



Meeting of the Village of Buffalo Grove Planning and Zoning Commission

Regular Meeting
April 6, 2022 at 7:30 PM

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

I. Call to Order

II. Public Hearings/Items For Consideration

1. Consider Approval for Rezoning, Preliminary Plan, and a Plat of Subdivision 22371 & 22405 N Prairie (Trustee Pike) (Staff Contact: Nicole Woods)
2. Consider Approval - Amend to PD, SU, Plat of Sub, Prelim & Final Dev Plan, SU and Var. at Town Center (Trustee Johnson) (Staff Contact: Nicole Woods)

III. Regular Meeting

A. Other Matters for Discussion

B. Approval of Minutes

1. Planning and Zoning Commission - Regular Meeting - Mar 16, 2022 7:30 PM

C. Chairman's Report

D. Committee and Liaison Reports

E. Staff Report/Future Agenda Schedule

F. Public Comments and Questions

IV. Adjournment

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

The Village of Buffalo Grove, in compliance with the Americans with Disabilities Act, requests that persons with disabilities, who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of the meeting or facilities, contact the ADA Coordinator at 459-2525 to allow the Village to make reasonable accommodations for those persons.



Action Item : Consider Approval for Rezoning, Preliminary Plan, and a Plat of Subdivision 22371 & 22405 N Prairie

Recommendation of Action

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

THG Holdings is looking to redevelop 2 acres of unincorporated property at 22371 & 22405 N Prairie Road. The plan proposes to rezone the property into R4 residential district, resubdivide the property into six single-family lots for future single-family homes. The property is currently improved with two residential properties on it.

ATTACHMENTS:

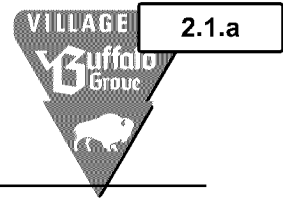
- Staff Report (DOCX)
- Plan Set (PDF)

Trustee Liaison
Pike

Staff Contact
Nicole Woods, Community Development

Wednesday, April 6, 2022

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



MEETING DATE:	April 6, 2022
SUBJECT PROPERTY LOCATION:	22371 & 22405 N Prairie Road
PETITIONER:	THG Holdings LLC
PROPERTY OWNER:	Dahlan Management Group
PREPARED BY:	Matt S. Dabrowski, Iterium Village Planner Nicole Woods, Director of Community Development
REQUEST:	Petition to the Village of Buffalo Grove to rezoning to R4 Residential District, approval of a Preliminary Plan, and a Plat of Subdivision.
EXISTING LAND USE AND ZONING:	The subject site is zoned E, Estate in unincorporated Lake County and is improved with two single family homes.
COMPREHENSIVE PLAN:	The 2009 Village Comprehensive Plan call for the property to be single-family detached.

PROJECT BACKGROUND

The subject site consists of three land parcels, that have a combined area of approximately 2 acres (86,791 square feet). The northernmost parcel, which is situated on the corner of Prairie Road and Edenvale Drive, is approximately 43,061 square feet and has an existing two-story residential home with a building footprint area of approximately 2,115 square feet. The southern parcel, which is considered an interior lot, is approximately 30,043 square feet and has an existing one-story residential home with a building footprint area of 2,355 square feet. The balance of the property consists of a 4,265 square foot, undeveloped parcel that is located immediate to the east of the southernmost parcel. Existing access is via two separate driveways that are located along Prairie Road, which is designated as a Major Arterial, while Edenvale Drive and Avalon Drive are classified as Local Streets pursuant to the Village's Thoroughfare Plan.



Attachment: Staff Report (Consider Approval for Rezoning, Preliminary Plan, & Plat of Subdivision at 22371 & 22405 N Prairie)

The Petitioner is seeking Village Board approval of an annexation and annexation agreement to develop the property with six single-family detached homes. As part of said request and in conjunction with the annexation, the Petitioner is also seeking;

- i) Rezoning the property from R-E, One Family Dwelling (All properties retain the R-E zoning upon annexation in the Village unless otherwise specified) to R-4, One Family Dwelling District.
- ii) Approval a Plat of Subdivision, which re-subdivide the property into six (6) single family residential lots that conform with Village code and range from 80 to 104 feet in width and from 10,383 to 13,732 square feet in area.
- iii) Approval of preliminary plan to demolish the two existing homes redevelop the site with six (6) single-family homes that are designed in a manner consistent with the surrounding neighborhood.

The proposal includes extending Avalon Drive so that the two existing “dead-end” segments are connected for more efficient vehicular/pedestrian contiguity and flow. This will also allow the homes to be oriented inward away from Prairie Road, which is a major arterial street and will eliminate the potential for future traffic conflicts. Dedicate the eastern 20 feet of Prairie Road via a plat of dedication.

As with most annexation requests, the Village requires an annexation agreement, both of which will be considered by the Village Board after a recommendation by the Planning and Zoning Commission (PZC) for the rezoning, re-subdivision and preliminary plan approval.

PLANNING & ZONING ANALYSIS

The proposed rezoning is consistent with the surrounding properties and environs, which consists of single-family homes that are also zoned R-4. In addition, the proposed request complies with the minimum R-4 lot size requirements as set forth in the Village’s Zoning Ordinance and outlined below.

It is important to note, that the Petitioner is not seeking any variations from the Village’s Zoning and Development Ordinances as all lots and future residential construction will comply with Village code requirements. Furthermore, the proposed plan includes transitional screening along the rear (west) property line of Lots 1 through 3 in order to screen and minimize the impact from the adjoining arterial street. Said screening will be privately maintained and will consists of a six (6) foot high solid fence and landscaping to provide a layered screening approach.

Utilities/Site Engineering

The Petitioner is also seeking approval to connect into the existing Village owned water and sewer lines that are located along the frontage of Avalon Road. The Village engineer has reviewed the request and does not have any objection.

Roadway Dedication

Currently, the western property line for the existing site extends 20 feet west towards the centerline of Prairie Road. The future ROW width requirements for Prairie Road is 120’ (60’ from the centerline). The property owner is dedicating the necessary ROW to comply with the aforementioned standard. In this particular case, the total ROW being dedicated via a plat of dedication is the easternmost 20.

Similarly, the Petitioner is proposing to plat a 60-foot wide ROW through the middle of the property to connect the northern and southern segments of Avalon Drive. This width complies with the ROW

requirements as set forth for a Local Street in the Village's Development Ordinance and will allow the developer to install the necessary sidewalk and parkway improvements.

DEPARTMENTAL REVIEWS

Village Department	Comments
Engineering	The Village Engineer's has reviewed the proposed plans and does not have any objections.

PUBLIC COMMENTS

Pursuant to Village Code, the contiguous property owners were notified via a certified letter and a public hearing sign was posted on the subject property. The posting of the public hearing sign and the mailing of the notifications were both completed within the required timeframe. As of the date of this Staff Report, staff has not received any comments or inquiry from a nearby property owners.

STAFF RECOMMENDATION

Staff recommends approval of the rezoning to the R-4 One-Family Dwelling District, a Preliminary Plan, and a Plat of Subdivision, subject to the following conditions:

1. The proposed development shall substantially conform to the plans submitted as part of this petition.
2. Final engineering shall be subject to the review and approval of the Village.
3. Final landscape plan shall be subject to the review and approval of the Village.
4. The final plat of subdivision shall be made in a manner acceptable to the Village.
5. The Developer shall submit a plat of annexation in a manner acceptable to the Village.
6. The Developer shall enter into an annexation agreement in a form and manner acceptable to the Village. At a minimum, the agreement shall incorporate the conditions of the staff report and any other conditions deemed necessary by the Village.

ACTION REQUESTED

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

Suggested Motion

Staff recommends approval of the rezoning to the R-4 One-Family Dwelling District, a Preliminary Plan, and a Plat of Subdivision, subject to the conditions outlined in the staff report.

PROJECT NARRATIVE

AVALON CROSSING
A NEW SUBDIVISION ON PRAIRIE ROAD
IN BUFFALO GROVE, ILLINOIS

The purpose of this narrative is to describe the proposed residential development and associated replatting and annexation of existing parcels of land located at 22371 and 22405 Prairie Road in unincorporated Lake County.

This property is currently surrounded by homes on the north, east, and south side and Prairie Road to the west side. The proposed development would annex into Buffalo Grove and replat 2 acres of land in Lake County, IL to accommodate R-4 residential use.

The developer's general intended use on this subdivision is to develop 6 permit ready lots for custom and semi-custom residential homes. The 6 homes will ultimately be constructed on roughly quarter acre lots. The associated public street serving these lots will connect Avalon drive from the north to the south. The proposed use is consistent with the surrounding R-4 zoning established for these lots.

The homes will match the existing surrounding neighborhood with approximately 4 bedrooms, 2.5 bathrooms and 2 and 3 car attached garages. The exterior elevation will be aluminum or vinyl siding on the front, sides and rear with some brick or stone wainscot at the front.

Most utilities for this new development will be extended and connected. The water main will be connected or looped from Avalon Drive from the north to connect at the south approximately 182 feet. The sanitary sewer main currently runs through the property and is in the right location in the parkway constructed by the previous developer 30 years ago. Storm drainage will be connected from north to south and no detention is required by calculations of impervious surface.

The rear yards backing up to Prairie Road at the property line will include extending the existing 4' shadow box fence 182 feet from existing fence to the corner of Edenvale Drive.

We anticipate the necessary reviews to take place during the winter of 2022 and final permit submittal in spring of 2022 with road and home construction to beginning immediately thereafter.

Thanks in advance,



Derick Goodman, Manager
 THG Holdings LLC – Series E
 Developer



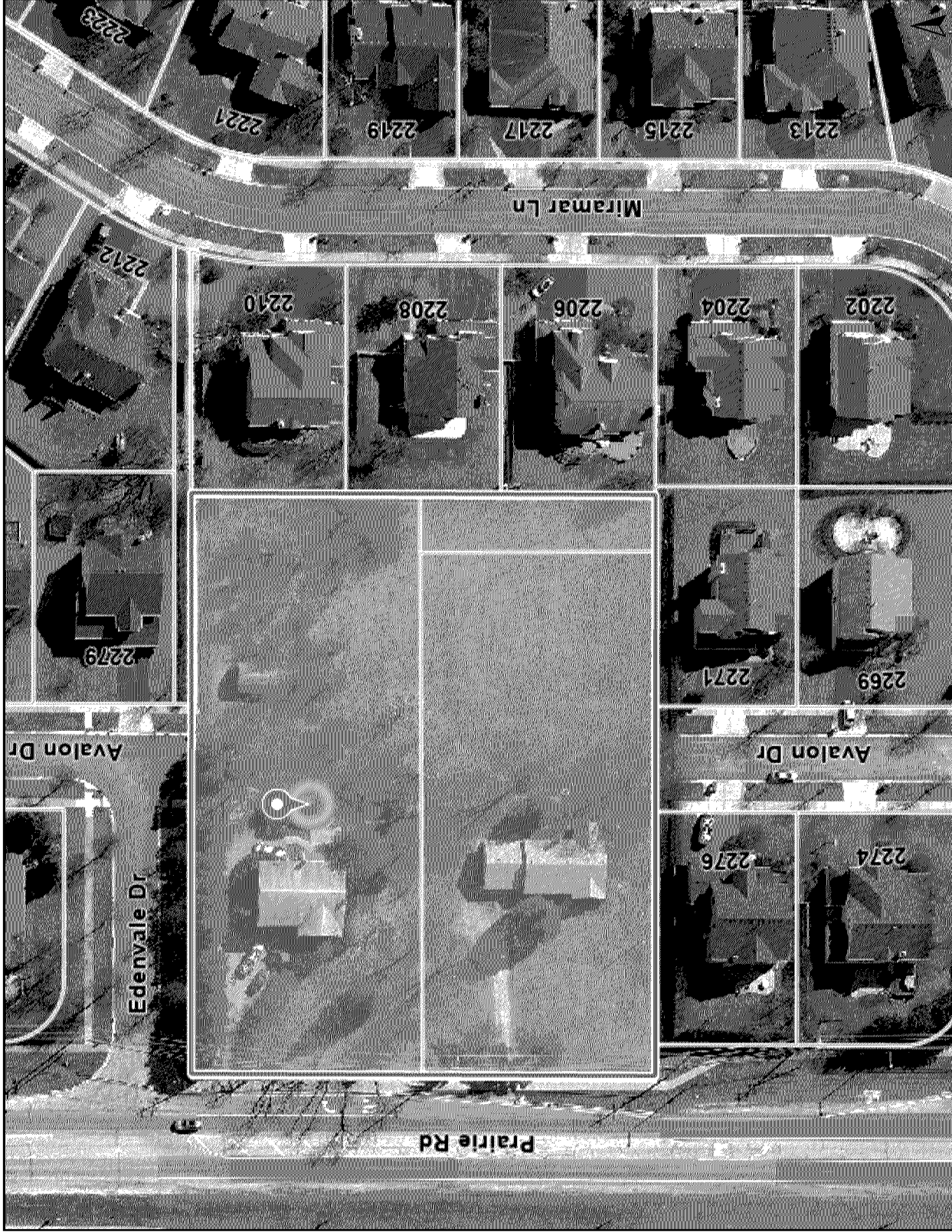
CUSTOM. BUILT. LUXURY.

Avalon Crossing

List of Variations:

NONE

Attachment: Plan Set (Consider Approval for Rezoning, Preliminary Plan, & Plat of Subdivision at 22371 & 22405 N Prairie)



Notes



THE PREMISES COMMONLY KNOWN AS:
22371 & 22405 N. PRAIRIE ROAD, PRAIRIE VIEW, IL 60069
PARCEL AREA = 15.00 ACRES, 87,125 SF.
PFR: 15-21-401-010
15-21-401-010
15-21-401-012

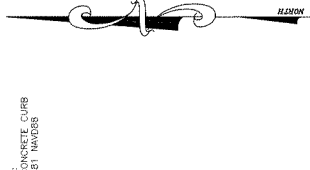
ALTA / NSPS LAND TITLE SURVEY

PARCEL 1:
LOT 4, EXCEPT THE EAST 330.0 FEET THEREOF, IN BILLOK'S ACRES, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WESTERLY OF AND EXCEPTING THEREFROM THE RAILROAD RIGHT OF WAY OF THE MINNEAPOLIS, ST. PAUL AND SALT LAKE RAILROAD, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 15, 1896, AS DOCUMENT NO. 912116, IN BOOK 1453 OF RECORDS, PAGE 548, IN LAKE COUNTY, ILLINOIS.

PARCEL 1A:
THE WEST 330 FEET OF LOT 3 IN BILLOK'S ACRES, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WESTERLY OF AND EXCEPTING THEREFROM THE RAILROAD RIGHT OF WAY OF THE MINNEAPOLIS, ST. PAUL AND SALT LAKE RAILROAD, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 15, 1896, AS DOCUMENT NO. 912116, IN BOOK 1453 OF RECORDS, PAGE 548, IN LAKE COUNTY, ILLINOIS.

PARCEL 2:
THE WEST 330 FEET OF LOT 3 IN BILLOK'S ACRES, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WESTERLY OF AND EXCEPTING THEREFROM THE RAILROAD RIGHT OF WAY OF THE MINNEAPOLIS, ST. PAUL AND SALT LAKE RAILROAD, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 15, 1896, AS DOCUMENT NO. 912116, IN BOOK 1453 OF RECORDS, PAGE 548, IN LAKE COUNTY, ILLINOIS.

BENCHMARKS:
LAKE COUNTY BENCHMARK DESIGNATION
S-5142, SOUTHEAST FLANGE BOLT OF THE
ATKINS ROAD AT INTERSECTION OF ATKINS
ROAD AND EXTENSION OF PRAIRIE ROAD.
ELEVATION = 665.53 NAVD83
SITE BENCHMARK:
CONCRETE CUBB
ELEVATION = 672.81 NAVD83



GRAPHIC SCALE
0 10 20 30
1 inch = 30 ft.
PERSONAL ALTA SURVEYING

- UTILITY LEGEND
- STORM SEWER
 - SANITARY SEWER
 - UNDERGROUND CABLE
 - UNDERGROUND GAS

NOTES:
1. SURVEY BASED ON CHICAGO TITLE INSURANCE COMPANY
COMMUNITY DATA, SEPTEMBER 3, 2021
2. THE PROPERTY SHOWN HEREON WAS RESEARCHED AND
RECORDED AS DOCUMENT 22371 & 22405, IN THE PUBLIC RECORDS OF LAKE COUNTY, ILLINOIS, AND
FALLS WITHIN A ZONE OF FLOOD INSURANCE RATE MAP,
COMMUNITY FLOOD INSURANCE RATE MAP, DATE SEPTEMBER 16, 2011.

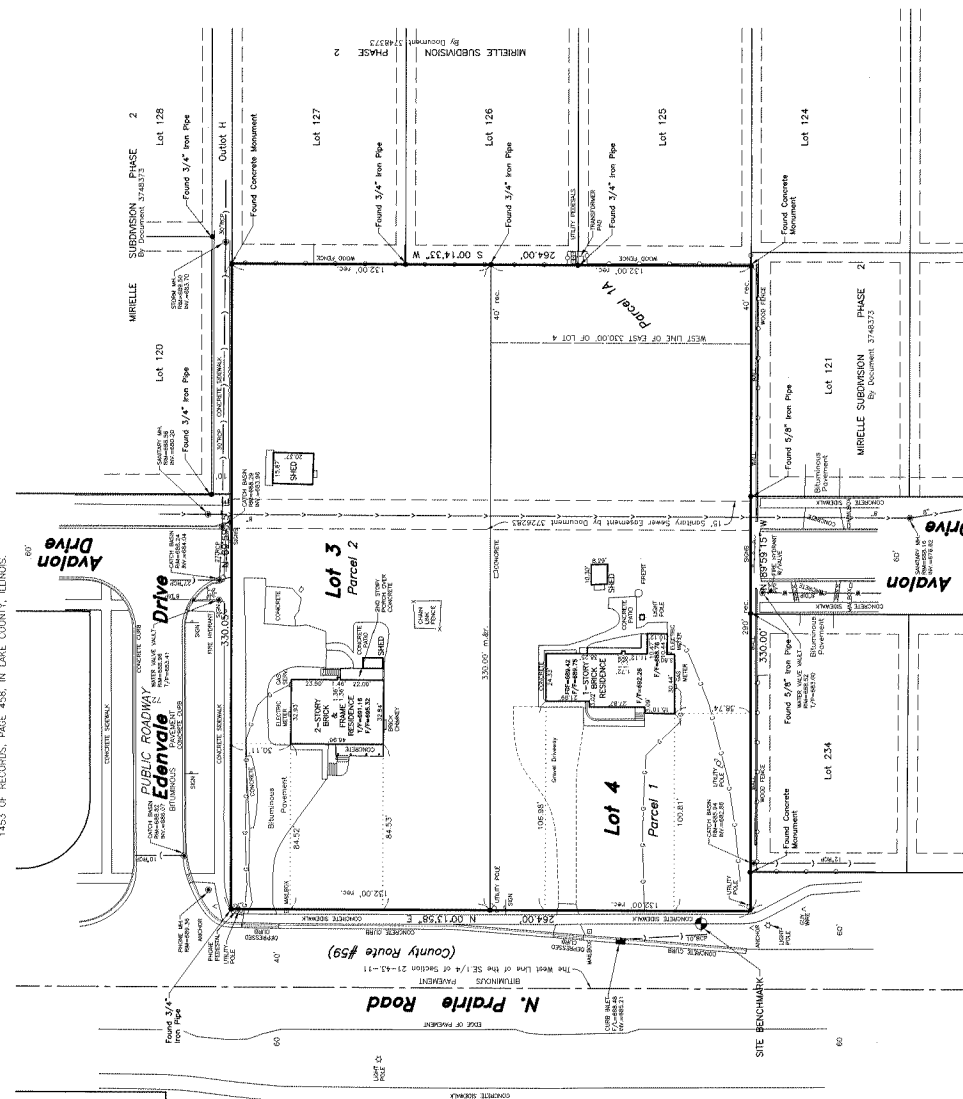
EXEMPTION NOTES:
1. THIS MAP OF PLAT AND THE SURVEY ON WHICH IT
IS BASED, MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD
ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES DETAILS
OF THE SURVEY, THEREOF, THE FIELD WORK WAS COMPLETED
ON DECEMBER 22, 2021.

