMENT GROUP	
BUFFALO GROVE, ILLINOIS	
No.	1
Desc.	P2C SUBMITTAL
Date	8/9/23

JACOB & HAEBER ASSOCIATES

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www.jacobandhaeber.com

G850
1" = 40'
C4.0





MATCH LINE - SEE SHEET C7.1

EROSION CONTROL LEGEND:

- INLET PROTECTION
- SILT FENCE
- CONCRETE WASHOUT
- EROSION CONTROL BLANKET (NORTH: MAGNETIC NORTH, S.F.)
- PERMANENT SEEDING
- STREET SWEEPING
- PAVEMENT
- LINED APRON



SWPPP CONSTRUCTION SCHEDULE:

1. OBTAIN ALL APPLICABLE SITE PERMITS AND THOROUGHLY REVIEW PROJECT'S STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND EROSION CONTROL PLAN. THE SWPPP AND EROSION CONTROL PLAN SHALL BE REVIEWED BY THE CONTRACTOR AND THE ENGINEER PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND UPDATING THE SWPPP THROUGHOUT THE DURATION OF CONSTRUCTION AS NECESSARY UNTIL FINAL SITE VERIFICATION IS ACHIEVED.
2. INSTALL PERIMETER SEDIMENT CONTROL MEASURES (I.E. SILT FENCE AND STABILIZED CONSTRUCTION ENTRANCES).
3. INSTALL INLET PROTECTION DEVICES FOR EXISTING STORM SEWER INLETS AND DRAINAGE STRUCTURES.
4. PERFORM STORMWATER POLLUTION PREVENTION SITE INSPECTIONS ON A REGULAR BASIS. THE INSPECTIONS SHALL INCLUDE THE DISTURBED AREAS OF THE PROJECT, THE EXISTING AND PROPOSED STORMWATER INFRASTRUCTURE, AND THE SURROUNDING AREA. THE INSPECTIONS SHALL INCLUDE THE DISTURBED AREAS OF THE PROJECT, THE EXISTING AND PROPOSED STORMWATER INFRASTRUCTURE, AND THE SURROUNDING AREA. THE INSPECTIONS SHALL INCLUDE THE DISTURBED AREAS OF THE PROJECT, THE EXISTING AND PROPOSED STORMWATER INFRASTRUCTURE, AND THE SURROUNDING AREA.
5. BEGIN SITE CLEANING AND GRADING OPERATIONS.
6. PROVIDE TEMPORARY SEEDING AND/OR MULCHING FOR ALL DISTURBED SITE AREAS THAT WILL NOT BE WORKED ON FOR MORE THAN SEVEN (7) DAYS.
7. INSTALL NEW STORM SEWERS AND OTHER SITE UTILITIES AS INDICATED ON THE PLAN.
8. TEMPORARY CONCRETE WASHOUT PRIOR TO COMMENCEMENT OF ANY CONCRETE WORK ON SITE.
9. BEGIN SITE PAVING OPERATIONS (I.E. DRIVE, PARKING LOTS, ETC.).
10. PERFORM STREET CLEANING OPERATIONS AND OTHER BEST MANAGEMENT PRACTICES AS NEEDED FOR ADJACENT TO THE PROJECT SITE.
11. INSTALL BUILDING FOUNDATIONS AND COMPLETE BUILDING CONSTRUCTION AND REMAINING SITE IMPROVEMENTS INDICATED ON THE PLAN.
12. PERFORM FINAL GRASS SEEDING AND ESTABLISH PERMANENT VEGETATION COVER ON ALL DISTURBED AREAS.
13. REMOVE ALL TEMPORARY SITE EROSION AND SEDIMENT CONTROL MEASURES WITHIN 180 DAYS OF FINAL SITE VERIFICATION.

EROSION CONTROL NOTES:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF SITE GRADING OR EXCAVATION OPERATIONS.
2. CONTRACTOR SHALL IMPLEMENT APPROPRIATE DUST CONTROL MEASURES AS NECESSARY.
3. EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND UPDATING THE SWPPP THROUGHOUT THE DURATION OF CONSTRUCTION AS NECESSARY UNTIL FINAL SITE VERIFICATION IS ACHIEVED.
4. SEE GENERAL NOTES AND SPECIFICATIONS AND STORMWATER POLLUTION PREVENTION PLANS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.



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EROSION CONTROL PLAN
BISON CROSSING
SHOREWOOD DEVELOPMENT GROUP
BUFFALO GROVE, ILLINOIS

No.	Description	Date
1	P20 SUBMITTAL	8/9/23

C7.1

1" = 40'

G850

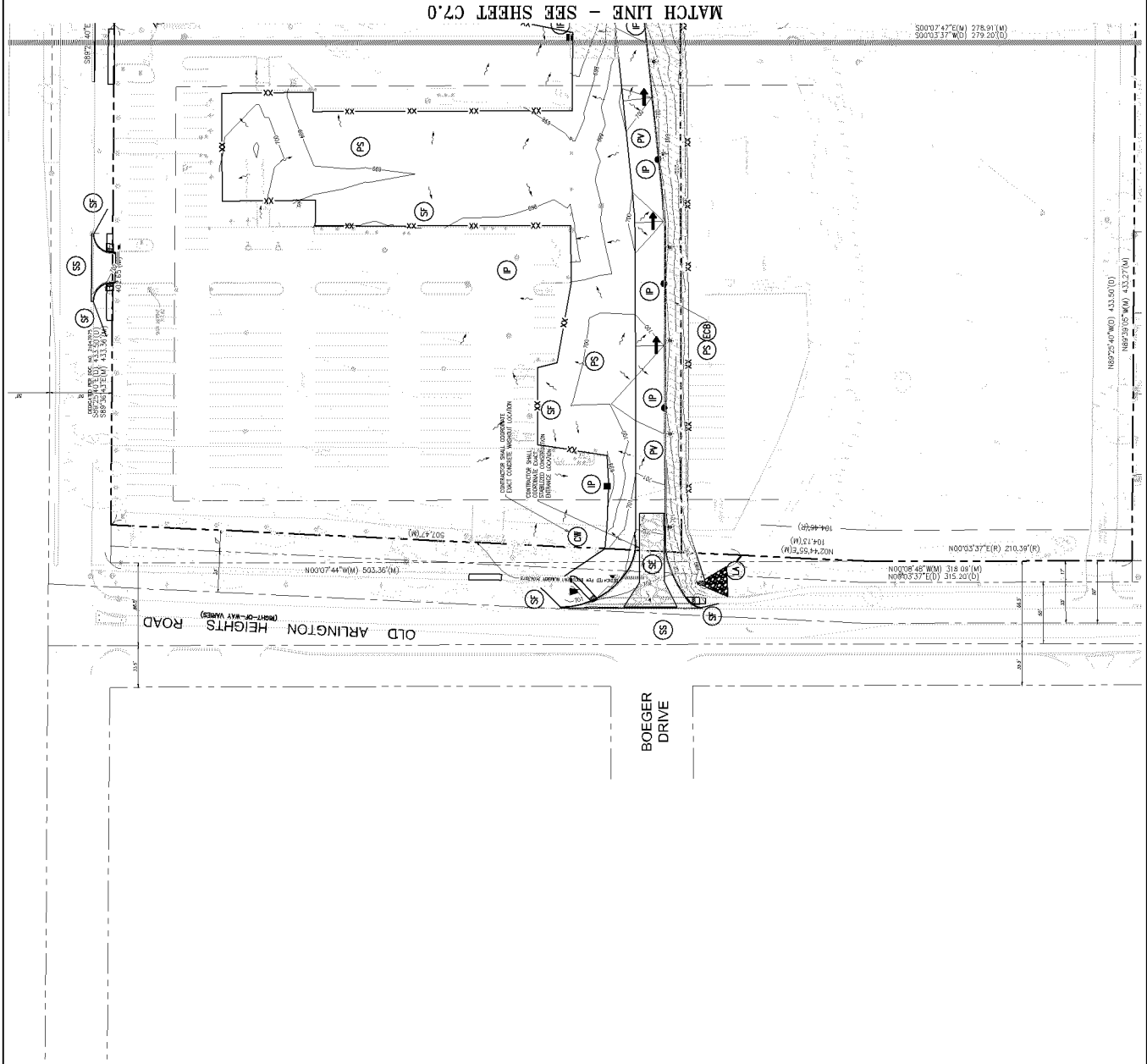


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EROSION CONTROL PLAN
BISON CROSSING
SHOREWOOD DEVELOPMENT GROUP
BUFFALO GROVE, ILLINOIS

No.	Description	Date
1	PZC SUBMITTAL	8/9/23

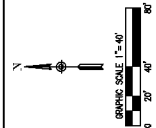
Attachment: Plan Set - Commercial (P15-045) Duane Road - Commercial & Residential (P15-017) on 3 Lot Subdivision - Town & Double Eagle



- EROSION CONTROL LEGEND:**
- INLET PROTECTION
 - SILT FENCE
 - CONCRETE WASHOUT
 - EROSION CONTROL BLANKET (NORTH ARROW INDICATES FLOW)
 - PERMANENT SEEDING
 - STREET SEEDING
 - PAVED
 - LINE APRON

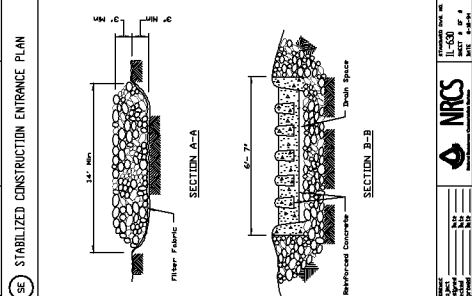
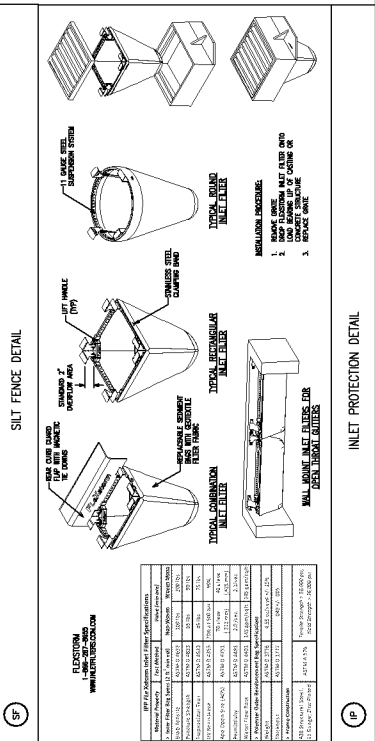
SWPPP CONSTRUCTION SCHEDULE:
SEE SHEET C7.0 FOR SWPPP CONSTRUCTION SCHEDULE.

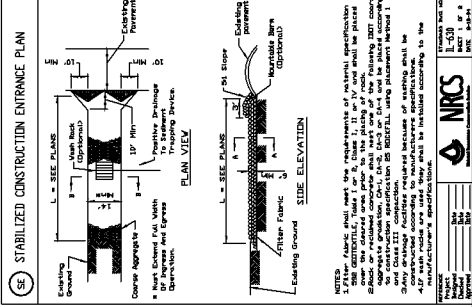
EROSION CONTROL NOTES:
SEE SHEET C7.0 FOR ALL EROSION CONTROL NOTES.



[illegible][illegible][illegible]

	G850
	N.T.S.
	C8.1





NOTES

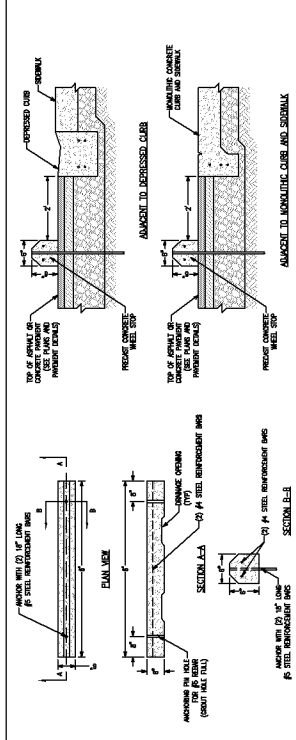
1. Filter fabric shall meet the requirements of material specification 296 GENTILETTI, Table 1 or 2, Class 1, or IV and shall be placed over the desired area prior to the placing of rock.

2. The filter fabric shall be placed over the rock and shall be placed over aggregate granulation, Class C-3, C-3-3, C-3-3 and be placed according to construction specification 296 REDFILL, using placement Method 1.

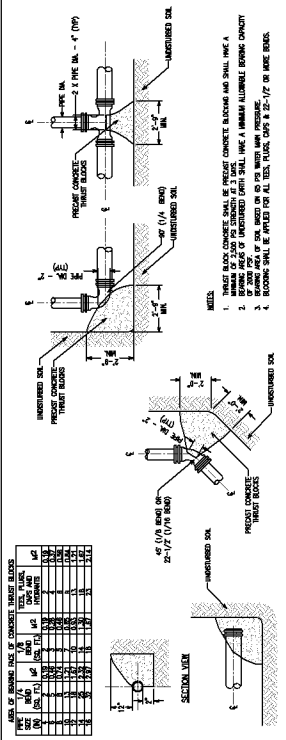
3. The filter fabric shall be placed over the aggregate granulation and Class II and III aggregate granulation because of seepage shall be constructed according to manufacturer's specification.

4. If such rock is used they shall be installed according to the manufacturer's specification.

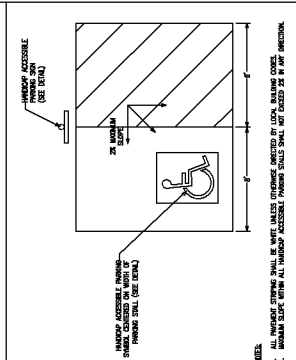
CONCRETE WHEEL STOP DETAIL



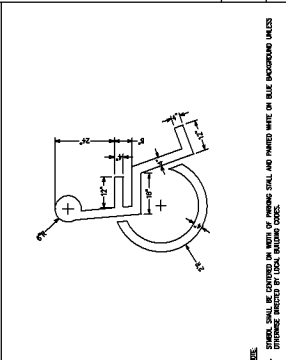
WATERMAIN THRUST BLOCK DETAIL



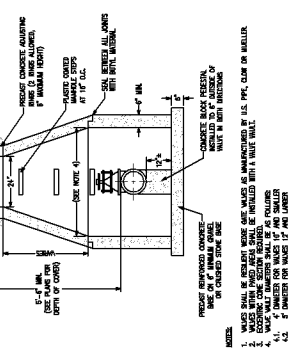
HANDICAP ACCESSIBLE PARKING STALL DETAIL



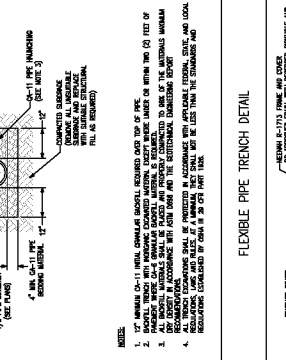
HANDICAP ACCESSIBLE PARKING SYMBOL DETAIL



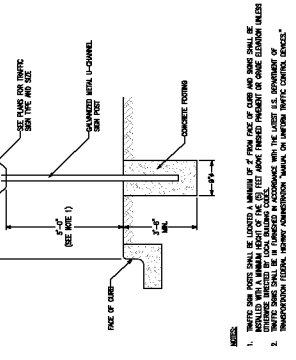
WATER MAIN VALVE VAULT DETAIL



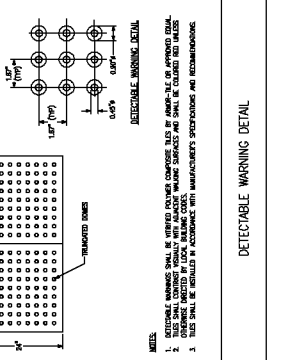
FLEXIBLE PIPE TRENCH DETAIL



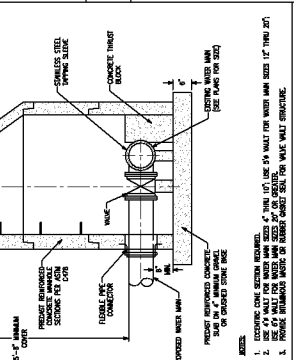
TRAFFIC SIGN DETAIL - GRASS AREA



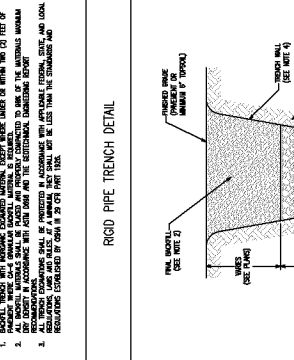
DETECTABLE WARNING DETAIL



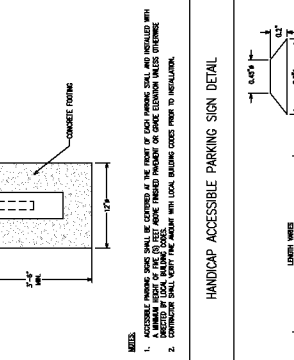
PRESSURE CONNECTION VALVE VAULT DETAIL



RIGID PIPE TRENCH DETAIL



HANDICAP ACCESSIBLE PARKING SIGN DETAIL

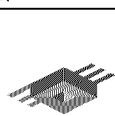


DETAILS

BISON CROSSING
SHOREWOOD DEVELOPMENT GROUP
BUFFALO GROVE, ILLINOIS

NO.	1
DESCRIPTION	P2C SUBMITTAL
DATE	8/9/23

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C9.0
N.T.S.
G850

DETAILS

Technical drawings of the Danoson 8032404 inlet type A, including a top view, a side view, and a cross-section view. The top view shows a circular inlet with a diameter of 100 mm and a height of 100 mm. The side view shows the inlet with a height of 100 mm and a width of 100 mm. The cross-section view shows the inlet with a height of 100 mm and a width of 100 mm. The drawings are labeled with dimensions and part numbers.

[illegible][illegible][illegible][illegible][illegible][illegible]

C9.4

N.T.S.

G850

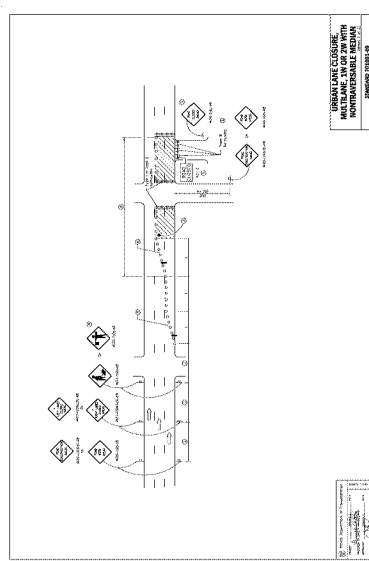
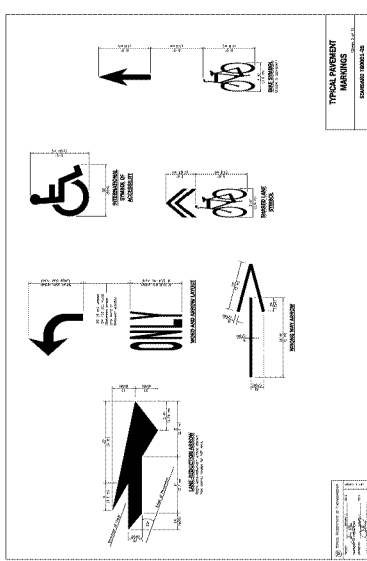
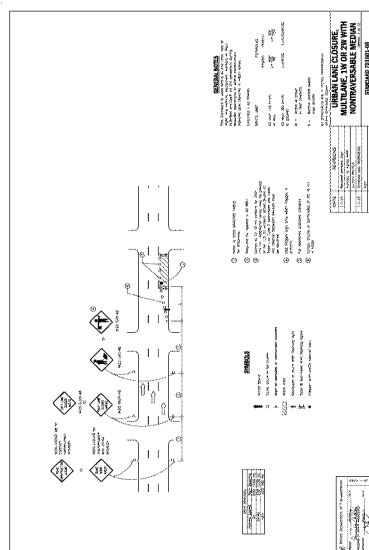
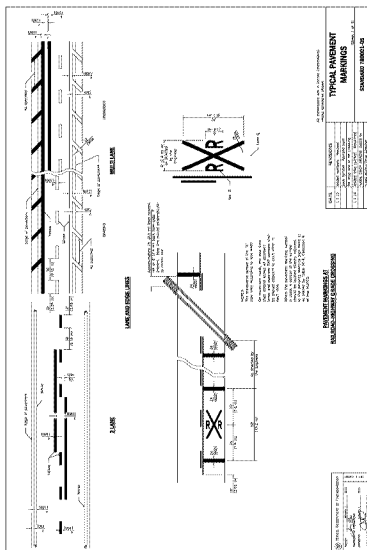


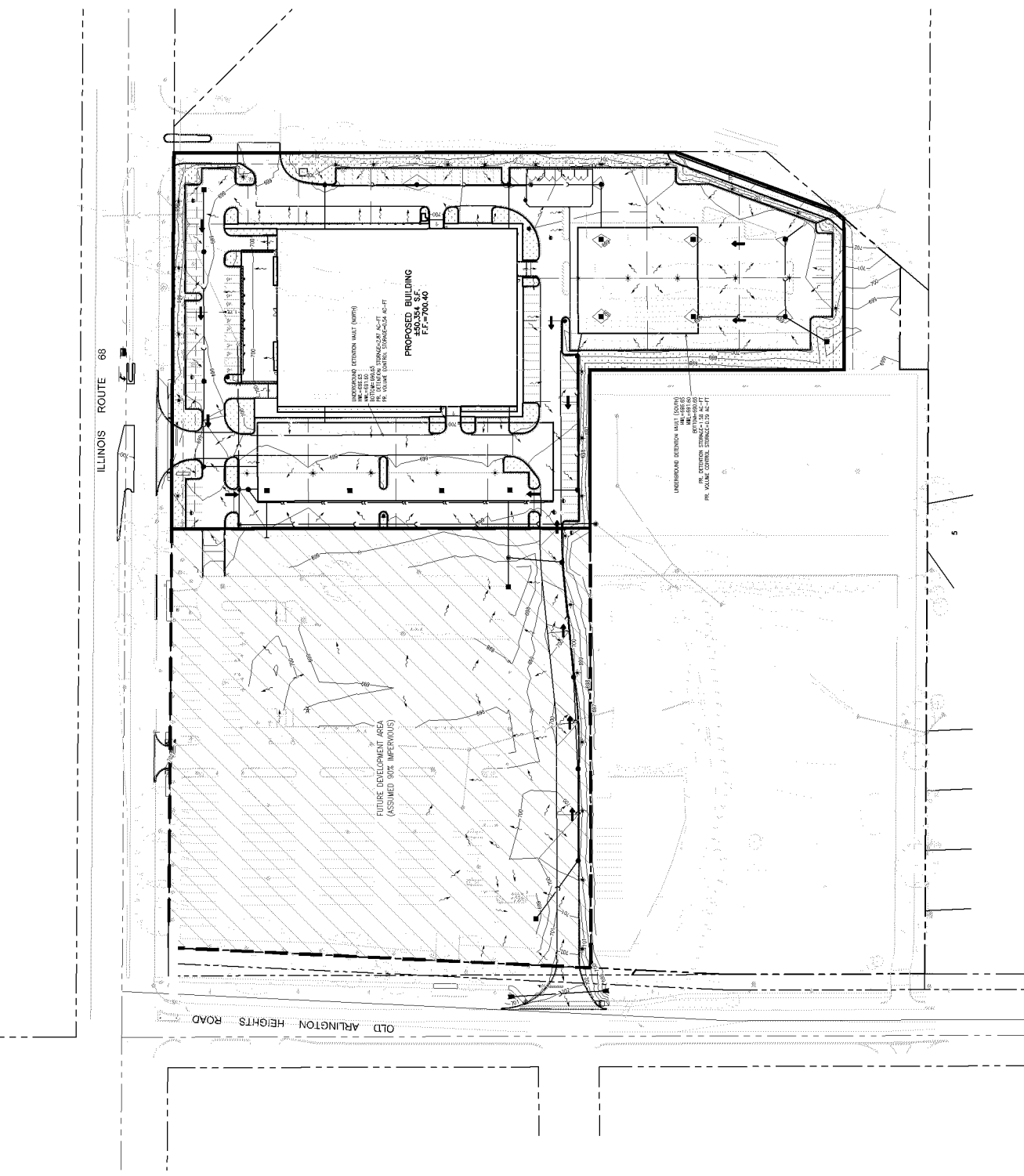
JACOB & HEFNER ASSOCIATES
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www.jacobandhefner.com

BISON CROSSING
SHOREWOOD DEVELOPMENT GROUP
BUFFALO GROVE, ILLINOIS

No.	Description	Date
1	P2C SUBMITTAL	8/9/23

DETAILS





PROPERTY AREA

PROPERTY TRIBUTARY AREA

IMPERVIOUS AREA
(CH=0.6)

PERVIOUS AREA
(CH=0.0)

EXISTING CONTOUR

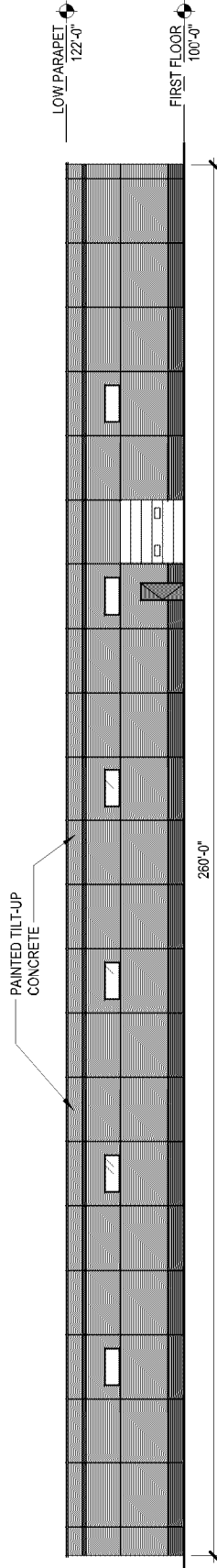
PROPOSED CONTOUR

OVERFLOW ROUTE

EXISTING STORM SEWER

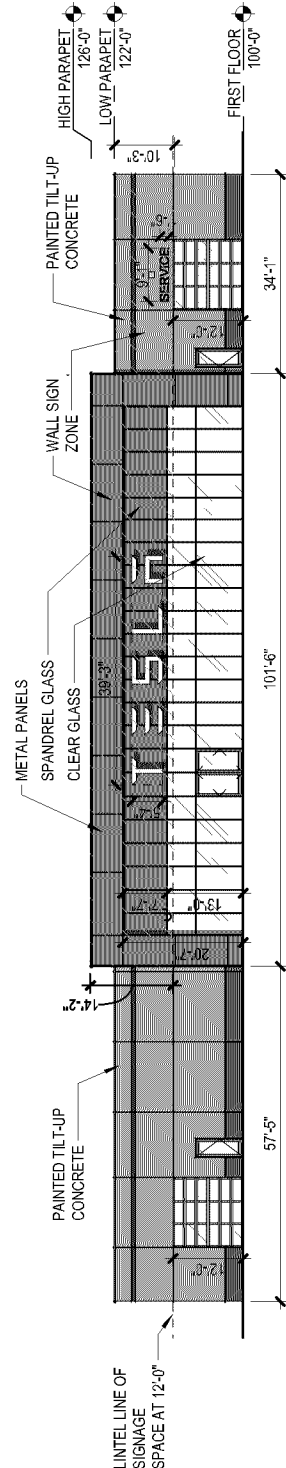
EXISTING STORM CULVERT

TOTAL TRIBUTARY AREA	10.80 ACRES
PRIORITY AREA	5.61 ACRES
IMPERVIOUS AREA (P+I+O)	4.77 ACRES
POROUS AREA (P+O)	0.84 ACRES
FUTURE TRIBUTARY AREA (FOUNDED FOR FUTURE USES)	4.88 ACRES
IMPERVIOUS AREA (P+I+O)	4.40 ACRES
POROUS AREA (P+O)	0.48 ACRES
COMPOSITE RUNOFF CURVE NUMBER	90.72
ADJUSTED RAINFALL CURVE NUMBER	87.84
ALLOWABLE 100-YEAR RELEASE RATE (0.20 CF/S/Acre)	2.10 CFS
ACTUAL 100-YEAR RELEASE RATE	1.98 CFS
TOTAL DETENTION VOLUME REQUIRED	4.38 ACRE-FT
REQUIRED DETENTION VOLUME	4.28 ACRE-FT
EXISTING COMPENSATORY STORAGE	0.10 ACRE-FT
DETENTION VOLUME PROVIDED	4.18 ACRE-FT
NORTH DETENTION WALF	2.87 ACRE-FT
SOUTH DETENTION WALF	1.38 ACRE-FT
VOLUME CONTROL STORAGE PROVIDED	0.77 ACRE-FT
NORTH DETENTION WALF	0.40 ACRE-FT
SOUTH DETENTION WALF	0.38 ACRE-FT



2 EAST ELEVATION

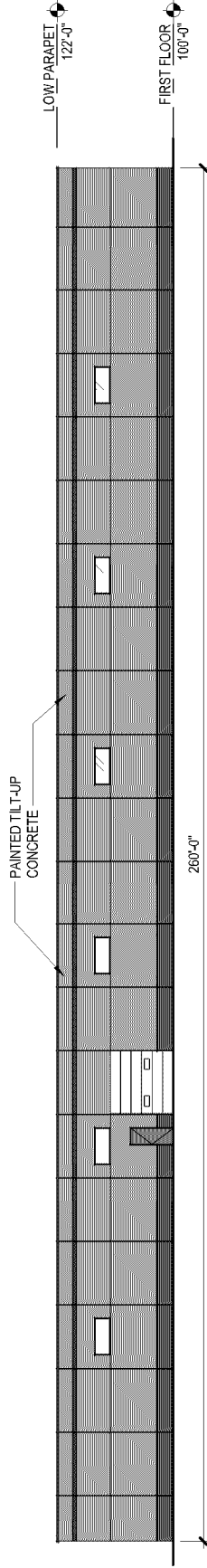
3/64" = 1'-0"