OFFERED TO:
THE CHICAGO TITLE INSURANCE COMPANY
1111 N. LAKE STREET, SUITE 1000
CHICAGO, ILLINOIS 60610
BY:
ALTA AND NSPS, INC.



COUNTY OF LAKE } S.S.
THIS MAP OF PLAT AND THE SURVEY ON WHICH IT
IS BASED, MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD
ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES DETAILS
OF THE SURVEY, THEREOF, THE FIELD WORK WAS COMPLETED
ON DECEMBER 22, 2021.

DATE: JANUARY 13, 2022
BY: [Signature]
ALTA AND NSPS, INC.
PROFESSIONAL DESIGN FIRM NO. 111-000000



2.1.b

PARCEL 1:
LOT 4 (EXCEPT THE EAST 330.0 FEET THEREOF) IN BULLOCK'S ACRES, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 43 NORTH, RANGE 1E, RANGE 1E, BEING THE THIRD PRINCIPAL MERIDIAN, (LYING WESTERLY OF AND EXCEPTING THEREFROM THE EASTWAY RIGHT OF WAY OF THE MINNEAPOLIS, ST. PAUL AND SAULT STE. MARIE RAILROAD) IN BOOK 1453 OF RECORDS, PAGE 548, IN LAKE COUNTY, ILLINOIS.

PARCEL 2: THE WEST 330 FEET OF LOT 3 IN BILBUCK'S ACRES, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 43 NORTH, RANGE 11, EAST 1/4, RANGE 11E, T8N, R11E, S44W, LACUIB COUNTY, ILLINOIS, AND EXCEPTING THEREFROM THE RIGHT OF THE PRINCIPAL MERIDIAN (LYING WESTERLY OF AND EXCEPTING THEREFROM) THE MINNEAPOLIS & LAKE SUPERIOR RAILROAD RIGHT OF WAY OF THE MINNEAPOLIS, ST. PAUL AND SAULT SAINT MARIE RAILROAD) ACCORDING TO THE PLAT THEREOF RECORDED JUNE 15, 1956 AS DOCUMENT 9121118, IN BOOK 1453 OF RECORDS, PAGE 458, IN LAKE COUNTY, ILLINOIS.



STATE OF ILLINOIS
COUNTY OF LAKE

S.S.

BROWN, A LIT
SUBJECT TO THEREBY, AN ILLINOIS PROFESSIONAL LAND
SURVEYOR, HEREBY CERTIFIES THAT THE PLAT AND
THE PLAT OF ANNECATION FROM EXISTING RECORDS AS
OF THIS DATE AND THE PLAT HEREON DRAWN IS A
CORRECT REPRESENTATION OF SAID ANNECATION.
DATED GRATELAKE, ILL. THIS 17TH DAY OF
MARCH, A.D. 2014.

Bryan H.
ILLINOIS PROFESSIONAL LAND SURVEYOR
MY LICENSE EXPIRES 11-30-22
PROFESSIONAL DESIGN FIRM NO. 164-002732

[illegible]

PLAT OF DEDICATION TO THE COUNTY OF LAKE FOR PUBLIC ROADWAY PURPOSES

AFTER RECORDING, RETURN TO:
LAKE COUNTY DIVISION OF
TRANSPORTATION
600 W WEST WINCHESTER ROAD
LIBERTYVILLE, IL 60048

PARCEL 1: THE WEST 20 FEET OF LOT 4 IN BILLYCK'S ACRES, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (LYING WESTERLY OF AND EXCEPTING THEREFROM THE RAILROAD RIGHT OF WAY OF THE MINNEAPOLIS, ST. PAUL AND SAULT STE. MARIE RAILROAD) ACCORDING TO THE PLAT THEREOF RECORDED JUNE 15, 1955, AS DOCUMENT NO. 912118, IN BOOK 1453 OF RECORDS, PAGE 548, IN LAKE COUNTY, ILLINOIS.

PARCEL 2: THE WEST 20 FEET OF LOT 3 IN BILLYCK'S ACRES, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (LYING WESTERLY OF AND EXCEPTING THEREFROM THE RAILROAD RIGHT OF WAY OF THE MINNEAPOLIS, ST. PAUL AND SAULT STE. MARIE RAILROAD) ACCORDING TO THE PLAT THEREOF RECORDED JUNE 15, 1955 AS DOCUMENT 912118, IN BOOK 1453 OF RECORDS, PAGE 548, IN LAKE COUNTY, ILLINOIS.

METES AND BOUNDS:
THAT PART OF LOTS 3 AND 4 IN BILLYCK'S ACRES, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (LYING WESTERLY OF AND EXCEPTING THEREFROM THE RAILROAD RIGHT OF WAY OF THE MINNEAPOLIS, ST. PAUL AND SAULT STE. MARIE RAILROAD) ACCORDING TO THE PLAT THEREOF RECORDED JUNE 15, 1955, AS DOCUMENT NO. 912118, IN BOOK 1453 OF RECORDS, PAGE 548, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 3, THENCE NORTH 89°59'15" E 20.00 FEET, ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 20.00 FEET; THENCE SOUTH 90° DEGREES 15 MINUTES 58 SECONDS WEST, PARALLEL WITH THE WEST LINES OF SAID LOTS 3 AND 4, A DISTANCE OF 264.00 FEET TO THE SOUTH LINE OF SAID LOT 4; THENCE SOUTH 89° DEGREES 59 MINUTES 15 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 20.00 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 90° DEGREES 15 MINUTES 58 SECONDS EAST, ALONG THE WEST LINES OF SAID LOTS 3 AND 4, A DISTANCE OF 264.00 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

OWNERS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.

THIS IS TO CERTIFY THAT THE HOLDINGS LLC - SERIES E, AN ILLINOIS SERIES LIMITED LIABILITY COMPANY IS THE OWNER OF THE LAND DESCRIBED IN THE ACCOMPANYING PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THE UNDERSIGNED DEDICATES FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR STREETS, ALLEYS, AND OTHER THROUGHLAKES AND HEREBY ALSO RESERVES FOR THE ABT TELEPHONE COMPANY, NORTH SHORE, ILL. COMCAST AND COMCAST COMM. CO. THE EASEMENT PROVISIONS WHICH ARE SET ON THEIR STANDARD FORM.

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

SIGNED:

DERICK B. GOODMAN - MANAGER

PRINTED NAME AND TITLE

ADDRESS:

NOTARY PUBLIC

STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.

I, _____, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY, IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT _____, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL, DATED THIS _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC

MORTGAGEE'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF MCHEERY) S.S.

PROPERTY DESCRIBED HEREON UNDER MORTGAGE DATED _____, HEREBY CERTIFIES THAT AS MORTGAGEE OF THE RECORD IN THE RECORDER'S OFFICE OF _____ COUNTY, ILLINOIS, ON _____, IT CONSENTS TO THE DEDICATION AND SUBDIVISION AS HEREON DRAWN.

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

BY:

TITLE:

ATTEST:

TITLE:

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF MCHEERY) S.S.

COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS _____, AND _____, BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH, GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS DAY OF _____, A.D. 20____.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

COUNTY ENGINEER

STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.

THIS DEDICATION HEREBY ACCEPTED FOR PUBLIC ROAD PURPOSES THIS _____ DAY OF _____, 20____.

SIGNED:

COUNTY ENGINEER

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.

I, _____, COUNTY CLERK OF LAKE COUNTY, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST ANY OF THE LAND INCLUDED IN THE DESCRIBED PROPERTY. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF LAKE COUNTY, ILLINOIS.

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

LAKE COUNTY CLERK

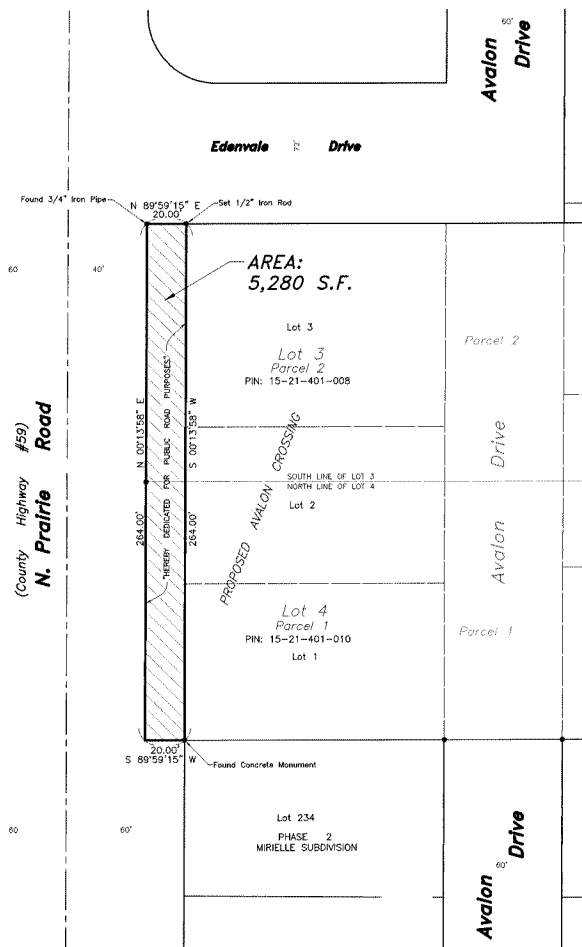
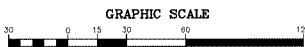
STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.

I, BRYAN J. LEE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT DRAWN HEREON IS A CORRECT REPRESENTATION OF A SURVEY PERFORMED AT AND UNDER MY DIRECTION.

ALL DISTANCES ARE IN FEET AND DECIMAL PART THEREOF.

DATED THIS 12TH DAY OF JANUARY, A.D. 2022.

ILLINOIS PROFESSIONAL LAND SURVEYOR 35-3616
MY LICENSE EXPIRES 11-30-24
PROFESSIONAL DESIGN FIRM NO. 184-002732



Attachment: Plat Set (Consider: Approved for Recording, Preliminary Plan, & Plat of Subdivision at 2271 S. 240th W. Prairie)

FIELDWORK COMPLETED:

CLIENT NAME: THE HOLDINGS LLC - Series E

ADDRESS: 747 Lake Cook Road, Suite 100N

Greensboro, IL 60015

NOTES:
PLAT IS VOID IF THE IMPRESSED SURVEYOR'S SEAL DOES NOT APPEAR.
Only those Building Lines or Easements shown on a Recorded Subdivision Plat or from a Recorded Document are shown hereon; check local ordinances before building.

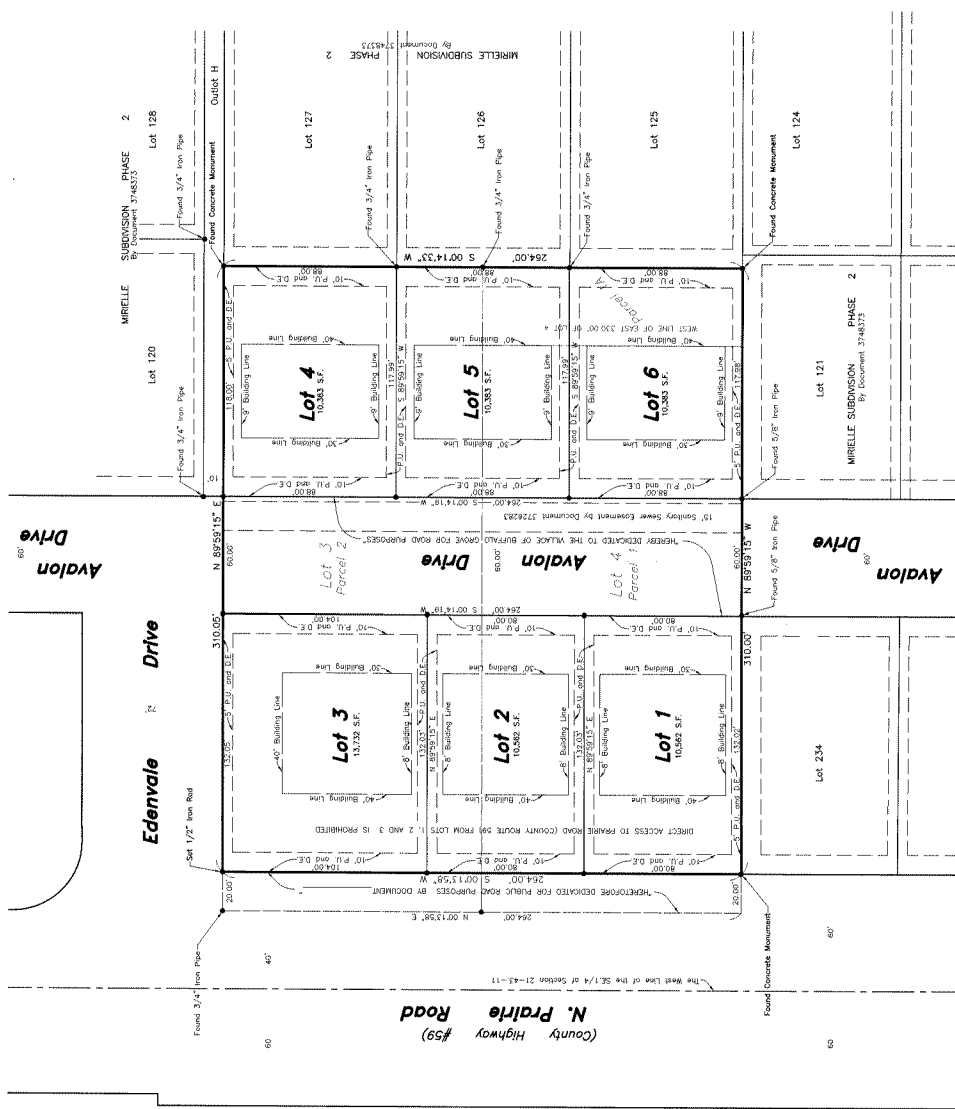
Compare your description and site markings with this plat AT ONCE report any discrepancies which you may find.

R.E. ALLEN AND ASSOCIATES, LTD.
PROFESSIONAL LAND SURVEYORS
1015 N. CORPORATE CIRCLE, SUITE C
GRAYSLAND, ILLINOIS 60035
PHONE: 847-223-0914 FAX: 847-223-0980

FINAL PLAT OF
AVALON CROSSING

BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF THE
SECTION 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
LAKE COUNTY, ILLINOIS.

THE PREMISES COMMONLY KNOWN AS:
22371 & 22405 N. PRAIRIE ROAD, PRAIRIE VIEW, IL 60069
PARCEL JUDG. #1774283 81,640 S.F.
P.N. 15-21-401-000
15-21-401-010
15-21-401-012



P.U. and D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

FIELDWORK COMPLETED: 12-22-2021
CLIENT NAME: DUE INSURE, LLC - SECT 11
ADDRESS: 22371 & 22405 N. PRAIRIE ROAD, PRAIRIE VIEW, IL 60069
DURATION: 1.5 MONTHS
NOTES:
BLAT IS VOID of the Improved Surveyors Seal does not appear.
Only these Building Lines or Easements shown on a Blotting Subdivision
are to be used for any other purpose. No other easements, utility, or other
easements before building.
A 5' Easement for utility purposes is shown between the building lines and the
easement line.
RE: ALLEN AND ASSOCIATES, LTD.
N. CORPORATE CIRCLE, SUITE C
10115 GARDEN GROVE, GARDEN GROVE, IL 60131
PHONE: 847-223-0814 FAX: 847-223-0885





Attachment: Plan Set (Consider Approval for Rezoning, Preliminary Plan, & Plat of Subdivision at 22371 &



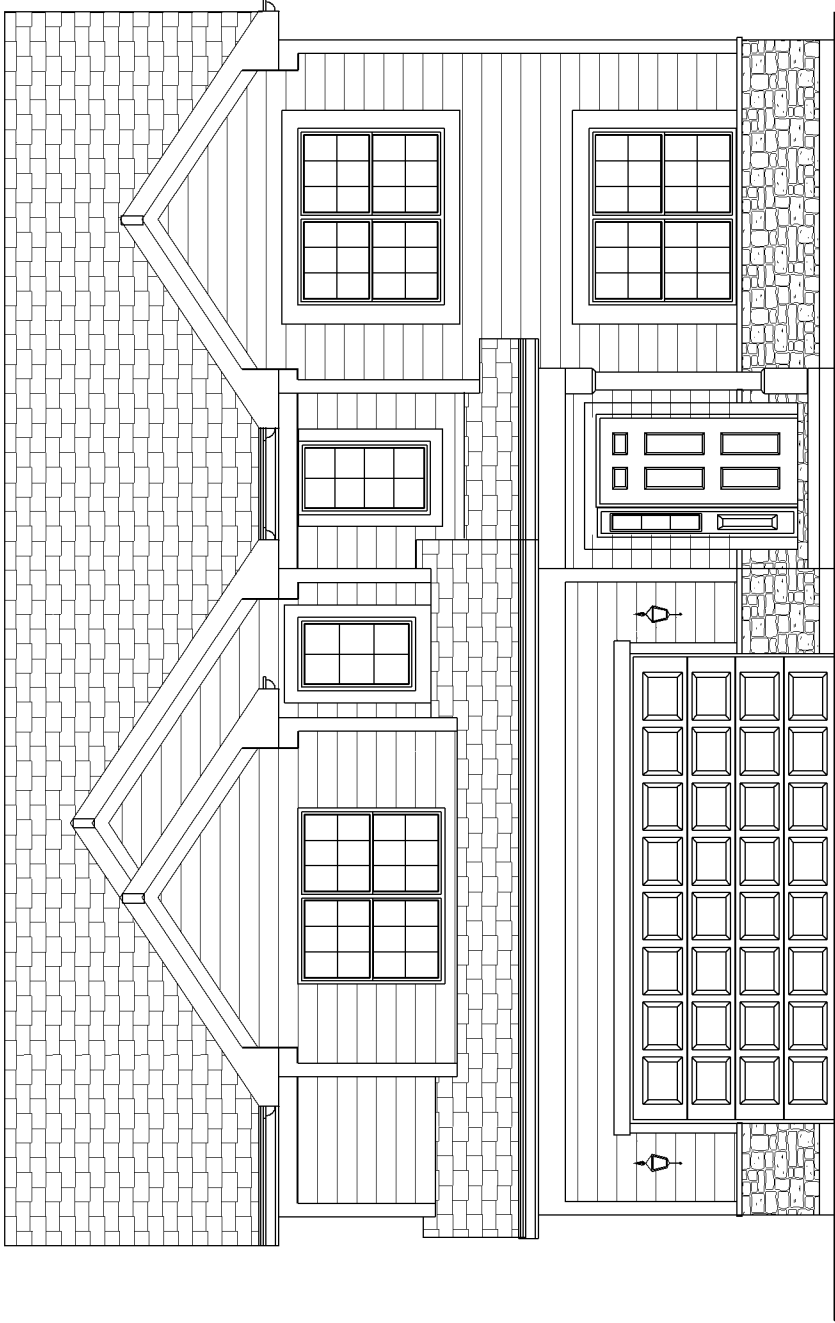
Attachment: Plan Set (Consider Approval for Rezoning, Preliminary Plan, & Plat of Subdivision at 22371 &