1 NORTH ELEVATION

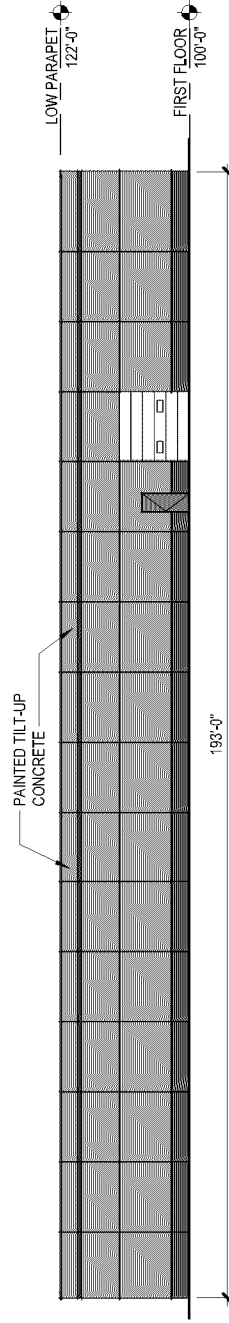
3/64" = 1'-0"

WALL SIGNS: ONE WALL SIGN FOR EACH OCCUPANCY WITHIN A DEVELOPED PARCEL.	
INDIVIDUAL LETTER SIGNS: THE LETTERS MUST FIT INTO A RECTANGLE WITH THE LENGTH OF THE RECTANGLE BEING NOT GREATER THAN ONE-THIRD OF FRONTAGE, AND THE HEIGHT OF THE RECTANGLE BEING NOT GREATER THAN ONE-HALF OF THE PORTION OF THE BUILDING ABOVE THE LINTEL	
PROPOSED TENANT SIGNAGE: ALLOWABLE HEIGHT: 7'-1" ALLOWABLE LENGTH: 38'-5"	PROPOSED HEIGHT: 5'-4" PROPOSED LENGTH: 38'-3" PROPOSED SF: 209.65 SF
PROPOSED SERVICE SIGNAGE: ALLOWABLE HEIGHT: 5'-1" ALLOWABLE LENGTH: 11'-4"	PROPOSED HEIGHT: 1'-6" PROPOSED LENGTH: 9'-1" PROPOSED SF: 14.67 SF



2 WEST ELEVATION

3/84" = 1'-0"

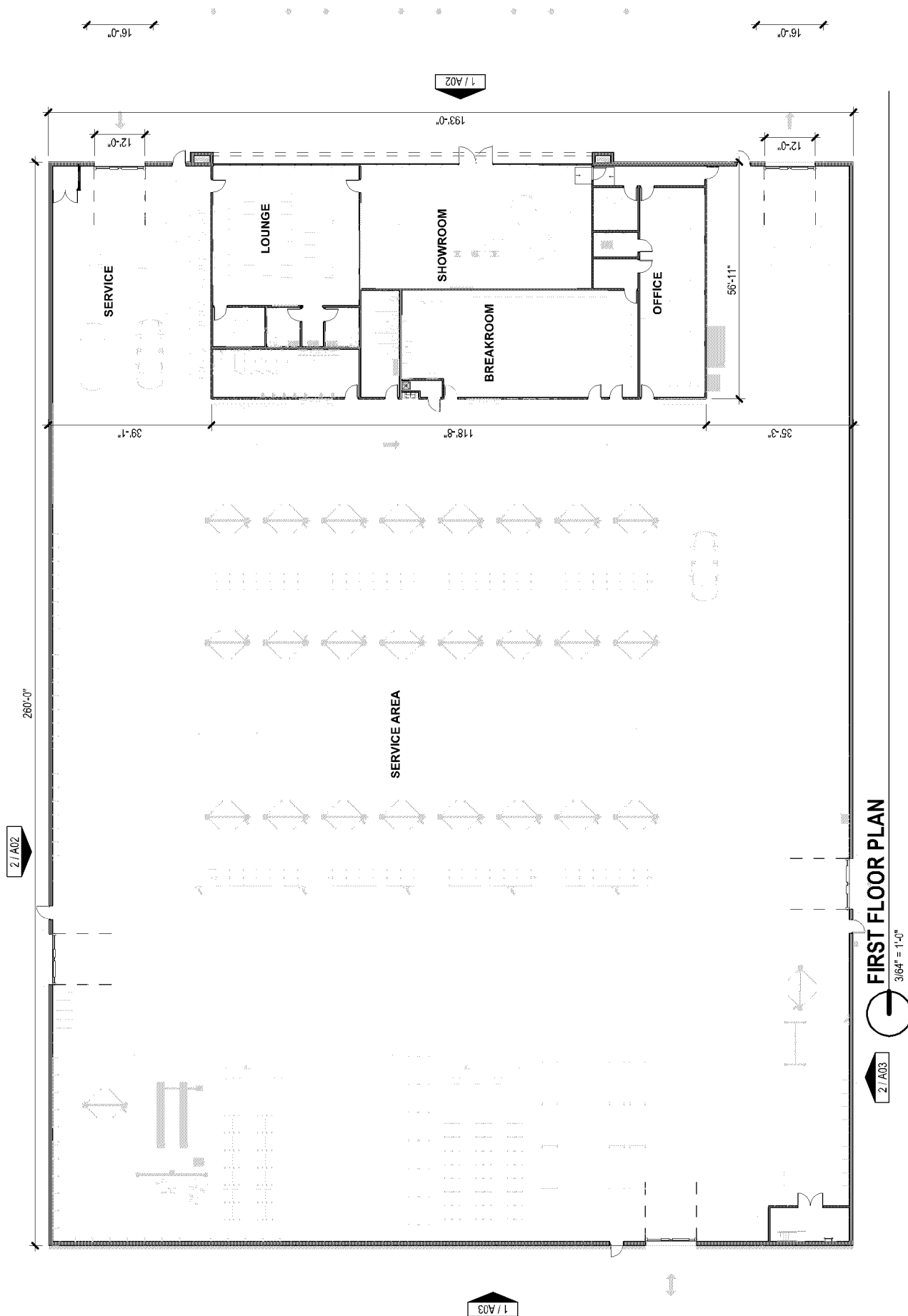


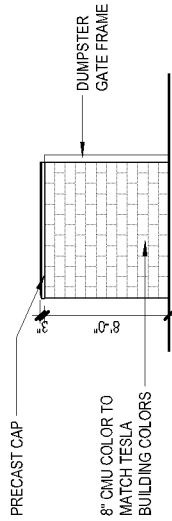
1 SOUTH ELEVATION

3/84" = 1'-0"



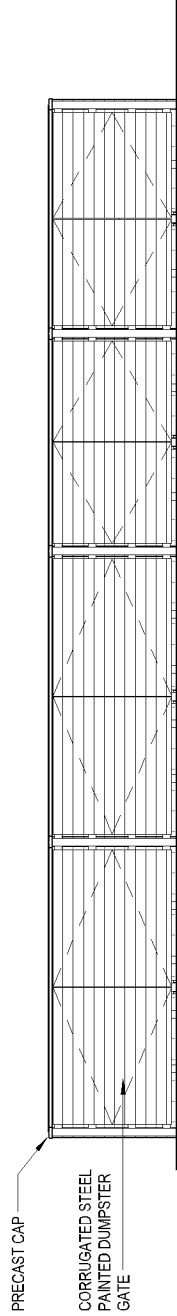






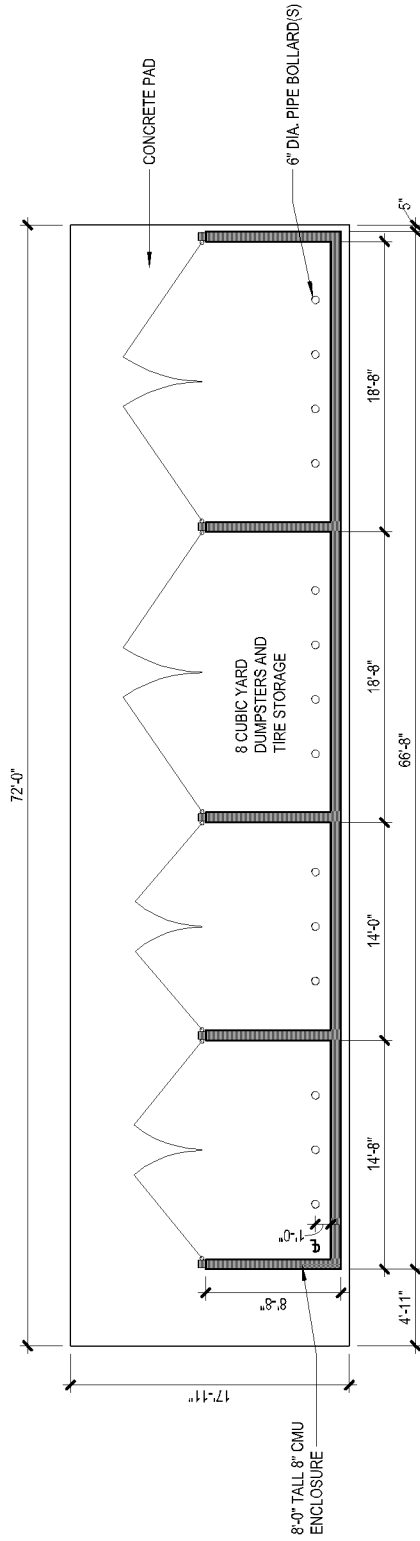
3 DUMPSTER ELEVATION - SIDE

1/8" = 1'-0"



2 DUMPSTER ELEVATION - FRONT

1/8" = 1'-0"



1 DUMPSTER ENCLOSURE - PLAN

1/8" = 1'-0"

DENNIS J JARRARD
Landscape Architect
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t: 248.212.4920

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professional seal:



professional in charge:
DENNIS JARRARD, PLA
checked by:
DWM
dictated by:
DWM

project:

915 WEST
DUNDEE ROAD

BUFFALO GROVE
ILLINOIS

915 W. DUNDEE ROAD

#20230001.0

shorewood
DEVELOPMENT GROUP

sheet title:

LANDSCAPE
PLANTING PLAN

date: 12/23/20

[illegible]

shoot:

L1.0

NOT ISSUED FOR CONSTRUCTION

Packet Pw. 13

PLANT SCHEDULE

[illegible]

REFERENCE NOTES SCHEDULE

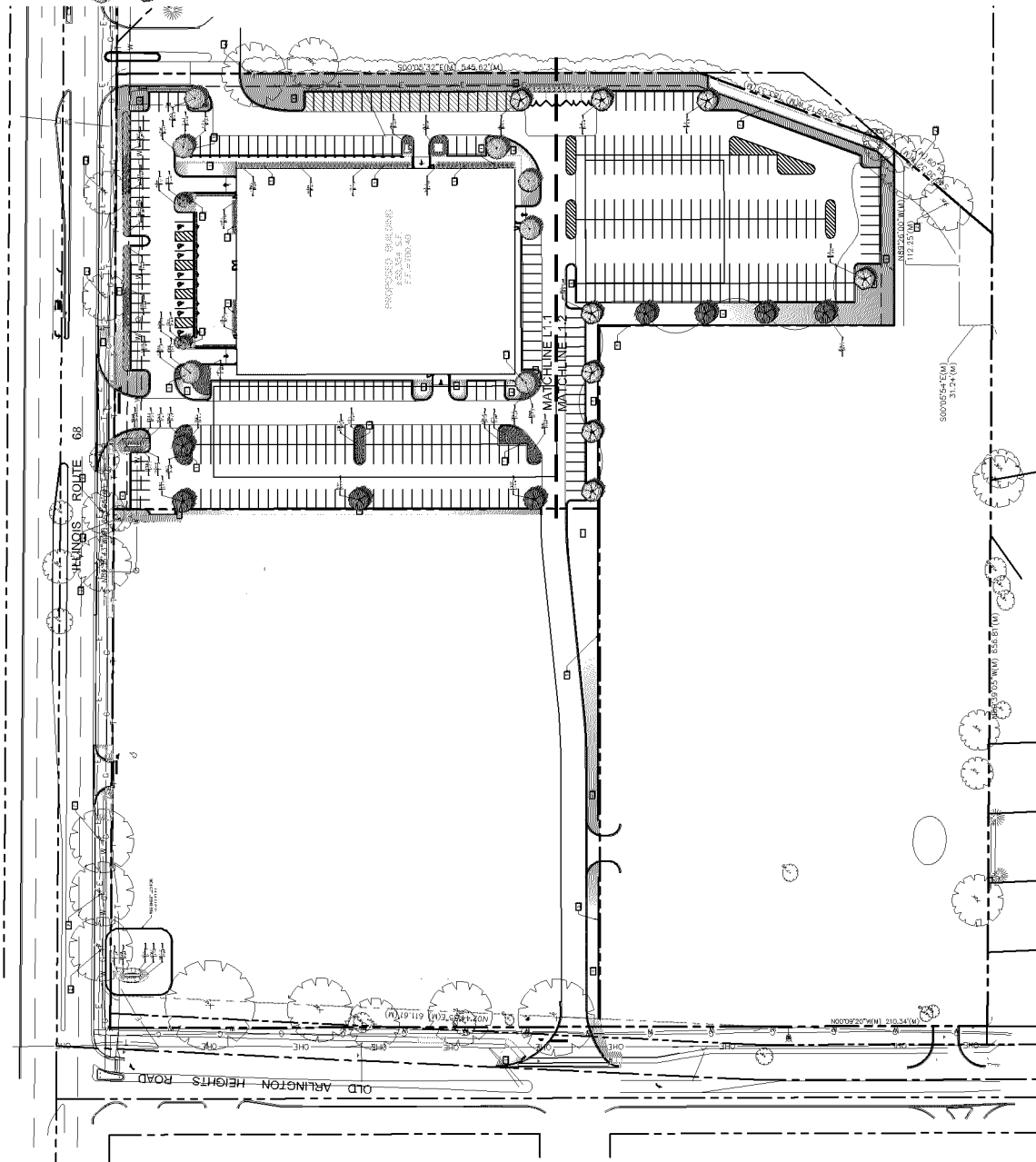
TOBWAQ	DESCRIPTION
1	CONTRACTOR BEDS.
2	EXISTING TREE FENCING TO BE
4	INSTALL SEED
5	4" HEIGHT CEDAR

GENERAL NOTES:

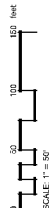
- GRAPHIC SYMBOLS TAKE PRECEDENCE OVER WRITTEN QUANTITIES AND UNITS ON THIS PLAN.
CONTRACTOR TO REMOVE AND REPLACE ANY PLANT MATERIAL DAMAGED BY THIS CONSTRUCTION. OVERSIDE SERVICE LIMITS. ANY PLANTING MATERIAL DAMAGED BY CONTRACTOR DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIAL OF SIMILAR SPECIES AND SIZE AT THE CONTRACTOR'S EXPENSE WITH NO ADDITIONAL COST TO OWNER OR TENANT.
TWO WEEKS PRIOR TO PLANTING, THE CONTRACTOR SHALL SUBMIT TO THE OWNER / OWNER'S REPRESENTATIVE A PLANT PHOTO SUBMITTAL FOR APPROVAL.
EACH PHOTO SHALL CLEARLY SHOW THE SIZE, FORM, AND BRANCHING STRUCTURE AND QUALITY OF THE PLANT.
EACH PHOTO SHALL HAVE THE PLANT NAME, SIZE, AND SPECIFICATIONS LABELED ON THE PHOTO.

MAINTENANCE OF LANDSCAPING:

THE OWNER, TENANT, OR AGENT, IF ANY, SHALL BE RESPONSIBLE FOR PROVIDING, PROTECTING AND MAINTAINING ALL LANDSCAPING IN A HEALTHY GROWING CONDITIONS, REPLACING IT WHEN NECESSARY TO ENSURE CONTINUOUS CONFORMANCE WITH THESE GUIDELINES AND KEEPING IT FREE FROM REFUSE AND DEBRIS. MAINTENANCE SHALL INCLUDE THE REPLACEMENT OF ALL DEAD PLANT MATERIAL WITHIN THE GUARANTEED CONTRACT PERIOD.



OVERALL PLANTING PLAN



SCALE: 1" = 50'

DENNIS J JARRARD
Landscape Architect
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Glen Ellyn, IL 60137
T: 248.212.4920

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professional seal:



professional in charge;
DENNIS JARRARD, PLA
checked by:
DJJ
drawn by:
DJJ

project: 915 WEST DUNDEE ROAD

BUFFALO GROVE
ILLINOIS
915 W. DIINDEE ROAD

#20230001.0

shorewood
DEVELOPMENT GROUP

sheet title:
LANDSCAPE
PLANTING PLAN

date:

revisions:	date	description
	2020/04/23	1st revision
	2020/04/23	2nd revision

heat:

L1.1

NOT ISSUED FOR CONSTRUCTION

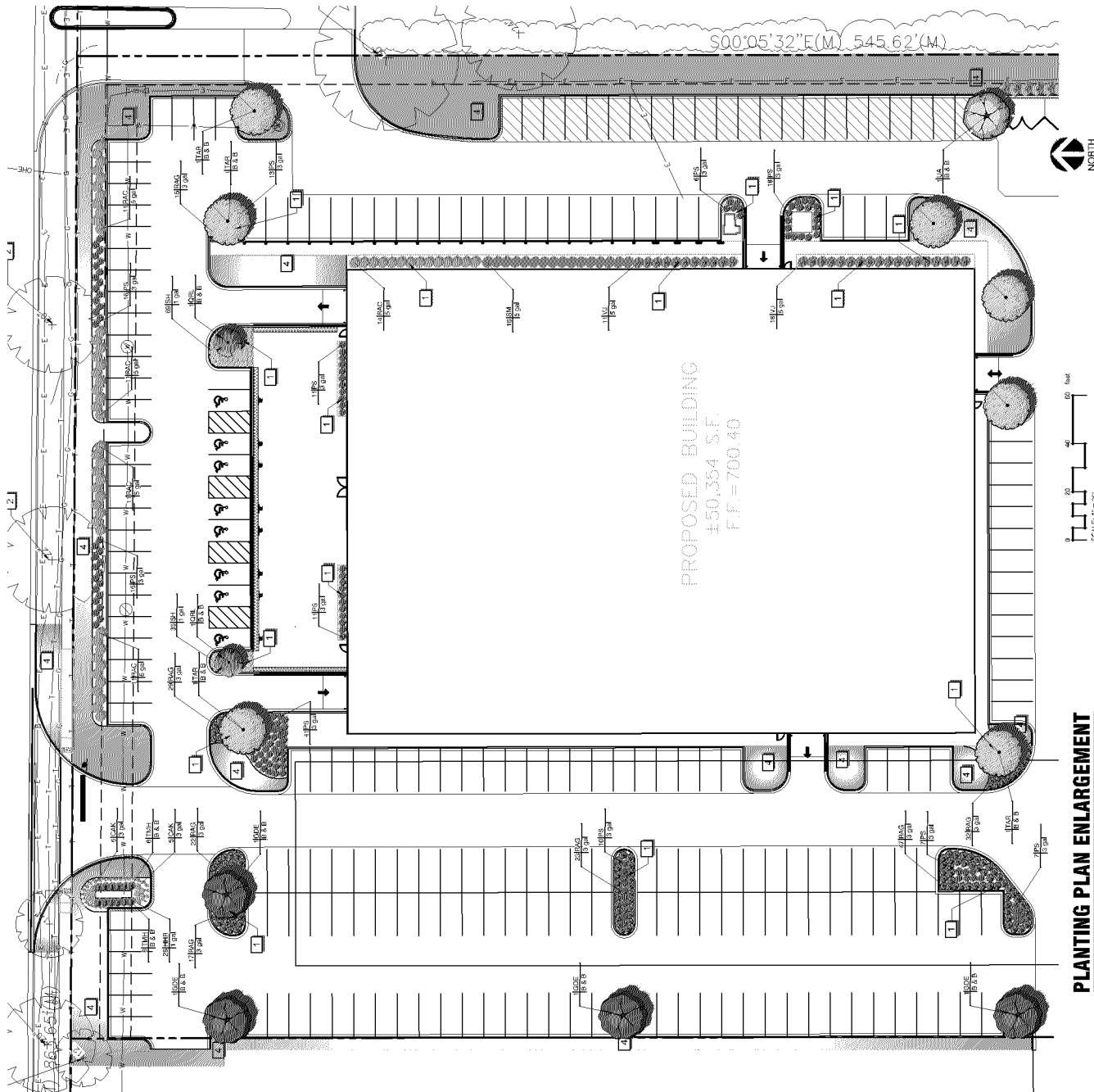
Packet Pn. 121

PLANT SCHEDULE

PREBS	OTOTICAL COMPOUND NAME	QTY
	GYMNOCLADUS DICKENSII / KENTUCKY COFFEE TREE	6
	QUERCUS LAMINATA / UNCLE JESSE / PRINCE OF WOODS / CENTRAL LEAF	2
	TELEPHORUS / REDWOOD / REDWOOD AMERICAN INK	7
	ELM / MOUNTAIN / ACACIA / ELM	8
OTOTICAL COMPOUND NAME	OTOTICAL COMPOUND NAME	QTY
	HIMANTODENDRUM / AMERICAN / HEMLOCK / HEMLOCK	6
	REDWOOD / REDWOOD / REDWOOD / REDWOOD	18
	REDWOOD / REDWOOD / REDWOOD / REDWOOD	18
	REDWOOD / REDWOOD / REDWOOD / REDWOOD	12
	REDWOOD / REDWOOD / REDWOOD / REDWOOD	14
	REDWOOD / REDWOOD / REDWOOD / REDWOOD	18
OTOTICAL COMPOUND NAME	OTOTICAL COMPOUND NAME	QTY
	HIMANTODENDRUM / AMERICAN / HEMLOCK / HEMLOCK	6
	REDWOOD / REDWOOD / REDWOOD / REDWOOD	18
	REDWOOD / REDWOOD / REDWOOD / REDWOOD	18
	REDWOOD / REDWOOD / REDWOOD / REDWOOD	12
	REDWOOD / REDWOOD / REDWOOD / REDWOOD	14
	REDWOOD / REDWOOD / REDWOOD / REDWOOD	18
OTOTICAL COMPOUND NAME	OTOTICAL COMPOUND NAME	QTY
	HIMANTODENDRUM / AMERICAN / HEMLOCK / HEMLOCK	6
	REDWOOD / REDWOOD / REDWOOD / REDWOOD	18
	REDWOOD / REDWOOD / REDWOOD / REDWOOD	18
	REDWOOD / REDWOOD / REDWOOD / REDWOOD	12
	REDWOOD / REDWOOD / REDWOOD / REDWOOD	14
	REDWOOD / REDWOOD / REDWOOD / REDWOOD	18
OTOTICAL COMPOUND NAME	OTOTICAL COMPOUND NAME	QTY
	HIMANTODENDRUM / AMERICAN / HEMLOCK / HEMLOCK	6
	REDWOOD / REDWOOD / REDWOOD / REDWOOD	18
	REDWOOD / REDWOOD / REDWOOD / REDWOOD	18
	REDWOOD / REDWOOD / REDWOOD / REDWOOD	12
	REDWOOD / REDWOOD / REDWOOD / REDWOOD	14
	REDWOOD / REDWOOD / REDWOOD / REDWOOD	18
OTOTICAL COMPOUND NAME	OTOTICAL COMPOUND NAME	QTY
	HIMANTODENDRUM / AMERICAN / HEMLOCK / HEMLOCK	6
	REDWOOD / REDWOOD / REDWOOD / REDWOOD	18
	REDWOOD / REDWOOD / REDWOOD / REDWOOD	18
	REDWOOD / REDWOOD / REDWOOD / REDWOOD	12
	REDWOOD / REDWOOD / REDWOOD / REDWOOD	14
	REDWOOD / REDWOOD / REDWOOD / REDWOOD	18
OTOTICAL COMPOUND NAME	OTOTICAL COMPOUND NAME	QTY
	HIMANTODENDRUM / AMERICAN / HEMLOCK / HEMLOCK	6
	REDWOOD / REDWOOD / REDWOOD / REDWOOD	18
	REDWOOD / REDWOOD / REDWOOD / REDWOOD	18
	REDWOOD / REDWOOD / REDWOOD / REDWOOD	12
	REDWOOD / REDWOOD / REDWOOD / REDWOOD	14
	REDWOOD / REDWOOD / REDWOOD / REDWOOD	18
OTOTICAL COMPOUND NAME	OTOTICAL COMPOUND NAME	QTY
	HIMANTODENDRUM / AMERICAN / HEMLOCK / HEMLOCK	6
	REDWOOD / REDWOOD / REDWOOD / REDWOOD	18
	REDWOOD / REDWOOD / REDWOOD / REDWOOD	18
	REDWOOD / REDWOOD / REDWOOD / REDWOOD	12
	REDWOOD / REDWOOD / REDWOOD / REDWOOD	14
	REDWOOD / REDWOOD / REDWOOD / REDWOOD	18
OTOTICAL COMPOUND NAME	OTOTICAL COMPOUND NAME	QTY
	HIMANTODENDRUM / AMERICAN / HEMLOCK / HEMLOCK	6
	REDWOOD / REDWOOD / REDWOOD / REDWOOD	18
	REDWOOD / REDWOOD / REDWOOD / REDWOOD	18
	REDWOOD / REDWOOD / REDWOOD / REDWOOD	12
	REDWOOD / REDWOOD / REDWOOD / REDWOOD	14
	REDWOOD / REDWOOD / REDWOOD / REDWOOD	18
OTOTICAL COMPOUND NAME	OTOTICAL COMPOUND NAME	QTY
	HIMANTODENDRUM / AMERICAN / HEMLOCK / HEMLOCK	6
	REDWOOD / REDWOOD / REDWOOD / REDWOOD	18
	REDWOOD / REDWOOD / REDWOOD / REDWOOD	18
	REDWOOD / REDWOOD / REDWOOD / REDWOOD	12
	REDWOOD / REDWOOD / REDWOOD / REDWOOD	14
	REDWOOD / REDWOOD / REDWOOD / REDWOOD	18
OTOTICAL COMPOUND NAME	OTOTICAL COMPOUND NAME	QTY
	HIMANTODENDRUM / AMERICAN / HEMLOCK / HEMLOCK	6
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REFERENCE NOTES SCHEDULE

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3	INSTALL SEED TURF WITH EROSION CONTROL BLANKET.
4	8" HIGHT CEDAR SCREEN FENCE.



PLANTING PLAN ENLARGEMENT

PLANT SCHEDULE

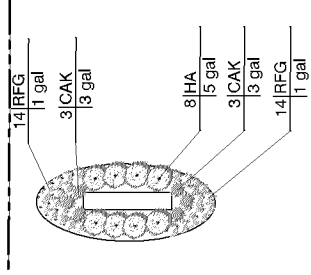
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PLANT SCHEDULE

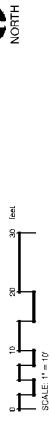
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3	INSTALL SEED TURF WITH EROSION CONTROL BLANKET.
4	6' HEIGHT CEDAR SCREEN FENCE.
5	



PLANTING PLAN ENLARGEMENT



PLANTING PLAN ENLARGEMENT



DENNIS J. JARROLD
Landscaping Architect
505 Chestnut Avenue
Buffalo Grove, IL 60089
T 224.212.4920

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professional seal



DENNIS JARROLD, P.L.A.
CREATING LANDSCAPE
DESIGN BY
D.J.

project:
915 WEST
DUNDEE ROAD

BUFFALO GROVE
ILLINOIS

915 W. DUNDEE ROAD
#20230001.0

shorewood
DEVELOPMENT GROUP

sheet title:
LANDSCAPE
PLANTING PLAN

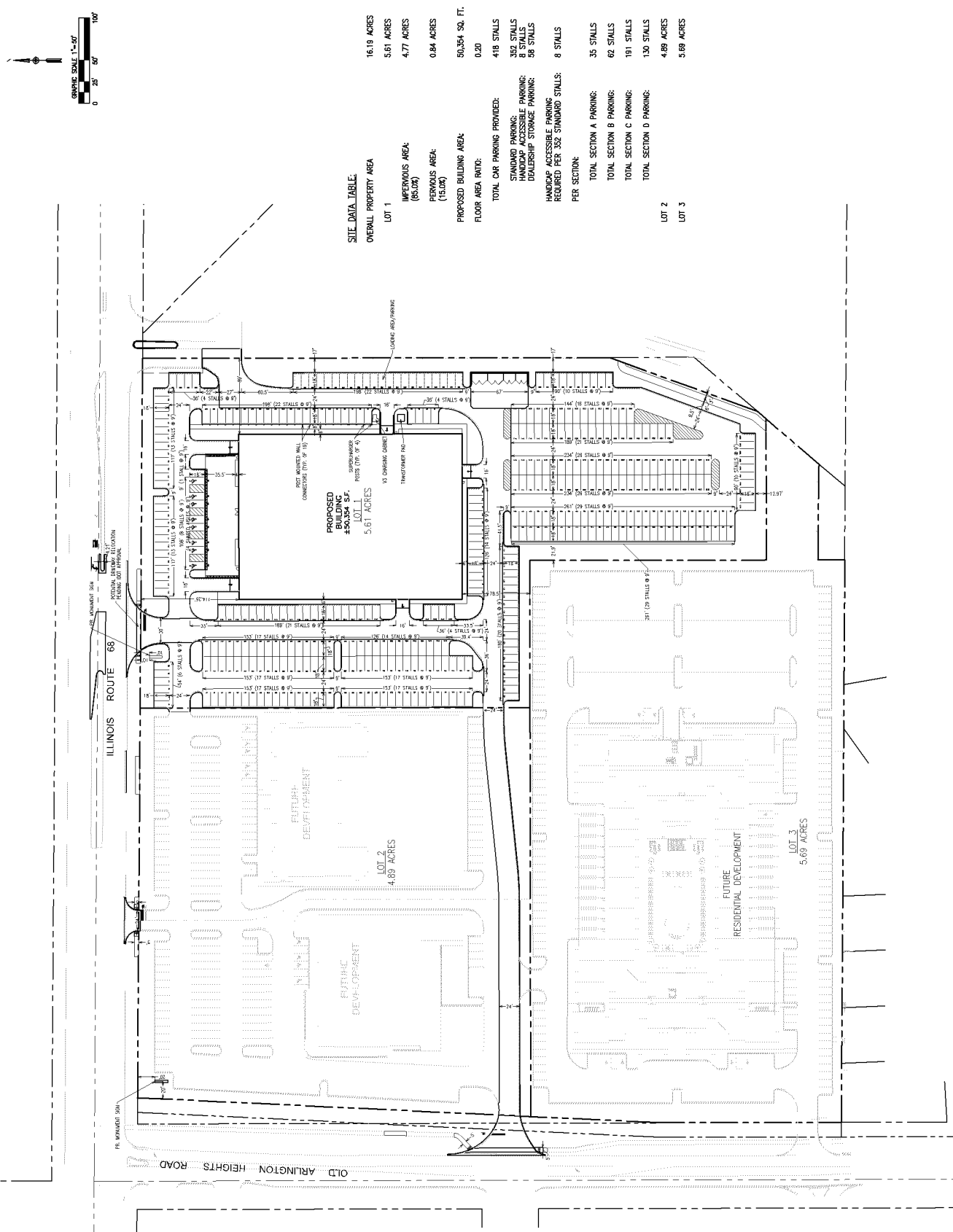
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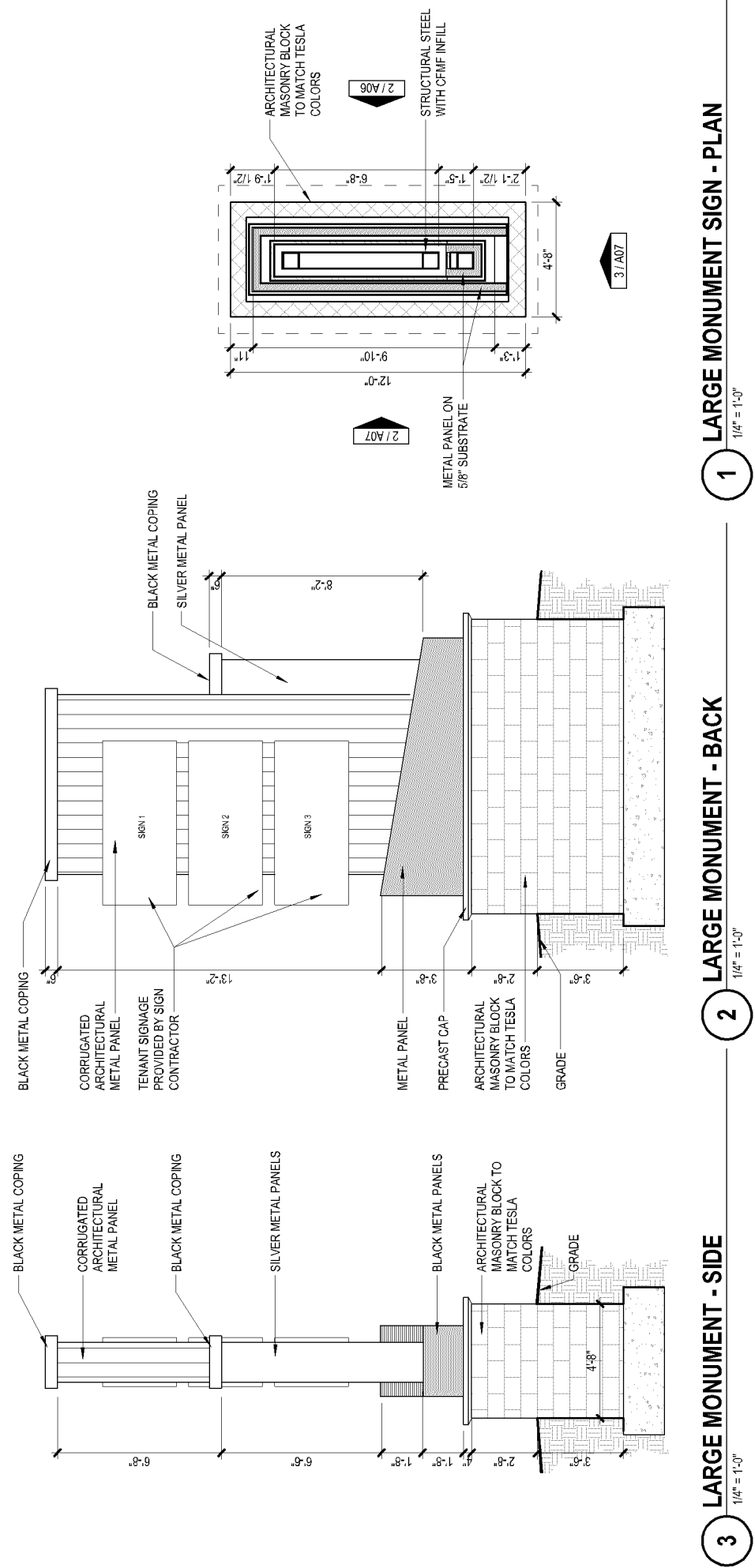
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NOT ISSUED FOR CONSTRUCTION
Project No. 172

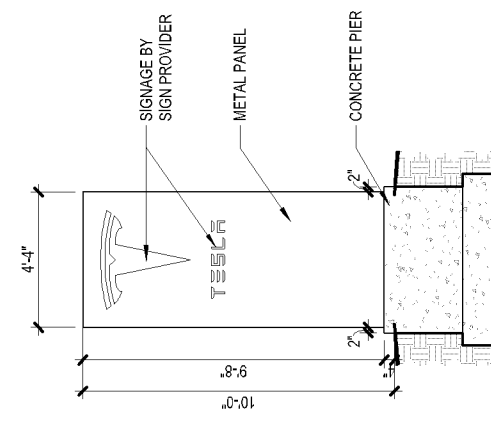




Attachment: Plan Set - Commercial (915-945 Dundee Road - Commercial & Residential PUD on 3 Lot Subdivision - Tesla & Double Eagle)

GROUND SIGNS:
ONE GROUND SIGN IS PERMITTED FOR EACH DEVELOPED PARCEL.
THE MAXIMUM AREA OF A GROUND SIGN FOR PROPERTY FRONTAGE OF 400-600 LINEAL FEET IS 100 SF EACH SIDE.
MAXIMUM HEIGHT ALLOWED: 15'-0"
ALLOWED DISTANCE FROM PROPERTY LINE: 20'-0"

SMALL MONUMENT SIGNAGE
PROPOSED HEIGHT: 10'-0"
PROPOSED LENGTH: 4'-4"
PROPOSED SF: 43.5 SF EACH SIDE, TOTAL 87 SF

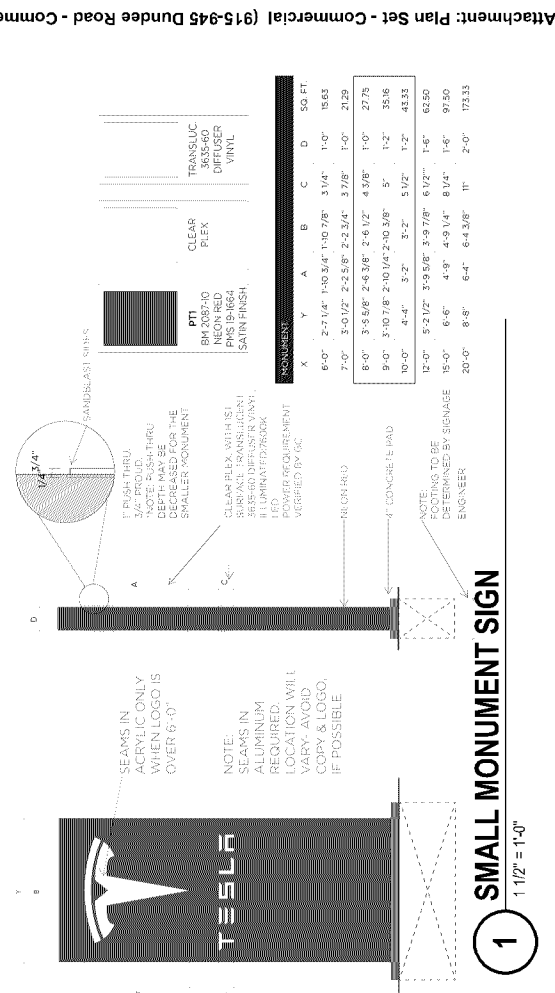
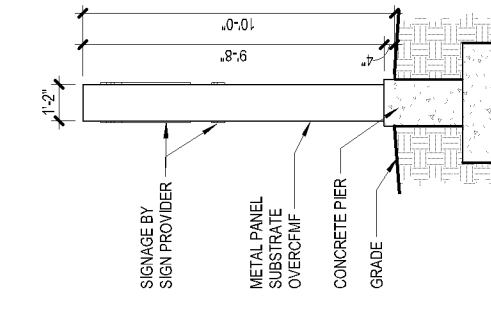


SMALL MONUMENT SIGN - FRONT AND BACK

3 1/4" = 1'-0"

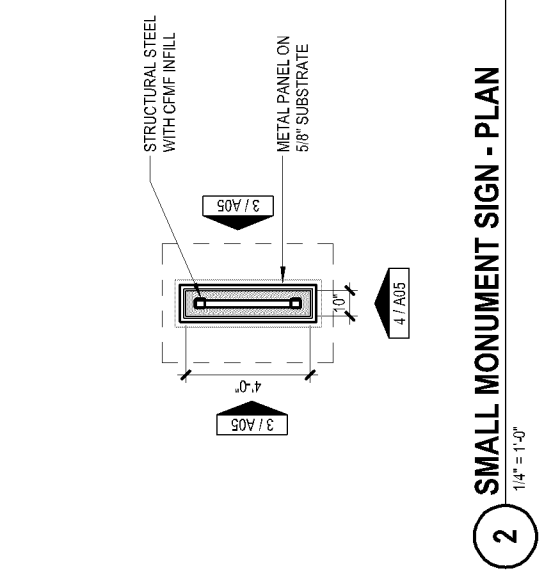
4 SMALL MONUMENT SIGN - SIDE

1/4" = 1'-0"



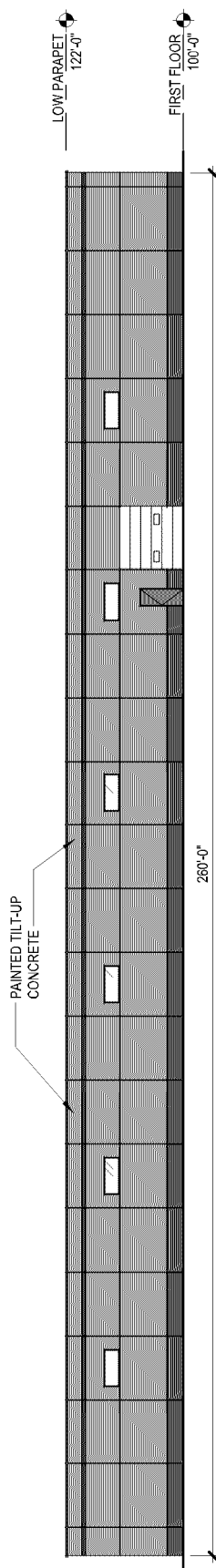
SMALL MONUMENT SIGN

1 1/2" = 1'-0"

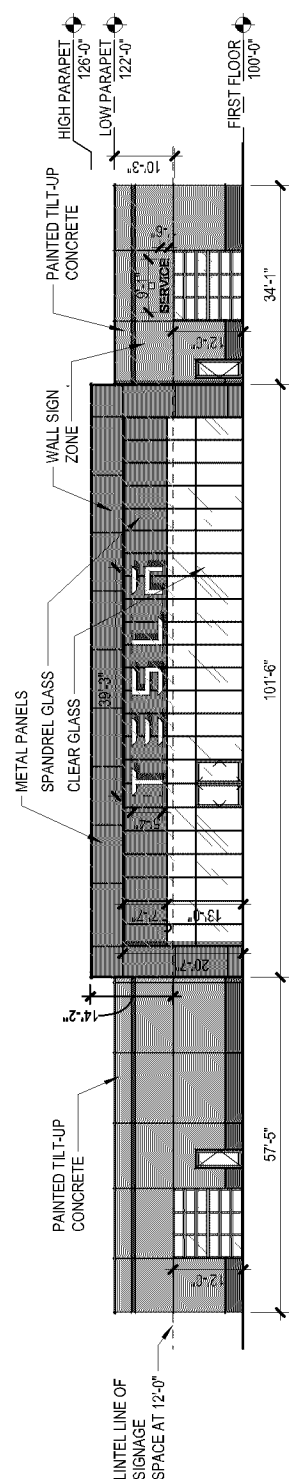


SMALL MONUMENT SIGN - PLAN

2 1/4" = 1'-0"



2 EAST ELEVATION
3/84" = 1'-0"



1 NORTH ELEVATION
3/84" = 1'-0"

WALL SIGNS: ONE WALL SIGN FOR EACH OCCUPANCY WITHIN A DEVELOPED PARCEL.	
INDIVIDUAL LETTER SIGNS: THE LETTERS MUST FIT INTO A RECTANGLE WITH THE LENGTH OF THE RECTANGLE BEING NOT GREATER THAN ONE-THIRD OF FRONTAGE, AND THE HEIGHT OF THE RECTANGLE BEING NOT GREATER THAN ONE-HALF OF THE PORTION OF THE BUILDING ABOVE THE LINTEL	
PROPOSED TENANT SIGNAGE: ALLOWABLE HEIGHT: 7'-1" ALLOWABLE LENGTH: 38'-5"	PROPOSED HEIGHT: 5'-4" PROPOSED LENGTH: 38'-3" PROPOSED SF: 209.65 SF
PROPOSED SERVICE SIGNAGE: ALLOWABLE HEIGHT: 5'-1" ALLOWABLE LENGTH: 11'-4"	PROPOSED HEIGHT: 1'-6" PROPOSED LENGTH: 9'-1" PROPOSED SF: 14.67 SF

Date: 05/03/23
Issued: 11/20/23

EI

23150

AS NOTED

KORNACKI & ASSOCIATES, INC.
Electrical Design Consultants
262-784-3323
262 S. Moorland Rd., New Berlin, WI 53151

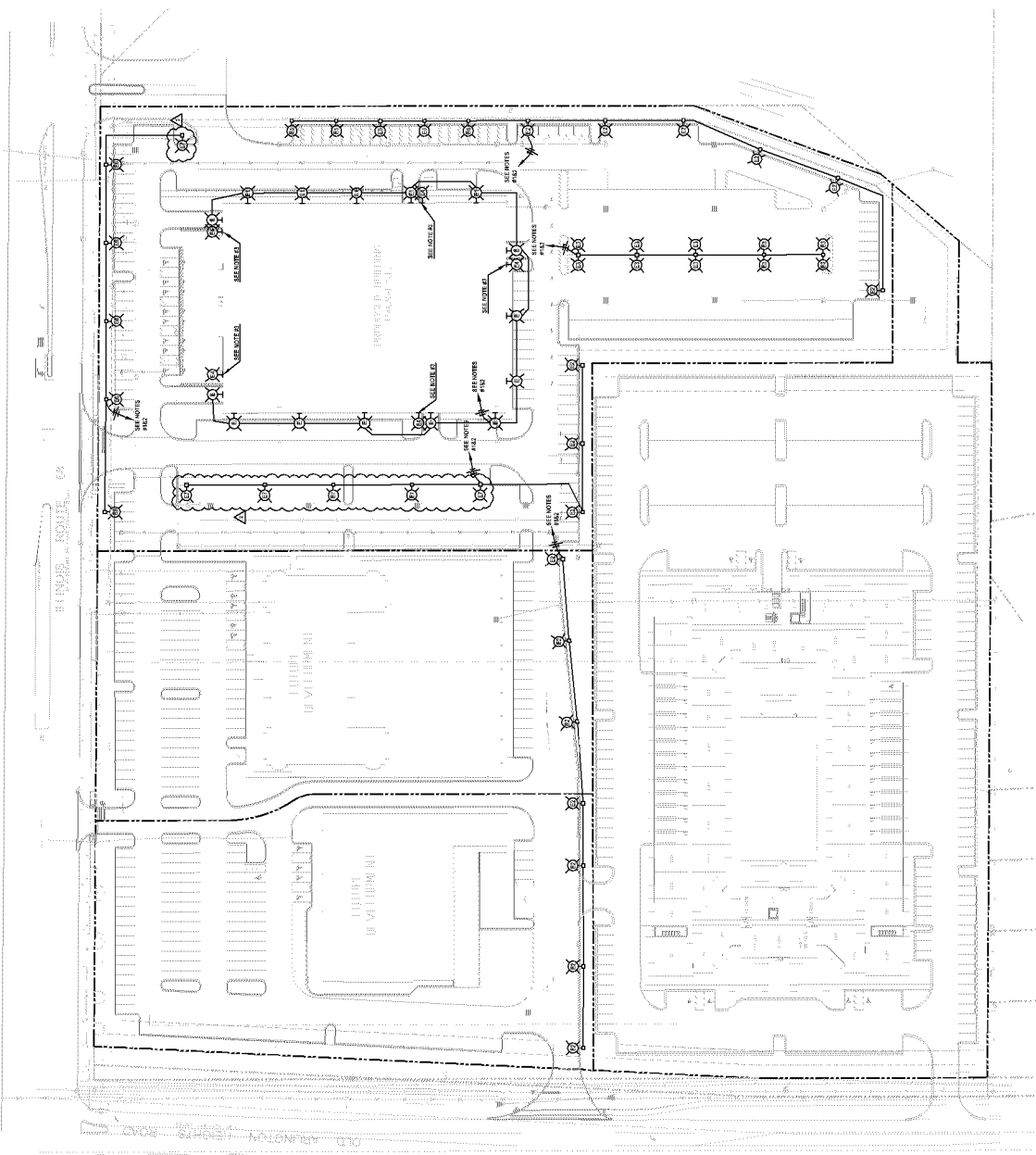


JACOB & HEFNER ASSOCIATES
1333 Building Rd., Suite 300, Downers Grove, IL 60515
PHONE: (630) 852-4800, FAX: (630) 852-4811
www.jacobandhefner.com

ELECTRICAL SITE PLAN
BISON CROSSING
SHOREWOOD DEVELOPMENT GROUP LLC
BUFFALO GROVE, ILLINOIS

No.	Description	Date
1	PRELIMINARY	09/17/21
2	REVIEW COMMENTS	05/03/23
3	REVIEW COMMENTS	05/03/23

- NOTES:**
1. EACH LIGHT FIXTURE TO HAVE MOTION SENSOR CONTROL. LIGHT FIXTURES TO BE TO 20% W/ UNOCCUPIED ROOMS. ALL LIGHTS TO COME TO FULL BRIGHTNESS ON 10 MIN. DELAY.
 2. 200 THRU 4 AWG AND 1/2" C TO LIGHTING PANEL. UNPHOTOGRAPHICALLY.
 3. 200 THRU 4 AWG AND 1/2" C TO LIGHTING PANEL. UNPHOTOGRAPHICALLY.



ELECTRICAL SITE PLAN
SCALE: 1/8" = 1'-0"

PHOTOMETRIC SITE PLAN
SCALET 1/8"=1'-0"

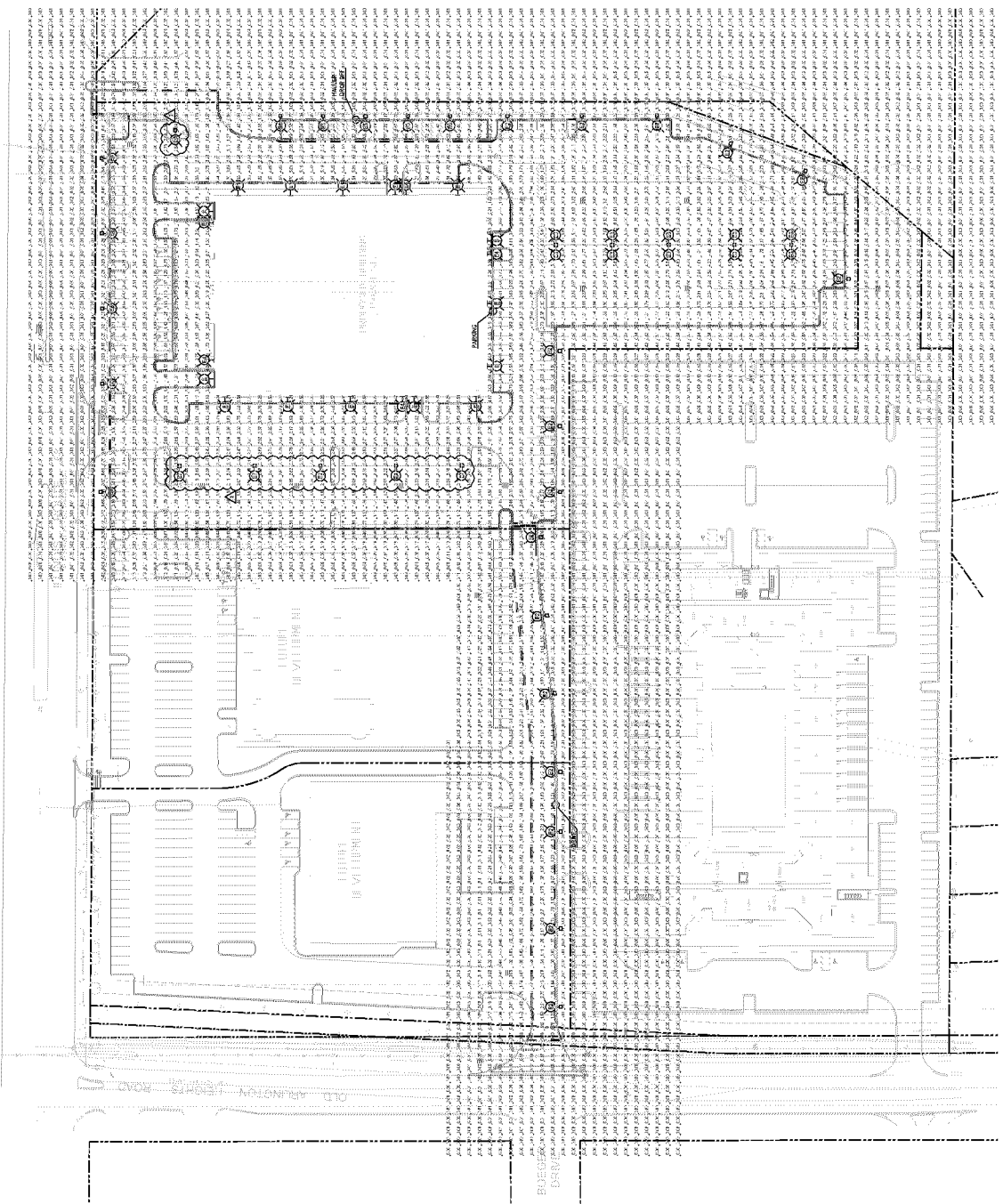
OFFICE ANALYSIS (OFFICE REQUIREMENTS)					
1. AVERAGE FOOT CANDLES	NA	2. MAXIMUM FOOT CANDLES	NA	3. MINIMUM FOOT CANDLES	NA
4. MAXIMUM MINIMUM RATIO	NA	5. AVERAGE MINIMUM RATIO	NA	6. MAXIMUM OF ALL FOOT CANDLES AT THE PROPERTY LINE	NA

OFFICE ANALYSIS (OFFICE REQUIREMENTS)					
1. AVERAGE FOOT CANDLES	NA	2. MAXIMUM FOOT CANDLES	NA	3. MINIMUM FOOT CANDLES	NA
4. MAXIMUM MINIMUM RATIO	NA	5. AVERAGE MINIMUM RATIO	NA	6. MAXIMUM OF ALL FOOT CANDLES AT THE PROPERTY LINE	NA

LIGHTING ANALYSIS NOTES: (DRIVE)	
1. AVERAGE FOOTCANDLES:	1.94
2. MAXIMUM FOOTCANDLES:	3.34
3. MINIMUM FOOTCANDLES:	0.25
4. MAXIMUM/MINIMUM RATIO:	4.51
5. AVERAGE/MINIMUM RATIO:	2.61

LIGHTING ANALYSIS NOTES: (HALLWAY DROP OFF)	
1. AVERAGE FOOTCANDLES:	5.66
2. MAXIMUM FOOTCANDLES:	6.23
3. MINIMUM FOOTCANDLES:	4.84
4. MAXIMUM/MINIMUM RATIO:	1.4:1
5. AVERAGE MINIMUM RATIO:	13.1

LIGHTING ANALYSIS NOTES: (LARRY)	
AVERAGE FOOTCANDLES:	3.18
MAXIMUM FOOTCANDLES:	9.54
MINIMUM FOOTCANDLES:	1.07
MAXIMUM/MINIMUM RATIO:	8.9:1
AVERAGE/MINIMUM RATIO:	3.1:1



Professional Engineer
DAVID B. KORNACKI
062 023986
State of Illinois
Date: 10/20/23
Lic. Exp.: 11/2023

KORNACKI & ASSOCIATES, INC.
Electrical Design Consultants
2845 S. Moorland Rd., New Berlin, WI 53151
262-782-3323



JACOB & HAENER ASSOCIATES
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www.jacobandhaener.com

PHOTOMETRIC SITE PLAN
BISON CROSSING
SHOREWOOD DEVELOPMENT GROUP LLC
BUFFALO GROVE, ILLINOIS

No.	Description	Date
1	PRELIMINARY	09/12/23
2	REVIEW COMMENTS	09/12/23
3	FINAL	

DATE: 06/06/23
BY: EJP-11/2023

E3

23150

AS NOTED

KORNACKI & ASSOCIATES, INC.
Electrical Design Consultants
262-784-3323
2645 S. Moorland Rd., New Berlin, WI 53151



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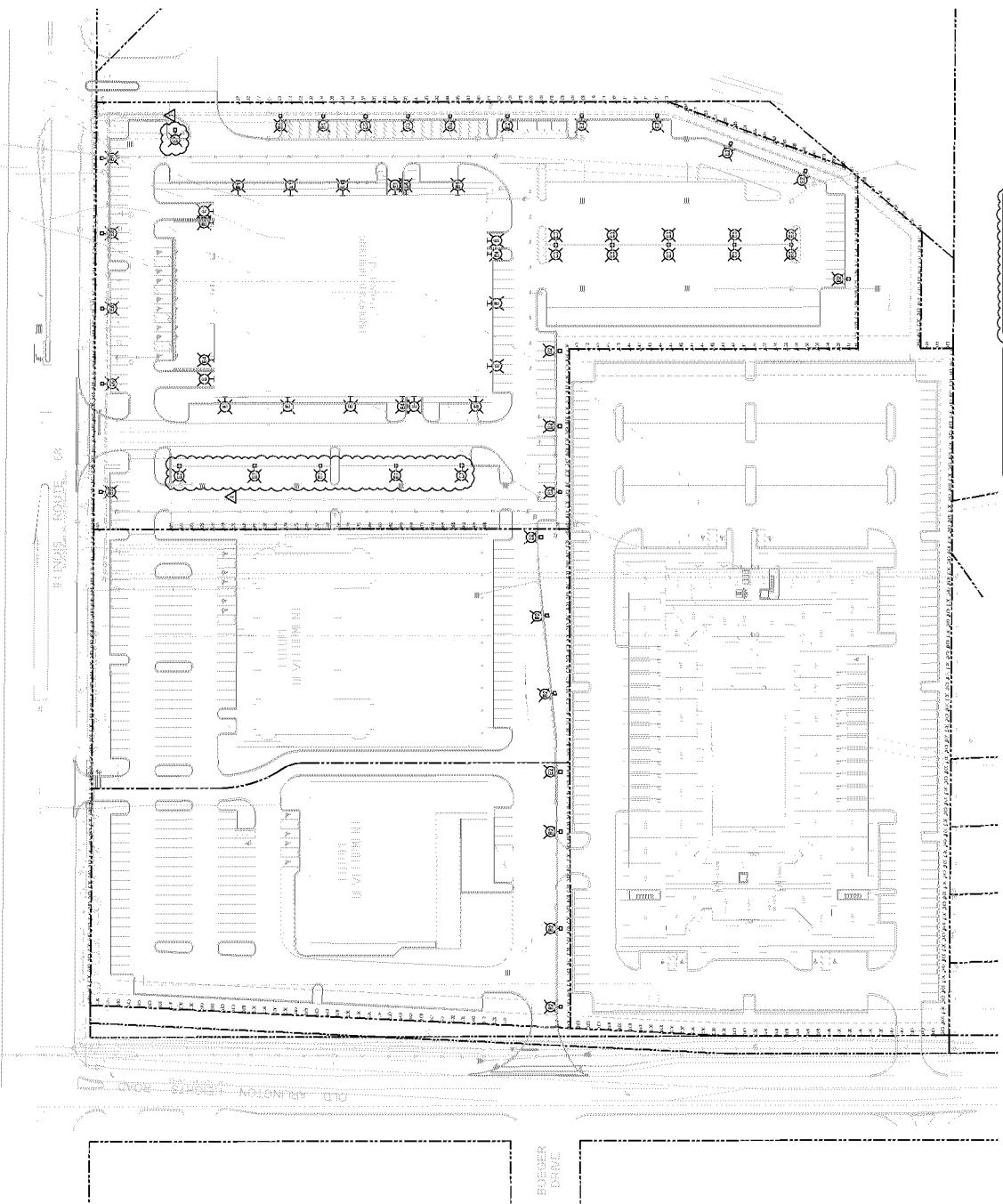
PROPERTY LINE PHOTOMETRIC PLAN
BISON CROSSING
SHOREWOOD DEVELOPMENT GROUP LLC
BUFFALO GROVE, ILLINOIS

No.	Description	Date
1	PRELIMINARY	09/12/21
2	PERMIT REVIEW COMMENTS	09/24/21
3	REVISIONS	10/04/21

• MAXIMUM AT EXTERIOR PROPERTY LINE IS LESS THAN 15 FOOTCANDLES
• MAXIMUM AT INTERIOR PROPERTY LINE ON WEST SIDE OF PARKING IS LESS THAN 10 FOOTCANDLES

LEAVING A MAX. THIS NOTICE:
(BUFFALO GROVE REQUIREMENTS)
1. MAXIMUM OF 15 FOOTCANDLES AT THE PROPERTY LINE.