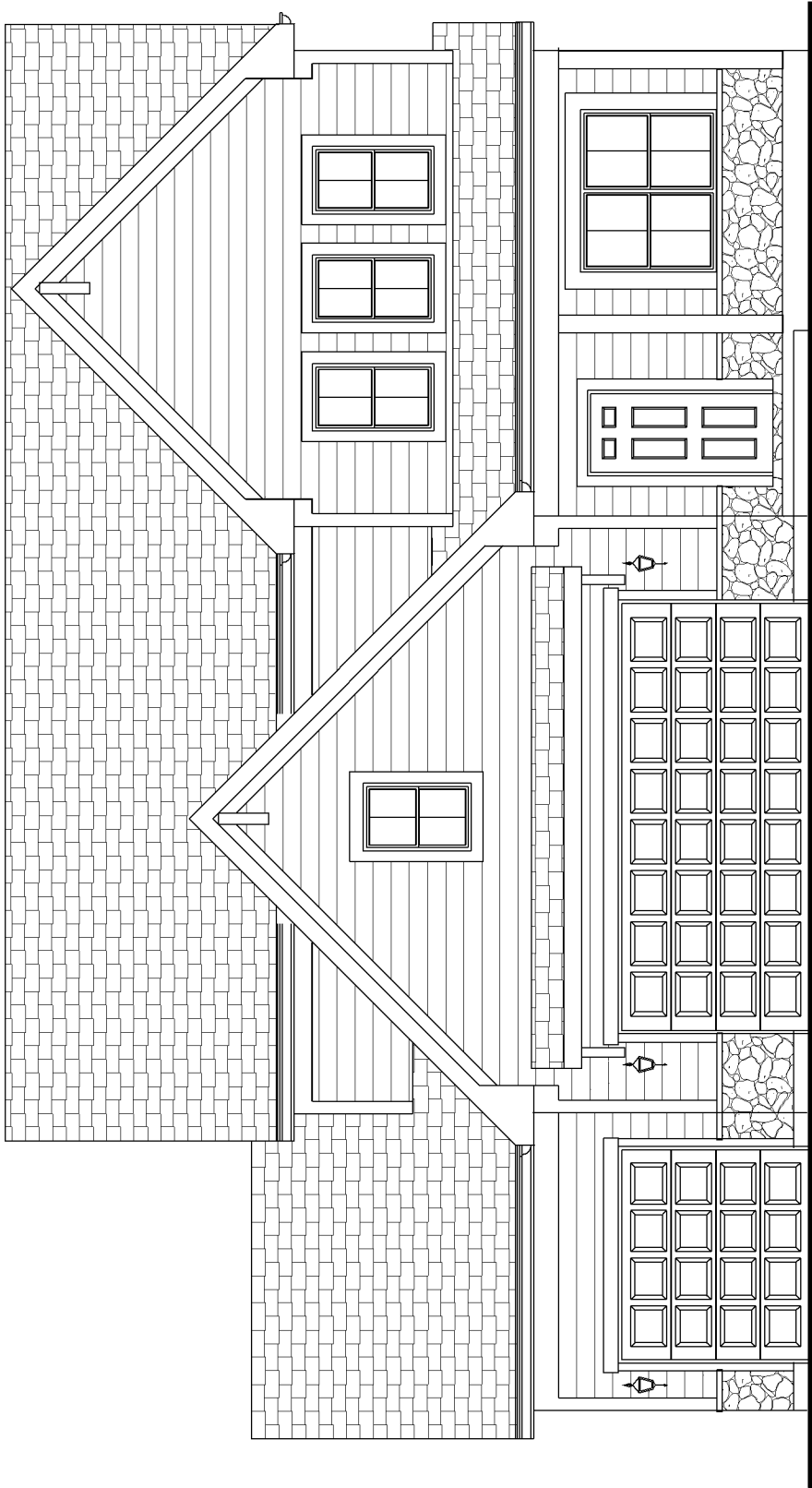


FRONT ELEVATION

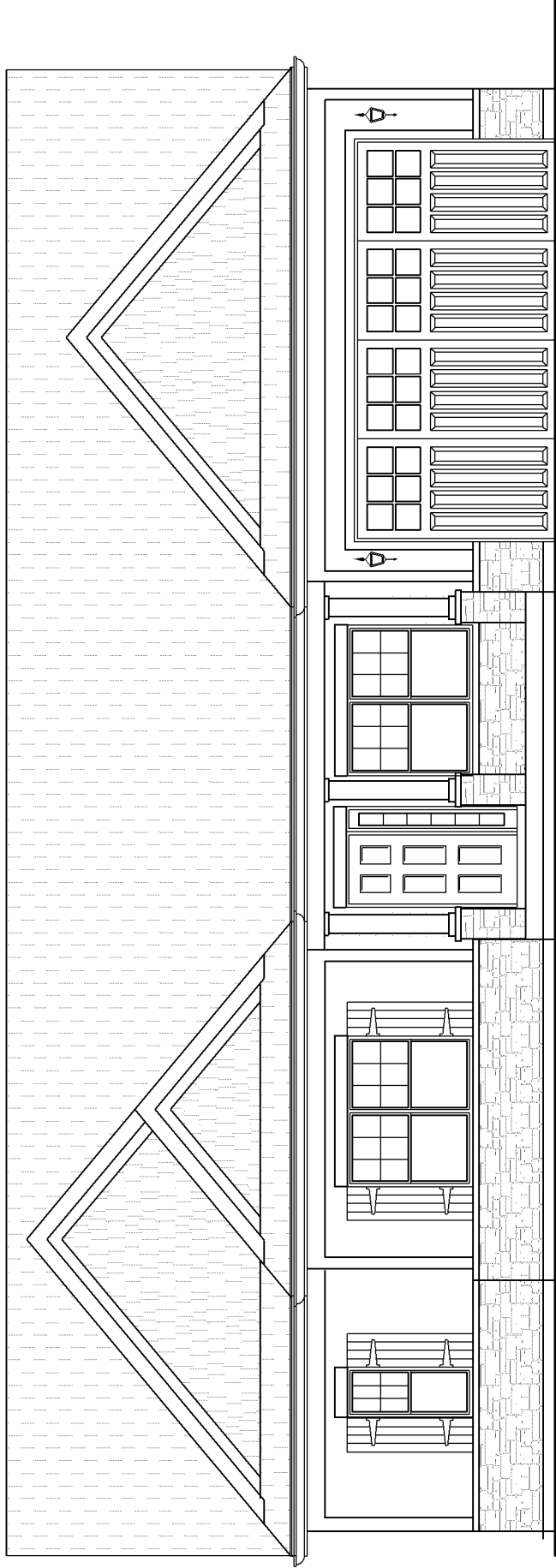
2780 sf



FRONT ELEVATION
SCALE: 1/4"=1'-0"



FRONT ELEVATION



EXISTING CONDITIONS

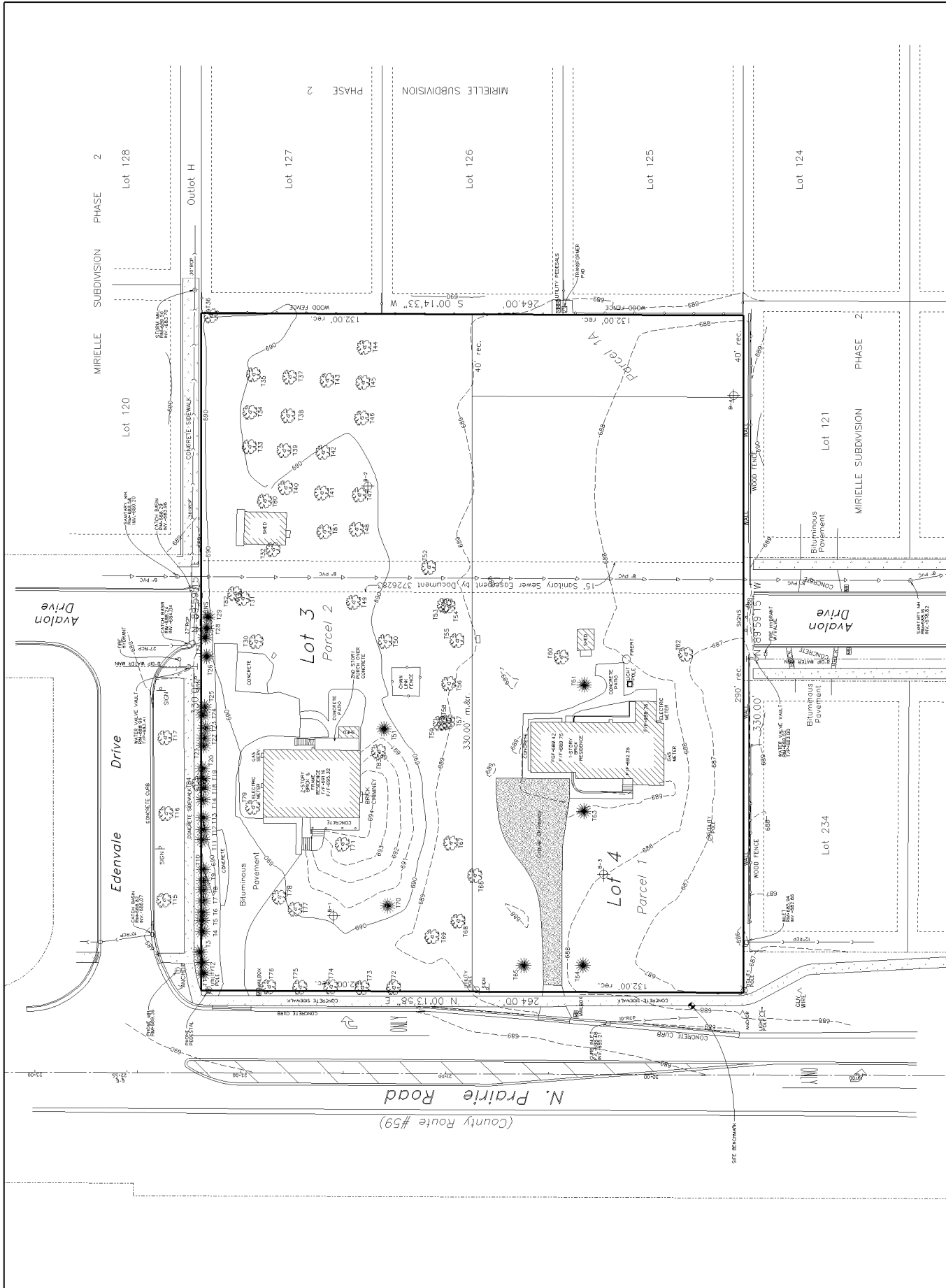
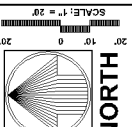
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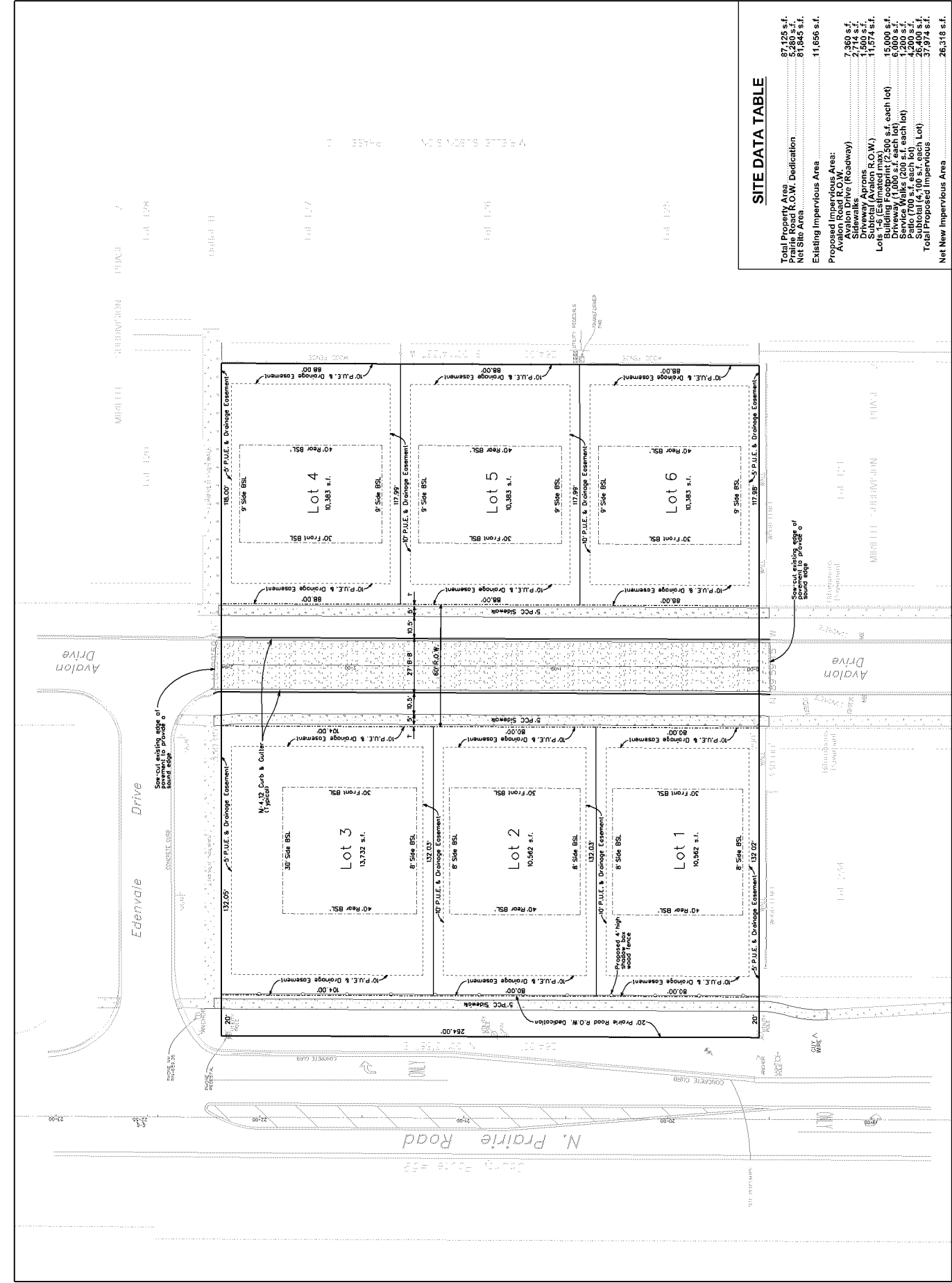
REVISIONS

[illegible]

DESIGNED BY: QAZ	ORIGINAL ISSUE: 01/07/22
DRAWN BY: AZ	
CHECKED BY: AKZ	

ARSON, BROWN & ASSOCIATES, INC.
CONSULTING ENGINEERS
1850 W. WINCHESTER ROAD - SUITE 205
LIBERTYVILLE, IL 60048
PHONE: (617) 367-6707
FAX: (617) 367-2587
EMAIL ADDRESS: pb@arsonbrown.com
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SITE DATA TABLE	
Total Property Area	87,325 s.f.
Subtotal R.O.W. Dedication	5,214 s.f.
Net Site Area	81,545 s.f.
Existing Impervious Area	11,656 s.f.
Proposed Impervious Area:	
Avalon Road R.O.W.	7,360 s.f.
Sidewalks	2,714 s.f.
Driveway Aprons	1,500 s.f.
Driveway (Roadway)	1,574 s.f.
Building Footprint (2,500 s.f. each lot)	15,000 s.f.
Driveway (1,000 s.f. each lot)	6,000 s.f.
Driveway (1,000 s.f. each lot)	6,000 s.f.
Patio (700 s.f. each lot)	4,200 s.f.
Subtotal (4,100 s.f. each Lot)	26,400 s.f.
Total Proposed Impervious	37,974 s.f.
Net New Impervious Area	26,318 s.f.

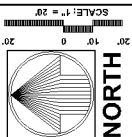
REVISIONS

[illegible]

PEARSON, BROWN & ASSOCIATES, INC.
CONSULTING ENGINEERS
BUFFALO GROVE, ILLINOIS

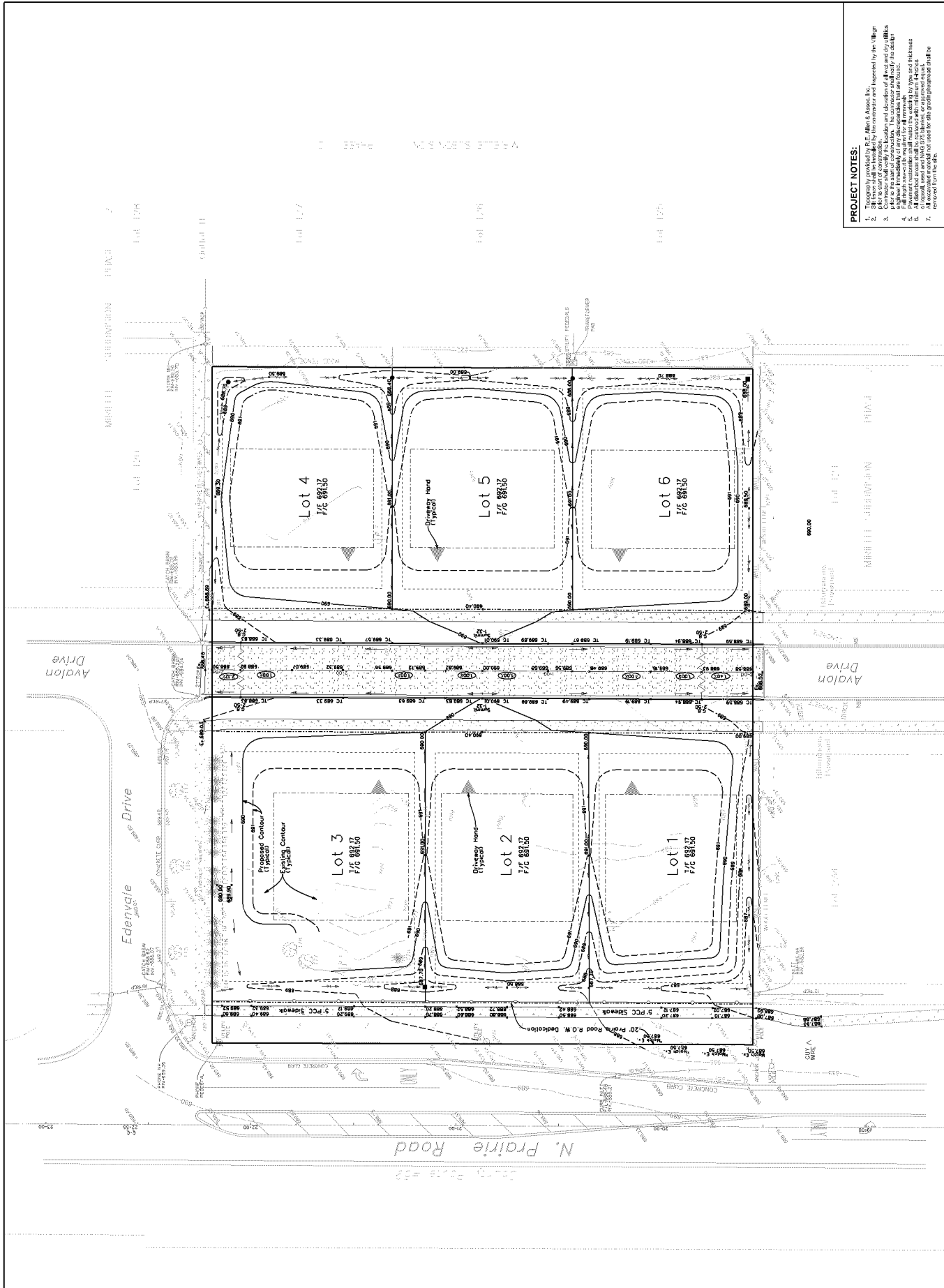
AVOLON CROSSING

1850 W. WILCHESSE ROAD - SUITE 205
LIBERTYVILLE, IL 60048
PHONE: (647) 567-6707
FAX: (647) 567-2567
E-MAIL ADDRESS: pbs@pearsonbrown.com
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PROJECT NOTES:

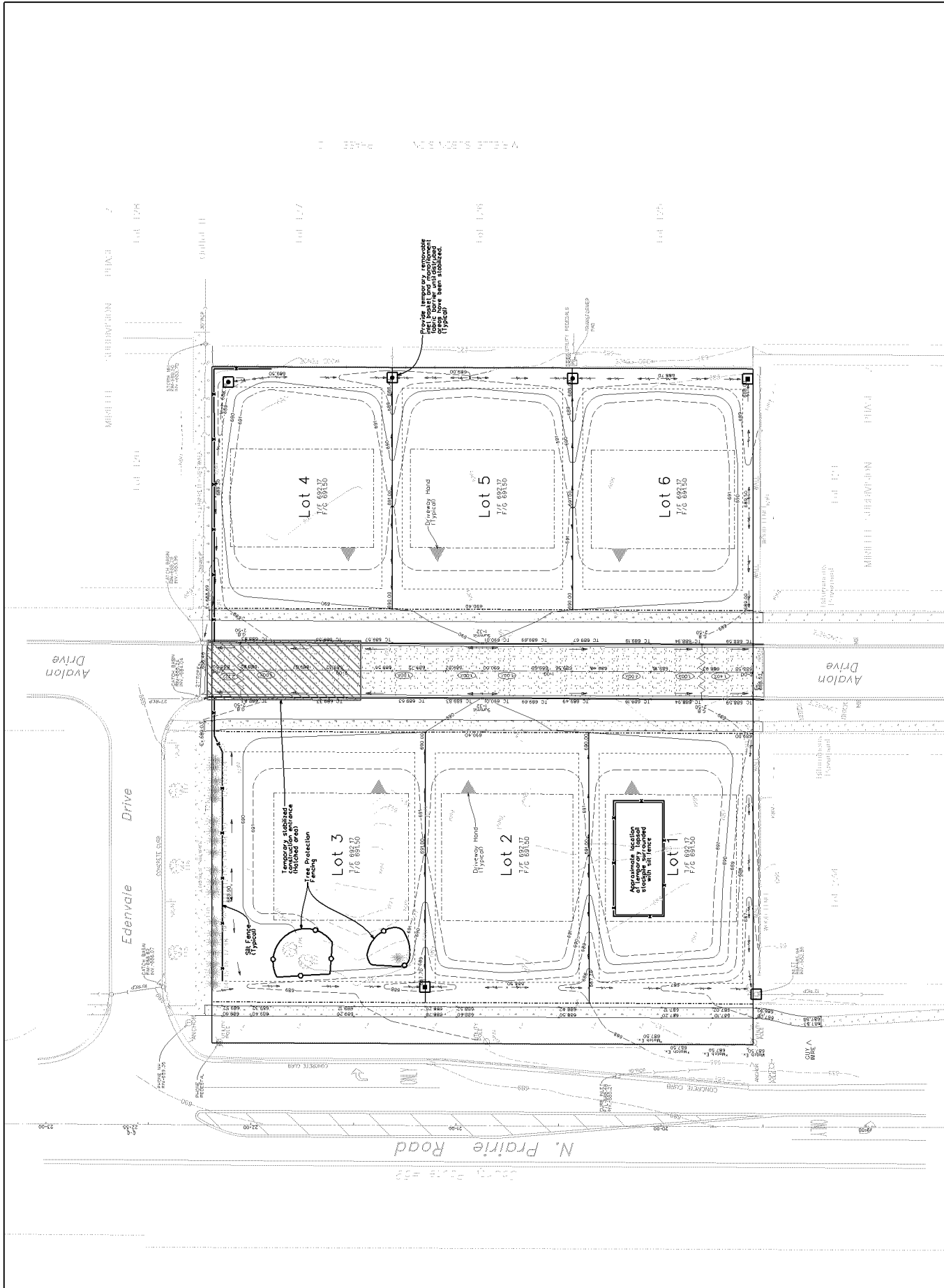
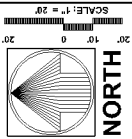
1. Topography provided by R.E. Allen & Assoc., Inc.
2. Soil tests shall be tested by this contractor and inspected by the Village Engineer.
3. Contractor shall verify the location and elevation of all road and dry utilities prior to the start of construction. The contractor shall notify the design engineer immediately of any discrepancies that are found.
4. All materials shall be tested by this contractor by type and minimum strength.
5. All materials shall be tested by this contractor by type and minimum strength.
6. All distributed materials shall be matched with minimum 4-1/2 cubic ft (ton) used and NAG 5775 brand, or approved equal.
7. All acceptable material not used for this grading/responses shall be

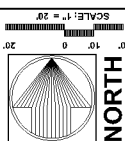


REVISIONS

[illegible]

PEARSON, BROWN & ASSOCIATES, INC.
CONSULTING ENGINEERS
1850 W. WINDCHASE ROAD - SUITE 205
LIBERTYVILLE, IL 60048
PHONE: (647) 567-6707
FAX: (647) 567-2567
E-MAIL ADDRESS: pbs@pearsonbrown.com
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ALON CROSSING
BUFFALO GROVE, ILLINOIS

SON, BROWN & ASSOCIATES, INC.
CONSULTING ENGINEERS

1850 W. WINCHESTER ROAD - SUITE 202
LIBERTYVILLE, IL 60048
FAX: (630) 367-2657
E-MAIL ADDRESS: pbrown@sonbrown.com
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DESIGNED BY: GAZ.
DRAWN BY: AZ.
CHECKED BY: AKZ.
ORIGINAL ISSUE: 01/07/22

DESCRIPTION

BY

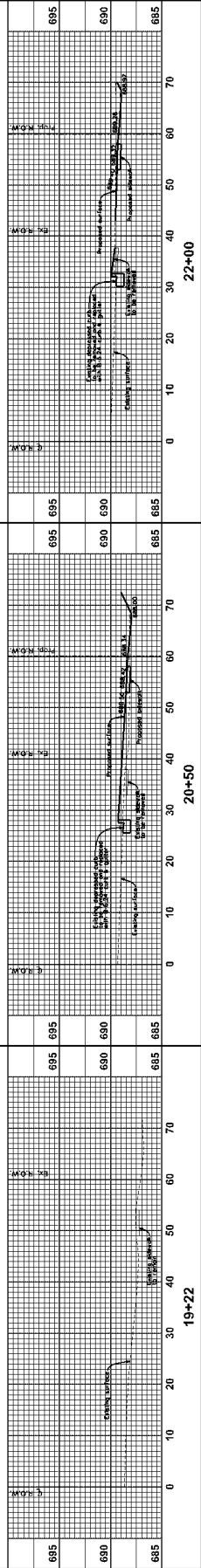
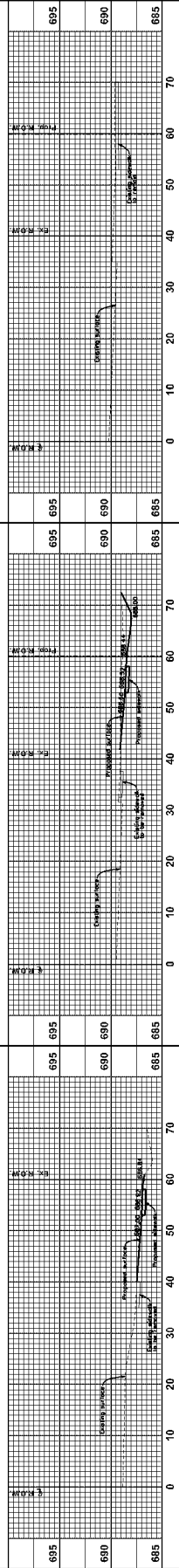
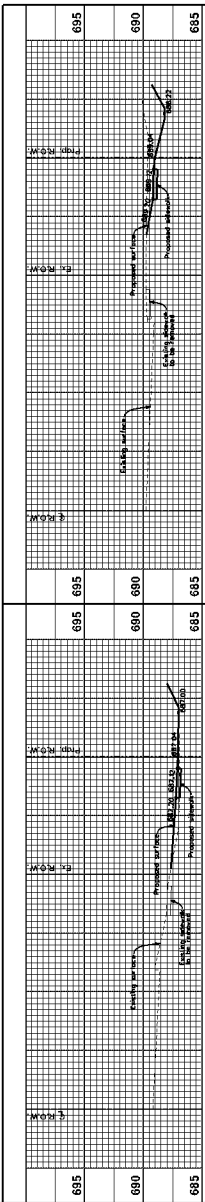
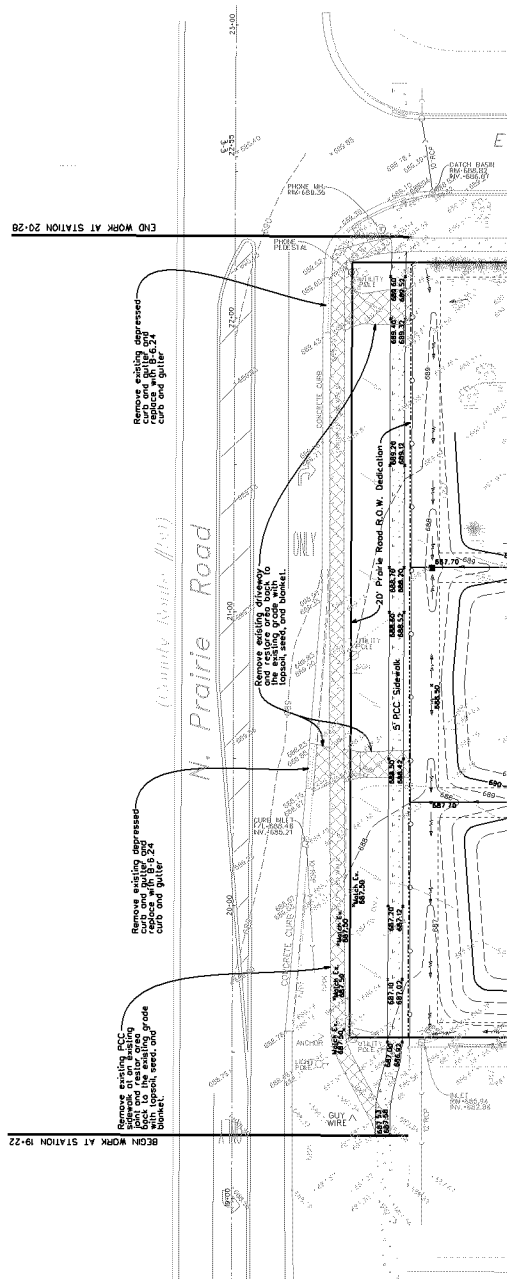
REVISIONS

PRAIRIE RD R.O.W. IMPROVEMENTS

10
SHEET NUMBER 21164

OF 12 SHEETS

Packet Pg. 33





dickson design
STUDIO

526 SKYLINE DRIVE
ALGONQUIN IL 60102
847 978 4019

CLIENT NAME AND ADDRESS

THE HURON GROUP
742 LANE CREEK ROAD, 100W
DEERFIELD IL 60015

PLAN DATE

JANUARY 5, 2022

PROJECT NAME AND SHEET TITLE

AVALON CROSSING
22371 & 22405 N. PRAIRIE ROAD
DEERFIELD, IL 60015

EXHIBIT:

LANDSCAPE PLAN



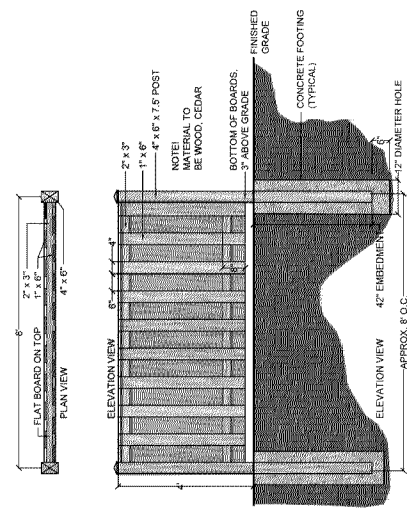
LANDSCAPE PLAN

SCALE: 1" = 30'-0"



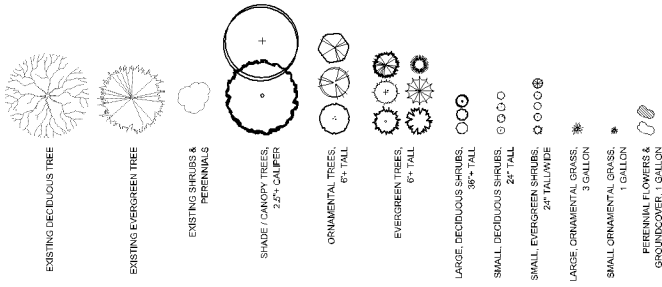
DETAIL: FENCE

NOT TO SCALE

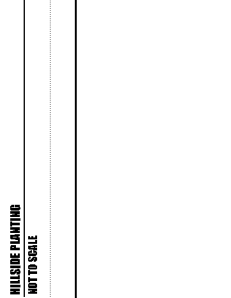
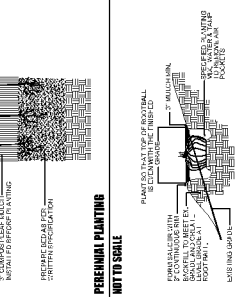
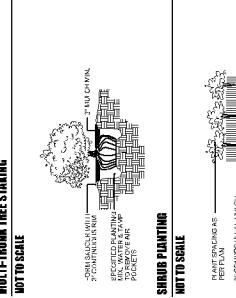
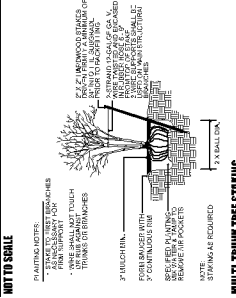
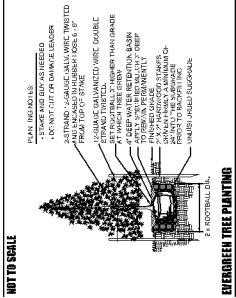
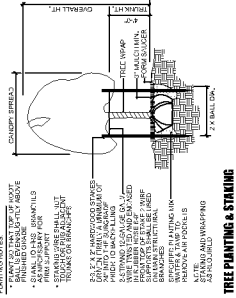


PLANT SYMBOLS KEY

NOTE!
NOT ALL PLANT SYMBOLS MAY BE DEPICTED ON PLANS



PLANTING DETAILS



NOTES - GENERAL LANDSCAPE

1. CONTRACTOR SHALL CERTIFY IN A NECESSARY PERMANENT RECORD BOOK THAT ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STANDARDS AND CODES.
2. CALL JULIE-UTILITY LOCATING SERVICE (TEL. 800.882.0121, 48 HOURS PRIOR TO THE START OF ANY GRADING).
3. GENERAL PLANT NOTES:
A. ALL PLANTING SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK.
B. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND FREE FROM DISEASE AND PESTS.
C. ALL NEW PLANT MATERIAL SHALL BE FROM A LOCAL SOURCE.
D. PLANTS SHALL BE MAINTAINED IN A HEALTHY AND FREE FROM DISEASE AND PESTS.
E. PLANTS SHALL NOT BE PLANTED IN A LOCATION WHERE THEY WILL BE EXPOSED TO UNUSUAL OR UNDESIRABLE CONDITIONS.
F. PLANTS SHALL NOT BE PLANTED IN A LOCATION WHERE THEY WILL BE EXPOSED TO UNUSUAL OR UNDESIRABLE CONDITIONS.
G. PLANTS SHALL NOT BE PLANTED IN A LOCATION WHERE THEY WILL BE EXPOSED TO UNUSUAL OR UNDESIRABLE CONDITIONS.
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P. PLANTS SHALL NOT BE PLANTED IN A LOCATION WHERE THEY WILL BE EXPOSED TO UNUSUAL OR UNDESIRABLE CONDITIONS.
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R. PLANTS SHALL NOT BE PLANTED IN A LOCATION WHERE THEY WILL BE EXPOSED TO UNUSUAL OR UNDESIRABLE CONDITIONS.
S. PLANTS SHALL NOT BE PLANTED IN A LOCATION WHERE THEY WILL BE EXPOSED TO UNUSUAL OR UNDESIRABLE CONDITIONS.
T. PLANTS SHALL NOT BE PLANTED IN A LOCATION WHERE THEY WILL BE EXPOSED TO UNUSUAL OR UNDESIRABLE CONDITIONS.
U. PLANTS SHALL NOT BE PLANTED IN A LOCATION WHERE THEY WILL BE EXPOSED TO UNUSUAL OR UNDESIRABLE CONDITIONS.
V. PLANTS SHALL NOT BE PLANTED IN A LOCATION WHERE THEY WILL BE EXPOSED TO UNUSUAL OR UNDESIRABLE CONDITIONS.
W. PLANTS SHALL NOT BE PLANTED IN A LOCATION WHERE THEY WILL BE EXPOSED TO UNUSUAL OR UNDESIRABLE CONDITIONS.
X. PLANTS SHALL NOT BE PLANTED IN A LOCATION WHERE THEY WILL BE EXPOSED TO UNUSUAL OR UNDESIRABLE CONDITIONS.
Y. PLANTS SHALL NOT BE PLANTED IN A LOCATION WHERE THEY WILL BE EXPOSED TO UNUSUAL OR UNDESIRABLE CONDITIONS.
Z. PLANTS SHALL NOT BE PLANTED IN A LOCATION WHERE THEY WILL BE EXPOSED TO UNUSUAL OR UNDESIRABLE CONDITIONS.