PROPERTY LINE PHOTOMETRIC PLAN
SCALE: 1/8" = 1'-0"



MEMORANDUM TO: Ryan Blocker, P.E.
Jacon & Hefner Associates, Inc.

FROM: Shahrzad Ainkeshavarzi
Consultant

Michael A. Werthmann, P.E., PTOE
Principal

DATE: October 12, 2023

SUBJECT: Preliminary Traffic Statement
Mixed-Use Development
Buffalo Grove, Illinois

This memorandum summarizes a preliminary traffic statement conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for a proposed mixed-use development to be located in Buffalo Grove, Illinois. The site, which contains three former car dealerships, is located in the southeast quadrant of the intersection of Dundee Road with Old Arlington Heights Road. **Figure 1** shows an aerial view of the site.

As proposed, the site is to be redeveloped to include the following uses:

- An approximately 50,354 square-foot Tesla dealership to be located in the northeast portion of the site.
- A 224-unit residential building to be located on the south side of the site.
- Approximately 36,000 square feet of commercial space to be located in the northwest portion of the site.

Access to the development will be provided via a full-movement access drive and a restricted right-turn in/right-turn out access drive on Dundee Road, two full-movement access drives on Old Arlington Heights Road, and cross-access to Bison Park and its access road to Dundee Road. A copy of the site plan is included in the Appendix.



Aerial View of Site

Figure 1

Existing Traffic Conditions

The site is located in the southeast quadrant of the intersection of Dundee Road with Old Arlington Heights Road. Land uses in the immediate vicinity are primary residential with commercial uses located along Dundee Road including Dakota Auto Repair & Tire Center and a McDonald's restaurant and Oberweis Dairy to the west of the site. Bison Park is located to the immediate east of the site, which has access to Dundee Road. Additionally, Buffalo Grove High School is located to the northwest of the site.

The primary roadways serving the site include the following:

Dundee Road (IL 68) is an east-west, other principal arterial that provides two through lanes in each direction divided by a striped or barrier median in the vicinity of the site. At its unsignalized intersection with Weidner Road/Crofton Lane, Dundee Road provides an exclusive left-turn lane, a through lane, and a shared through/right-turn lane on both approaches. Standard style crosswalks and pedestrian signals are provided on all four legs of this intersection. At its signalized intersection with the Buffalo Grove High School access drive/Oberweis Dairy inbound access drive/McDonald's inbound access drive, Dundee Road provides an exclusive left-turn lane, a through lane, and a shared through/right-turn lane on both approaches. The school access drive provides an exclusive left-turn lane and an exclusive right-turn lane on the southbound approach. At its unsignalized "T" intersection with Old Arlington Heights Road, Dundee Road provides a through lane and a shared through/right-turn lane on the eastbound approach and an exclusive left-turn lane and two through lanes on the westbound approach. At its unsignalized intersection with the Bison Park/site shared access drive, Dundee Road provides a through lane and a shared through/right-turn lane on the eastbound approach and an exclusive left-turn lane and two through lanes on the westbound approach. Dundee Road is under the jurisdiction of the Illinois Department of Transportation (IDOT), is not classified as a Strategic Regional Arterial (SRA), has a posted speed limit of 35 miles per hour, and carries an annual average daily traffic (AADT) volume of 29,000 vehicles (IDOT 2021).

Old Arlington Heights Road is a north-south, local roadway that extends between Dundee Road and Arlington Heights Road and is aligned opposite University Drive at its intersection with Arlington Heights Road. It provides one lane in each direction generally divided by a striped median. At its signalized intersection with Arlington Heights Road, the Old Arlington Heights Road and University Drive approaches provide a shared left-turn/through lane and a shared through/right-turn lane. At its unsignalized "T" intersection with Dundee Road, Old Arlington Heights Road provides a right-turn lane on the northbound approach that is under stop sign control. At its unsignalized "T" intersection with Boeger Drive, Old Arlington Heights Road provides an exclusive left-turn lane and a through lane on the northbound approach and a shared through/right-turn lane on the southbound approach. Old Arlington Heights Avenue is under the jurisdiction of IDOT, is not classified as an SRA, has a posted speed limit of 40 miles per hour, and carries an AADT volume of 4,050 vehicles (IDOT 2022).

Boeger Drive is an east-west, local roadway that extends from Old Arlington Heights Road to Arlington Heights Road providing one travel lane in each direction. At its unsignalized "T" intersection with Old Arlington Heights Road, Boeger Drive provides a shared left-turn/right-turn lane on the eastbound approach that is under stop sign control.

Estimated Site Traffic Generation

The volume of traffic projected to be generated by the proposed mixed-use development was estimated using data published in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 11th Edition. The following land use codes were used to estimate the trips to be generated by the each of the proposed uses:

- The Multifamily Housing Mid-Rise (Land Use Code (LUC) 221) trip rates were used to estimate the traffic to be generated by the residential building.
- The Strip Retail Plaza (LUC 822) rates were used to estimate the traffic to be generated by the proposed commercial space.

Given the unique nature of the Tesla dealership as compared to other automotive dealerships, the volume of traffic estimated to be generated by the proposed Tesla dealership was based on surveys conducted at existing Tesla dealerships. The surveys were conducted in 2018 at the Burbank and Los Angeles, California locations. In regard to the surveys, the following is important to note:

- The surveyed dealerships provide both sales and service facilities.
- One of the surveyed dealerships provides public charging stations. The trips generated by these stations were independently estimated and subtracted from the total volume of trips generated by the facility.
- As the surveys did not distinguish between entering and exiting traffic, the distribution of traffic was based on rates included in ITE *Trip Generation Manual*, 11th Edition for Land-Use Code 840 (Automobile Sales (New)).

It is important to note that surveys conducted by ITE have shown that approximately 30 to 35 percent of trips made to commercial developments are 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 provide a conservative analysis, only a 20 percent pass-by reduction was applied to the trips anticipated to be generated by the proposed commercial space.

Table 1 tabulates the vehicle trips estimated for the proposed development during the weekday morning, weekday midday, and weekday evening peak hours.

Table 1
PROJECTED SITE-GENERATED TRAFFIC VOLUMES

ITE Land-Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour		
		In	Out	Total	In	Out	Total
221	Multifamily Housing Mid-Rise (224 Units)	20	67	87	53	35	88
	Car Dealership (50,360 s.f.)	16	6	22	17	25	42
822	Commercial Space (36,000 s.f.)	51	34	85	97	96	193
	Total	87	107	194	167	156	323
	<i>20% Commercial Space Pass-By Trips</i>	<u>-8</u>	<u>-8</u>	<u>-16</u>	<u>-19</u>	<u>-19</u>	<u>-38</u>
	Total New Trips	79	99	178	148	137	285

Site Access

Access to the mixed-use development is proposed to be provided via two access drives on Dundee Road, two access drives on Old Arlington Heights Road, and cross-access with Bison Park and its access road with Dundee Road. Currently, access to the site is provided via three access drives on Dundee Road and one access drive on Old Arlington Heights Road. As such, the number of access drives serving the development is to remain the same and the number of access drives on Dundee Road will be reduced. The following outlines the location and design of each access drive:

- A proposed right-in/right-out access drive to be located on the south side of Dundee Road approximately 300 feet east of Old Arlington Heights Road. Left-turn movements to and from this access drive will be physically restricted via the existing barrier median along Dundee Road. This access drive will provide one inbound lane and one outbound lane with the outbound movement under stop sign control.
- A proposed full-movement access drive to be located on the south side of Dundee Road approximately 610 feet east of Old Arlington Heights Road just west of the location of the existing full access drive serving the site. This access drive will provide one inbound lane and two outbound lanes striped for an exclusive left-turn lane and an exclusive right-turn lane. The outbound movements will be under stop sign control. Inbound left-turn movements to the access drive will be provided via the existing westbound left-turn lane on Dundee Road serving the existing access drive which will be slightly extended with the relocation of the access drive.

- A proposed full-movement access drive located on the east side of Old Arlington Heights Road approximately 475 feet south of Dundee Road that will be aligned opposite Boeger Drive. This access drive will provide one inbound lane and two outbound lanes striped for a shared left-turn/through lane and an exclusive right-turn lane with the outbound movements under stop sign control. The existing Old Arlington Heights Road median will be restriped to provide a separate southbound left-turn lane that will accommodate inbound left-turn movements to this access drive.
- A proposed full-movement access drive located on the east side of Old Arlington Heights Road approximately 845 feet south of Dundee Road at approximately the location of the existing full access drive serving the site. This access drive will provide one inbound lane and one outbound lane with the outbound movements under stop sign control. The existing Old Arlington Heights Road median will be restriped to provide a separate southbound left-turn lane that will accommodate inbound left-turn movements to this access drive.
- The existing cross-access to Bison Park and its access road with Dundee Road which is located on the south side of Dundee Road approximately 945 feet east of Old Arlington Heights Road. At its intersection with Dundee Road, the Bison Park access road provides one inbound lane and one outbound lane with the outbound movements under stop sign control. Inbound left-turn movements to the Bison Park access road are accommodated via a separate left-turn lane on Dundee Road.

With access via four access drives along two roadways, the proposed access system will provide the mixed-used development with excellent access flexibility, which will only help to distribute the traffic at the access drives and along the roadway system. Further, cross-access and circulation will generally be provided to, from, and through the mixed-use development, which will reduce the circulation along the external roadway system. In addition, separate left-turn lanes are proposed to be provided on Dundee Road and Old Arlington Heights Road serving the three full access drives. As such, the access and circulation system will provide orderly and efficient access to, from, and through the mixed-use development and will help mitigate the impact of the mixed-use development on the external roadway system.

Residential Building Parking Evaluation

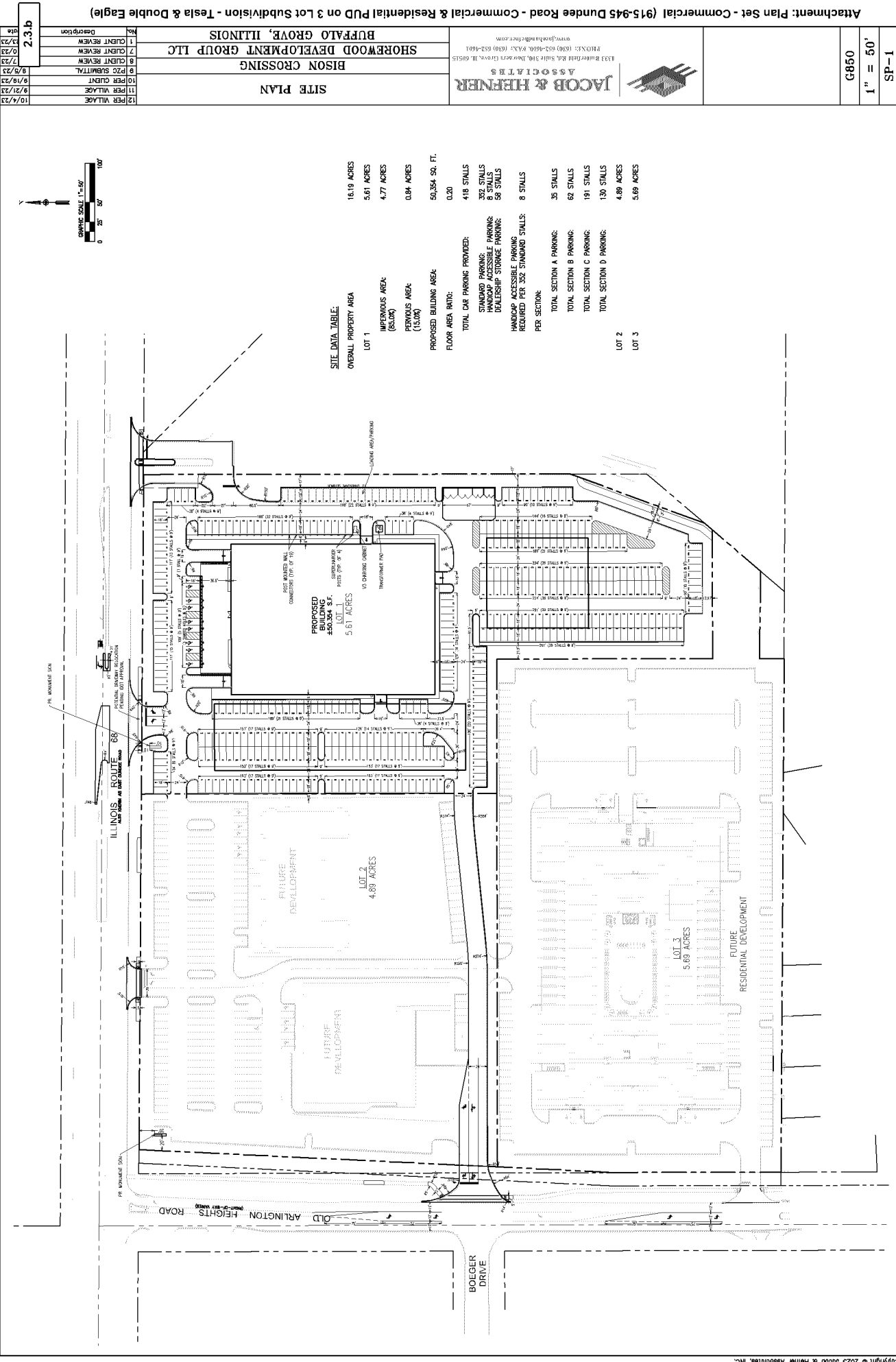
The residential building proposed as part of the development is to provide a total of 224 units with approximately 22 studios, 144 one-bedroom units, and 58 two-bedroom units. In addition, the residential building is proposed to provide 25 garage parking spaces and 334 surface parking spaces for a total of 359 parking spaces. As such, the residential building will provide a parking ratio of 1.60 parking spaces per unit.

The peak parking demand of the proposed residential building was determined based on the following sources:

- The ITE *Parking Generation Manual*, 6th Edition, which indicates that Mid-Rise Apartments have a peak rate of 1.31 parking spaces per unit and a 95th Percentile Confidence Interval of 1.26 to 1.36 parking spaces per unit.
- Parking surveys previously performed by KLOA, Inc at (1) The Element at the Veridian in Schaumburg and (2) Barrington Lakes in Hoffman Estates on Friday and Saturday, February 25 and 26, 2023 at various times throughout the two days. The results of the surveys indicated that the Element at the Veridian had a peak parking demand of 1.12 vehicles per occupied unit and Barrington Lakes had a peak parking demand of 1.25 vehicles per occupied unit.

Further, it is important to note that studio and one-bedroom units typically have a lower parking demand than two-bedroom and three-bedroom units. As indicated previously, 74 percent of the units in the residential building will be studios and one-bedroom units with the other 26 percent of the units consisting of two-bedroom units. As such, based on the various parking surveys and the proposed unit mix of the residential building, the 1.6 parking ratio will be sufficient to meet the peak parking demand of the residential building.

Appendix



10/4/23	PER VILLAGE	12
9/9/23	PER VILLAGE	11
9/9/23	PER CUBIT	10
8/9/23	P20 SUBMITTAL	9
7/23	CLIENT REVIEW	8
6/23	CLIENT REVIEW	7
5/23	CLIENT REVIEW	6
4/23	CLIENT REVIEW	5
3/23	CLIENT REVIEW	4
2/23	CLIENT REVIEW	3
1/23	CLIENT REVIEW	2
12/23	CLIENT REVIEW	1

2.3.b

SITE PLAN

BISON CROSSING SHOREWOOD DEVELOPMENT GROUP LLC

BUFFALO GROVE, ILLINOIS

ATTACHMENT: Plan Set - Commercial - Commercial (915-945 Dundee Road - Tesla & Double Eagle)

JACOB & HEFNER ASSOCIATES

1433 Riverfield Rd, Suite 300, Naperville, IL 60563
TEL: 630.652.4000 FAX: 630.652.4001
www.jacobandhefner.com

GRAPHIC SCALE 1"=50'

1" = 50'

SP-1

Packet Pg. 141

16.19 ACRES

5.61 ACRES

4.77 ACRES

0.84 ACRES

50,354 SQ. FT.

0.20

418 STALLS

393 STALLS

8 STALLS

58 STALLS

8 STALLS

35 STALLS

62 STALLS

191 STALLS

130 STALLS

4.89 ACRES

5.69 ACRES

LOT 1

LOT 2

LOT 3

PROPOSED BUILDING AREA

IMPERVIOUS AREA (851K)

PERVIOUS AREA (15,00A)

PROPOSED BUILDING AREA

FLOOR AREA RATIO

TOTAL CAR PARKING PROVIDED:

STANDARD PARKING:

HANDICAP ACCESSIBLE PARKING:

DEALERSHIP STORAGE PARKING:

HANDICAP ACCESSIBLE PARKING REQUIRED PER 302 STANDARD STALLS:

PER SECTION:

TOTAL SECTION A PARKING:

TOTAL SECTION B PARKING:

TOTAL SECTION C PARKING:

TOTAL SECTION D PARKING:

ILLINOIS ROUTE 68

OLD ARLINGTON HEIGHTS ROAD

BOEGER DRIVE

PROPOSED BUILDING

PROPOSED BUILDING

PROPOSED BUILDING

PROPOSED BUILDING

PROPOSED BUILDING

PROPOSED BUILDING

PROPOSED BUILDING

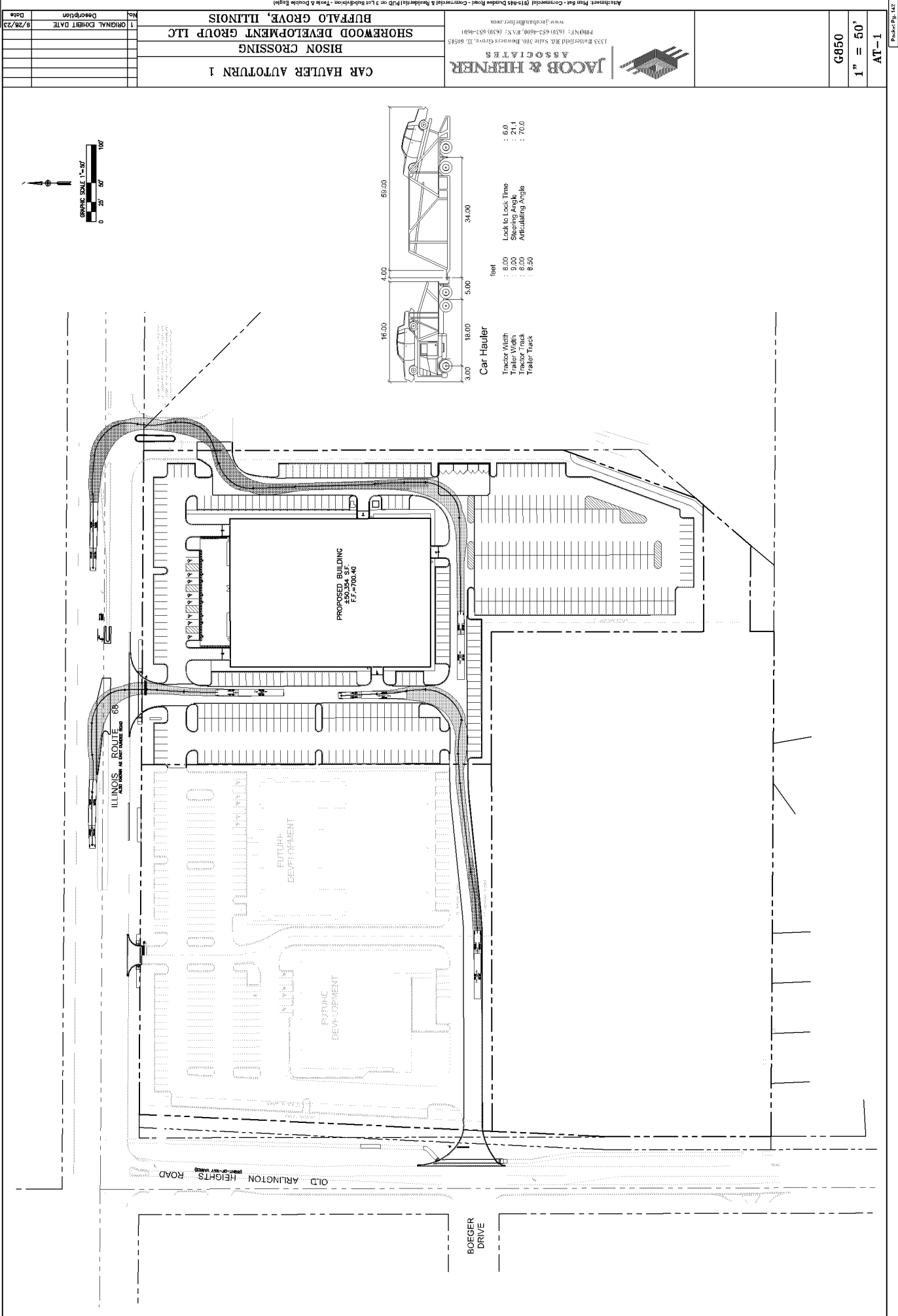
PROPOSED BUILDING

PROPOSED BUILDING

PROPOSED BUILDING

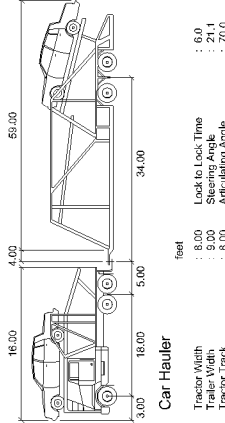
PROPOSED BUILDING

PROPOSED BUILDING



Car Hauler

Tractor Width	: 8.00
Tractor Length	: 9.00
Tractor Track	: 8.00
Tractor Angle	: 21.1
Tractor Articulating Angle	: 70.0



JACOB & HAEFNER ASSOCIATES

1333 Butterfield Ave. Suite 300, Downers Grove, IL 60515

PHONE: (630) 652-4600, FAX: (630) 652-4601

www.jacobhaefner.com



G850

1" = 50'

AT-1

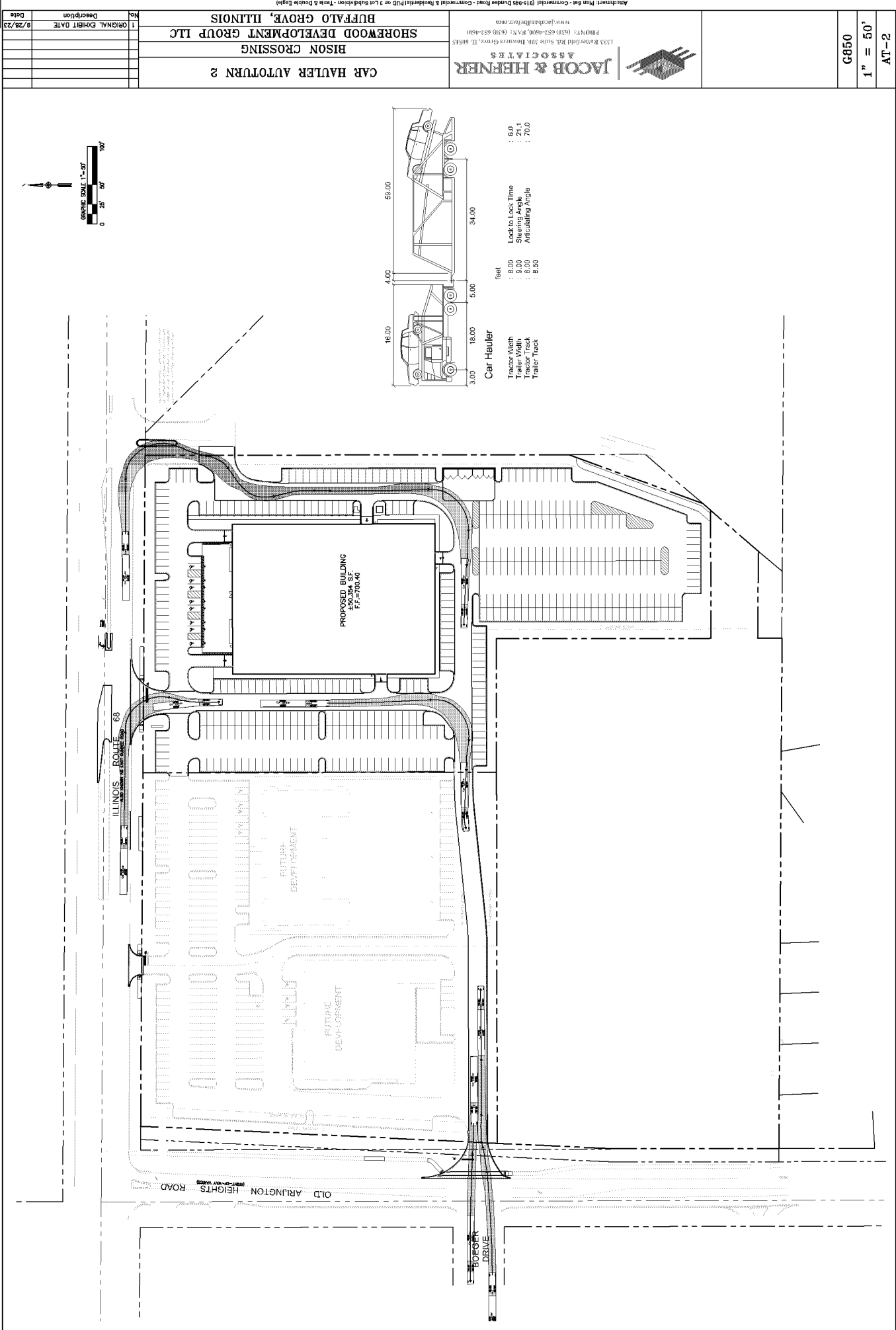
No.	Description	Date
1	ORIGINAL EXHIBIT DATE	9/28/23

CAR HAULER AVT0TURN 1

HISON CROSSING

SHOREWOOD DEVELOPMENT GROUP LLC

BUFFALO GROVE, ILLINOIS

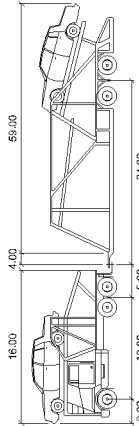


Car Hauler

Tractor Width	: 8.00
Tractor Length	: 9.00
Tractor Track	: 8.00
Tractor Angle	: 21.1
Tractor Articulating Angle	: 70.0

feet

Lock to Lock Time	: 6.0
Steering Angle	: 21.1
Articulating Angle	: 70.0

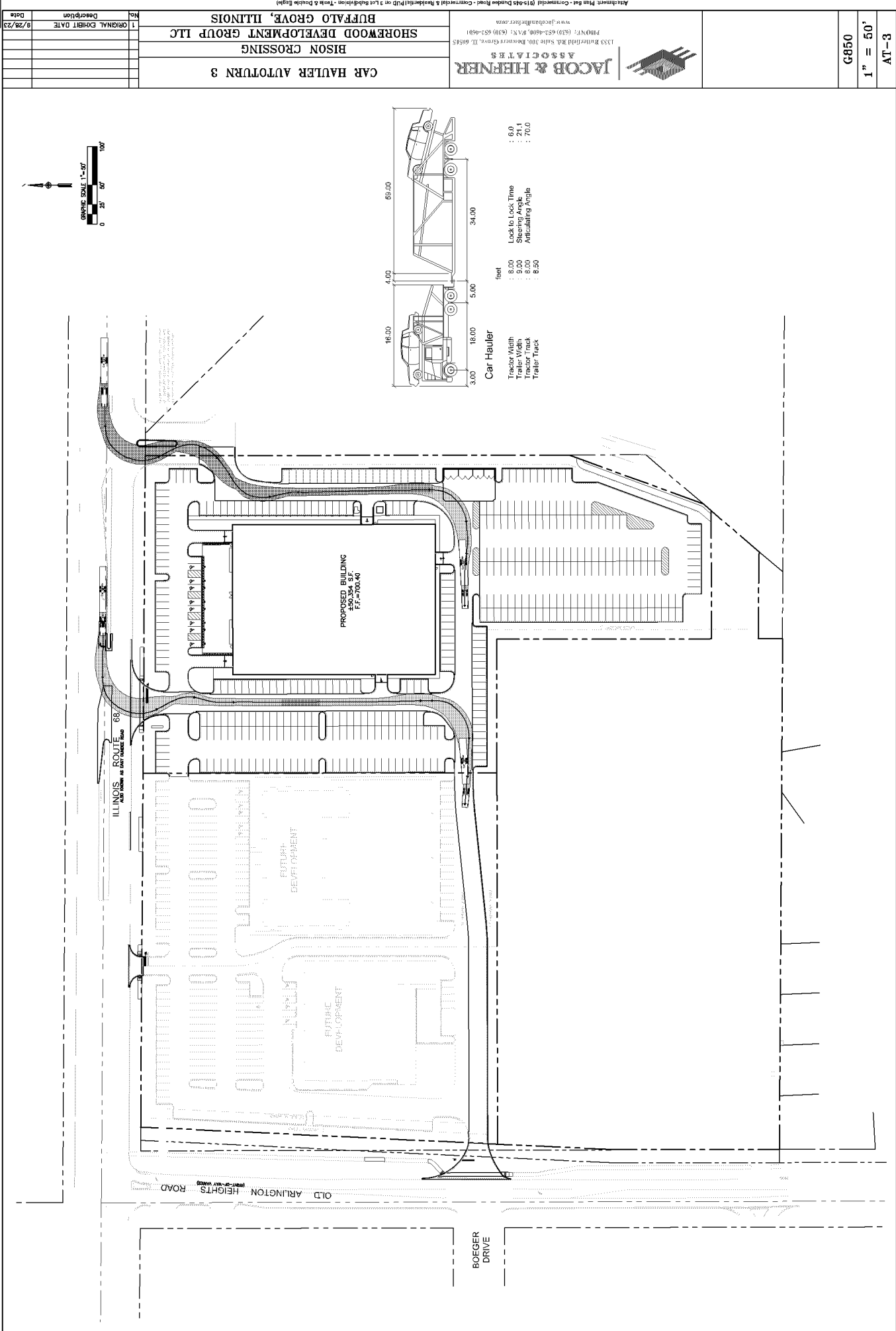


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CAR HAULER AUTOTURN 2
HISON CROSSING
SHOREWOOD DEVELOPMENT GROUP LLC
BUFFALO GROVE, ILLINOIS