PROJECT TEAM

- DEVELOPER:**
THE HURON GROUP
747 LAKE COOK ROAD, 100W
DEERFIELD, IL 60015
- CONTACT: STEVE GOODMAN**
- SURVEYOR:**
THE HURON GROUP
1015 N. CORPORATE CIRCLE, SUITE C
GRAYSLAKE, IL 60030
TEL (847) 233-0914
- CONTACT: BRYAN LEE**
- ARCHITECT:**
DAVEY RESOURCE GROUP
NATURAL RESOURCE CONSULTING
TEL (847) 227-0485
- CIVIL ENGINEER:**
DAVEY RESOURCE GROUP
NATURAL RESOURCE CONSULTING
TEL (847) 227-0485
- CONTACT: PETE SORESEN**
- LANDSCAPE ARCHITECT:**
DICKSON DESIGN STUDIO INC.
225 SKYLINE DRIVE
ALGONQUIN, IL 60102
TEL (847) 878-4019 / (847) 804-8708
- CONTACT: SHARON DICKSON / JEFF TORRENS**



dickson design
STUDIO

225 SKYLINE DRIVE
ALGONQUIN, IL 60102
847.878.4019

CLIENT NAME AND ADDRESS

THE HURON GROUP
DEERFIELD, ILLINOIS

PLAN DATE

DECEMBER 31, 2021

REVISIONS

1. 1/5/22 PER GRADING

2.

3.

4.

5.

6.

7.

8.

9.

10.

PROJECT NAME AND SHEET TITLE

AVAILON CROSSING

BUFFALO GROVE, IL

PLANS:

TREE PRESERVATION & REMOVAL

LANDSCAPE PLAN

SHEET NUMBER

L0.1

SHEET INDEX

L0.1 PROJECT TEAM

GENERAL LANDSCAPE NOTES

PLANTING DETAILS

PLANT SYMBOLS KEY

L1.0 TREE PRESERVATION AND REMOVAL PLAN

TREE INVENTORY

DETAIL: TREE PROTECTION FENCING

L2.0 LANDSCAPE PLAN

PLANT & MATERIALS LIST

DETAIL: FENCE

DW = Deadwood
MS = Multistem (DBH is total of all stems. Individual DBH's are listed in the comments)

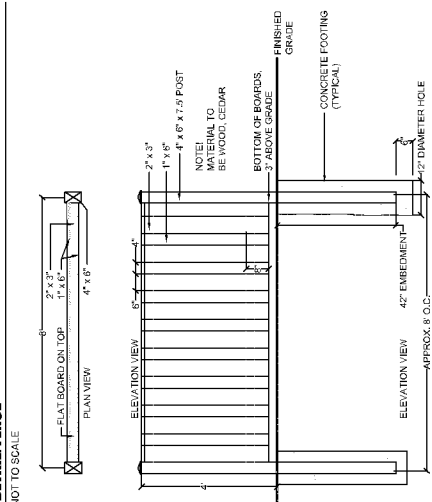
NS = Multistem (DBH is total of all stems. Individual DBH's are listed in the comments

NS = Multistem (DBH is total of all stems. Individual DBH's are listed in the comments

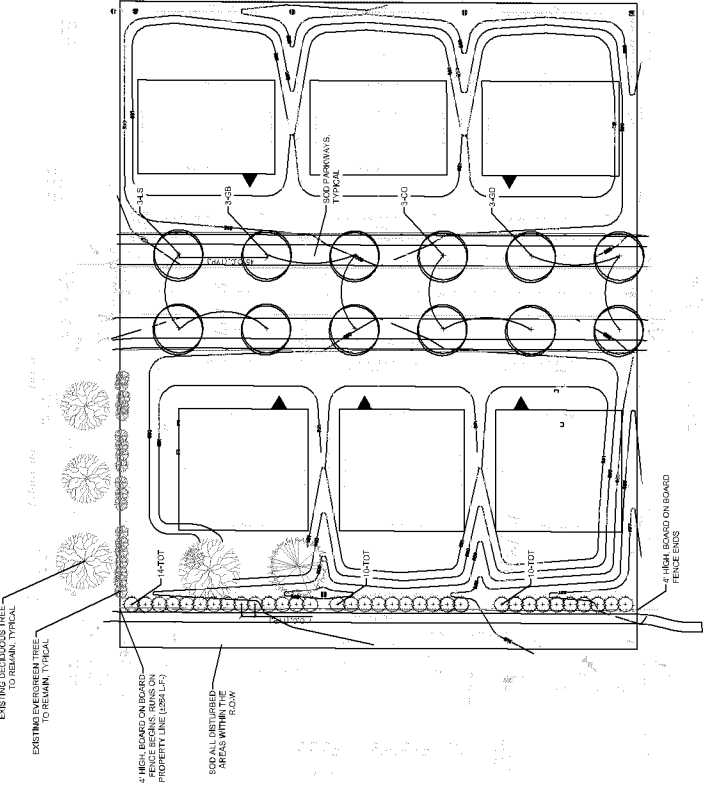
PLANT & MATERIALS LIST

CODE	QTY	INSTALLATION SIZE	BOTANICAL NAME	COMMON NAME
PARKWAY SHADE TREES - Deciduous				
01	3	2" caliper	Carya ovata	Common Hickory
02	3	2" caliper	Grisea bicolor	Grays (lime species)
03	3	2" caliper	Kentucky clematis	Kentucky Clematis
04	3	2" caliper	American sweetgum	American Sweetgum
ON LOT TREES - Evergreen				
05	3	2" caliper	Liquidambar styraciflua	American Sweetgum
06	3	2" caliper	Thuja occidentalis	Eastern Arborvitae
07	3	2" caliper	Thuja occidentalis	Eastern Arborvitae
08	3	2" caliper	Thuja occidentalis	Eastern Arborvitae
09	3	2" caliper	Thuja occidentalis	Eastern Arborvitae
10	3	2" caliper	Thuja occidentalis	Eastern Arborvitae
11	3	2" caliper	Thuja occidentalis	Eastern Arborvitae
12	3	2" caliper	Thuja occidentalis	Eastern Arborvitae
13	3	2" caliper	Thuja occidentalis	Eastern Arborvitae
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99	3	2" caliper	Thuja occidentalis	Eastern Arborvitae
100	3	2" caliper	Thuja occidentalis	Eastern Arborvitae

DETAIL: FENCE



NOTE:
ALL LOTS TO BE HYDRO-SEDED,
FINAL STREET TREE LOCATIONS
SHOWN. EXISTING UTILITIES
SHOWN. FINAL DRAINAGE AND UTILITY
LOCATIONS.





dickson design

STUDIO

526 SKYLINE DRIVE
ALGONQUIN, IL 60102
630.673.4019

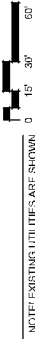
CLIENT NAME AND ADDRESS
THE HURON GROUP
DEERFIELD, ILLINOIS

PLAN DATE
DECEMBER 31, 2021

REVISIONS
1. 1/5/22 PER GRADING
2.
3.
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10.

PROJECT NAME AND SHEET TITLE
AVOLON CROSSING
BUFFALO GROVE, IL
LANDSCAPE PLAN

SHEET NUMBER
L2.0



NOTE: EXISTING UTILITIES ARE SHOWN



LANDSCAPE PLAN
SCALE: 1" = 30'-0"



Action Item : Consider Approval - Amend to PD, SU, Plat of Sub, Prelim & Final Dev Plan, SU and Var. at Town Center

Recommendation of Action

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

Kensington Development Partners has entered into a contract to purchase the existing 20-acre Town Center at northwest corner of Lake Cook Road and Route 83 and redevelop the property into a new development called The Clove. The development will include a new nationally recognized grocery store, retail, restaurants and luxury multi-family residential.

ATTACHMENTS:

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

Trustee Liaison
Johnson

Staff Contact
Nicole Woods, Community Development

Wednesday, April 6, 2022

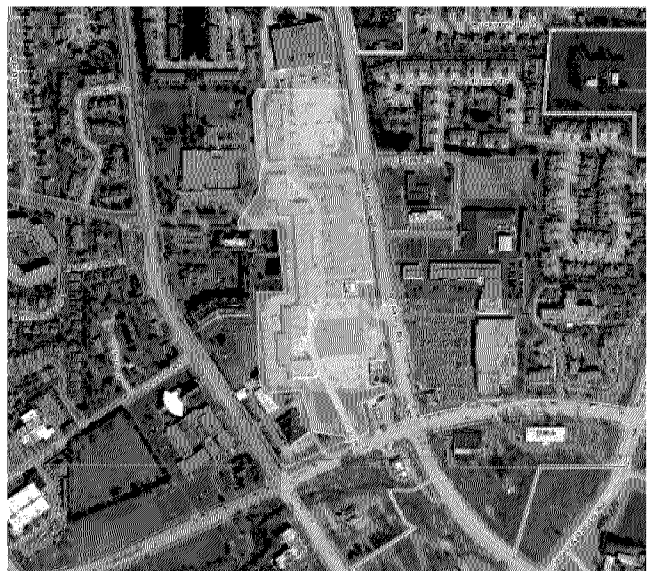
**VILLAGE OF BUFFALO GROVE
PLANNING & ZONING COMMISSION
STAFF REPORT**

MEETING DATE:	April 6, 2022
SUBJECT PROPERTY LOCATION:	100-228 N McHenry Road (excluding 150 N McHenry), and 270-314 N McHenry Road, Buffalo Grove, IL 60089 and commonly referred to as Buffalo Grove Town Center
PETITIONER:	Kensington Development Partners and Urban Street
PREPARED BY:	Nicole Woods, Director of Community Development
REQUEST:	Petition to the Village of Buffalo Grove for an amendment to Planned Development Ordinance No. 86-61, as amended, requesting approval for a special use for mixed use Planned Unit Development and approval of a Final Plat of Subdivision and Preliminary and Final Development Plan approval with Special Uses and Variations for a proposed plan for a 20-acre mixed-use redevelopment center with grocery store, retail, restaurants and multi-family residential at the Buffalo Grove Town Center.
EXSITING LAND USE AND ZONING:	The property is zoned B-5 Town Center Planned District
COMPREHENSIVE PLAN:	The approved 2009 Village Comprehensive Plan calls for this property to be Commercial.

PROJECT BACKGROUND

Kensington Development Partners (Kensington) has entered into a contract to purchase the existing 20-acre Town Center at northwest corner of Lake Cook Road and Route 83 and redevelop the property into a new development called The Clove. The development will include a new nationally recognized grocery store, retail, restaurants and luxury multi-family residential. The Clove implements the vision that was established through the Village’s 2018 Lake Cook Corridor Market Study and Plan.

In July 2020, Kensington went under contract with the Town Center owners to purchase the property, which is currently improved with a 194,000 square foot Town Center commercial shopping center. Since that time, Kensington and the Village have been refining the plan and negotiating a public-private partnership. On November 1, 2021 the Village Board approved a Memorandum of



Understanding (MOU) with Kensington, which identified the plan, land uses, development, phasing, and financial obligations of a Redevelopment Agreement (RDA). The MOU serves as the framework for the overall plan.

Kensington has presented its concept plan the Village Board November 1, 2021 and then to the PZC on December 15, 2021. On April 6, 2022 the Kensington will present their final plan as part of their public hearing and recommendation to the Village Board. The RDA will be considered separately by the Village Board.

LAKE COOK CORRIDOR MARKET STUDY AND PLAN

The Town Center Shopping Center is located in the “eastern bookend” of the larger 475-acre Lake Cook Corridor. Generally bound by Arlington Heights Road, Old Checker Road, Buffalo Grove Road, IL - 83/McHenry Road and the Lake Cook Road, the Corridor is considered a significant asset to Buffalo Grove. It is home to commercial and office centers, residential developments, religious institutions, civic facilities, as well as parks and open space. All of these uses and development provide local character and culture to the community. The Lake Cook Corridor also serves as an important gateway into Buffalo Grove as Lake Cook Road connects Buffalo Grove to local roads as well as to a larger regional network of expressways, highways, and roads. With approximately 40,000 vehicles traveling on it per day, Lake Cook is one the most utilized roads in the region.

Although the Corridor has historically served as an important source of revenue and vitality for the Village, it has been facing several challenges over the past several years. Regional and national shifts in market, demographic, housing, lifestyle, and travel and consumption patterns have contributed to the Corridor's outdated development.

In recognition of both the Corridor's significance and its challenges, Buffalo Grove kicked-off the Lake Cook Corridor Market Study and Plan project in 2016 to establish a long-term (15-20 year) vision for the Corridor. The project's goal was to identify how the Village can best reposition the Lake Cook Corridor to optimize its growth potential to improve the community's identity, vitality, and fiscal sustainability.

The resulting product, the Lake Cook Corridor Market Study and Plan (LCCP), represents a community-driven vision and plan for the Corridor. It was created through an intense public process that successfully achieved broad consensus in BG about the Corridor's future through engaging several hundred stakeholders via public meetings, workshops, open houses, and online surveys. In 2018, the Buffalo Grove adopted the LCCP as component to the Village's Comprehensive Plan.

The Clove – Redevelopment Opportunities and Challenges

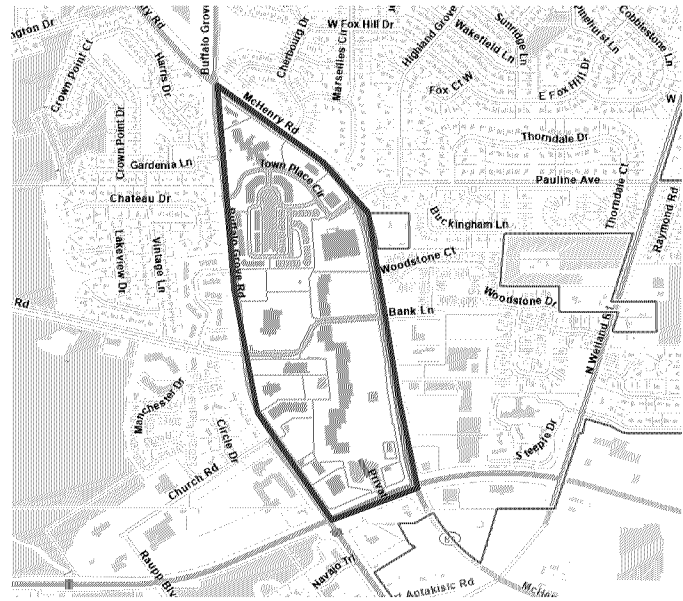
The Clove represents a significant opportunity to implement the Lake Cook Corridor Plan. Kensington's plan is the first redevelopment project in the Corridor since LCCP's adoption. In this manner, the proposed project implements LCCP's recommended sequencing of redeveloping the Town Center property first as that was considered the community's top priority. In addition, the project will also serve as a catalyst for continued redevelopment throughout the Corridor.

The LCCP heavily guided the development of The Clove. LCCP's vision for the Town Center area was to transform the existing shopping center into a compact and active mixed-use Village Center for the community. The Clove project upholds the LCCP's general vision and implements key concepts from the plan as further discussed below.

It is important to note that the LCCP is a framework plan, not a specific development or construction plan. Imagery and plans featured in the LCCP were meant to provide examples and ideas of how these principles and concepts could be implemented, not exact specifications for development. Consequently, future redevelopment, such as The Clove, have always been expected to embrace and implement the vision's main concepts and principles.

The Clove's proposed plan also reflects the realities and challenges innate to redevelopment. The existing 20-acre shopping center, which Kensington plans to redevelop, is only part of the greater Town Center area, which in total exceeds 65 acres. The greater Town Center area has been a fixture in Buffalo Grove for years and the community has grown, developed, and integrated that Center into its fabric. This 20-acre redevelopment plan that proposes new uses and buildings must try and retrofit and work within the physical, market, accessibility, infrastructure and ownership limitations that come with the property and within the greater Town Center context.

Added on are market pressures and realities that are demanded by today's residential and commercial markets. Ensuring that the plan can and does accommodate for the modern tenant's expectations while working within the site's limitations and still achieving the major goals of the LCCP is the main challenge set before this project. The proposed plan represents the push-and-pull dynamic of all of these factors.

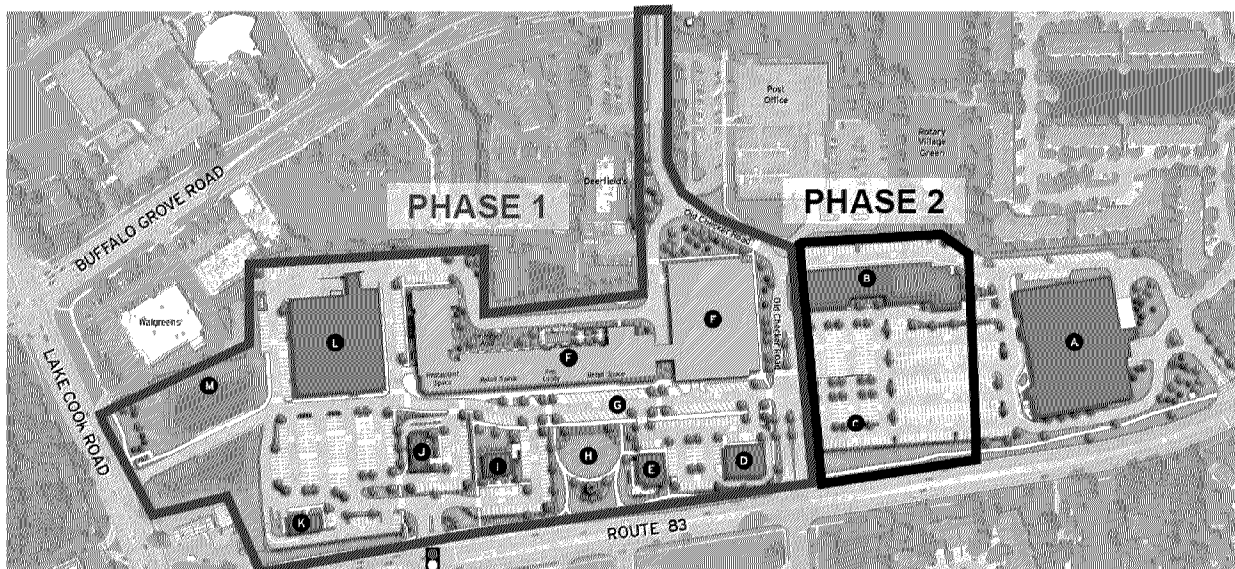


The Clove is within the Greater Town Center area.

SUMMARY OF LATEST PLAN

Workshop History

This item had originally been heard before the Village Board on November 1, 2021 and was referred to the Planning & Zoning Commission (PZC). The PZC held a workshop on December 15, 2021 to review the



proposed plans. During this meeting PZC provided feedback regarding optimizing access, circulation, and green space. In addition, PZC discussed enhancing the facades of existing retail space (Lot 9).

Since the last workshop, the plans for The Clove have undergone some changes. First, the Village Green also known as the “Central Park” has increased from 0.5 acres to approximately 0.85 acres, thereby increasing open space coverage. In addition, Lot 6 now features two buildings, a restaurant and commercial building (E and D) instead of one commercial building. The restaurant building (E) abuts the Village Green thereby enhancing connectivity and accessibility to the site with a key focus on being a restaurant. Kensington is also seeking approval of an outlot north of Old Checker (C) to accommodate a future quick service restaurant and drive-through. They have provided a conceptual plan showing how the lot will develop. Approvals for Lot C are incorporated into their zoning request. Finally, the overall parking and traffic circulation was modified to enhance access and minimize traffic conflicts. These revisions look optimize flow despite the site’s limitations which include existing traffic patterns, access points, and site configuration.