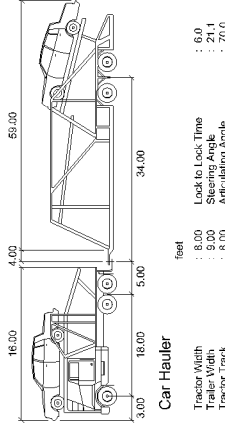
No.	Description	Date
1	ORIGINAL EXHIBIT DATE	9/28/23

G850
1" = 50'
AT-2



Car Hauler

Tractor Width	: 8.00
Tractor Length	: 9.00
Tractor Track	: 21.1
Tractor Angle	: 8.00
Tractor Articulating Angle	: 8.50

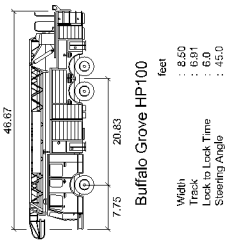
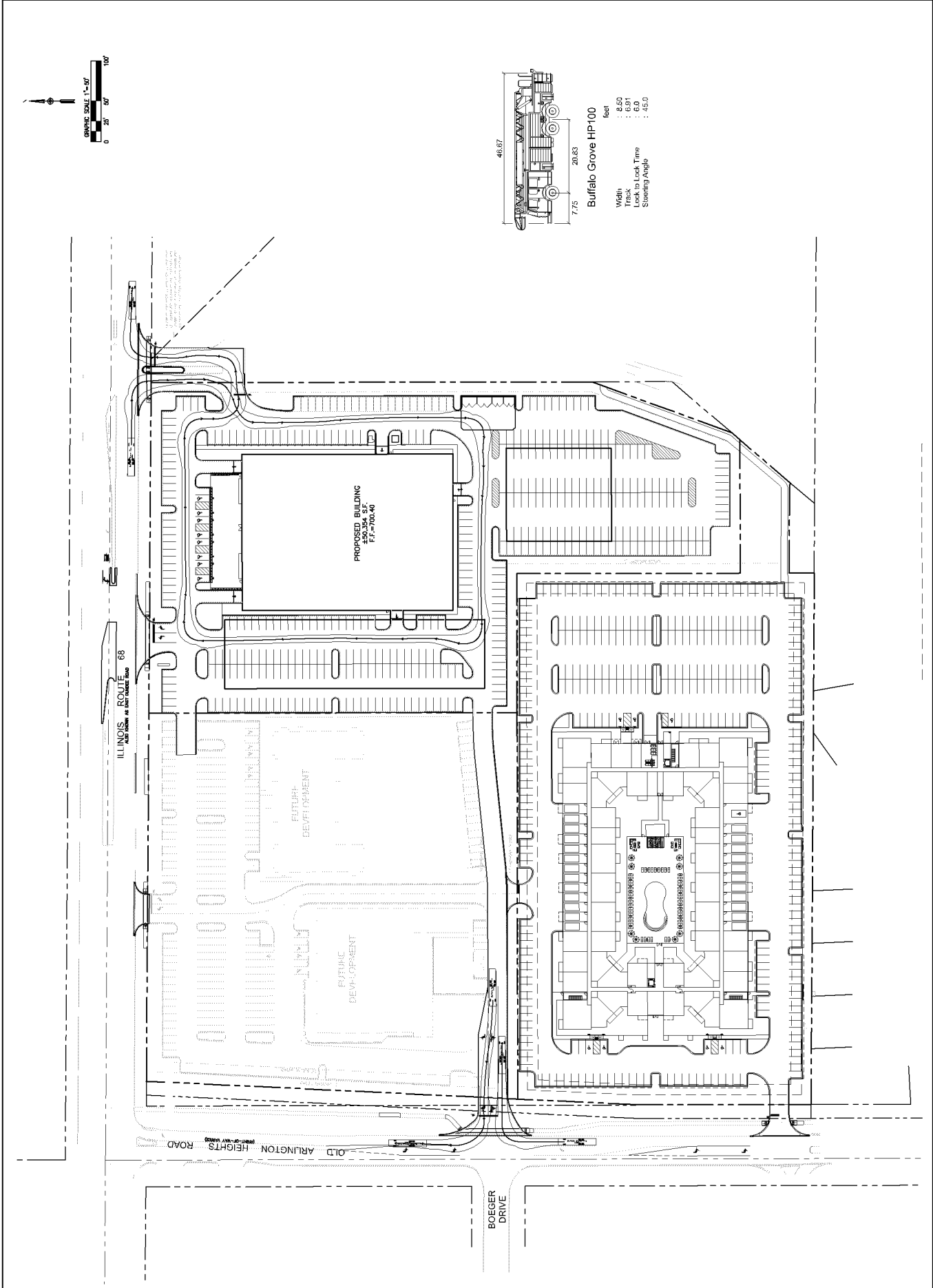


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PHONES: (630) 652-4600, FAX: (630) 652-4601
www.jacobhaehner.com



CAR HAULER AVT0TURN 3
HISON CROSSING
SHOREWOOD DEVELOPMENT GROUP LLC
BUFFALO GROVE, ILLINOIS

No.	Description	Date
1	ORIGINAL EXHIBIT DATE	9/28/23



Buffalo Grove HP100

feet

Width : 8.50

Track : 6.91

Lock to Lock Time : 6.0

Steering Angle : 45.0

JACOB & HAEHNER ASSOCIATES 1333 Buffalo Grove, IL 60089 P.O. Box 100, Buffalo Grove, IL 60089 (847) 653-4600, FAX (847) 653-4601 www.jacobhaehner.com		FIRE TRUCK AUTOTURN	
SHOREWOOD DEVELOPMENT GROUP LLC		HISON CROSSING	
BUFFALO GROVE, ILLINOIS		PER VILLAGE	
No.		Description	
1		ORIGINAL EXHIBIT DATE	
2		Date	
10/4/23		9/28/23	
2.3.3		2.3.3	



PLANNED UNIT DEVELOPMENT STANDARDS

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

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

Response: Yes. Lot 1 the current proposed development of the SSD center. Lot 2 is planned to be re-subdivided into two parcels upon final determination of end users. Lot 3 is for residential use.

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 PUD has been designed in harmony with the Village of Buffalo Grove's ordinances. The requested minor variances are designed to support the end user without any adverse impacts on the surrounding neighborhood. This tremendous investment will convert blight to beauty.

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 environmental aspects of the proposed PUD will be greatly enhanced. There will be tremendous investment in stormwater treatment facilities. The improvement of the water quality will better serve the surrounding natural area and parks. In addition, the buildings and landscape area will be greatly enhanced and no longer be an area for squatters, vandals, and a magnet for litter.

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: The requested variances are designed to accommodate the requests of the anchor user and to maximize the commercial viability of the currently blighted subject property.

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.

VILLAGE OF
BUFFALO GROVE



Response: Lot 1 is the current proposed development of the SSD center. Lot 2 is planned to be re-subdivided into two parcels upon final determination of end users. Lot 3 is for residential use. See site plan and PLAT for reference.

VILLAGE OF BUFFALO GROVE



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

SPECIAL USE STANDARDS

1. The special use will serve the public convenience at the location of the subject property; or the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
Response: The development of this severely neglected property will enhance public health, safety, morals, comfort, and general welfare. The current property condition is a public nuisance, filled with litter, squatters, broken windows, truck parking and abandoned buildings. The special uses requested will allow for a massive development that will reshape the Village's frontage on Dundee Road and will be the second Shorewood Development Group anthem project in Buffalo Grove.
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 proposed plan represents an incredible investment and improvement through the collaboration of the developer and Village staff. Tesla's sales, service and delivery center will support thousands of electrical vehicles and charging infrastructure.
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: This development will be a draw for thousands of shoppers to the area and further support the Village of Buffalo Grove retail base.
4. The nature, location and size of the buildings or structures involved with the establishment of the special use will not impede, substantially hinder or discourage the development and use of adjacent land and buildings in accord with the zoning district within which they lie;
Response: The proposed development will not impede or hinder the development of adjacent land.
5. Adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided;
Response: The developer has been working with Village staff, civil engineering, architectural, traffic and landscaping firms to verify and provide the availability of the required infrastructure, utilities, roads, and stormwater treatment facilities.
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: Safety will be enhanced through the upgraded and relocated access points. Traffic improvements have been designed in coordination with the Village staff and top design professionals.

2.3.b

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

Criteria for Zoning Variation.

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

Response:

The 16.69 Acre parcel is one of the most underutilized assets in the community. The buildings on the property have been vacant for over 10 years and they are functionally obsolete. The variances are to accommodate the operations of the anchor tenant and the unique characteristics of the property. The developer has coordinated daily with the Village staff, end user and design professionals to optimize the development for the end user, the neighborhood, and the Village.

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

Response:

This infill development has sat vacant for many years, this dormant retail property has lost assessed value every year. The functional obsolescence and the neglected buildings require the whole site to be redeveloped. With the current real estate market conditions, accommodating the end user's as efficiently as possible was the key to creating a marketable product. Daily coordination with the Village and countless design professionals representing the developer, end user and the Village of Buffalo Grove have been involved in the process.

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

Response:

The proposed variations will not alter the essential character of the neighborhood. The variances are specifically targeted to accommodate operations with minimal impact on the character of the neighborhood.

VILLAGE OF BUFFALO GROVE
 Community Development Department
 Fifty Raupp Blvd
 Buffalo Grove, IL 60089
 Phone: 847.459.2530
 Fax: 847.459.7944



Sign Code – Variation Standard

RESPONSE TO STANDARDS

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

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

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

Response: Bison Crossing is on the south side of East Dundee Rd. Since the most recent development the right of way trees planted have grown tall. The current restriction of 15 feet would not be visible from both directions and would detrimentally impact the current tenants. Shorewood's request reflects a reduction in overall signage count for the site.

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

Response: Shorewood can confirm that the neighboring properties will not be adversely impacted by a taller sign. Dakota Auto Repair, the western adjacent parcel has a clear view and adequate separation from the proposed Bison Crossing sign location. Bison Park to the east has adequate separation from the proposed sign.

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

Response: The right of way plantings are uniquely dense and tall at Bison Crossing. Any replacements would likely be rejected by IDOT.

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

Response: The overall signage will be reduced with the parcel. The 16.69 acre development currently has three signs fronting E. Dundee Rd. Shorewood is reducing the sign count. This development's significant size, limited visibility and potential tenant count warrants a taller sign.

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: This sign will exceed Village standards and its design will be coordinated with Village staff. This sign will be a tremendous enhancement vs. the current design.

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

Response: As part of their redevelopment, Shorewood is working closely with village staff on updated landscaping plans for the site.

DOUBLE EAGLE DEVELOPMENT

332 North Arlington Heights Road

Project Narrative

Double Eagle Development (“Double Eagle”) has commenced a partnership with Shorewood Development (“Shorewood”) to develop approximately 5.63 acres of land located at 332 North Arlington Heights Road. Shorewood is under contract to purchase approximately 16 acres of land at the southeast corner of North Old Arlington Heights Road and East Dundee Road. Shorewood plans to develop 10.5 acres for retail use and sell the remaining 5.63 acres to Double Eagle to develop a multifamily residential community.

Presently the 16 acres consist of car dealerships that have been vacant for over 10 years. The development vision is to revitalize this blighted area with new retail along Dundee Road and luxury rental housing on the southwest interior portion of the site.

The partnership’s goal is to provide high quality redevelopment of the 16 acres that will benefit the Village of Buffalo Grove and its residents by creating job opportunities, strengthening the Dundee commercial corridor, enhancing the tax base, and diversifying the housing stock with underrepresented luxury rental offerings. Double Eagle and Shorewood are committed to delivering thoughtfully designed buildings that will reactivate the area and serve the community.

Double Eagle’s proposed vision for the residential development is to create an elegant and well-appointed community that will attract and retain residents to Buffalo Grove and compliment the surrounding neighborhood. Our goal is to provide much needed new luxury rental offerings that will cater to the needs of today’s suburban lifestyle.

The project will consist of approximately 224 residences situated within a four-story luxury buildings. The building design will reflect the architectural character of the modern homes recently built in the area. Throughout the community there will be lush landscaping. Residents in the community will enjoy a variety of convenient amenities including a fitness center, coworking area, reservable lounge, outdoor pool, grill stations, fire pits, and a dog park. The building will offer 25 private single car garages with direct access to the interior corridor. Ground floor units will have outdoor patios. Upper floor units will have elevator access, balconies or Juliet balconies.

The benefits of the design lie in its balance of proper height, practical density, varied parking options, and a serene resort-style central courtyard. Residents will be attracted to the community because of its relatability to sophisticated suburban single-family living combined with white glove professional management and convenient amenities.

The proposed project will deliver a type of residential offering that has been ultra successful in like-kind communities such as Deer Park, Vernon Hills, and Wheeling. Double Eagle is honored to have the opportunity to deliver a beautiful and enduring development to the Buffalo Grove community.



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kspg.com

DOUBLE EAGLE
DEVELOPMENT

BUFFALO GROVE
BUFFALO GROVE, IL # 2023-0554

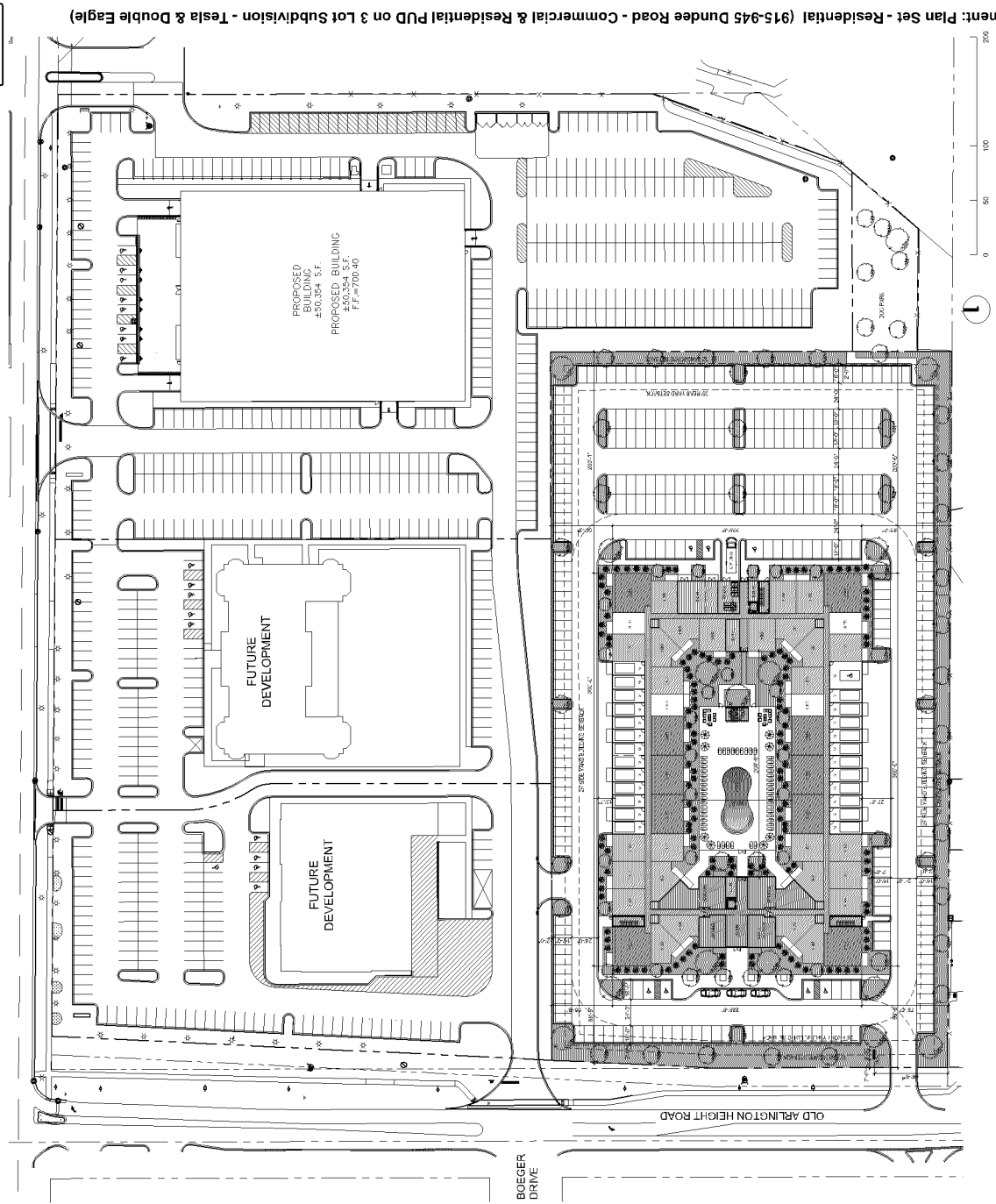
CONCEPT PLAN
OCTOBER 06, 2023

OVERALL SITE & GROUND FLOOR PLAN

A1.0

Packet Pg. 154

LEGEND	
	GARAGES
	BACK OF HOUSE (MECH./ELEC.)
	AMENITY
	CIRCULATION (HORIZ./VERT.)
	UNIT - STUDIOS
	UNIT - 1 BDRM
	UNIT - 2 BDRM
	LANDSCAPE



2.3.c

Attachment: Plan Set - Residential (915-945 Dundee Road - Commercial & Residential PUD on 3 Lot Subdivision - Tesla & Double Eagle)

PARKING LANDSCAPING
SCREEN, TYP.

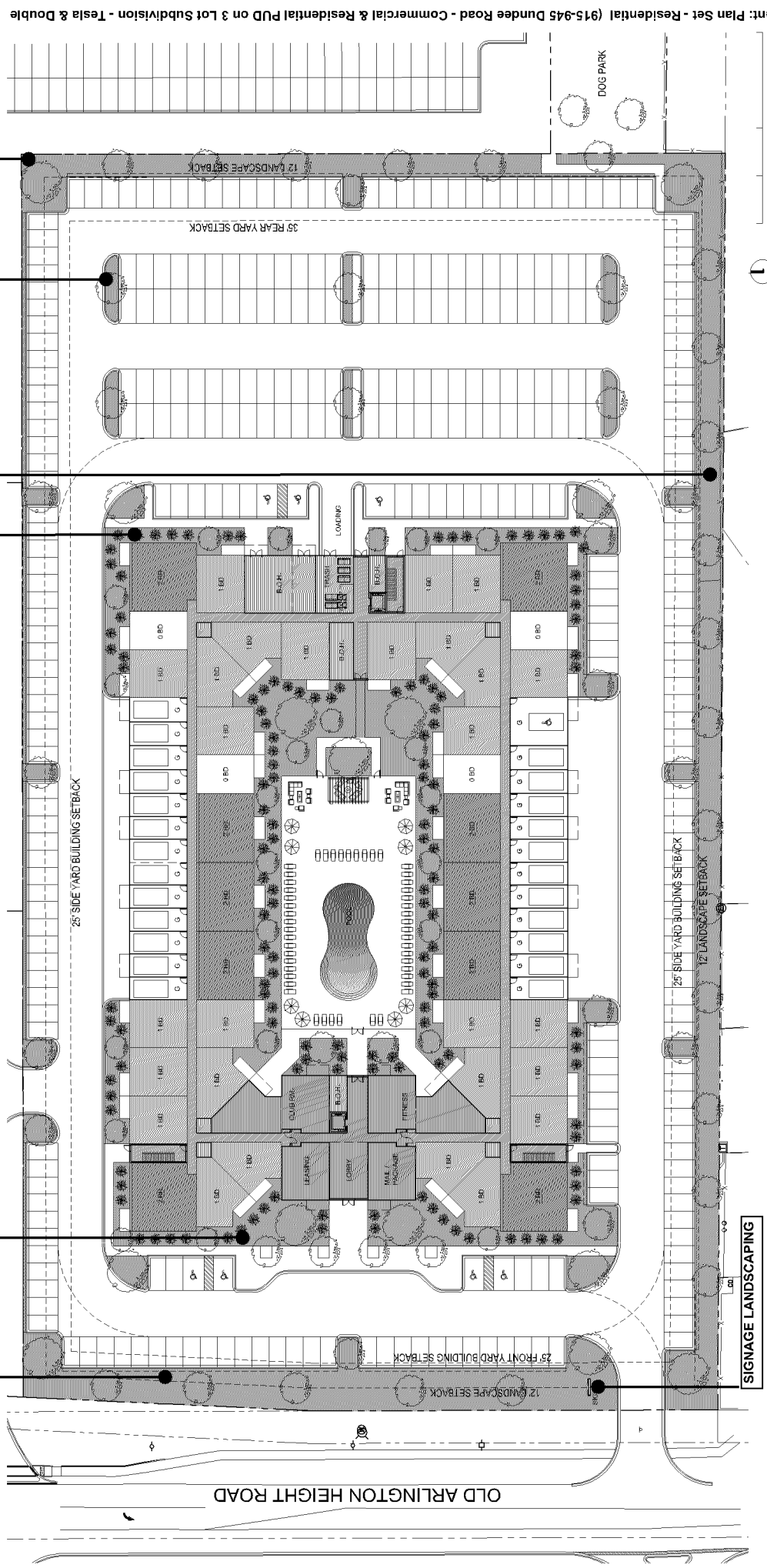
ORNAMENTAL TREE, TYP.

FOUNDATION PLANTING WITH ORNAMENTAL
TREES, SHRUBS, PERENNIALS, GRASSES, AND
GROUNDCOVER, TYP.

LANDSCAPING
SCREEN / BERM, TYP.

STREET
TREE,
TYP.

LAWN, TYP.



SIGNAGE LANDSCAPING

1

0 25 50 75 100



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988.465.5919
k2v.com

DOUBLE EAGLE
DEVELOPMENT

BUFFALO GROVE
BUFFALO GROVE, IL # 2023-0554

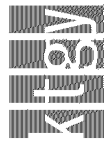
CONCEPT PLAN
OCTOBER 06, 2023

LANDSCAPE PLAN

L1.0

Packet Pg. 155

Attachment: Plan Set - Residential (915-945 Dundee Road - Commercial & Residential PUD on 3 Lot Subdivision - Tesla & Double



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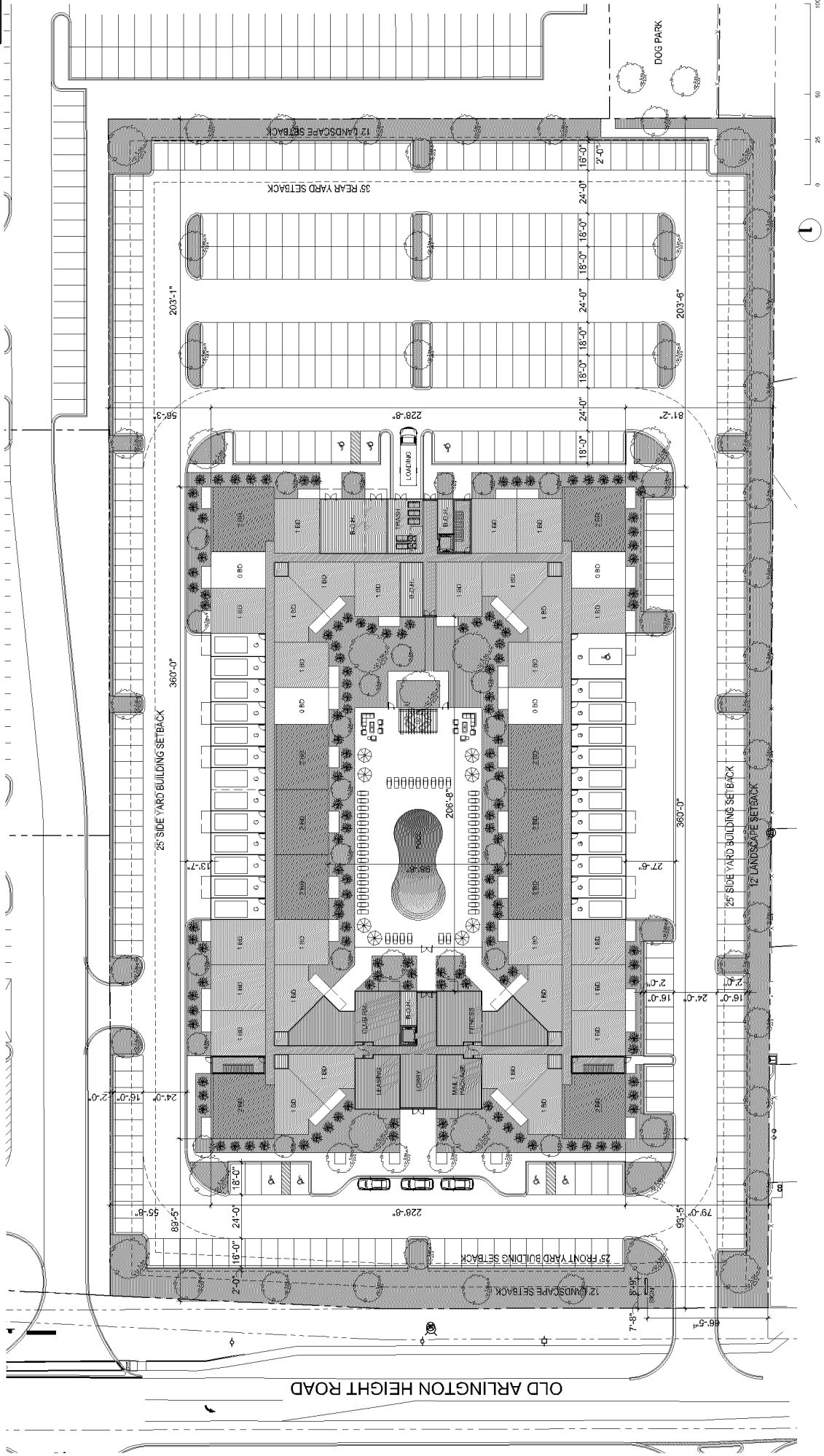
DOUBLE EAGLE
DEVELOPMENT

BUFFALO GROVE
BUFFALO GROVE, IL # 2023-0554

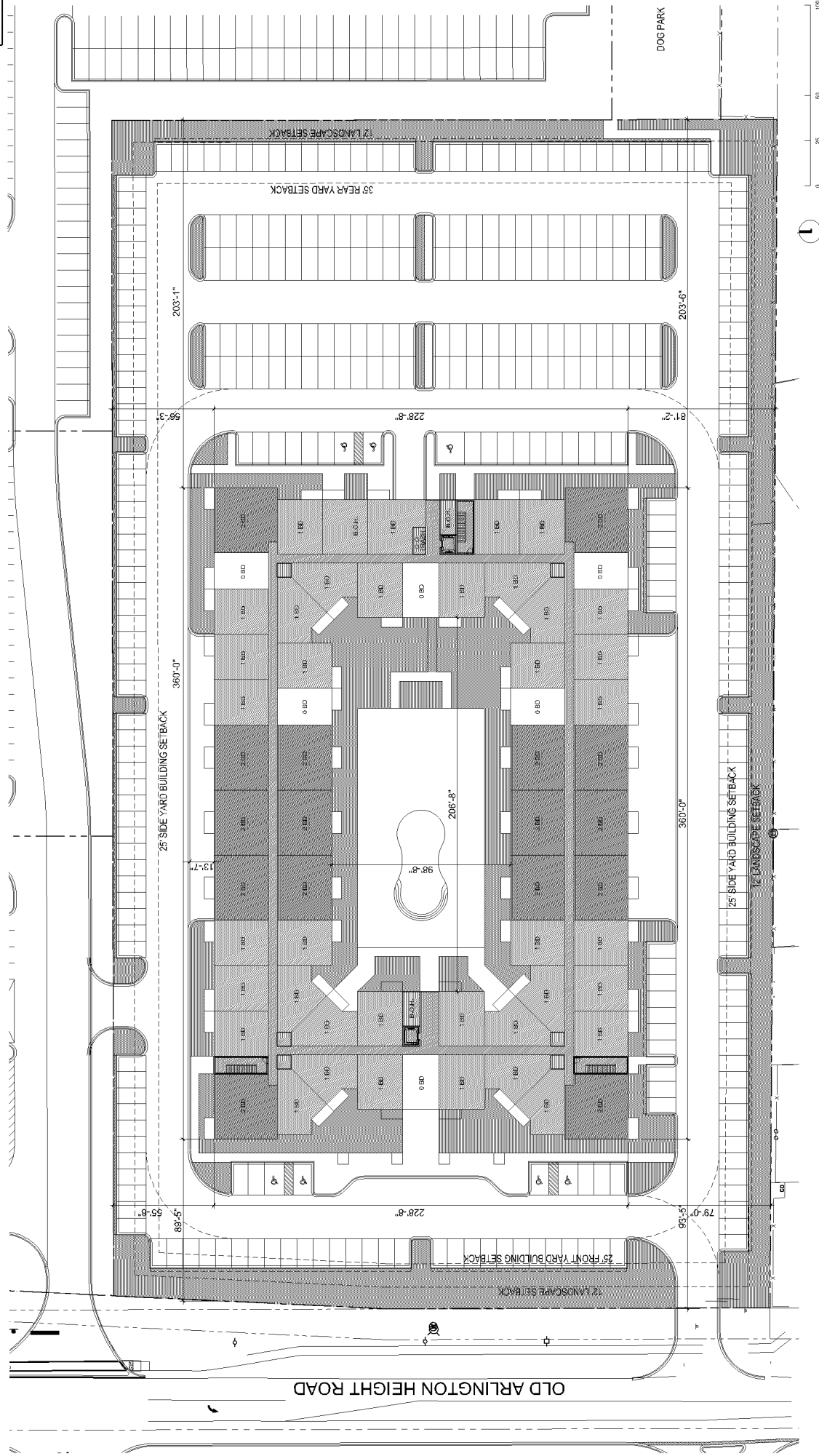
CONCEPT PLAN
OCTOBER 06, 2023

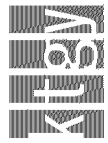
SITE & GROUND FLOOR PLAN

A1.1



OLD ARLINGTON HEIGHT ROAD





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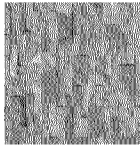
DOUBLE EAGLE
DEVELOPMENT

BUFFALO GROVE
BUFFALO GROVE, IL # 2023-0554

CONCEPT PLAN
OCTOBER 06, 2023

SOUTHWEST PERSPECTIVE

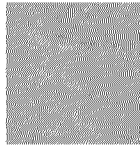
A2.0



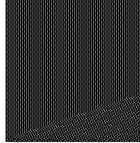
1 STONE VENEER



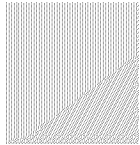
7 VERTICAL BOARD AND BATTEN SIDING



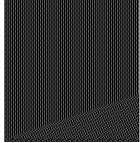
2 CAST STONE BAND



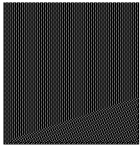
8 PRE-FINISHED METAL COPING



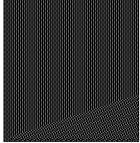
3 FIBER CEMENT PANEL-COLOR 1



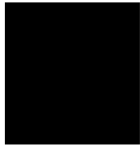
9 PRE-FINISHED METAL BALCONY FRAMING / SHADE STRUCTURES



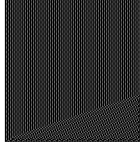
4 FIBER CEMENT PANEL-COLOR 2



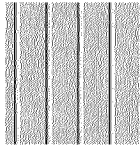
10 THERMALLY BROKEN ALUMINUM STOREFRONT



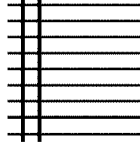
5 FIBER CEMENT PANEL-COLOR 3



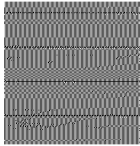
11 HIGH EFFICIENCY VINYL WINDOWS



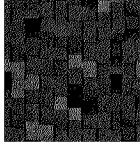
6 FIBER CEMENT PANEL-LAP SIDING



12 PRE-FINISHED METAL BALCONY RAILINGS



13 TREX DECKING OR SIMILAR



14 ASPHALT SHINGLE ROOF



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DOUBLE EAGLE
DEVELOPMENT

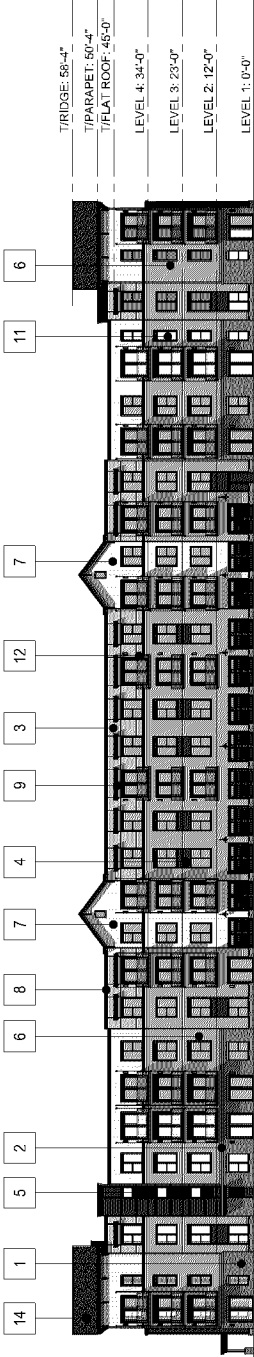
BUFFALO GROVE
BUFFALO GROVE, IL # 2023-0554

CONCEPT PLAN
OCTOBER 06, 2023

MATERIAL BOARD

A2.1

1	STONE VENEER	2	CAST STONE BAND	3	FIBER CEMENT- COLOR 1	4	FIBER CEMENT- COLOR 2	5	FIBER CEMENT- COLOR 3	6	FIBER CEMENT LAP SIDING	7	VERTICAL BOARD AND BATTEN
8	PRE-FINISHED MTL. COPING	9	PRE-FINISHED MTL. BALCONY FRAMING/ SHADE STRUCTURES	10	THERMALLY BROKEN ALUMINUM STOREFRONT	11	HIGH EFFICIENCY VINYL WINDOWS	12	PRE-FINISHED MTL. BALCONY RAILINGS	13	TREX DECKING/SIMILAR	14	ASPHALT SHINGLE ROOF

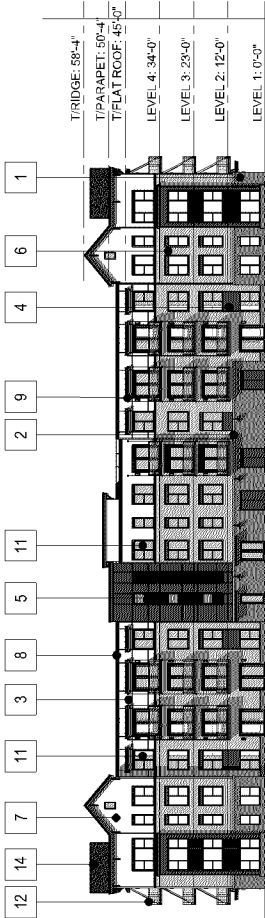


OVERALL SOUTH ELEVATION

SCALE: 1"=40'

3

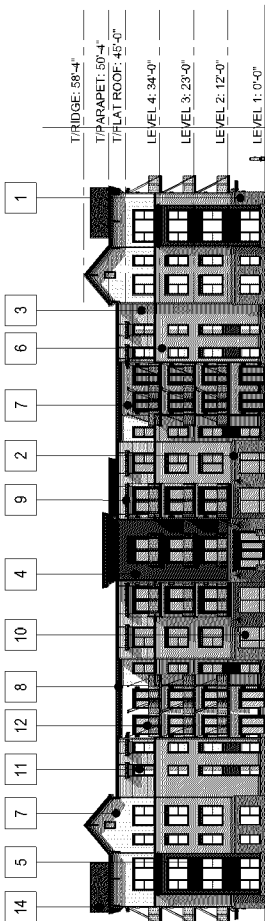
NOTE:
NORTH ELEVATION- SIMILAR



OVERALL EAST ELEVATION

SCALE: 1"=40'

2



OVERALL WEST ELEVATION

SCALE: 1"=40'

1



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DOUBLE EAGLE
DEVELOPMENT

BUFFALO GROVE
BUFFALO GROVE, IL # 2023-0554

CONCEPT PLAN
OCTOBER 06, 2023

OVERALL ELEVATIONS

A2.2

PRELIMINARY SITE IMPROVEMENT PLANS

FOR

LOT 3 - MULTIFAMILY RESIDENTIAL

BISON CROSSING

BUFFALO GROVE, ILLINOIS

DOUBLE EAGLE DEVELOPMENT

PRELIMINARY SET
FOR REVIEW
PURPOSES ONLY

6850a
LOT 3
9/27/23

LEGEND

PROPOSED	EXISTING
STORM SEWER	STORM SEWER
WATER MAIN (WITH SITE)	WATER MAIN
STORM MANHOLE	STORM MANHOLE
UNDERGROUND ELECTRIC	UNDERGROUND ELECTRIC
OVERHEAD ELECTRIC	OVERHEAD ELECTRIC
UNDERGROUND TELEPHONE	UNDERGROUND TELEPHONE
UTILITY POLE	UTILITY POLE
CONTOUR	CONTOUR
HIGH/NORMAL WATER LEVEL	HIGH/NORMAL WATER LEVEL
SILT FENCE	SILT FENCE
PROPOSED NEW	PROPOSED NEW
DEPRESSED CURB FOR RAMP/DRIVEWAY	DEPRESSED CURB FOR RAMP/DRIVEWAY
FENCE LINE	FENCE LINE
GRASS HILL	GRASS HILL
STORM MANHOLE	STORM MANHOLE
STORM INLET	STORM INLET
STORM CATCH BASIN	STORM CATCH BASIN
PRE HYDRANT	PRE HYDRANT
GATE VALVE AND MANT	GATE VALVE AND MANT
STREET LIGHT	STREET LIGHT
STREET TRANSPORT	STREET TRANSPORT
UTILITY POLE	UTILITY POLE
SON	SON
TRANSFORMATION	TRANSFORMATION
SPOT ORATE	SPOT ORATE
FINISHED FLOOR	FINISHED FLOOR
TOP OF FOUNDATION	TOP OF FOUNDATION
EDGE OF PAVEMENT	EDGE OF PAVEMENT
BACK/TOP OF CURB	BACK/TOP OF CURB
TOP OF SIDEWALK	TOP OF SIDEWALK
TOP OF SIDEWALK	TOP OF SIDEWALK
BOTTOM OF SIDEWALK	BOTTOM OF SIDEWALK
FORM FOR JANITARY SERVICE	FORM FOR JANITARY SERVICE
INLET FOR SEWERS	INLET FOR SEWERS

WARNING

CALL BEFORE YOU DIG

(8 INCHES MINOR REQUIRED PRIOR TO DIGGING)

811

Know what's below.
Call before you dig.

Municipality: BUFFALO GROVE
Township: 42N
Range: 11E

DRAWING INDEX

SHEET	TITLE
C1	COVER SHEET
C2	OVERALL SITE PLAN
C3	DIMENSIONAL CONTROL AND PAVING PLAN
C4	GRADING PLAN
C5	UTILITY PLAN
C6	MWRD DRAINAGE EXHIBIT

CONTACTS

DALL ENGINEER
DALL ENGINEERING ASSOCIATES, INC.
1333 BUTTERFIELD ROAD, SUITE 300
DOWNERS GROVE, IL 60515
CONTACT: DANIEL WALTER
DWALTER@DALLENGINEER.COM
(630) 550-3100

LANDSCAPE ARCHITECT
LANDSCAPE ARCHITECTS, INC.
12075 MANCHESTER ROAD, SUITE 200
ST. LOUIS, MO 63131
CONTACT: ANDREW JAMES
AJAMES@LANDSCAPEARCHITECTS.COM
(630) 688-7197

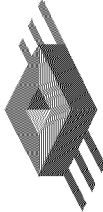
SURVEYOR
COMPASS SURVEYING LTD
2533 DUNKER WOODS PARKWAY, SUITE 100
CONTACT: DANIEL WALTER
DWALTER@COMPASSSURVEYING.COM
(630) 550-3100

Angela J. Hefner

ENGINEER
JACOB & HEFNER
1333 BUTTERFIELD ROAD, SUITE 300
DOWNERS GROVE, IL 60515
EXPIRES 11/29/2023

9/27/23
DATE

UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS SHALL BE IN FEET AND INCHES. DIMENSIONS SHALL BE GIVEN TO THE NEAREST 1/8" OR 1/16" AS APPROPRIATE.



JACOB & HEFNER
ASSOCIATES

1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

SURVEY REFERENCE NOTE:

EXISTING CONDITIONS AND TOPOGRAPHY ARE SHOWN PER ALTA AND TOPOGRAPHIC SURVEY, DATED MARCH 20, 2023 AS HIGHWAY BY COMPASS SURVEYING, LTD.

CONTRACTOR SHALL FIELD VERIFY EXISTING SITE CONDITIONS AND ELEVATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES OR OMISSIONS.

BASES OF BEARINGS
NAD 83 ILLINOIS STATE PLANE COORDINATES, ZONE 10N (ILLINOIS EAST)

BASES OF ELEVATION
ELEVATIONS ARE REFERENCED TO MAND-89

BENCHMARKS AND LOCATIONS:

REFERENCE BENCHMARKS:
VULCAN OF BUTLER GROVE CONTROL BENCHMARK STATION MARK USE ON 21 BRIDGE APPROXIMATE SET IN CONCRETE AT WEST OF THE CENTERLINE OF RANDOLPH ROAD AND 27' NORTH OF THE CENTERLINE OF LEMMON LANE 245' WEST OF THE WEST EDGE OF THE SIDEWALK ON THE WEST SIDE OF RANDOLPH ROAD

SITE BENCHMARKS:
SITE BENCHMARK #1: SOUTHEAST CORNER BUILT ON 1ST FIRE HYDRANT NORTH OF SOUTH WEST ENTRANCE ONTO PROPERTY ALONG THE EAST SIDE OF ARINGTON HEIGHTS ROAD.

SITE BENCHMARK #2: NORTHEAST CORNER BUILT ON 1ST FIRE HYDRANT NORTH OF MIDDLE ENTRANCE ONTO PROPERTY ALONG THE EAST SIDE OF ARINGTON HEIGHTS ROAD.

SITE BENCHMARK #3: NORTHEAST CORNER BUILT ON FIRE HYDRANT NEAR 2ND ENTRANCE EAST OF THE INTERSECTION OF ARINGTON HEIGHTS ROAD AND DUNDEE ROAD ALONG THE SOUTH SIDE OF DUNDEE ROAD NEAR MIDDLE OF NORTHERLY PROPERTY LINE.

SITE BENCHMARK #4: NORTHEAST CORNER BUILT ON FIRE HYDRANT NEAR THE NORTHEAST MOST ENTRANCE ONTO PROPERTY ALONG THE SOUTH SIDE OF DUNDEE ROAD.

SITE BENCHMARK #5: NORTHEAST CORNER BUILT ON FIRE HYDRANT NEAR THE WESTMOST MOST ENTRANCE ONTO PROPERTY ALONG THE SOUTH SIDE OF DUNDEE ROAD.

NO.	DESCRIPTION	REVISIONS	DATE
1	MULCH REVIEW		9/27/23

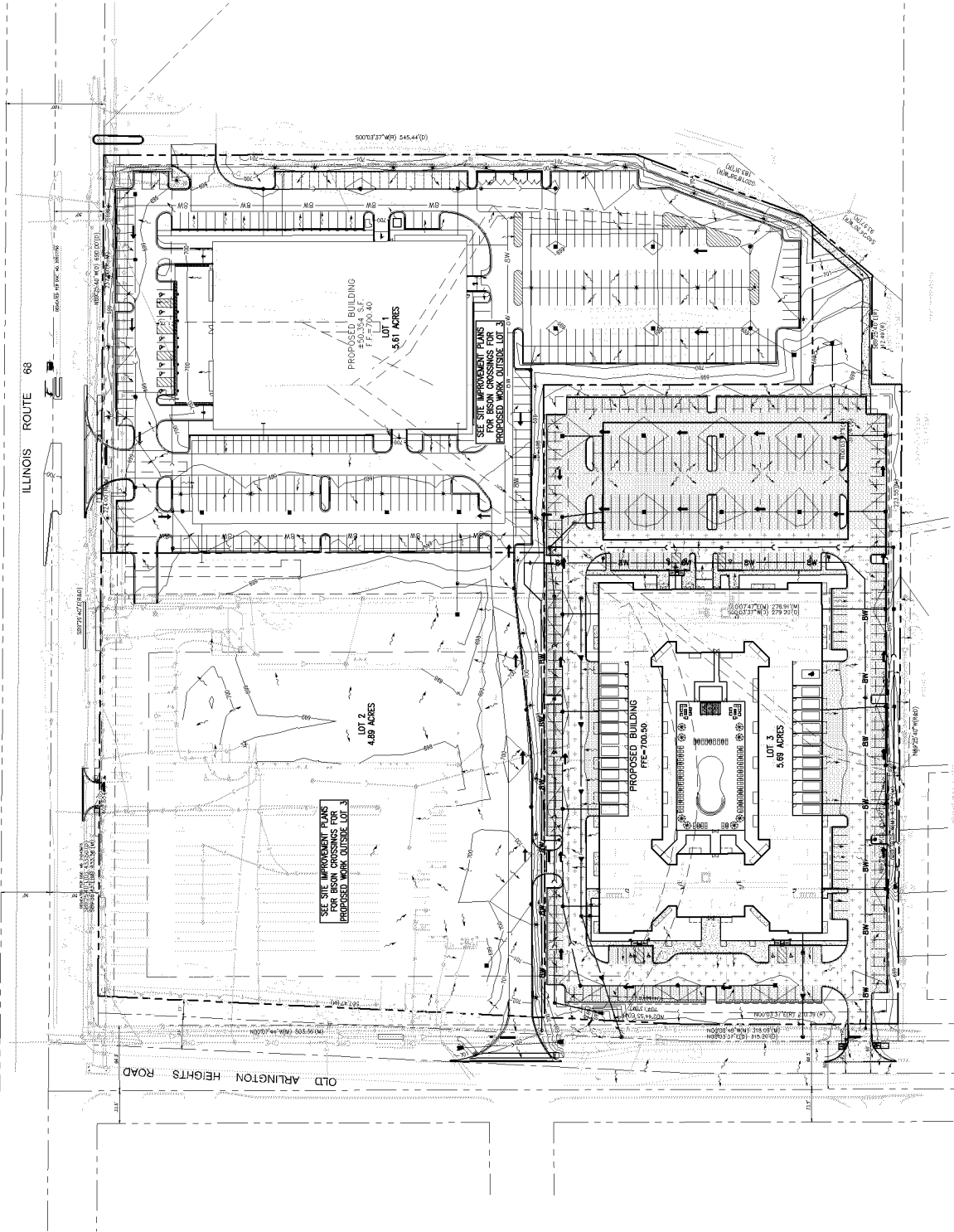
FOR REVIEW PURPOSES ONLY



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PHONE: (618) 652-4600, FAX: (618) 652-4601
WWW.JACOBANDHEFNER.COM

OVERALL SITE PLAN
LOT 3 - MULTIFAMILY RESIDENTIAL
DOUBLE EAGLE DEVELOPMENT
BUFFALO GROVE, ILLINOIS

No.	Description	Date
1	VILLAGE REVIEW	9/27/23



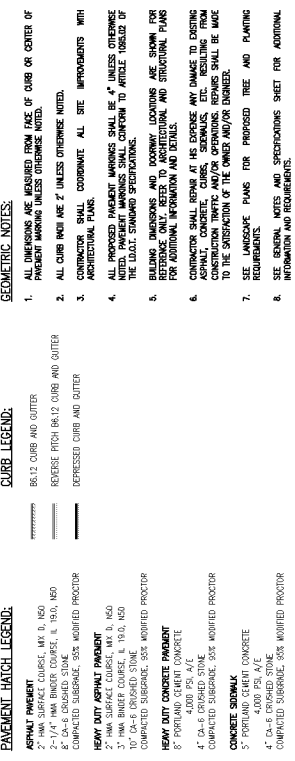
PAVEMENT HATCH LEGEND:

- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- CONCRETE SIDEWALK

SITE DATA TABLE:

LOT 3 PROPERTY AREA	5.68 ACRES
IMPERVIOUS AREA: (82.84)	4.71 ACRES
PERVIOUS AREA: (17.24)	0.98 ACRES
TOTAL CAR PARKING PROVIDED:	359 STALLS
STANDARD PARKING:	327 STALLS
STANDARD GARAGE PARKING:	24 STALLS
HANDICAP ACCESSIBLE PARKING:	8 STALLS





GEOMETRIC NOTES:

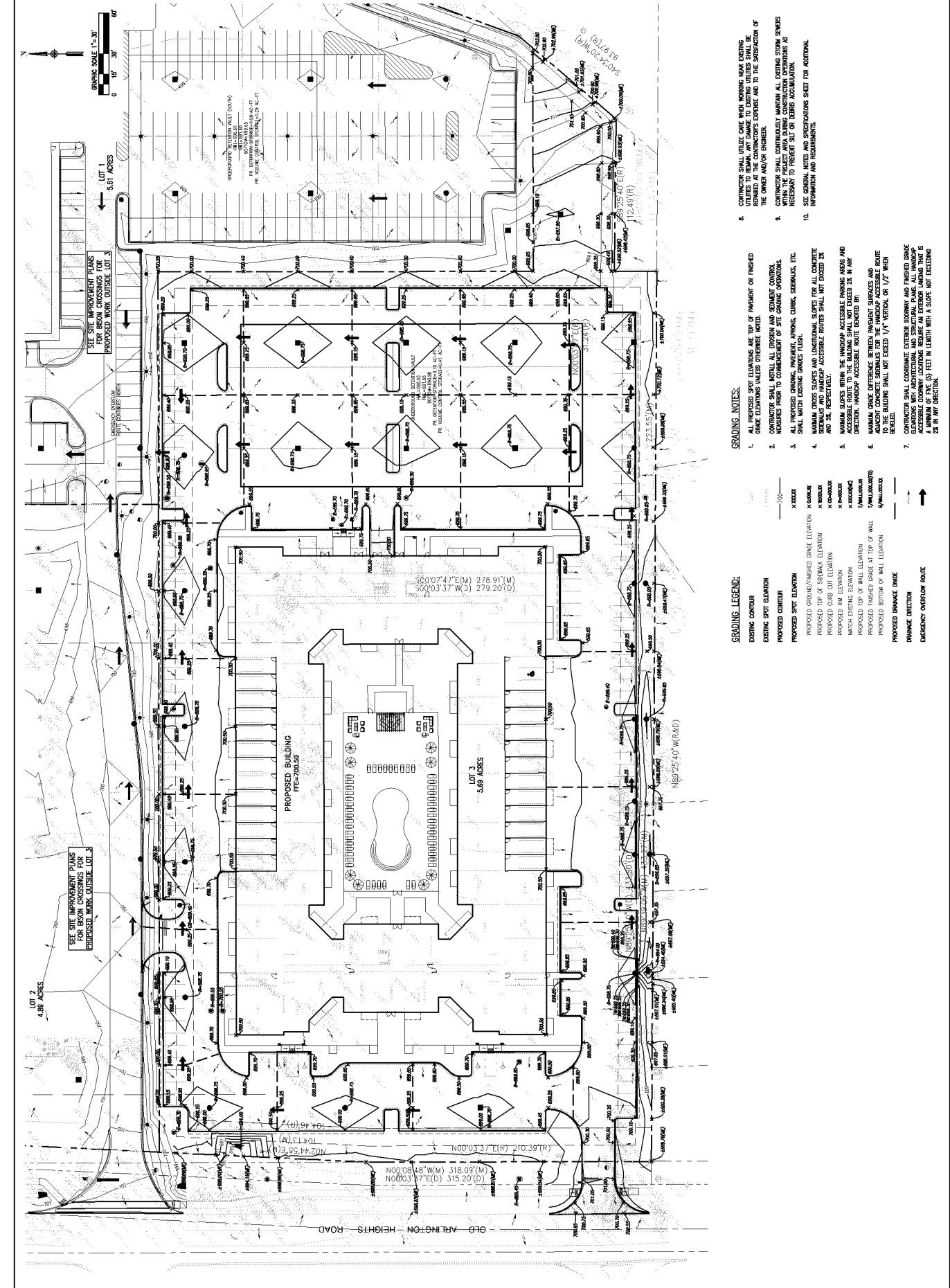
CURB LEGEND:

PAVEMENT HATCH LEGEND:

[illegible]

	B6.12 CURB AND GUTTER
	REVERSE PITCH B6.12 CURB AND GUTTER
	DEPRESSED CURB AND GUTTER

ASPHALT PAVEMENT	2" MAX SURFACE COURSE, MTK 60, N50
2"-1/4" MAX BINDER COURSE, 1% SO, N50	
2"-1/4" MAX CRUSHED STONE	
COMPACTED SUPERPAVE, 50% MODIFIED PROCTOR	
HEAVY DUTY ASPHALT PAVEMENT	2" MAX SURFACE COURSE, MTK 60, N50
2" MAX BINDER COURSE, 1% SO, N50	
10" CA-6 FINISHED STONE	
COMPACTED SUPERPAVE, 50% MODIFIED PROCTOR	
HEAVY DUTY CONCRETE PAVEMENT	8" PORTLAND CEMENT CONCRETE
4,000 PSI, A/E	
4" CA-6 CRUSHED STONE	
COMPACTED SUPERPAVE, 50% MODIFIED PROCTOR	
CONCRETE SUBGRADE	4,000 PSI, A/E
5" PORTLAND CEMENT CONCRETE	
4" CA-6 CRUSHED STONE	
COMPACTED SUPERPAVE, 50% MODIFIED PROCTOR	



- GRADING LEGEND:

EXISTING CONTOUR

EXISTING SPOT ELEVATION

PROPOSED CONTOUR

PROPOSED SPOT ELEVATION

PROPOSED GROUND/FINISHED GRADE ELEVATION

PROPOSED TOP OF SIDEWALK ELEVATION

PROPOSED CURB CUT ELEVATION

PROPOSED FIN ELEVATION

PROPOSED TOP OF WALL ELEVATION

PROPOSED FINISHED GRADE AT TOP OF WALL

PROPOSED BOTTOM OF WALL ELEVATION

PROPOSED DRAINAGE DIRECTION

EMERGENCY OVERTURN ROUTE
- GRADING NOTES:

1. ALL PROPOSED SPOT ELEVATIONS ARE TOP OF FINISHED OR FINISHED GRADE ELEVATIONS UNLESS OTHERWISE NOTED.

2. CONSTRUCTION SHALL MAINTAIN ALL EXISTING AND SETBACK CONTROL CONSTRUCTION TO CONFORM WITH THE CITY OF BURNING TREE ORDINANCES.

3. ALL PROPOSED DRAINAGE AND EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION AND SEDIMENTATION.

4. MAXIMUM CROSS SLOPES AND LONGITUDINAL SLOPES FOR ALL CONCRETE SIDEWALKS AND DRIVEWAYS SHALL NOT EXCEED 2%.

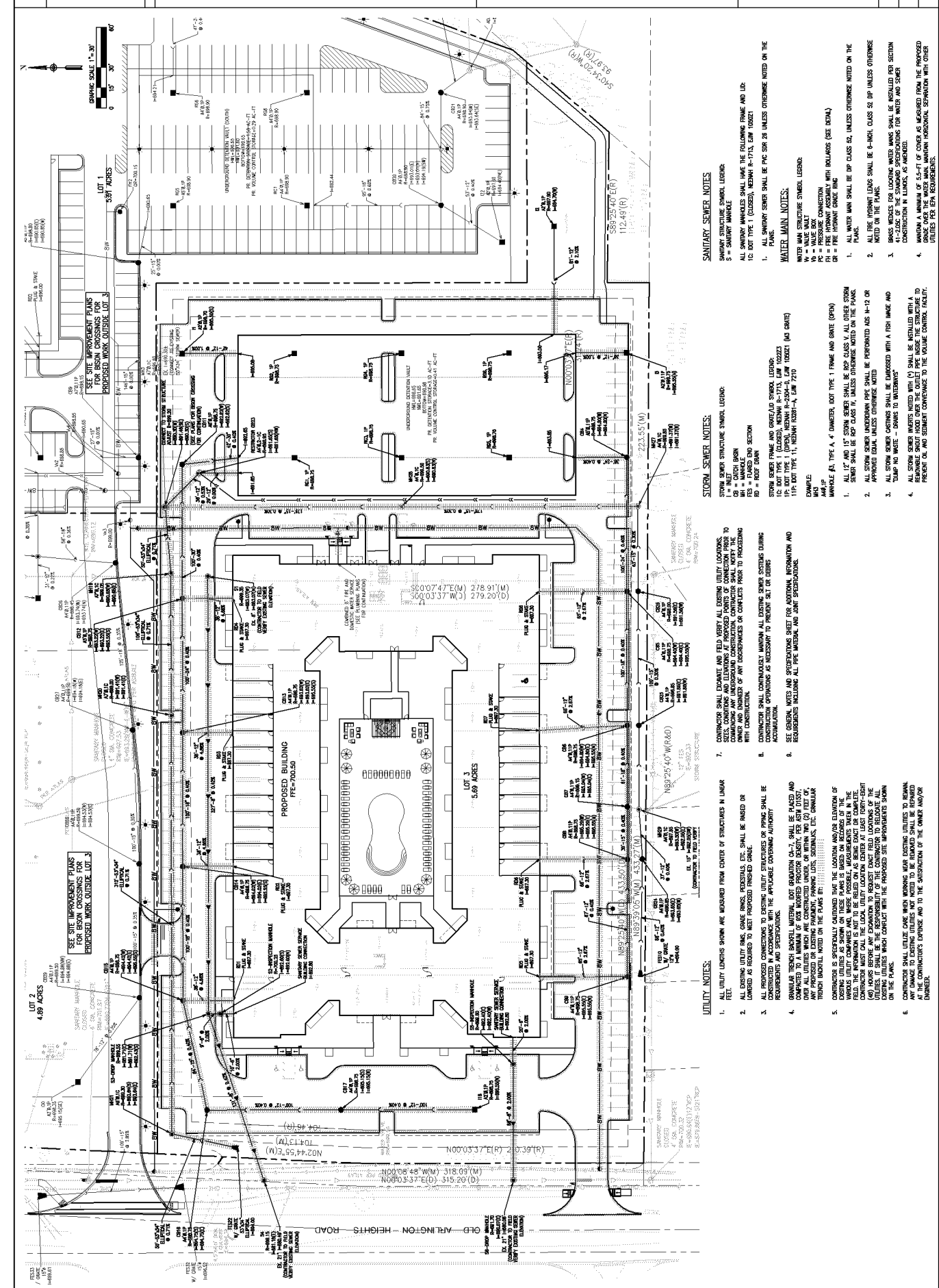
5. MAXIMUM SLOPES WITHIN THE HANDBICAP ACCESSIBLE PARKING AREAS AND SIDEWALKS SHALL NOT EXCEED 2% IN ANY DIRECTION.