Phase 1

The first phase of the project looks to redevelop the southern and central sections of the site. A new 43,000 square foot nationally recognized grocery store will be located at the southern end of the site and serve as a primary anchor. While Kensington has an agreement with the grocer tenant, they are unable to disclose their name at this time.



Proposed Grocer that will anchor the redevelopment site

As part of Phase 1, Kensington has partnered with Urban Street Group who will be developing a 7-story (85’ high), 297-unit high-end apartment building with 16,200 square feet of commercial space on the ground-floor. The ground floor commercial will feature a sit-down restaurant at the building’s southeast corner as key fixture in the development. The apartment building is classified as “next generation” and offers an amenity-rich, convenience-filled environment. The building will be served by a parking garage located to the north of the building, which will provide 558 private spaces for the residents.

Overall, Phase 1 features more than 60,000 square feet of retail and restaurants scattered throughout the site, including three (3) outlot buildings (buildings D, E & J) south of Old Checker and one (1) outlot building north of Old Checker (building C). Kensington has finalized a lease with Guzman Y Gomez Mexican Restaurant to occupy one of the new outlots.

An 0.85 acre “Central Park” will sit in the middle of the site and can be programmed for concerts, the arts and other civic events. The adjacent restaurant space (E) will spill out into the Central Park for enhanced activity and utility. The retail areas as well as the central park will be served by approximately 837 surface parking spaces.

The overall investment of Phase 1 will exceed \$150M.



Proposed luxury apartments with ground floor retail and dining

Phase 2

As part of the RDA, Kensington will be required to revitalize the commercial building (B) north of Old Checker. They have indicated preserving the existing center in the as it is necessary to accommodate certain existing tenants to be relocated from Phase 1. This commercial building (B) will have 23,600 square feet of ground floor retail and 11,400 square feet of second story office/services.

At this time, Kensington has a contract to solely purchase the Town Center property. The existing Boston Market, Burger King, and Bowlero are not part of the redevelopment concept as they are separately-owned parcels.

PLANNING AND ZONING ANALYSIS

Relation with Surrounding Development

The proposed Clove development is compatible with the surrounding uses and development. As further discussed below, the site lies within the greater Town Center area bound by Buffalo Grove Road, Il Route 83, and Lake Cook Road. From a land use perspective, The Clove complements and integrates with the surrounding uses and developments, which include residential, office, and commercial developments along with open space. Furthermore, the existing linkages within the greater Town Center area also provide important connections to, from, and within the proposed plan and surrounding area to help generate synergy.

B-5 Zoning

The Clove is in the B-5 Town Center Planned Zoning District, which is a unique district in the Village and is bound by Buffalo Grove Road, Route 83, and Lake Cook Road. The district is intended to create a compact, pedestrian-friendly, mixed-use central district. In this sense, the district allows for variety of uses, development, bulk and height standards, and other elements that would be appropriate and create such a district. The B-5 district stresses harmonious and coordinated design amongst the developments.

The B-5 District is an appropriate zoning district for The Clove to retain, as the proposed redevelopment is largely aligned with the B-5 district's intent, uses, and standards.

Accessibility and Parking

One of the key fixtures to the redevelopment site are the accessibility points, which includes two along Route 83 and one along Lake Cook Road. Other existing minor access points are those provided via east-west local roads stemming from Buffalo Grove Road. The proposed plan shows functional circulation patterns within the site.

The Kensington Redevelopment features a pedestrian network within the site. All developments, outlots, and other uses are connected via a network of sidewalks and crosswalks. Pedestrian and bicyclists will benefit from such infrastructure and amenities.

Parking for the development will be provided via a surface parking and parking garage. There will be approximately 837 surface parking spaces for the commercial area. The Village's code requires 1 space per 220 square feet of floor for shopping centers. In applying this standard to the commercial square footage of all the users (new commercial space, new ground floor retail/restaurant in the mixed-use building, existing commercial/office space, Burger King, Boston Market, and Boweloro), The Clove would need to provide a minimum of 757 spaces. This surplus of 80 spaces is enough of a buffer so that the development can still meet parking demands when the future outlot (C on Lot 10) is developed.

The parking garage will offer 558 private spaces for the residents of the mixed-use building (F). In applying the Village's standard for multi-family, a minimum of 505 spaces would be required. It is anticipated that surplus of garage spaces could also accommodate for some of the multi-family's ground floor retail and restaurant.

Landscaping

Overall, the landscaping plan looks to incorporate trees, shrubs, and other natural and landscaping elements to meet the overall intent of the Code and the Village's vision. The Village's Forester has reviewed the plans and finds that landscaping in and around the entire Clove site to showcase a solid diversity of plants and materials that will enhance the property's appeal. In addition, the Village Forester has found the landscaping in and around the mixed-use building (F) to harmoniously incorporate existing landscaping and improve the overall landscaping in the area. The Village Forester will be working with the developer to ensure the removal any trees that are in poor condition or are considered an invasive species. In addition, the Village will be collaborating with the developer to ensure planting species meet the Village's standards. As noted below, it is recommended that one of the conditions for plan approval is Village review and approval of the final landscape plan.

Implementation of the Lake Cook Corridor Plan

The Clove embraces LCCP's vision to transform the Town Center area into an active mixed-use Village Center for the community to stroll, shop, and dine active by implementing key concepts laid out in the visioning document.

1. Key Concept: An active mixed-use Village Center

At its core, the Clove looks to create the lively mixed-use Village Center called for in the LCCP. The proposed plan shows a mix of uses that would include retail, restaurant, grocery, open space and residential. These uses, particularly the grocer, who will anchor the development, will attract residents and visitors and achieve the desired level of activity outlined in the Lake Cook Corridor Plan.

Furthermore, the development's design and site configuration will also create a sense of vibrancy by featuring a seven-story apartment building in the center of the development. The height and density of the residential building with balconies and other elevated outdoor amenities provide a visual symbol of energy as well as presence to all those who visit. The building's ground floor retail and corner sit-down restaurants can spill out into the sidewalk further activate the new Main Street. At the same time, expanded park will provide a vibrant focal point. The restaurant user (E) that will open up to the park will help create a sense of connection and activity for the park

2. Key concept: Reflect Market Realities

Current market realities are reflected in the proposed plan's uses as well as the general site design and configuration. The proposed grocer offers an innovative format to meet the demands of today's market and consumer. At the same time, the plan shows high-end luxury apartments with numerous amenities and conveniences. This type of housing is in high demand and has demonstrated high absorption rates across the region and country indicating the country's changing demographics and lifestyle preferences. Moreover, the site's orientation towards IL-83 is a result of the market demand for commercial tenants to have high visibility while the surface parking spaces located throughout the site also reflect the demand for direct access to commercial uses.

3. Key concept: Pedestrian-Friendly

The plan intends to be pedestrian-friendly in both the accessibility network as well as in building design. Sidewalks and crosswalks provide connectivity for pedestrians across the entire site. These pedestrian paths as well as the site's compactness allow the dwellers both in the new development as well as in the nearby Town Place and Turnberry to shop, dine, and spend an afternoon in the park – all without stepping foot into their car. Additionally, the development is oriented towards the pedestrian. This includes apartment building's ground-floor retail and restaurants and the 0.85 park – all of which are meant to encourage visitors to spend time walking around the area and enjoy its offerings.

4. Key Concept: Improved connectivity and multi-modal accessibility

The proposed plan will improve overall circulation in the Town Center development. The geometry of the site, remaining outlots (specifically Boston Market and Burger King), as well as existing street grid, places limitations as to how access to, from, and within the site can be accomplished, but the proposed plan does show enhanced circulation patterns and multi-modal access including pedestrians and bicycles.

5. Key Concept: New publicly accessible public open space

The Clove looks to implement this key concept with the proposed Central Park. Such a park could be activated with the civic and cultural events including concerts and performances. This park will also have a multimodal connection to the nearby Rotary Green and other parks, offering a larger network of parks and open space.

6. Key Concept: A new established identity for the Village

The LCCP discusses the importance of establishing a new identity for the Village via the redevelopment of the Town Center area. Building off of the new NCH development along Lake Cook Road, the proposed development does represent a new chapter in Buffalo Grove's development and identify. These newer, taller, and modern developments clustered together in

a compact site design development that features open space and walkability can provide an overall sense of community and place.

7. Key Concept 7: Sensitive to area's existing environmental features

Kensington Redevelopment is sensitive to the area's existing environmental features. The proposed plan does not infringe on existing stormwater detention ponds and shrinks the impervious coverage from the existing development, thereby reducing run-off.

UTILITIES AND SITE ENGINEERING

As The Clove is a redevelopment, and not a greenfield development, much of the stormwater and related infrastructure and utilities are already in place. In terms of stormwater, the Kensington Development will retain the site's existing detention system and ponds and will actually decrease the amount of impervious surface, thereby improving the capacity for stormwater. Sanitary sewer infrastructure is in place and the developer will be working with the Buffalo Grove's engineers and Lake County to ensure sufficient capacity is provided for increased use due to the significant residential component. Water connection and service to the site and residential component is feasible.

PERMITTED USES

Although not currently considered permitted uses in this district, Kensington is seeking to be permitted medical, business, financial/banking and professional offices to be allowed in the mixed-use building on Lot 7. To accommodate for these uses but keep with the intent of the B-5 ordinance, the Development Plan and Final Planned Development Ordinance will allow for a combined total of 7,000 square feet of medical, business, financial/banking and professional offices and/or health clubs uses to be located on the first floor of the mixed-use building on Lot 7.

In addition, Kensington is seeking office uses in the existing retail building north of Old Checker (B on Lot 9), as office uses had been previously allowed through past amendments. To accommodate this need, the Development Plan and Final Planned Development Ordinance will allow the permitted and special uses for Lot 9 to conform with the uses and classifications listed in the B-5 zoning commercial and office subdistrict for Lot 9. All other permitted and special uses for lots 2-6 and Lot 10 shall conform with the uses and classifications listed in the B-5 zoning commercial subdistrict listing.

While the B-5 Zoning includes a comprehensive list of permitted uses, Kensington has requested to include Liquor Stores and dry-cleaning establishments as permitted uses, and candy and/or ice cream shops as permitted uses. Currently liquor stores are a special use and dry-cleaning establishments are not listed as either a permitted or special use. The center used to have a large regional liquor store that relocated outside of Buffalo Grove. Kensington is seeking to streamline any future request for a similar type of liquor store to be permitted within the development. Furthermore, given the nature of a large mixed-use residential building, Kensington is seeking to have dry-cleaning establishment be permitted. Lastly, both Kensington is requesting to add candy and/or ice cream shops as a permitted use.

SPECIAL USE

The proposed Clove development is looking to incorporate the following, which are considered special uses in the B-5 Zoning District:

1. *A special use for a 7-story mixed occupancy residential, commercial and office building with a 4-story attached parking deck*

Kensington has partnered with Urban Street Group who will be developing a 7-story (85' high), 297-unit high-end apartment building with 16,200 square feet of commercial space on the ground-floor. The ground floor commercial will feature a sit-down restaurant at the building's southeast corner as key fixture in the development. The building will be served by a parking garage located to the north of the building, which will provide 558 private spaces for the residents.

2. *A special use for a supermarket*

A new 43,000 square foot nationally recognized grocery store will be located at the southern end of the site and serve as a primary anchor.

3. *A special use for multiple drive-through restaurants/outlots as depicted on the Development Plan*

Kensington is proposing a drive-through for Guzman Y Gomez (Building J), the multi-tenant Building D and the future building for Outlot C, north of Old Checker.

Overall, the proposed special uses listed above are utilized and integrated in the plan in such a way that they enhance the project's feasibility while maintaining the overall intent and vision of the B-5 zoning district.

ZONING VARIATIONS

The following is a summary of the variations associated with the development request:

1. *Variation to Section 17.44.060 of the Zoning Ordinance reducing the required building and parking lot setbacks, as depicted on the Development Plan; and,*

The B-5 Zoning District requires a 35 foot building setback from arterial highway right-of-way. In addition, the code requires a 20' parking setback from arterial highway right of way. Per code, setbacks are intended to be landscaped.

Proposed retail building (D) on Lot 6 encroaches into building setback, while all other buildings comply with the setback. Proposed parking on Lots 4 and 6 encroach into the parking setback. The future commercial development on Lot 10 may also encroach on these setbacks as the initial plans contemplates a canopy on the east elevation along Route 83. It should be noted that much of the existing parking lots are currently encroaching into the parking setbacks.

2. *A Variation to Section 17.44.060 of the Zoning Ordinance reducing the required perimeter and landscaping setbacks and buffers as depicted on the Development Plan; and*

The Zoning District indicates that a 25' landscaped buffer surround the perimeter residential boundary line that abuts the commercial/recreation or office subdistrict, as mapped in the B-5 Zoning District. The proposed plan maintains the existing pavement within the 25 foot buffer areas on Lots 2 and 7.

3. *A Variation to Section 17.44.060 of the Zoning Ordinance to reduce the minimum lot area and exceed the maximum lot coverage, maximum density and maximum floor area ratio as depicted on the Development Plan; and*

As shown in the Village's Code within the B-5 Zoning Chapter, The Clove is considered part of the commercial/recreation subdistrict and consequently, subject to the commercial/recreation subdistrict's lot standards. The proposed projects has 11 separate lots which total to approximately 22 acres. The other three lots are existing development (Burger King, Boston Market, and Bowlero), total to approximately 4.69 acres, and not considered part of this project.

When examining the lots individually, many of the 11 lots require variations for the minimum lot area, maximum lot coverage, and maximum floor area ratio. However, when examining the lots collectively, the standards are met.

The commercial/recreational subdistrict does not have a maximum density standard, while the residential subdistrict has a maximum density of 30 units per acre. The proposed multi-family building exceeds the maximum density on its individual lot if looked at as a standalone residential lot. However, when evaluated within the entire Clove Development (22 acres), its density is 13 units per acre, well below the standard. As noted, staff believes the density variation may not be warranted as the development falls within the commercial subdistrict.

4. *A Variation to Section 17.44.060 of the Zoning Ordinance to increase the maximum building height for a 7-story mixed occupancy residential, commercial and office building with a 4-story attached parking deck; and*

The B-5 Zoning District states that the maximum height for principal buildings are 75' for the commercial subdistrict and 100' in the residential subdistrict. Accessory buildings shall not exceed 30' regardless of the subdistrict. The mixed-use retail and residential building will have a maximum height of 84'6" and the proposed parking deck is approximately 46' in height. Overall, staff finds that the height is consistent with the intent and range provided within the B-5 Zoning District. Furthermore, since the parking deck is attached to the principal building, the overall height meets code.

5. *A Variation to Section 17.36.030 of the Zoning Ordinance regarding the dimensional requirements for parking lot design as depicted on the Development Plan; and*

The Village Code requires a minimum of 9' for parking stalls that are at a 90° angle. Some of the existing parking stalls are slightly less than required 9.0' minimum.

6. *A Variation to Sections 17.44.060 D and 17.44.060 E pertaining to parking, landscaping and lighting; and*

The proposed plan requires variations from various landscaping requirement including the three foot berms screening vehicular traffic and other screening for parking areas, landscaping standards in the parking areas, trees requirements and spacing, and irrigation. A minor lighting variation may also be required. Staff has reviewed the lighting, parking and landscaping plan and supports the petitioner's request.

SIGNAGE VARIATIONS

Summary of Signage

As part of the development approval, Kensington is seeking approval of a sign package, as outlined in Section 14.16.050 of the Sign Code. Many of the signs outlined below are yet to be designed as tenant negotiations are still ongoing. However, it is the intent to approve this sign packageso to ease the approval

process and enhance clarity. Although the requested relief as shown below may seem voluminous, staff believes the request is reasonable given the overall size and scale of the development. This approach is similar to other new commercial developments approved at Deerfield & Milwaukee. Overall, staff finds that the overall sign package is acceptable.

Ground Signs

The following provides an overview of the ground signs that are being requested. It should be noted that all new ground signs would be replacing existing signs which are similar in size and height. The proposed new signs would provide a more modern and cleaner look.

Ground Signs			
Sign Number and Location		Description	Variations required
Sign 1	Lake Cook Access Point	Monument Sign with Electronic Message 315 sf; 35' tall	- Exceed max number (1), size (120 sf), and height (15 ft) - Electronic message board sign exceed the maximum height, text and size - Encroach into setback - Allow ground signs to be closer than 250 ft
Sign #2	Southern Rt 83 Access Point	Monument Sign 175 sf; 26' tall	
Sign #3	Rt 83/Old Checker Access Point	Monument Sign 196 sf; 26' tall	
Sign #4	Northern Rt 83 Access Point	Monument Sign 160 sf; 26' tall	
Sign #5	BG Rd and Old Checker Access Point	Monument Sign 196 sf; 26' tall	

Wall and Other Signs

In addition, various wall signs and other related signs are being proposed. The following provides an overview of the variations requested.

- Grocer – multiple wall signs and a temporary wall sign
- Guzman Y Gomez multiple wall signs, directional signs, and menu signs
- Commercial outlots (E, D, C) multiple wall signs
- Ground floor retail – wall signs for tenants (two wall signs for southern tenant)
- Existing Commercial Space – wall sign per tenant (two wall signs for southern tenant)

The following is a summary of the requested Zoning Ordinance variations reflected in the plan:

1. *A Variation to Chapter 14.16 of the Sign Code to exceed the maximum allowable number of wall signs for multiple buildings and outlots as shown on the Development Plans; and,*
2. *A Variation to Chapter 14.16 of the Sign Code to allow multiple wall signs to exceed the maximum size as for multiple buildings and outlots shown on the Development Plans; and,*

3. *A Variation to Chapter 14.16 of the Sign Code to allow ground signs to encroach into the required setbacks as depicted on the Development Plan; and,*
4. *Variation to Chapters 14.16 and 14.20 of the Sign Code to allow for an electronic message board sign which will exceed the maximum height, text and size as shown on Development Plans; and,*
5. *A Variation to Chapter 14.16 of the Sign Code to allow ground signs to exceed the maximum number, size and height allowed as shown on the Development Plans; and,*
6. *Variations to Chapters 14.16 and 14.20 of the Sign Code to allow multiple menu boards to exceed the maximum size and height as shown on the Development Plans; and,*
7. *Variation to Chapter 14.16 of the Sign Code Sign Code to permit multiple ground signs and allow them to be closer than 250 feet as depicted on the Development Plan; and*
8. *A Variation to the Sign Code Section 14.16 and 14.20 to allow for temporary subdivision development signs*

As part of the development approval, Kensington is seeking approval of a uniform sign package, as outlined in Section 14.16.050 of the Sign Code. Thus, the exhibits provided will be the foundation for future signage requests. All reviews will be done by staff administratively to ensure compliance with the sign package. Overall, staff believes the requests are reasonable given the overall size and scale of the development.

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. The only concerns are for the developer to remove any trees that are in poor condition or are considered an invasive species and to provide an alternative species for one area of the plan.
Fire Department	The Fire Department has reviewed the proposed plans and does not have any objections. As part of the final engineering and building permit process, the Fire Department will review the turning templates and fire access points.

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 report, the Village received one call and a few emails from residents inquiring about the project mainly in regard to the types of tenants locating in the project. Some have also expressed concern for the development's name as well as to the type of dining that will be offered there.