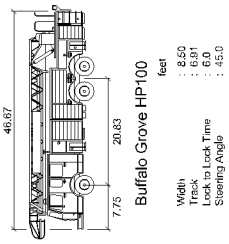
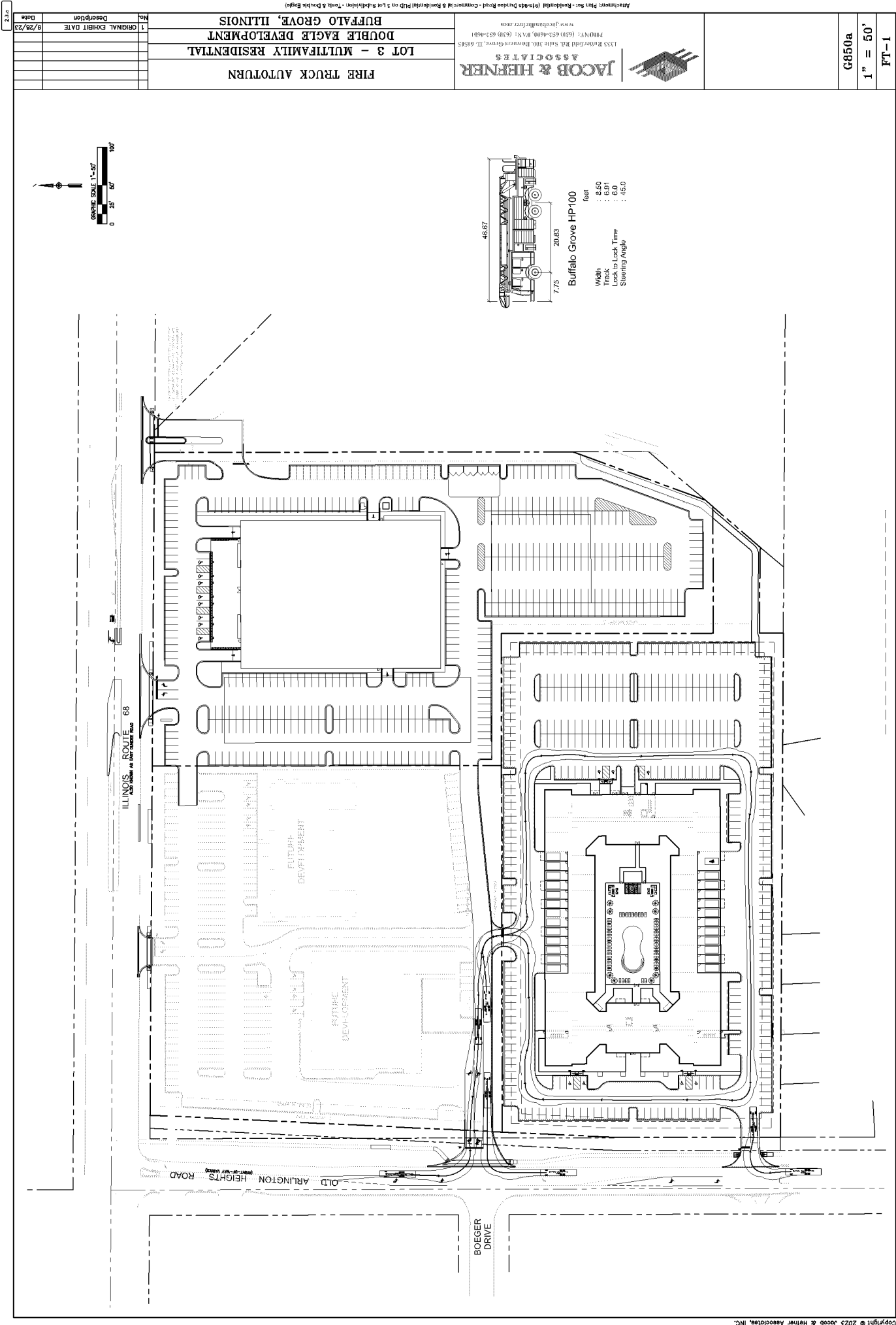
6. MAXIMUM SLOPES WITHIN THE HANDBICAP ACCESSIBLE ROUTES SHALL NOT EXCEED 1/4" VERTICAL ON 1/2" HORIZONTAL.

7. CONTRACTOR SHALL COORDINATE EXISTING DRAINAGE AND FINISHED GRADE ELEVATIONS WITH ALL EXISTING AND PROPOSED DRAINAGE AND FINISHED GRADE ELEVATIONS. A MINIMUM OF FIVE (5) FEET IN LENGTH WITH A SLOPE NOT EXCEEDING 2% IN ANY DIRECTION.
8. CONTRACTOR SHALL UTILIZE UTILITY CUES WHEN WORKING NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES.

9. CONTRACTOR SHALL CONTINUOUSLY MAINTAIN ALL EXISTING STORM SEWERS WITHIN THE PROJECT AREA DURING CONSTRUCTION OPERATIONS AS NECESSARY TO PREVENT SLOTTED OR BLOCKED SEWERS.

10. SEE GENERAL NOTES AND SPECIFICATIONS SHEET FOR ADDITIONAL INFORMATION AND REQUIREMENTS.





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G850a	
1" = 50'	
FT - I	
Project No. 108	
No.	Description
1	ORIGINAL EXHIBIT DATE 9/28/23
FIRE TRUCK AUTOTURN	
LOT 3 - MULTIFAMILY RESIDENTIAL	
DOUBLE EAGLE DEVELOPMENT	
BUFFALO GROVE, ILLINOIS	

Attachment: Plan Set - Residential (P) 300 Purchase Road - Commercial & Residential (P) on 3 Lot Subdivision - Tests & Double Eagle

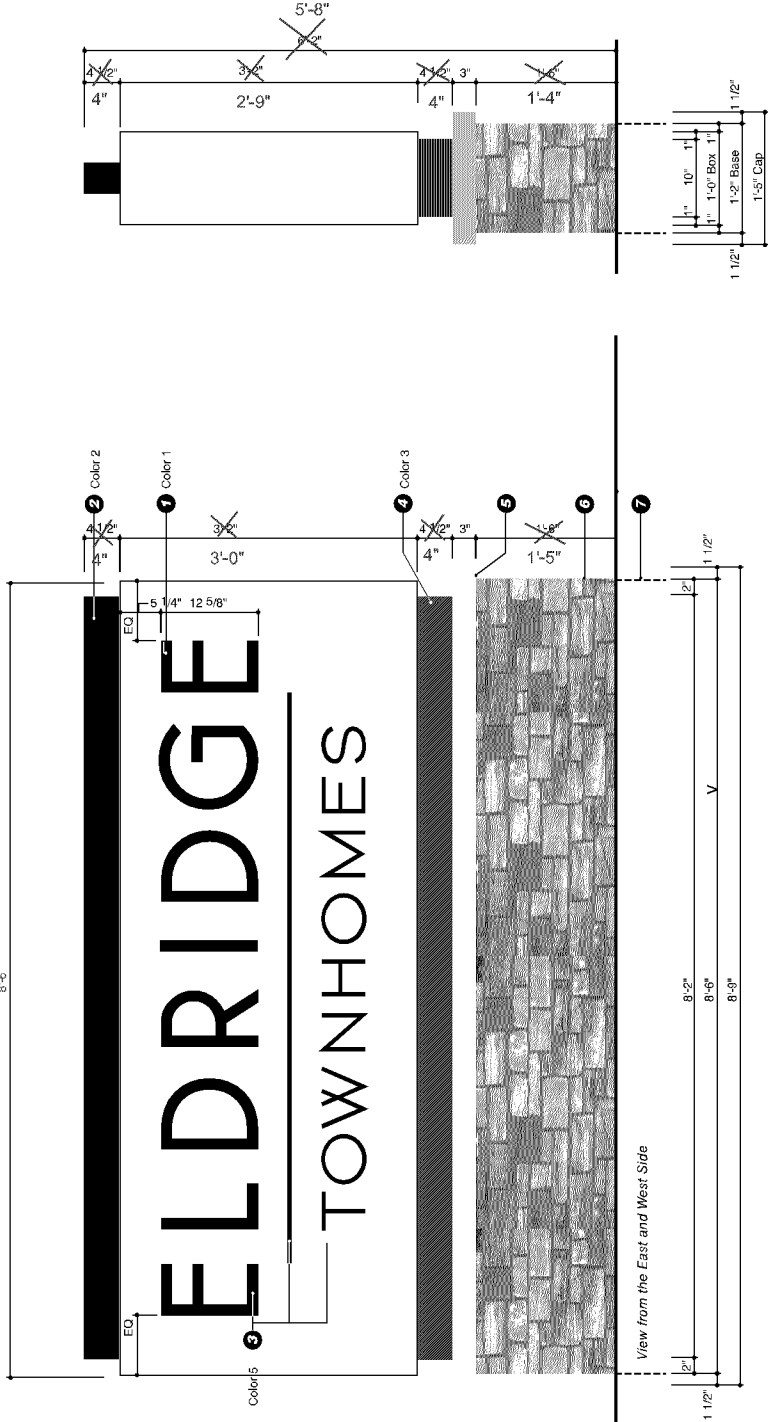
Elm Creek
Apartments & Townhomes

Wayfinding Signage
Exterior Signs

Signage Elevations

Sign Type 1.1

- 1 Internally Illuminated Sign Box**
Fabricated aluminum sign box painted finish. Sign is single-sided (back is blank). Sign shall be internally illuminated.
 - 2 Fabricated Aluminum Fin, Painted Finish**
 - 3 Applied Vinyl Typography / Eldridge Townhome Logo**
"Eldridge townhomes" new logo.
Art for the Eldridge Townhome logo shall be supplied by the Architect. Logo shall be of day/night acrylic back up (black during day and white at night (illuminated from within)).
 - 4 Fabricated Aluminum Reveal, Painted Finish**
 - 5 Cast Stone Cap**
Match cast stone cap used on the townhomes
 - 6 Stone Veneer Base**
Stone shall be "Saratoga Granite Ashlar" to match stone used on the townhomes. Coordinate the stone base with the fabricated aluminum sign components.
 - 7 Concrete Foundation**
Contractor to provide concrete foundation as required. Route power through foundation and sign base. There shall be no visible conduit.
- See the Specifications for additional information and requirements.



1 Sign Type 1.1 Front Elevation - Revised Version
Scale: 3/4" = 1'-0"

2 Sign Type 1.1 Side Elevation - Revised Version
Scale: 1" = 1'-0"

Elm Creek Apartments & Townhomes
Elmhurst, Illinois

Carol Naughton + Associates, Inc.
213 West Institute Place, Suite 708
Chicago, Illinois 60610
312.951.5353
312.951.8369 FAX

Job Number:	1011.1
Date:	6.8.18
Revisions:	7.16.18, 10.12.18, 7.31.19, 8.7.19, 9.6.19, 1.14.20, 2.11.20, 2.26.20, 3.25.20, 3.26.20, 3.27.20, 3.30.20, 6.11.20, 6.16.20, 6.19.20

ISSUE FOR BID

ANALYSIS OF STUDENT GENERATION

332 Arlington Heights Road Apartments Buffalo Grove, Illinois



Prepared for Double Eagle Development

September 2023

DEVELOPMENT
PLANNING
PARTNERS 

Background to the Assignment

At the request of Double Eagle Development, Development Planning Partners investigated the potential impact of the introduction of new residential units in the Village of Buffalo Grove, Illinois on area primary and secondary public schools. Specifically focusing on the client's proposed development of 224 new market-rate, non-age restricted attached rental apartments, this report provides a summary of our findings, along with a forecast of the number of school-age children likely to live in the new units. Our analysis utilizes the unit size, mix, configuration, and other product details provided by Double Eagle and included in the September 2023 Conceptual Plan by KTG Architecture + Planning.

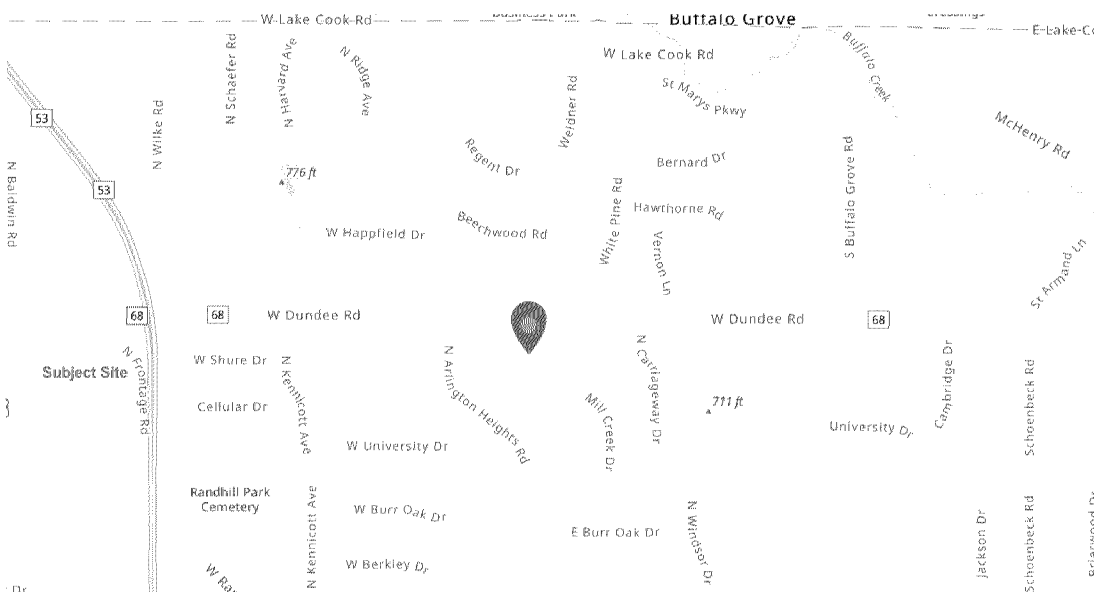
Our work on this assignment encompassed a series of interrelated research investigations, including (but not limited to) the following:

- A review of existing project planning materials, including the concept site plan, floor plans, area matrix, and other information provided by Double Eagle.
- An analysis of resident age characteristics within a representative group of rental apartment developments deemed comparable to the proposed development and occupied prior to the 2020 Decennial Census (as described in the "Methodology" section below) to determine the number of school-age children living within each development at the time of the Census.
- An analysis of Census Bureau Public Use Microdata for the immediate area around the subject site in order to gain further understanding of resident age dynamics by dwelling structure type.
- A review of extant research on the propensity of school-age children to live in various forms of attached and detached housing as a means of comparing our findings and projections to resident trends across Illinois and nationwide.

Proposed Development

The subject property, consisting of 5.5(+/-) acres, is located at the southeast corner of Old Arlington Heights Road and Boeger Drive in the extreme southern portion of Buffalo Grove where the Village extends from Lake County into northern Cook County. The property lies immediately south of Dundee Road (Illinois Route 68), 0.25 miles east of IL-53, and approximately four miles west of Milwaukee Avenue (US-45). Located approximately 34 miles northwest of Chicago's Loop, the location is well-served by the area transportation network.

Fig 1. Subject Site Orientation

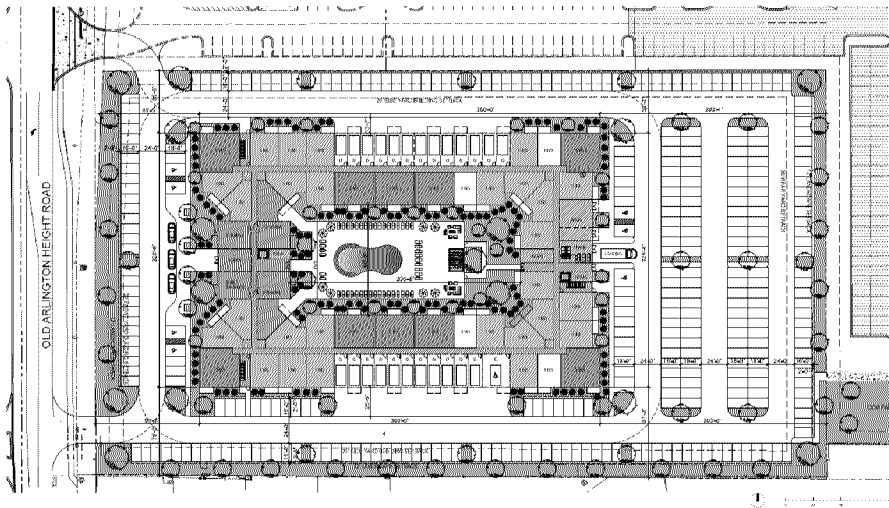


Source: Double Eagle Development, KTG, and Development Planning Partners.

As currently envisioned, the new development will include 224 units in one four-story courtyard style building. The development will be highly amenitized, including elevator service, electric vehicle chargers, a dog washing station, a fitness center, a community lounge, common area Wi-Fi, community gardens, package delivery lockers, an outdoor pool and hot tub, an outdoor terrace with grills and fire pits, a coffee bar, a dog park, bike racks, storage rooms, and a coworking area with conference rooms. Parking will include 334 surface spaces and 25 single-car enclosed garage spaces, for an overall ratio of 1.6 spaces per unit.

A mix of studio, one-, and two-bedroom units will be offered, ranging in size from 600 square feet for studio units to 1,115 square feet for two-bedroom units, on an average basis. Across the group, the average unit size will be 823 square feet, when weighted by unit mix. Studio and one-bedroom units will include one full bath, while two-bedroom units will include two full baths. Studio and one-bedroom units will make up nearly 75% of all units, while the 58 planned two-bedroom units will encompass the remainder.

Fig 2. Concept Plan



Source: Double Eagle Development and KTG

Unit features and finishes are expected to be comparable to newer “luxury” style apartment product across the northern suburban region, including a full stainless steel appliance package, quartz countertops with tile backsplash, a kitchen island, and in-unit washer and dryer. All units will include either a patio or balcony.

Table 1. Proposed Unit Summary

Unit Designation	Avg. Unit Size (Sq. Ft.)	Bed	Baths	Total Units	Percent of Total
Studio	600	0	1	22	9.8
1 Bed	740	1	1	144	64.3
2 Bed	1,115	2	2	58	25.9
Tot./Wtd. Avg.	823	--	--	224	100.0

Source: Double Eagle Development, KTG, and Development Planning Partners

Current proforma rents at development stabilization (expected in spring of 2027) stand at \$2,292 per month, or \$2.78 per square foot.

Area Public Schools

The subject site is served by Wheeling Community Consolidated School District 21 (kindergarten through eighth grade), which encompasses nine elementary schools and two middle schools, and Township High School District 214 (ninth through twelfth grade), encompassing six high schools. Public school students living within the proposed development will likely attend JW Riley Elementary School (kindergarten through fifth grade), Jack London Middle School (sixth through eighth grade), and Buffalo Grove High School (ninth through twelfth grade).

Table 2. Snapshot of Public Schools Serving Subject Site

School District/School	Grades Served	Enrollment
Wheeling CCSD 21		
JW Riley Elementary School	K-5	272
Jack London Middle School	6-8	577
Township HSD 214		
Buffalo Grove High School	9-12	1,892

Source: Illinois Report Card, SchoolDigger.com

Note that not all school-age children living within the development will necessarily attend area public schools, as some may instead attend private or parochial schools, be homeschooled, or not be enrolled in school for other reasons.

Methodology

The fundamental measure of potential impacts on area schools utilized in this assignment is the number of school-age children (those aged 5-17 years) who are likely to reside within the new development. In order to estimate this number, Development Planning Partners analyzed newer rental apartment developments located throughout the northern Chicago suburban region deemed comparable to the proposed development and for whom 2020 Decennial Census data is available at the block level.

Comparability was determined on the basis of three factors: 1) Age of development (all were built in 2010 or later); 2) Locational attributes (all are located in Lake and Cook counties within roughly 3.5 to 6.5 miles of the subject site; and 3) Product type (all consist of "luxury style" apartments in mid- or high-rise configurations, featuring a high level of features, finishes, and building amenities).

Our methodology involves using the most recent Decennial Census data available (2020), where the actual block level (the smallest Census level of geography) matches the boundaries of the comparable apartment development. This allows us to retrieve actual data from the Census on the number of school-age children who lived in the apartments at the time of the Census.

Five such comparable developments were identified for this analysis, located in Arlington Heights, Des Plaines, Lincolnshire, Northbrook, and Vernon Hills.

It should be noted that this methodology, while highly accurate in allowing us to construct a picture of resident mix in 2020, does not allow us to include comparable developments completed post 2020, since neither the Census Bureau's annual American Community Survey (ACS) nor private demographic data sources like Esri Business Analyst have more current estimates of resident demographics at the block level. Therefore, some nearby developments completed after 2020 that may be considered comparable in terms of product type and vintage are not included in this analysis. Moreover, developments located in census blocks that included additional housing that is not part of the development cannot be used.

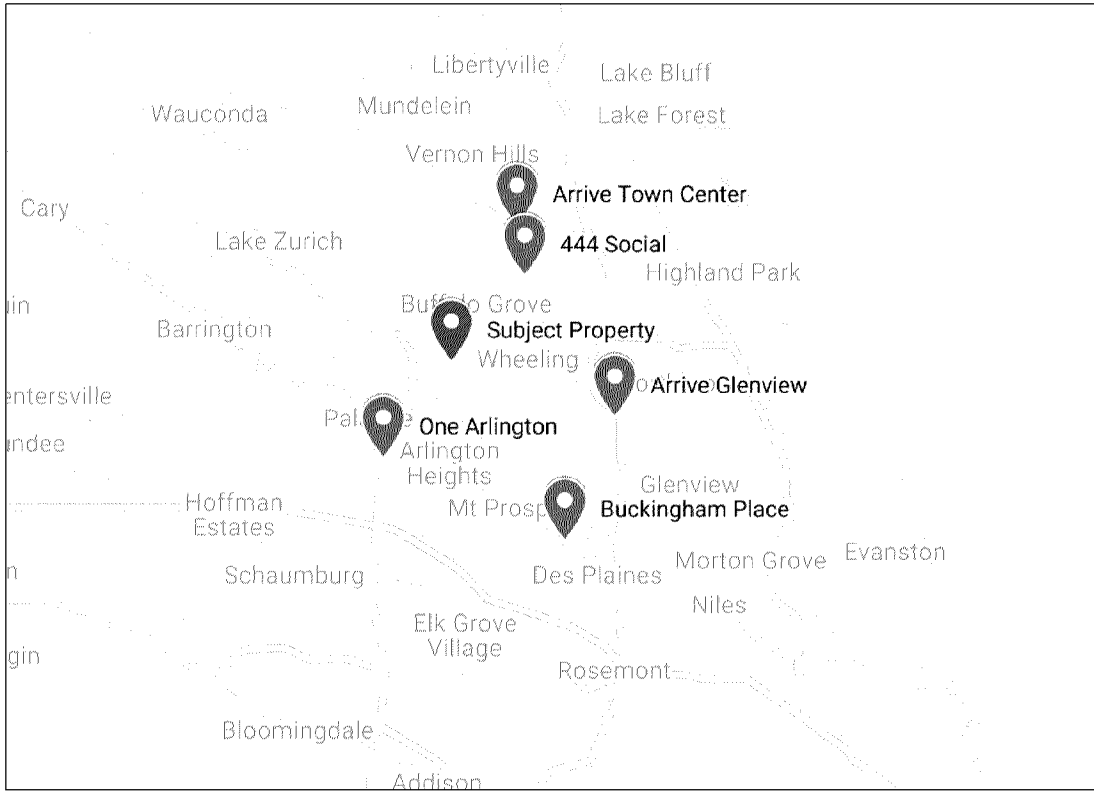
It is assumed that virtually all school-age children live in units with two or more bedrooms. (This is born out in our review of secondary research on the subject of school impacts of multifamily housing, as discussed below.) Therefore, the number of school-age children living within each comparable apartment development was divided by an estimate of the number of occupied units with two or more bedrooms to create a ratio representing the number of children per multi-bedroom unit. Occupancy data was derived from the Census, while data from CoStar provided unit mix characteristics for the apartment

comparables. Note that, while occupancy data by unit type is not available from the Census, it is assumed that actual occupancies across each development at the time of the Census closely reflected the unit mix within the development.

Findings

Our survey identified five comparable rental apartment developments built between 2010 and 2019 for which Decennial Census data at the block group level are sufficient for targeted analysis of resident age characteristics: *444 Social* (Lincolnshire), *Arrive Glenview* (Northbrook), *Arrive Town Center* (Vernon Hills), *Buckingham Place* (Des Plaines), and *One Arlington* (Arlington Heights). Four of the comparables are mid-rise apartment buildings consisting of four to six stories, while one (*One Arlington*) is a highrise with 13 stories.

Fig 3. Comparable Developments



Source: Google Maps, CoStar, Development Planning Partners

The comparable developments range from 85 units to 302 units in scale and from 922 to 1,240 square feet in unit size (when weighted by unit mix). Current average asking rents range from \$2,047 to \$2,552 on a whole dollar basis and \$2.01 to \$2.69 on a square foot basis.

The analysis revealed that the number of school-age children living within area apartment developments comparable to the proposed development is quite low, totaling 22 children of elementary school age (5-13) and 17 of high school age (14-17) across the group. More specifically, the number of school-age children living in multi-bedroom apartment units ranged from 0.058 to 0.220 per unit, or 0.106 across the group.

A closer look at the Census Data reveals that more than half (56.4%) of the 39 school age children living in the comparable apartment developments were 5-13 years of age at the time of data collection and would most likely have attended a primary school. A smaller percentage (43.6%) were age 14-17 and would likely have attended high school.

Table 3. Comparable Rental Apartment Developments – Occupancy Characteristics*

Attribute	444 Social	Arrive Glenview	Arrive Town Center	Buckingham Place	One Arlington	Average
Location	Lincolnshire	Northbrook	Vernon Hills	Des Plaines	Arlington Heights	--
Year Built	2019	2014	2010	2018	2014	--
Property Manager	Smash	Trinity	Red Tail	Star High	Stoneleigh	--
Stories	4	4	6	5	13	6
Unit Size Range (approx. SF)	475-1,544	599-2,079	855-2,003	603-1,786	549-1,467	--
Average	948	1,004	1,240	930	922	980
Current Asking Rent Range	\$1,595-\$4,105	\$1,438-\$2,316	\$2,105-\$3,295	\$1,860-\$3,590	\$1,957-\$3,924	--
Average	\$2,552	\$2,047	\$2,484	\$2,203	\$2,444	\$2,347
Per Sq. Ft.	\$2.69	\$2.04	\$2.01	\$2.37	\$2.65	\$2.39
Total Units	302	290	85	267	214	228
Studio	57	37	--	28	51	40
1-bed	104	112	34	130	113	96
2-bed	126	141	46	104	50	95
3-bed	15	--	5	5	--	8
Occ. Units (Census)	241	212	73	143	90	152
Occupied Units with 2+ bedrooms (est.)	113	103	44	59	49	74
Total Residents (Census)	344	322	146	238	266	263
School-Age Children	11	6	6	13	3	8
Ages 5-13	6	3	3	9	1	4
Ages 14-17	5	3	3	4	2	3
School-Age Children/Unit	0.097	0.058	0.136	0.220	0.061	0.106
Elementary	0.053	0.029	0.068	0.153	0.020	0.060
High School	0.044	0.029	0.068	0.068	0.041	0.046
Percent of all Residents	3.20	1.86	4.11	5.46	1.13	2.96

Source: U.S. Census, 2020 Decennial Census, Summary File 1, Development Planning Partners

Notably, the two comparable developments that did not offer three-bedroom units (Arrive Glenview and One Arlington) exhibited the lowest ratios of school-age children per unit (0.060 on average) when compared to the three developments offering three-bedroom units. While the depth of the available data do not permit an analysis of student generation solely for newer developments offering *only* units with fewer than three bedrooms, it is considered highly likely that absence of three or more bedroom units is positively correlated with a lower presence of school-age children.

On average, school-age children made up 2.96% of all apartment residents (and 1.50% for the two developments without three-bedroom units). By contrast, across the Chicago metropolitan region as a whole, school-age children made up nearly 17% of the population at the time of the 2020 Census.

Table 4. School-age Children as a Percent of Population in Households, 2020

Attribute	Chicago MSA	Comp Set
Total population in households, 2020	9,618,501	1,316
Population, 5-17 years	1,601,884	39
Percent	16.65	2.96

Source: U.S. Census, 2020 Decennial Census, Summary File 1, Development Planning Partners

Conclusions

The investigation detailed in this report suggests that student generation for new, luxury-style apartment units in northern suburban Chicago is quite low relative to many other forms of housing.

According to current plans, 58 of the 224 proposed units will contain two or more bedrooms. Of these, 55 are expected to be occupied once stabilized occupancy has been achieved (here defined as 95%). Based on our analysis of comparable area apartment developments, we estimate that the proposed apartments will house between 0.060 and 0.106 children age 5-17 per unit, or three to six children of this age overall. Noting that the proposed development will not offer three-bedroom units, the lower end of the range represents the average child to unit ratio of the two comparable developments without three-bedroom units. The higher end represents the average of the group of comparable developments overall – considered the highest realistic generation ratio given the proposed development character and unit mix.

Table 5. Projected School-age Children Housed within the Proposed Development

Attribute	Number
Total Units	224
Studio	22
1-bedroom	144
2-bedroom	58
Occupied 2-bedroom units*	55
Projected school-age children per unit (range)	0.060-0.106
Low	0.06
Mid	0.083
High	0.106
Total school-age children at stabilized occupancy (rounded)	3-6

*At stabilized occupancy, defined as 95%.

Source: U.S. Census, 2020 Decennial Census, Summary File 1, Development Planning Partners

In accordance with comparable averages, of the 3-6 students generated, slightly more than half at any given time can be expected to be of primary school age, while the remainder will be of high school age. However, it should be noted that not all school-age children attend public school. A portion attend private or parochial schools, while others are homeschooled or are for other reasons not enrolled in school.

Additional Demographic Analysis

An analysis of Public Use Microdata Sample (PUMS) data from the 2021 American Community Survey (the most recent vintage available) allows us to compare our primary survey findings with supporting evidence covering larger geographic areas and population samples. These data are available at the Public Use Microdata Area (PUMA) and state levels. According to the Census, PUMAs are “non-overlapping, statistical geographic areas that partition each state or equivalent entity into geographic areas containing no fewer than 100,000 people each.”

The subject site is located at the northernmost edge of the Cook County (North)--Wheeling Township (North & East) PUMA. However, the majority of Buffalo Grove is located within the Lake County (Southeast)--Vernon, Moraine, & West Deerfield PUMA. Given the close identification of the subject site with the Village of Buffalo Grove and the likelihood that the market area for the development will extend well into the Village and its northern environs, we have utilized a combined area representing both PUMAs for our analysis of PUMS data relevant to school-age children.

Fig 4. PUMS Analysis Area



Source: U.S. Census, Development Planning Partners

As of the 2021 ACS, the Census Bureau estimated that 45,478 children between the ages of five and 17 lived within these two PUMAs, or 17.2% of the total combined PUMA population. Of these, 1,703 lived in multi-bedroom apartment homes in larger scale developments of 20 or more units. There were a total of 8,721 occupied units of this type in the two PUMAs, yielding a total of 0.195 school-age children per unit (or 19.5 per 100 units), which is much lower than that for other types of housing.

Table 5. School-age Children by Dwelling Structure, Two-PUMA Analysis Area

Structure Type	Occupied Units	School-Age Children	Per Unit	Per 100 Units
One-family house detached	57,790	31,544	0.546	54.6
One-family house attached	11,180	3,673	0.329	32.9
Multifamily, less than 20 units	17,261	7,955	0.461	46.1
Multifamily, 20 or more units	15,233	1,921	0.126	12.6
With two or more bedrooms	8721	1,703	0.195	19.5
Other	386	385	0.997	99.7
Total	110,571	45,478	0.41	41.1

Source: U.S. Census, 2020 Decennial Census, Summary File 1, Development Planning Partners

While the PUMS-derived ratio is higher than the average for the set of comparables analyzed, it is considered in line with expectations and supportive of the findings of our comparables analysis, given that the PUMS data include units of all vintages (including much older developments) and rent levels (including rent restricted and rent subsidized affordable units). Ample research has shown that older developments and those with lower rent levels generally house more children than newer, higher end developments. (See below for further information on supporting research.)

Recent Multifamily Experience and Supporting Research

It has been our experience, in analyzing apartment developments across the Chicago region, that newer market rate multifamily suburban rental developments attract few families with children. Generally speaking, parents choose less dense housing (in both rental and ownership forms) that offers the additional living

space and/or private outdoor space that are desirable for child-rearing. This is amply evident in our analysis of comparable multifamily developments region wide. It is particularly true within the luxury apartment segment in the suburbs, where rents are often equal to or even higher than monthly housing costs for many ownership homes.

Additionally, anecdotal evidence suggests that the aging of the regional population is in many ways changing the market profile of many higher-end apartment developments, with empty nesters and retirees representing an increasingly important target market. In fact, some developers and managers of apartment properties within the Chicago Metro have reported that older households now represent up to 50% of the tenant base for some newer developments, particularly within the northern and western suburbs.

Moreover, a growing body of secondary research on the subject of multifamily housing impacts on schools and other municipal services corroborates this experience. For example, a 2005 Urban Land Institute report notes that, “multifamily housing attracts predominantly childless couples, singles, and empty nesters.”¹ Similarly, a 2014 report from the Multifamily Housing Council found that, “on average, there are significantly fewer children in apartments than in single-family homes, whether renter or owner-occupied. The difference is even greater among recently built homes.”²

A 2007 paper published in the land economics journal *Middle States Geographer* shows that demographic shifts and lifestyle changes led to a significant reduction in the number of children living in multifamily housing in the late 1990s and early 2000s. This research found that while perceptions of negative impacts from higher-density housing on municipal services and public schools persist, they do so “despite overwhelming evidence that demographic shifts have changed the composition of multifamily households.”³

A 2015 analysis from the National Association of Home Builders⁴ utilized ACS data to demonstrate that new construction, in general, contributes fewer students to public schools than existing housing and that larger-scale developments contribute the fewest number of students to the public schools in their area. Specifically, the analysis found that, on average, multifamily rental developments with 20 or more units generated 21.0 school-age children per 100 units. However, that number fell to 11.0 school-age children per 100 units for newer construction.

Finally, these trends have been well-researched and documented over time. For example, a 1966 report⁵ by the American Society of Planning Officials (now the American Planning Association) analyzed 17 studies dealing with the impacts of multifamily housing on local schools in locations across the country demonstrated the significant and inverse relationship between rent level and student generation. Specifically, the studies analyzed showed that “conventional” (i.e., market rate) rental apartments produce, on average, far fewer than 0.5 students per two-bedroom unit, and essentially no students per one-bedroom unit. The report concluded that

[L]uxury apartments tend to be occupied by families with few or no school-age children, while low-rent apartments are occupied by both large and small families with an higher average number of school-age children. The reason, of course, is that for low-income families low-rent apartments, often in public housing projects, may be the only housing alternative, while high-income families with children prefer single-family homes.

While this is a small sampling of available research on the municipal impacts of multifamily housing, the trends these reports discuss persist today and are evident in our findings.

¹ Haughey, Richard M. “Higher-Density Development: Myth and Fact.” ULI – The Urban Land Institute, 2005.

² Obrinsky, Mark. “Apartments Versus Schools Redux.” National Multifamily Housing Council, 2014.

³ Ives-Dewey, Dorothy. “The Multi-Family Myth: Exploring the Fiscal Impacts of Apartments in the Suburbs.” *Middle States Geographer*, 40, 39-46, 2007.

⁴ Ford, Carmel. “Only 41 Children for Every 100 Housing Units in the U.S., on Average.” *HousingEconomics.com*, 2015.

⁵ Holley, Paul. “School Enrollment by Housing Type.” American Society of Planning Officials, 1966.

Further Considerations

As a final note, officials should keep in mind that our projections do not necessarily reflect a total net increase of students driven solely by the new rental apartment units. New housing units tend to draw a large percentage of their residents from the immediate area, and it is certainly possible that a portion of the school-age children living in the proposed development will have been of school age and already attending public schools within the district prior to moving with their families to the new development. Additionally, families moving from one area to another often do so to be near employment or because they find an area desirable; thus, it is quite possible that some families moving from outside the area would do so regardless of whether the new apartments were built.



Assumptions & Limiting Conditions

Data collection for this assignment took place in September of 2023. The information analyzed herein was obtained from a variety of sources deemed reliable at the time but is not guaranteed. The estimates, projections, recommendations, and opinions provided were based on the information analyzed. No liability is assumed for the accuracy of said information. Client agrees to indemnify and hold harmless Development Planning Partners, LLC, its owners, independent contractors, agents, employees, and assigns, from all liabilities they may be subject to as a result of these services.

Absorption forecasts and/or estimates of market potential provided in this report are based on the assumption that the property will be developed in accordance with the recommendations given, with high caliber design, features, and amenities, and that the units will be professionally and aggressively marketed to the appropriate target markets. They also assume that normal economic conditions will prevail during the marketing of the properties. Unforeseen economic downturns can impact the performance of even the best housing developments.



PLANNED UNIT DEVELOPMENT STANDARDS

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

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

Response: Yes. Lot 1 the current proposed development of the SSD center and 5.61 acres. Lot 2 is planned to be re-subdivided into two parcels upon final determination of end users and is a total of 4.89 acres. Lot 3 is for R-9 Multiple-Family Dwelling use and is above the 2 acres minimum area.

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 PUD has been designed in harmony with the Village of Buffalo Grove's ordinances. The requested minor variances are designed to support the end user without any adverse impacts on the surrounding neighborhood. This tremendous investment will convert blight to beauty.

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 environmental aspects of the proposed PUD will be greatly enhanced. There will be tremendous investment in stormwater treatment facilities. The improvement of the water quality will better serve the surrounding natural area and parks. In addition, the buildings and landscape area will be greatly enhanced and no longer be an area for squatters, vandals, and a magnet for litter.

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: The requested variances are designed to accommodate the requests of the anchor user and for commercial viability multifamily residential.

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.

VILLAGE OF
BUFFALO GROVE



Response: Lot 1 is the current proposed development of the SSD center. Lot 2 is planned to be re-subdivided into two parcels upon final determination of end users. Lot 3 is for residential use. See site plan and PLAT for reference.

VILLAGE OF BUFFALO GROVE



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

SPECIAL USE STANDARDS

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

Response: The development of this severely neglected property will enhance public health, safety, morals, comfort, and general welfare. The current property condition is a public nuisance, filled with litter, squatters, broken windows, truck parking and abandoned buildings. The special uses requested will allow for a development that will reshape and benefit the Village's frontage on Dundee Road and Old Arlington Heights Road. Both the commercial and residential components of this development will serve the public convenience and 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;

Response: The proposed mixed use development of retail and residential is in harmony with the district in which it is located. The retail is positioned along the Dundee retail corridor and of comparable intensity of operation with the district. The multifamily residential will be of similar size and intensity of operation of nearby four story multifamily properties within the area. The developer has worked with the Village to ensure scale and access are in harmony with the surrounding neighborhood.

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: Th retail development will be a draw for thousands of shoppers to the area and further support the Village of Buffalo Grove retail base. The residential development will add modern housing to an already diverse residential neighborhood along Arlington Heights Road. The residential development will replace an abandoned parking lot and unkept low lying field, adding value and improved site lines to 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;

Response: The proposed development will not impede or hinder the development of adjacent land.

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

Response: The developers have been working with Village staff, civil engineering, architectural, traffic and landscaping firms to verify and provide the availability of the required infrastructure, utilities, roads, and stormwater treatment facilities.

2.3.c

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: Safety will be enhanced through the upgraded and relocated access points. Traffic improvements have been designed in coordination with the Village staff and top design professionals. A residential development parking study indicates peak parking demand at comparable multifamily properties ranges from 1.12 to 1.36 vehicles per occupied unit. The proposed residential development is providing 1.6 parking spaces per built unit – well above peak rates indicated in the study.

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

Criteria for Zoning Variation.

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

Response:

The 16.69 Acre parcel is one of the most underutilized assets in the community. The buildings on the property have been vacant for over 10 years and they are functionally obsolete. The proposed variances are to enable the introduction of a mixture of commercial and residential uses to revitalize the site. These variances are necessary to accommodate the operations of the anchor commercial tenant and allow for feasibility of multifamily residential use. The developers have coordinated daily with the Village staff, end users and design professionals to optimize the development for the tenants, residents, neighborhood, and Village.

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

Response:

This infill development has sat vacant for many years. This dormant retail property has lost assessed value every year. The functional obsolescence and the neglected buildings require the whole site to be redeveloped. With the current real estate market conditions, accommodating the end user's as efficiently as possible was the key to creating a marketable product. Daily coordination with the Village and countless design professionals representing the developers, end users and the Village of Buffalo Grove have been involved in the process.

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

Response:

The proposed variations will not alter the essential character of the neighborhood. The variances are specifically targeted to accommodate operations with minimal impact on the character of the neighborhood.

VILLAGE OF BUFFALO GROVE
 Community Development Department
 Fifty Raupp Blvd
 Buffalo Grove, IL 60089
 Phone: 847.459.2530
 Fax: 847.459.7944



Sign Code – Variation Standard

RESPONSE TO STANDARDS

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

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

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

Response: Bison Crossing is on the south side of East Dundee Rd. Since the most recent development the right of way trees planted have grown tall. The current restriction of 15 feet would not be visible from both directions and would detrimentally impact the current tenants. Shorewood's request reflects a reduction in overall signage count for the site. The multifamily residential signage is along N Arlington Heights road and in the form of a detached monument sign that will be 5'-8" tall to account for landscaping along the base of the monument. The monument will be set back 7'-8" from the property line, and thus within the 25' front yard setback. The height and location of the sign are to allow for suitable visibility from the Arlington Heights Road. If located behind the 25' setback, the sign would be blocked by parked cars. Note, the sign will be approximated 25' set back from the public sidewalk. The 8" of extra height allow for beautification of the base of the sign with landscaping.

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

Response: Shorewood can confirm that the neighboring properties will not be adversely impacted by a taller commercial sign. Dakota Auto Repair, the western adjacent parcel has a clear view and adequate separation from the proposed Bison Crossing sign location. Bison Park to the east has adequate separation from the proposed sign. Double Eagle can confirm that the neighboring properties will not be adversely impacted by a slightly taller residential sign within the setback. Though within the setback from the property line, the sign is still set back over 25' from the sidewalk. The height of signs to the south along both sides of Arlington Heights road vary in heights above 5'. The style of the sign will be designed to fit well within the context of the surrounding mix of residences and businesses.

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

Response: The right of way plantings are uniquely dense and tall at Bison Crossing. Any replacements would likely be rejected by IDOT. To maintain a residential look and feel, the multifamily property will not be attaching large signage to the west face of the building. A monument sign fits better within the character of the neighborhood, but the location within the setback is necessary for visibility.

4. The granting of the variance will not be contrary to the purpose of this Title pursuant to Section 14.40

Response: The overall signage will be reduced with the parcel. The 16.69 acre development currently has three signs fronting E. Dundee Rd. Shorewood is reducing the sign count. This development's significant size, limited visibility and potential tenant count warrants a taller sign. The residential signage will not be contrary to 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: The signage will exceed Village standards and its design will be coordinated with Village staff. The signs will be a tremendous enhancement vs. the current design and the residential sign will reflect the character or the Arlington Heights Road corridor.

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

Response: As part of their redevelopment, Shorewood and Double Eagle are working closely with village staff on landscaping plans for the site.

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

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

07/19/2023

**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, JULY 19, 2023**

Call to Order

The meeting was called to order at 7:30 PM by Commissioner Mitchell Weinstein

Public Hearings/Items For Consideration

1. Consideration of a Petition to the Village of Buffalo Grove for a Re-Zoning to the R-9 Multiple-Family Dwelling District with a Special Use for a Residential Planned Unit Development, Final Plat of Subdivision, Preliminary Plan and Zoning Variations to Allow the Construction of a 41-Unit Townhome Development on the Property Located at 22771-22825 N. Prairie Road. (Trustee Weidenfeld) (Staff Contact: Kelly Purvis)

Purvis, Deputy Community Development Director, provided a background on the subject property.

Freedman, attorney for the petitioner, reviewed the variations they are seeking for the subject property.

Schwartz, President of Bloom Street Partners, reviewed the process they began with staff and spoke to the collaborative nature of the project.

Michel, Traffic Engineer for petitioner, reviewed the traffic study for the project.

Com. Worlikar asked Michel if a crosswalk by the train was going to be part of the access plan for the development.

Michel said there would be no crosswalk because the track location and signals for the train cause a safety issue.

Com. Worlikar asked if sound was a concern from the train.

Schwartz addressed the sound concerns. He noted that the developers did not believe there was an issue and referenced the townhome development on the other side of the tracks.

Com. Worlikar asked the petitioners about the impact the development would have on the schools.

Perman, from the Perman Group, talked about the analysis completed to estimate the impact to the schools. He noted that the impact would be minimal.

Com. Richards asked about water flow and water management.

Schwartz spoke to the trap that is currently there and their plans for the site. Com. Spunt asked about EV options for residents.

Schwartz said there will be one charger per dwelling. Com. Spunt asked about solar panels.

Schwartz said they have thought about it, but they are not there yet.

Com. Au asked staff what kind of families are moving into row homes. Additionally, Com. Au asked staff what the difference was between the estimated student impact to the actual student impact from the Didier Farms development.

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Purvis, said she did not have those numbers, but could investigate it. Com. Moodhe asked what the setback is from the road.

Purvis said 35 feet from the property line.

Com. Moodhe asked if they have worked with the Army Corps of Engineers. Schwartz said no, not yet.

Com. Moodhe spoke about the physical location of the proposed pergola and asked if there was any consideration to move it to the south end of the site.

Schwartz said that side is low and reserved for surface detention. He noted that the pergola is meant to be an aesthetic piece to anchor the corner.

Com. Moodhe asked what they heard during the zoom meeting they held with residents regarding their planned development.

Schwartz provided Com. Moodhe an overview of the zoom meeting and indicated that residents did not voice any objections to the project.

Com. Moodhe asked for additional clarity on the traffic study.

Michel provided additional information regarding the traffic study and the minimal impact the development would have to the area.

Com. Moodhe asked the petitioners about the impact to the schools.

Perman provided clarity on the net increase to the schools.

Com. Moodhe asked what would cause a net decrease to schools.

Perman said more than 5 students, but noted that rental properties are different than ownership and typically yield less school aged children.

Com. Moodhe said he believes that rentals are ideal for Stevensen High School. Com. Moodhe asked how the school buses impact traffic to the site.

Michel said that school buses are counted in daily traffic studies. They would not impact the site.

Com. Moodhe asked if the Village has any control of school bus routes and plans.

Johnson, Village Engineer, said there has never been any approval process by the Village for school routes, but that the Village can make suggestions.

Com. Moodhe asked for clarification on the crosswalk near the railroad crossing.

Michel said that the area is not ideal for a crosswalk and talked at length about the technical reasons why it would never be approved by IDOT.

Schwartz said he walked the site and explained his experience.

Schwartz also spoke to a similar development and the impact outcome to the area schools.

Com. Moodhe asked if the development was in Highland Park. Schwartz said it is right next to the school in Highland Park.

Purvis provided the Commission with student numbers from the Didier Farms development. Com. Au thanked Purvis for the numbers.

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Com. Au expressed her concern about the lack of a crosswalk by the train station noting the number of students that park there to walk to school.

Purvis said there is a sidewalk on the south side of Half Day Road and a controlled crosswalk students can safely cross near Stevensen High School.

Johnson said IDOT would be in charge of permitting a crosswalk and believes IDOT would not approve a crosswalk due to the proximity to the train.

Michel provided additional clarification on the crosswalk and the distance of the interaction.

Com. Worlikar asked staff if the Link Crossings development was fully occupied. Purvis said it is not fully occupied as construction is ongoing.

Com. Worlikar asked if we have any data on other rentals. Purvis said they do not have that data at this time.

Chairperson Weinstein asked if the traffic study was completed on a school day. Michel said it was done on a school day.

Chairperson Weinstein asked if it would have impact to traffic. Michel said it adds two seconds to traffic queues, which is negligible.

Chairperson Weinstein asked about the south end of the property and the ordinances regarding the type of development on the site.

Purvis provided clarity on the subject property and the dynamics of the site.

Chairperson Weinstein asked the petitioners if it would be viable project if they reduced the number of units.

Freedman said the loss of units would be a significant impact.

Com. Spunt asked if they would ever change the property from rental to owned. Schwartz said they could if the market called for it.

Com. Moodhe asked about the proposed wall on the east side of the development. Schwartz talked about the retaining wall.

Com. Moodhe asked how the site drains.

Schwartz indicated that the property drains to the basin under the train tracks. Com. Au asked staff if the property to the south was zoned different.

Purvis said they are zoned single family.

Com. Worlikar asked if the entrance to the site will be right in right out only.

Michel said it is full access on Prairie Road.

Com. Worlikar asked if the entrance will have a stop light.

Michel responded no, it will be a stop sign controlled to the left turn at willow parkway.

Chairperson Weinstein entered the Village staff report as exhibit one.

Heusinger, Buffalo Grove resident at 22723 prairie road, expressed her concerns about the traffic the development will bring to the area.

The public hearing closed at 8:40 PM. Com. Richards made a motion.

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Com. Au expressed her concerns on the impact the development will have on the schools and the financial impact it will have on the residents. She expressed wanting further analysis done on the estimated impact.

Brankin, Village Attorney, said they Village can go back to the schools, but the schools have already reviewed the development and have not voiced any concerns.

Com. Au asked if they could amend the motion to require a more in-depth analysis on the impact to the schools.

Brankin said he was unclear how to word the amendment, but noted the development is subject to annexation agreement review and additional vetting at the Board level.

Com. Davis expressed his concerns on the impact to the schools. Com. Moodhe express his concerns on the reduction in wetland.

Johnson spoke to the stormwater plans for the project. He said the Village is relying on Lake County as they are very familiar with wetland credits; however, the Village is comfortable with the concept approved by Lake County.

Chairperson Weinstein spoke in favor of the proposal.

Com. Richards made a motion to recommend approval of the Special Use for a Residential Planned Unit Development, the Zoning Map Amendment to zone the property R-9 Multi-Family Dwelling District, the Final Plat of Subdivision (Consolidation), the Preliminary Plan, and the above noted Zoning Variations, to accommodate the construction of a 41-unit townhome development on the properties located at 22771-22825 N. Prairie Road, subject to the following conditions:

- a. The proposed development of 41 attached single-family units shall conform to the plans and conditions provided in the staff report and in the Planned Development Ordinance.*
- b. Prior to the approval of the final engineering plans, the Developer shall provide approval from the Lake County Stormwater Commission concerning the impacts to the existing wetland.*
- c. The Final Engineering plans shall be submitted in a manner acceptable to the Village Engineer.*
- d. The Plat of Subdivision and Annexation Plat shall be submitted in a manner acceptable to the Village Engineer and the Village Attorney.*
- e. Prior to the issuance of building permits for construction of the development, the Developer shall obtain all necessary permits from the IEPA, Lake County Department of Transportation, Lake County Stormwater Management Commission, and the US Army Corps of Engineers*
- f. Signage prohibiting parking on the roadway on the east side of the property shall be installed as required by the Village of Buffalo Grove Fire Department. All associated pavement markings or signage shall be maintained by the property owner.*
- g. Any directional or incidental signage added to the sign package shall be reviewed administratively by staff.*
- h. All landscaping shall be maintained in accordance with the approved landscaping plan in perpetuity.*

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i. *The proposed development is subject to the storm water utility.*

Com. Worlikar expressed his concerns over the crosswalk and the impact to the schools. He asked if they could get a letter from the school district with their approval of the development.

Brankin said the Village can't force the school to draft a letter but can ask and amend the motion to include it as a condition.

Chairperson Weinstein reviewed the amendment to the motion.

Com. Richards said he feels personally satisfied with the plan and staff's review.

Com. Au asked staff what reports were provided to the school.

Purvis said they saw the same report that was included in the packet for tonight's meeting.

Com. Richards said he would not be in favor of amending the motion.

Com. Moodhe said the Commissioners' concerns have been noted in the minutes on the record.

RESULT:	RECOMMENDATION TO APPROVE [6 TO 1]
AYES:	Next: 8/21/2023 7:30 PM
NAYS:	Moodhe, Spunt, Weinstein, Richards, Worlikar, Davis
ABSENT:	Amy Au
	Zill Khan, Sujat Sazen

2. Consideration of a Petition to the Village of Buffalo Grove for Approval of an Amendment to Ordinance No. 2021-067, an Amendment to the Planned Unit Development and the Preliminary Plan, with Approval of a Self-Storage Use, to Allow the Construction of a 112,268 Square Foot Self-Storage Facility on the Property at 105 Lexington Drive. (Trustee Stein) (Staff Contact: Kelly Purvis)

Purvis provided background on the subject property.

Budgell, architect for the project, summarized the project for the self-storage facility.

Com. Au asked about emergency access and if there is a phone number for people who might need to access it when they are closed.

Budgell said they must wait until the next day unless they arranged ahead of time. Com. Au asked if the operation is like other self-storage facilities.

Lapetina, owner, and developer for the project, said they all operate the same. They also have security on site and cameras.

Budgell said the area will also be well lit.

Com. Richards asked the petitioners what the view of the building will be from Lake Cook Rd.

Lapetina spoke to the view and said they would see the top part of the sign on the building.

Com. Moodhe asked how tall Ricky Rockets is.

Staff said they would look for how tall Ricky Rockets Gas Station is.

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Com. Moodhe asked how much room people have maneuver U-Haul trucks. Budgell said the access is 24 feet. The size of a two-lane road in a neighborhood. Com. Moodhe asked how tall the doors are for the loading dock.

Budgell provided the dimensions.

Com. Moodhe asked about safety features. Lapetina spoke to the safety feature for U-Hauls. Com. Moodhe asked about the hours of operation.

Lapetina spoke to the hours of operation, which will be no later than 8 PM. Security walks the area. No one would be stuck inside or on the property. He also spoke to the emergency exits in the garage and throughout the building.

Com. Au asked if they anticipate selling anything.

Budgell said if there is room in the office, they may but just standard boxes and packing material.

Com. Au asked if they would need a variation to sell.

Purvis explained they would not need any variations as the site is zoned to allow retail sales.

The staff report entered as exhibit one.

Buffalo Grove Resident expressed concern over the lighting and landscaping of the other developments and hopes this one is different.

Budgell spoke to the lighting on the building and spoke to the landscape of the site. The public hearing closed at 9:30 PM.

Com. Richards made a motion to recommend approval of the amendment to Ordinance No. 2021-067, an amendment to the underlying Planned Unit Development, the Preliminary Plan, and approval of a self-storage use, all to accommodate the construction of a new self-storage facility at 105 Lexington Drive, 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.
4. The landscaping on the site shall be maintained in compliance with the approved landscape plan in perpetuity.

Motion was seconded by Com. Davis.

Com. Richards spoke in favor of the motion.

Com. Moodhe spoke in favor of the motion but noted his caution at the number of storage facilities.

Com. Au asked for clarification on the corners of the building.

Purvis said that the lights would be on a timer and not on late at night.

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RESULT: RECOMMENDATION TO APPROVE [UNANIMOUS]**Next: 8/21/2023 7:30 PM****AYES:** Moodhe, Spunt, Weinstein, Au, Richards, Worlikar, Davis**ABSENT:** Zill Khan, Sujat Sazen

3. 4274 : Comprehensive Plan Amendment (Dane Bragg, Trustee Weidenfeld) (Staff Contact: Kelly Purvis)

Purvis provided a background information regarding the proposed Comprehensive Plan amendment and the proposed TIF District on Dundee Road.

Com. Moodhe asked if we need to make this amendment for the Village Board to approve the TIF District.

Purvis said that the amendment helps align the future landuse map with what is proposed for the TIF District by allowing mixed uses.

Com. Moodhe asked if the High School within the TIF could use funds from the TIF. Purvis said any projects would have to qualify for funds through eligible improvements. Staff report was entered in as exhibit one.

The public hearing was closed at 9:40 PM.

Com. Richards made a motion to recommend approval of an amendment to Ordinance No. 2009-15, which adopted the "Village Comprehensive Plan Update 2009", for the Dundee Road TIF area to have future land use designation of mixed-use including Commercial, Office, Residential, Civic/Cultural, and public uses as outlined in the Dundee Road TIF District Eligibility Report and Redevelopment Plan and Project.

Motion second by Com. Worlikar.

RESULT: RECOMMENDATION TO APPROVE [UNANIMOUS]**Next: 8/21/2023 7:30 PM****AYES:** Moodhe, Spunt, Weinstein, Au, Richards, Worlikar, Davis**ABSENT:** Zill Khan, Sujat Sazen**Regular Meeting****Other Matters for Discussion****Approval of Minutes**

1. Planning and Zoning Commission - Regular Meeting - Jun 21, 2023 7:30 PM

RESULT: ACCEPTED AS AMENDED [UNANIMOUS]**AYES:** Moodhe, Spunt, Weinstein, Au, Richards, Worlikar, Davis**ABSENT:** Zill Khan, Sujat Sazen**Chairman's Report****Committee and Liaison Reports**

Com. Richards reviewed the liaison report from the most recent Village Board Meeting.

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Staff Report/Future Agenda Schedule

Purvis provided details on the future agenda schedule.

Public Comments and Questions

Adjournment

The meeting was adjourned at 9:45 PM

Action Items

Kelly Purvis

APPROVED BY ME THIS 19th DAY OF July, 2023

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