STANDARDS

PZC Approval for Proposals in B-5 Zoning District

The Village's code stipulates for proposals within the B-5 Zoning District, the Planning and Zoning Commission should review the proposals and recommend the project for approval if the following are met:

- Effect on community—That the proposed planned unit development will not be significantly or materially detrimental to or endanger the public health, safety or general welfare of the community. This shall include consideration of the impact of the development upon physical development, tax base, and economic well-being of the Village; and
- Effect on neighborhood—That the proposed planned unit development will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted nor will it diminish or impair property values within the neighborhood; and
- Effect on development of surrounding property—That the proposed planned unit development will not impede the normal and orderly development and improvement of surrounding property; and
- Adequacy of utilities and facilities—That the applicant has demonstrated that adequate sewer and water, access roads, drainage and other necessary facilities are present or will be provided; and
- Adequacy of ingress and egress—That the applicant has demonstrated that adequate means of ingress and egress designed to handle the traffic contemplated are present or will be provided; and
- Conformity to regulations—That the proposed planned unit development meets all the related zoning regulations.

Variations

The following are the applicable standards for a variations requested:

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.

Petitioner has provided a response to the Standards

Special Use

The following is a response to the standards for a special use for the proposed drive-through facility in the convenience store:

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.

Petitioner has provided a response to the Special Use Standards

Signage Variation Standards

The following is a response to the standards for a sign variations requested:

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

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

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

Petitioner has provided a response to the Signage Standards

STAFF RECOMMENDATION

Staff recommends approval for an amendment to Planned Development Ordinance No. 86-61, as amended, requesting approval for a special use for mixed use Planned Unit Development and approval of a Final Plat of Subdivision and Preliminary and Final Development Plan approval with Special Uses and Variations for a proposed plan for a 20-acre mixed-use redevelopment center with grocery store, retail, restaurants and multi-family residential at the Buffalo Grove Town Center subject to the following conditions:

1. The proposed development shall be developed in substantial conformance to the plans attached as part of the petition.
2. A final plat of subdivision shall be revised in a manner acceptable to the Village as required.
3. Final Engineering plans shall be revised in a manner acceptable to the Village as required.
4. Final landscape plan shall be subject to the review and approval of the Village. As directed by the Village Forester, developer must remove any trees that are in poor condition or are considered an invasive species and replaced with alternative trees. In addition, the developer must provide an alternative species in certain locations. Landscape maintenance is the responsibility of the owner.
5. The future development of Lot 10 shall be developed in accordance with the plans submitted as part of the petition. Staff may administratively approve the development of Lot 10 in accordance with Village Code and the approved plans.
6. Permitted and Special Uses for the first floor of the mixed-use building on Lot 7 shall conform to the B-5 commercial and office subdistrict. No more than a combined total of 7,000 square feet of the first-floor area, excluding lobby and leasing area, shall be used for medical, business, financial/banking and professional offices and/or health clubs as identified in the B-5 District.
7. Permitted and Special Uses for lots 2 through 6 and lot 10 shall conform with the uses and classifications listed in the B-5 zoning commercial subdistrict.
8. Permitted and Special Uses for lot 9 shall conform with the uses and classifications listed in the B-5 zoning commercial and office subdistrict.
9. The following additional uses shall be permitted on all lots:
 - a. Candy and/or ice cream shop
 - b. Liquor Store

- c. Dry-cleaning establishments when employing facilities for the cleaning and pressing of dry goods for retail trade only, conducted on the premises.
- 10. Any directional or incidental sign added to the sign package provided shall be reviewed administratively by staff.
- 11. The petitioners shall enter into a Redevelopment Agreement in a form and substance acceptable to the Village.
- 12. At the request of the Village and prior to the final acceptance of the public improvements, the petitioners shall donate the park space identified as lot 5 to the Village of Buffalo Grove.
- 13. The electronic sign shall be operated in conformance with all other standards set forth in Section 14.20.070 D of the Village of Buffalo Grove Sign Code. The sign shall be made available for Village promotions and other activities as determined by the Village.

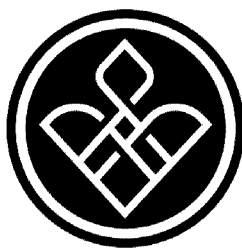
ACTION REQUESTED

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

Suggested PZC Motion

PZC moves to grant approval for an amendment to Planned Development Ordinance No. 86-61, as amended, requesting approval for a special use for mixed use Planned Unit Development and approval of a Final Plat of Subdivision and Preliminary and Final Development Plan approval with Special Uses and Variations for a proposed plan for a 20-acre mixed-use redevelopment center with grocery store, retail, restaurants and multi-family residential at the Buffalo Grove Town Center.

The Clove Plan Submittal – April 6, 2022



THE CLOVE

The Clove Plan Submittal has been uploaded to the Village's webpage for ease of viewing.

Please visit: www.vbg.org/theclove

VILLAGE OF BUFFALO GROVE



MEMORANDUM

DATE: March 30, 2022

TO: Nicole Woods, Director of Community Development

FROM: Ted Sianis, Civil Engineer II

SUBJECT: Town Center Site Development Concept Plan Review

The Engineering Department received preliminary engineering plans and updated concept plans for the proposed Town Center Development. The plans included preliminary proposed utilities, connections, buildings, and site geometry. Below are our initial thoughts on the existing site and how the proposed Town Center's use of the site and utilities will function based upon what's shown on the preliminary plans.

Stormwater

- Currently, there are minimal concerns as it relates to stormwater provisions that need to be permitted/implemented as part of this project. Reasons for this include:
 - The proposed Phase I Town Center development was built prior to 1992 which serves as an advantage with stormwater requirements per the Lake County WDO.
 - The proposed Town Center development is shown to decrease the impervious surface within the site.
 - Ponds within the development have already been deemed **not** isolated wetlands of Lake County.

Sanitary Sewer

- Currently, there are minimal concerns as it relates to Village owned sanitary sewer provisions as part of this project. Reasons for this include:
 - Developer will permit anticipated sanitary sewer flows also known as PE (population equivalent) with Lake County. The Village's Engineering Department will help facilitate this process with Lake County Public Works.
 - There are sanitary sewers behind (west) the current Town Center buildings that has an issue with the pipe liner falling out of the pipe. The developer will need to rehabilitate this section of sanitary sewer due to the existing conditions. We have spoken to the developer about this item so that they are aware of it and can plan accordingly.

Water Service

- Currently, there are minimal concerns with providing water to this development.

Traffic Flow

- Currently, there are minimal concerns traffic as it relates to internal flow through the site.
- The configuration of the west leg of the SE signalized intersection entrance/exit off IL-83 is not ideal, however due to the existing out lots on the Town Center site and slight widening of IL-83 that occurred during the Lake Cook Road project, there may not be feasible alternatives. It's an existing intersection that will most likely remain as is. That said, there are four other entrances/exits from this site and KLOA, Inc. has studied this intersection as part of the development project.

Once the next set of engineering plans are submitted, the Engineering Department will perform another in-depth review/assessment of the proposed Town Center's use of existing utilities to service the new development.

VILLAGE OF BUFFALO GROVE



MEMORANDUM

DATE: April 1, 2022

TO: Nicole Woods, AICP, Director of Community Development

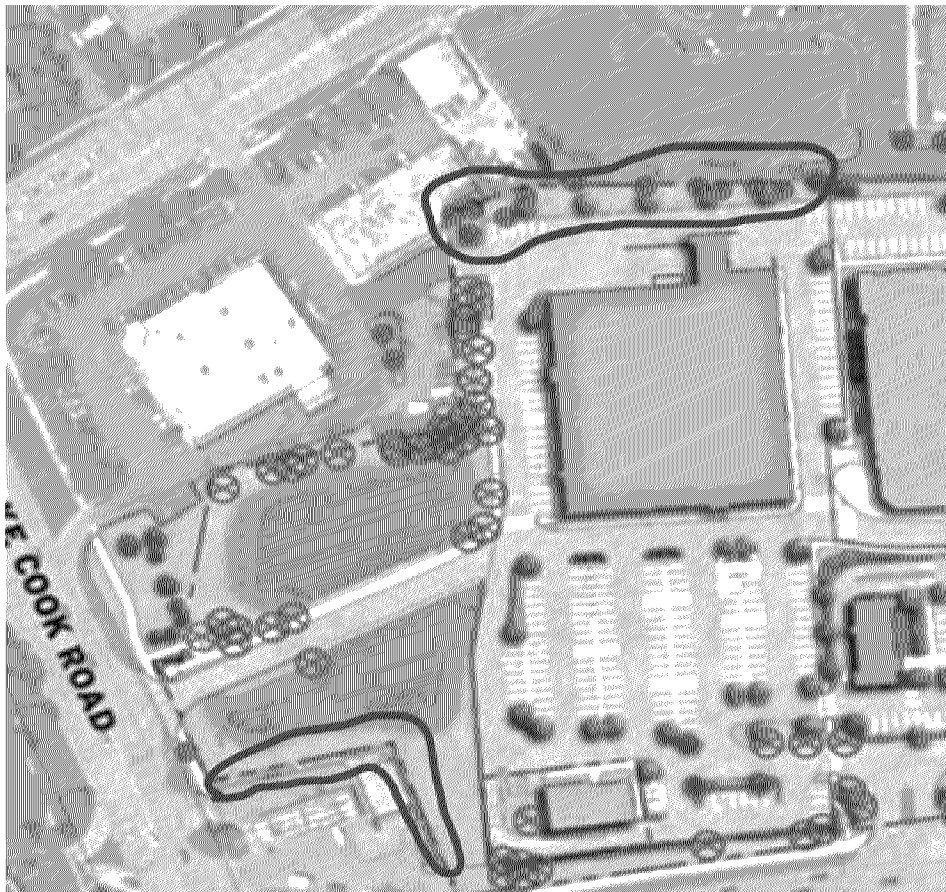
FROM: Thomas Milas, Forestry and Grounds Manager

SUBJECT: Town Center Redevelopment/The Clove Landscape Plans

I have reviewed the landscape plans from both the Lakota Group and the Dickson Design Studio.

In my opinion there are no key or significant trees that currently exist. In a few of the locations that border existing properties it would be beneficial to remove more trees and replant for the future during this time of redevelopment. Some of the existing trees in these areas are not in good condition and or invasive species. Once the project is completed the responsibility of maintenance is the owner of the property. I believe this is a great opportunity to address future tree hazards by addressing the trees on the borders now during the project.

The Lakota Group Plan



The two sides of the Shell Station at the corner of Rt 83 and Lake Cook Rd have an existing tree line full of less desirable species that currently are not maintained and hold debris from the immediate area. These trees, if left, will also make future naturalization around the retention pond more difficult with this immediate invasive seed presence. There are currently many volunteer trees growing along the pond in this location.

The trees along the southeast corner backing up to the shopping plaza north of Walgreens should also be removed and replanted with trees that can be easily maintained for years to come. There are trees near the corner of the plaza in bad existing condition. Last year, one of the trees in this area fell on that property.

I approve of the trees and plant material selected for

replacement in this landscape plan. The diversity provided will create a showcase for years to come at this location.

The Dickson Design Studio Plan

I approve of the removals planned at this location. I do not approve of the planting list as provided. The two Maple species selected and the Honey Locust on the plant list for replanting in this location should be changed before approval. The current populations of these species in within the Village are above 20% in both the Maple and Honey Locust genus.

Suggested alternative species:

- Kentucky Coffeetree
- Baldcypress
- Dawn Redwood
- Ohio Buckeye
- Horse Chestnut
- Yellowwood

Overall, I think the landscape plan provided incorporates the plant material and existing trees very well. This will be an immediate improvement at this location once finished.

Nicole Woods

From: Marilyn Weisberg <marweisberg@gmail.com>
Sent: Sunday, January 23, 2022 11:08 PM
To: Nicole Woods
Subject: Fwd: Design of new Buffalo Grove Town Center

Hi Nicole, I would appreciate you forwarding this to the other members of the PZC. Thank you, Marilyn Weisberg

----- Forwarded message -----

From: Marilyn Weisberg <marweisberg@gmail.com>
Date: Tue, Jan 4, 2022 at 9:01 PM
Subject: Design of new Buffalo Grove Town Center
To: <john@kensingtondev.com>, <jwells@urbanstreetgroup.com>, <dan@kensingtondev.com>, <irjohnson@vbg.org>, <franksof@comcast.net>, <zkh3@hotmail.com>, <cstilling@vbg.org>, <nwoods@vbg.org>
Cc: <bsussman@vbg.org>

I attended the Planning and Zoning Commission (PZC) meeting on 12.15.21 and made a few comments at the end of the meeting about the Town Center (TC) redevelopment. I am writing to document my comments and send along some related photos.

My comments pertain to a current style in many new retail and housing developments that is urban and industrial with square and rectangular walls (no curves, no embellishments) dark, somber or odd colors, and black iron balconies. The look, to me, is institutional and depressing--- and it seems to be popping up everywhere. I am hoping that the design of the BG Town Center will NOT have this dark, industrial, institutional, and in some instances "prison-like" appearance, particularly, the apartments. Sadly, I see this style in the initial renderings for the BG Town Center.

I'm attaching photos to show this unattractive, industrial style. These photos are from the Wheeling Town Center; the new apartments near the Regal Theater on Aptakisic, where the walls are not dark, but oddly red and green; and the Tapestry apartments next to the Marianos on Willow at 294. In some instances, the sides of apartments have a stark wall and black wrought iron balconies--they are quite bare, like a forgotten side.

People will be walking into the BG Town Center from residential areas to the north, south, and west. They will be driving in from the east and west, so I hope the sides of the buildings facing all entry points will be as attractive as the "front" or east side facing 83.

That said, I am very excited about the new Town Center and kudos to everyone who helped make this happen. I hope you will take my comments into consideration as you move forward with the redevelopment plans. Thank you, Marilyn

Photos:









Marilyn

Marilyn Weisberg

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Marilyn

Marilyn Weisberg

www.MarilynsCanvas.com

Village of Buffalo Grove Municipal Code

Title 17. Zoning - Chapter 17.44 Business District

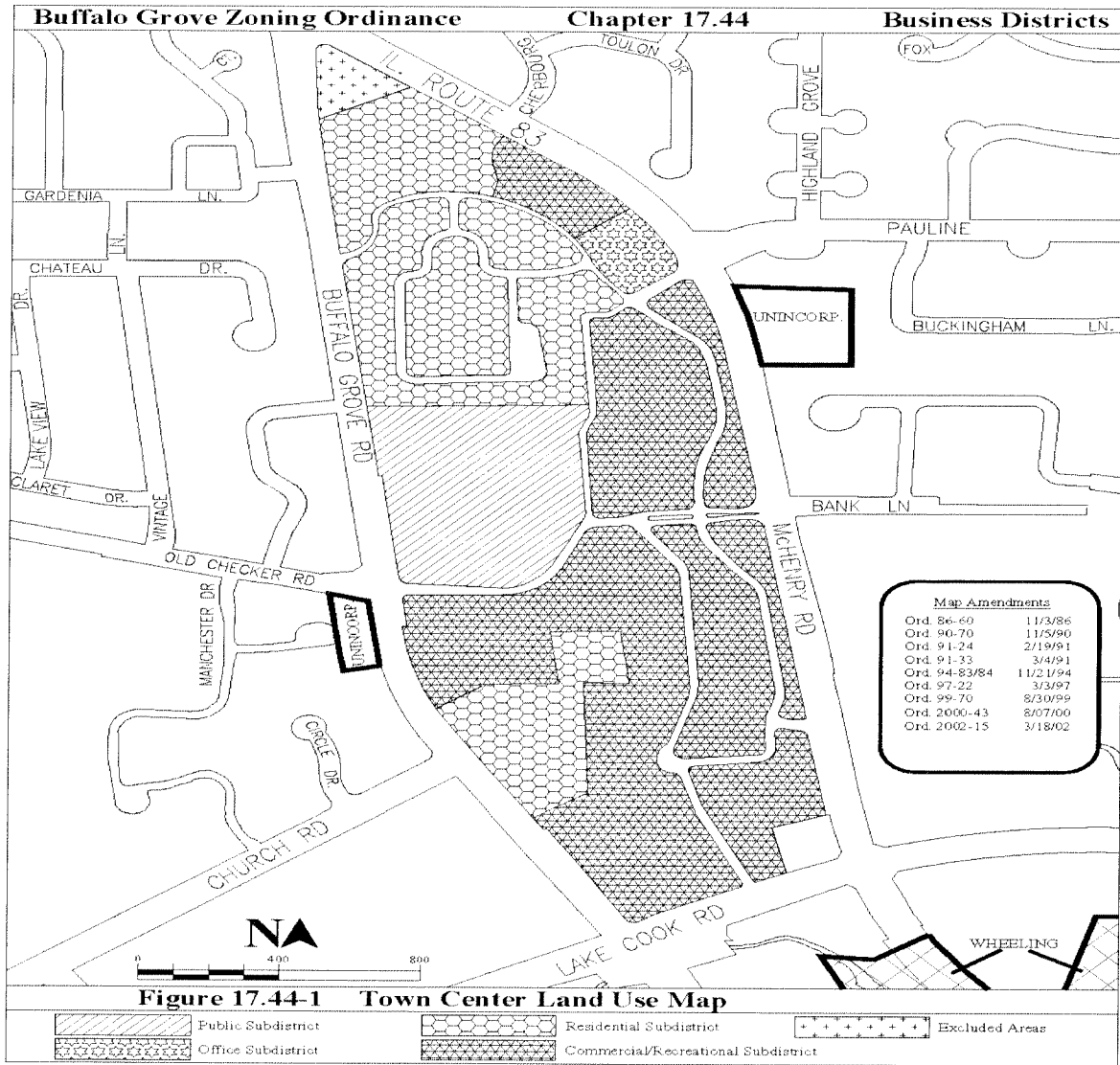
17.44.060 B-5 town center planned district.

- A. The regulations set forth in this section are the district regulations of the B-5 town center planned district.
- B. Purpose. The B-5 town center planned district is intended to provide for the development of a pedestrian oriented central district. The district shall be defined as the area bounded by Lake-Cook Road on the south, IL Route 83 on the east, and Buffalo Grove Road on the west, but not including Lot 1 of the Town Center Subdivision and that part of the southwest quarter of the northwest quarter of Section 33, Township 43 North, Range 11 East of the Third Principal Meridian, described as follows:

The East line of Buffalo Grove Road is considered as "DUE NORTH" for the following courses. Beginning at the intersection of the said east line of Buffalo Grove Road, being forty feet east of the centerline thereof and the southwesterly curved line of IL Route 83, being forty feet southwesterly of the centerline thereof; thence southeasterly along said southwesterly curved line of IL Route 83 convex to the southwest and having a radius of 2,904.93 feet, a distance of 60.98 feet to a point of reverse curve equals the point of beginning of this tract of land; (the radius of the reverse curve being 25 feet and is tangent to the aforesaid east line of Buffalo Grove Road); thence continuing southeasterly along the southwesterly curved line of said IL Route 83 of said radius of 2,904.93 feet, a distance of 129.85 feet; thence south 47° 37' East, tangent to said curve, 174.17 feet to a point, thence South 71° 18' 40" West, 280.0 feet to a point in the aforesaid East line of Buffalo Grove Road; thence due north on said line, 279.07 feet to the point of curve of the aforesaid curve of radius of 25 feet; thence northeasterly on said curve, convex to the north, a distance of 58.88 feet to the point of beginning; in Lake County, Illinois, containing one acre.

The junction of IL Route 83 and Buffalo Grove Road defines its location on the north.

- C. Establishment of Land Uses Within the Town Center. In order to classify, regulate and restrict the location of uses and the location of buildings designated for specific uses, to regulate and limit the height and bulk of buildings hereafter erected, to regulate and limit by the intensity of the use of the lot area, and to regulate and to establish public roadways, walkways and other amenities such as yards, courts and other open spaces within the surroundings of such buildings, the Town Center is hereby divided into the following subdistricts listed hereinafter and indicated on the Town Center Land Use Map. (See Figure 17.44-1)



1. Permitted Uses.

a. Residential.

Botanical gardens.

Bus shelters.

Multiple family dwellings.

Nursing homes.

Parks and playgrounds.

b. Commercial/Recreational.

Antique shops.

Art and school supply stores.

Art gallery.
Auditoriums.
Bakeries and confectionaries, retail.
Banks, not drive-in.
Barber and beauty schools.
Barber shops.
Beauty parlors.
Bicycle and accessories sales and service store.
Book stores.
Botanical gardens.
Bowling alleys.
Bus shelters.
Camera and photographic supply stores.
Child care centers.
China, glassware and metalware stores.
Clothing stores.
Coin and stamp stores.
Community and recreation centers.
Delicatessens.
Department stores.
Dinner theaters.
Dry goods stores.
Electrical appliance shops.
Floor covering stores.
Florist and plant shops, retail.
Furniture stores.
Furriers and fur apparel stores.
Gift, novelty and souvenir stores.
Hardware stores.
Health clubs - under 10,000 square feet of total floor space.
Hobby shops.
Home decorating.
Hotel and motel.
Jewelry stores.

Kitchen and bath cabinet showrooms.

Leather shops.

Luggage and suitcase stores.

Medical appliances and supply stores.

Movie and drama theaters.

Parks and playgrounds.

Museums.

Musical instrument stores.

Newspaper and magazine stands.

Nonacademic schools, classes and instruction

Office supply stores.

Optical goods stores.

Outdoor restaurants.

Outdoor theaters, festival drama, excluding movies.

Paint and wall covering stores.

Personal wireless communications facilities and cellular telephone facilities, including antennas, for use with radio and/or other transmitting and receiving equipment, on public property, quasi-public property and property owned by a public utility when located within a building or on the exterior of a building, provided that any structure or equipment mounted on a building shall be not more than fifteen feet higher than the roof of the building or extend more than fifteen feet from the sides of a building. The building-mounted facilities are subject to the provisions of the Village Appearance Plan.

Pet shops.

Pharmacies.

Photographic studios.

Record shops.

Rectory.

Restaurants, with/without dancing and entertainment.

Roller and ice skating rinks.

Savings and loan institutions, not drive-in.

Shoe repair shops.

Shoe stores.

Specialty shops.

Sporting goods stores.

Stationery stores.

Tailoring and dressmaking stores.

Tennis, racquetball, handball, swimming and other private recreational clubs.

Tobacco shops.

Tool and appliance retail centers.

Toy stores.

Travel bureaus.

c. Office.

Banks, savings and loans, financial institutions (exclusive of drive-in facilities).

Botanical gardens.

Bus shelters.

Business offices.

Medical offices, clinics and laboratories.

Professional offices.

Parks and playgrounds.

d. Public.

Botanical gardens.

Bus shelters.

Churches, synagogues and temples.

Community and recreation centers.

Libraries.

Parks and playgrounds.

Postal facilities.

Public offices.

e. Special Uses. The following uses are allowed subject to the procedure set forth in Chapter 17.28.

1. Mixed occupancies: residential/commercial; residential/office; residential/commercial/office; commercial/office.
2. Auxiliary drive-in banking, savings and loan and financial establishments in commercial and office sub-districts.
3. Public utility facilities.
4. Wind energy conversion systems.
5. Bakery operations including production, wholesale and storage uses and drive-through service window facilities in the Commercial/Recreational sub-district.
6. Funeral homes in the Commercial/Recreational sub-district.
7. Liquor stores in the commercial/recreational sub-district.
8. Drive-through facilities for retail uses, including restaurant drive-through facilities for window service of prepared and packaged foods, in the commercial/recreational sub-district.
9. Supermarkets and food stores in the commercial/recreational sub-district.

10. Drive-through facilities for retail pharmacies for the drop-off of prescription orders and pick-up of prescription medications and over-the-counter medical items in commercial/recreational sub-district.
11. Family entertainment center, in the commercial/recreational sub-district, subject to the following conditions:

Security management: The facility, including adjacent outdoor areas, shall be managed to maintain the safety of customers and to avoid the creation of nuisances affecting adjacent properties and businesses. The Village shall be notified prior to the staging of dance parties and similar activities and special events, and specific provisions to properly manage said events and activities shall be included in the security plan.

The Local Liquor Control Commissioner shall be provided with the protocol(s) to be implemented regarding the sale and consumption of alcoholic beverages within area(s) identified or set aside for dance parties and similar activities and special events. Protocol(s) shall be subject to the Local Liquor Control Commissioner's approval.

A security plan (including, but not by way of limitation, adult security personnel), subject to approval by the Village is required prior to issuance of a certificate of occupancy. The Village may, in its discretion, from time to time review the security plan and require appropriate changes. Failure to make required changes or failure to implement such changes to the approved security plan may result in the revocation of the business license.

12. Churches, synagogues and other places of public worship in the commercial/recreational sub-district provided that the special use is limited to the second floor area of the building.
13. Health clubs - over 10,000 square feet of total floor space.
- f. Similar and Compatible Uses. Other retail or service uses not specifically permitted herein may be allowed if said uses are determined by the Village Zoning Administrator to be similar to and compatible with the established uses in the B-5 District.

D. Bulk Requirements.

1. Any development in the district shall comply with the following minimum requirements and standards in addition to all applicable Village ordinances:
 - a. The development plan shall be laid out and developed as a unit in accordance with an integrated overall design. The location and arrangement of buildings, parking areas, walks, lighting and appurtenant facilities shall be adjusted to the surrounding land uses and any part not used for buildings, other structures, parking and loading areas, or access-ways shall be landscaped with grass, trees, shrubs, and pedestrian walks to create a character in total harmony with the Town Center concept.
 - b. District requirements:

District	Minimum Lot Area	Maximum Lot Coverage	Maximum Density	F.A.R.
Residential	5 acres	.35	30 DU/A	1.0
Commercial/ Recreational	10 acres	.40	N.A.	0.5
Office	5 acres	.35	N.A.	1.0
Public	5 acres	N.A.	N.A.	N.A.

- c. Mixed or separate uses may be provided within a specific district as a special use within that district provided that the separate requirements of each use are adhered to in relation to the use served.

- d. Any lot zoned within the Village whether or not platted in a subdivision prior to the adoption of this Title, which does not meet the minimum lot area requirement as stipulated in this Title will not be subject to such requirement.
 - e. No merchandise, materials, or equipment shall be stored in any open area. The outside display and sale of liquefied petroleum gas, including propane containers, is permitted subject to the conditions and standards set forth in Section 17.44.020.D.5.
 - f. All off-street parking and loading areas shall be properly illuminated in accordance with sound planning and engineering practices. The type of luminaries, shielding, pole height and design, uniformity ratio and the entire lighting scheme shall be in accordance with the Criteria of Appearance contained in Section 17.44.060.E.4.
 - g. No principal building in a district other than residential shall exceed seventy-five feet in height; no principal building in a residential district shall exceed one hundred feet in height; no accessory building in any district shall exceed thirty feet in height.
 - h. The specifications for the width and surfacing of streets and highways, alleys, ways for public utilities, for curbs, gutters, driveways, sidewalks, street lights, public parks and playgrounds, school grounds, stormwater drainage, stormwater detention and/or retention facilities, water supply and distribution, sanitary sewers and sewage collection and treatment established by ordinance of the Village shall govern.
 - i. All primary light sources illuminating the buildings and the development shall be erected and maintained in accordance with acceptable engineering practices and shall be so placed, designed and used that neither the direct or reflected light therefrom will adversely affect surrounding property or create a traffic hazard. All primary lighting shall be provided in accordance with the Criteria of Appearance contained in Section 17.44.060.E.4.
 - j. No building or structure shall be erected or maintained within twenty-five feet of any residential boundary line or within thirty-five feet of the right-of-way of any arterial highway containing or anticipated to contain four or more paved traffic lanes and no roadway or parking area shall be erected or maintained within twenty feet of the right-of-way of any arterial highway, or two paved areas. The buffer area shall be sodded, planted and shrubbed.
 - k. A buffer strip not less than twenty-five feet wide shall be provided along any residential boundary line abutting or adjoining any boundary line of any commercial/recreational or office sub-district. Such buffer strip shall be sodded, planted and shrubbed in such a manner as to form a green area. This green area shall be bermed as defined in Section 17.44.060.E.3.
1. Public utility easements. Proposed location for easements necessary to the development of the property to be served as recommended by the respective public utility companies shall be indicated on the plat.
- E. Criteria of Appearance.
- 1. Goals and objectives.
 - a. Excellence in design and planning, which may be achieved through appropriate innovation and imaginative concepts, will be encouraged. To accomplish this, the Criteria of Appearance has been developed for guidance to designers and planners of developments within the Town Center. The intent of this criteria is to produce a more logical and attractive use of one property that will be beneficial rather than detrimental to the surrounding area and the community.
 - b. The purpose of these criteria is to establish a checklist of those items which affect the physical and visual aspect of the Town Center environment. Pertinent to appearance is the design of the

site, building and structures, planting, signs, street furniture and miscellaneous other objects which are observed by the public.

- c. These criteria are not intended to restrict imagination, innovation or variety, but rather to assist in focusing on design principles which can result in creative solutions that will develop and promote a visual appearance conducive with the overall design concept of the Town Center.
2. Relationship of buildings to site and to adjoining areas.
 - a. The site shall be planned to accomplish a desirable transition with the streetscape, and to provide for functional and harmonious planting, integral pedestrian movement, unobtrusive parking areas and continuity of a total design concept.
 - b. Site planning in which setbacks and yards are in excess of zoning restrictions is encouraged.
 - c. Parking areas shall be treated with decorative elements, building wall extensions (screen walls), plantings, berms or other innovative means so as to largely screen parking areas from view from public ways.
 - d. The height and scale of each building shall be compatible with its site and adjoining buildings. Spacing between buildings and heights of buildings shall be of good transitional nature.
 - e. Newly installed utility services, and service revisions necessitated by exterior alterations, shall be constructed underground.
 - f. Attractive smooth landscape transition to adjoining properties shall be provided.
3. Landscape and site treatment. Landscape elements included in the following criteria consist of all forms of planting and vegetation, ground forms, rock groupings, water patterns, and all visible construction except buildings and utilitarian structures.
 - a. Where natural or existing topographic patterns contribute to the beauty and utility of a development, they shall be preserved, enhanced and developed. Modification to topography will only be permitted where it contributes to appearance or is necessitated by engineering considerations.
 - b. Grades and slopes of walks, parking spaces, terraces and other paved areas shall provide an inviting and comfortable physical environment for pedestrians as well as for proper drainage.
 - c. Landscape treatment shall be provided to enhance architectural features, strengthen vistas and important axis. Spectacular effects shall be reserved for special locations only.
 - d. Unity of design shall be achieved by repetition of certain plant varieties and other landscape materials, and by correlation with adjacent developments.
 - e. Plant material shall be selected for interest in its structure, texture, mass, scale, height and seasonal color. Plants should be indigenous to the area, hearty, harmonious to the design, of good appearance and shall be approved by the Village Forester and/or Landscape Architect.
 - f. In locations where plants will be susceptible to injury by pedestrian or motor traffic, they shall be protected by appropriate curbs, tree guards or other devices.
 - g. Parking areas and traffic ways shall be enhanced with landscaped spaces containing streets or tree groupings. Shrubs shall be used so as not to obscure vision at intersections. Parking areas in residential and office districts shall be screened from vehicular traffic ways and pedestrian ways by the introduction of earth berms. These berms shall be a minimum of three feet high with a maximum slope of three to one. Parking areas in commercial districts shall be screened from residential and office districts as indicated above.

- (i) All parking areas shall have internal landscaping to channelize and define logical areas for pedestrians and vehicular circulation and to provide areas for accumulation of snow.
 - (ii) Interior landscaping shall account for a minimum of seven percent of the parking area. All interior landscaping shall be protected from vehicular encroachment by curbing or similar means and should be raised above the grade of the parking spaces.
 - (iii) Space shall be provided for one tree for every forty feet of frontage or fraction thereof. Spacing of trees, however, shall not exceed sixty-five feet. Trees shall have a minimum height of six feet and a minimum diameter of two and one-half inches measured one foot above grade level.
- h. In areas where general planting will not prosper, other materials such as fences, walls and pavings or wood, brick, stone, gravel and cobbles shall be used. Carefully selected plants shall be combined with such materials where possible.
- i. Planting in rights-of-way shall be integrated into the overall landscape treatment. All right-of-way plantings shall be approved by the agency having jurisdiction over said right-of-way.
- 4. Lighting.
 - a. Exterior lighting, when used, shall enhance the building design and the adjoining landscape. Lighting standards and fixtures shall be of a design and size compatible with the building and adjacent areas. Lighting shall be restrained in design, and excessive brightness and brilliant colors avoided. Lighting levels shall be reduced to 0.2 foot candles between the hours of 11:00 p.m. and 7:00 a.m. where adjacent to residential districts.
 - b. Lighting of off-street parking areas is required. Lighting used to illuminate vehicular traffic ways shall be directed away from adjoining and adjacent property, streets and other public rights-of-way. All lighting units shall be of a full cut-off type, with a maximum pole height of thirty feet.
 - c. The illumination level for all off-street parking areas shall be a minimum average of one-foot-candle maintained to a maximum average of three-foot-candles maintained. A uniformity ratio of four to one, or better, between the average foot candle level and the minimum foot candle level is also required.
 - d. Pedestrian lighting shall be in accordance with the lighting levels established in Table II of the Illuminating Engineering Society's Standards for Roadway Lighting (hereby adopted by reference). Maximum pole height shall be twelve feet.

Luminaire, light source and pole design shall create a continuity and relationship to surroundings consistent with the intent of the Town Center. Poles and luminaires selected shall be vandal resistant.

- e. Landscape or ground lighting shall be designed to harmonize with the overall landscape and lighting design. Fixtures used shall be vandal resistant and securely fastened to wiring system.
- 5. Building design.
 - a. Architectural style is restricted to structures of harmonious design. Evaluation of appearance of a project shall be based on quality of its design, creativity, innovation, continuity and relationship to surroundings consistent with the intent of the Town Center.
 - b. Harmony in material, texture, lines, colors and masses is required. Monotony shall be avoided. Variation of detail, form and siting shall be used to provide visual interest.
 - c. Materials shall be selected for suitability to the type of buildings and the design in which they are used.

- d. The design of all buildings and structures shall address itself to the consistent and thoughtful design development of all surfaces of the structure and volumetric relationships, to include, but not be limited to: general shape, form, materials, colors and appearance.
 - e. Mechanical equipment, antennas, towers and other utility hardware on the roof of buildings shall be screened from public view with materials harmonious with the building.
 - f. All ground located mechanical equipment, trash receptacles and storage areas, service yards, parking areas, loading docks and ramps, electrical cage enclosures, electrical equipment, telephone equipment, incinerators and similar equipment for the disposal of materials, storage tanks and other areas which tend to be unsightly shall be screened from view from access streets and adjacent properties and the subject property by means of a fence, berm, wall or dense, opaque landscape material.
 - g. Exterior building lighting and signage shall be part of the architectural concept. Fixtures, standards and all exposed accessories shall be harmonious with building design.
 - h. Inappropriate, incompatible, bizarre and exotic designs shall be avoided.
 - i. The design of all porches, balconies, patios and similar outside spaces shall be integral to the building design and not appear as appendages.
6. Miscellaneous structures and street furniture.
- a. Miscellaneous structures include any structures, other than buildings, visible from any public way or ways. Street furniture includes all objects not commonly referred to as structures and located in streets and public ways and outside buildings including but not limited to benches, bollards, tree grates, kiosks, pavilions and directories.
 - b. Miscellaneous structures and street furniture located on private property shall be designed to be part of the architectural concept of design and landscape. Materials, scale, mass and colors shall be compatible to, and enhance the continuity and relationship to, surroundings consistent with the intent of the Town Center concept.
 - c. Miscellaneous structures and street furniture located in public ways and other public property shall be harmonious with design of adjacent buildings and other structures and Village landscape.
 - d. Lighting in connection with miscellaneous structures and street furniture shall meet the criteria applicable to site, landscape, buildings and signs.
7. Maintenance—Planning and design factors.
- a. Continued good appearance depends upon the extent and quality of maintenance. The choice of materials and their use, together with the types of finishes and other protective measures, must be conducive to easy maintenance and upkeep.
 - b. Materials and finishes shall be selected for their durability and wear as well as for their beauty. Proper measures and devices shall be incorporated for protection against the elements, neglect, damage and abuse.
 - c. Provision for washing and cleaning of buildings and structures, and control of dirt and refuse, shall be included in the design. Such configurations that tend to catch and accumulate debris, leaves, trash, dirt and rubbish shall be avoided.
 - d. Through proper engineering and site grading, a parcel of land can be designed to prevent standing water. In order to insure against future accumulations of stagnant water, care should be exercised in the maintenance of all drainage elements including pavement, structures and earth berms.

- e. Through the careful selection of plant material for their heartiness and appropriateness as well as their beauty, planting areas can be maintained free of species of weeds or plant growth which are noxious or detrimental to the public health. This shall include not only planting areas within the property, but also those planting areas in the rights-of-way.
 - f. In order to maintain the design character of the Town Center during construction and until the entire area is developed, proper measures and devices must be incorporated into each developer's program to control, screen and dispose of all construction refuse associated with the construction process.
 - g. All landscaped areas shall be provided with an irrigation system or a readily available water supply with at least one outlet located within one hundred fifty feet of the plant material.
 - h. All plant material that is dead or damaged shall be replaced immediately. Plant material shall be replaced no later than thirty days after notification by the Village of a violation of this section when planting conditions permit, and in no event later than ninety days.
- F. Development Procedures Within the Town Center.
- 1. Pre-application conference. Prior to filing a formal application the applicant comply with the following:
 - a. Applicant will contact and meet with the Village Manager, and appropriate planning and engineering staff, to identify land use objectives.
 - b. The applicant will meet with the Corporate Authorities.
 - 2. The purpose of a pre-application conference is to provide advice and assistance to the applicant before presentation of the preliminary plan, so that the applicant may determine:
 - a. Whether the proposed project appears in general to be in compliance with the provisions of this Title.
 - b. Whether the proposed project will be in conformity with the land use policies and objectives of the Village, as expressed in the Town Center Land Use Map. (See Figure 17.44-1)
 - 3. Application.
 - a. Following the pre-application conferences, application for approval of a planned unit development shall be filed with the Village Clerk in accordance with the provisions of this Title and prior to scheduling before the Corporate Authorities and Planning and Zoning Commission.
 - b. Submissions. An application must be accompanied by twenty copies of a preliminary plan and all related materials and an application fee.
 - 4. Preliminary plan.
 - a. A preliminary plan is required of any applicant for approval of a planned unit development. The preliminary plan shall include, as a minimum, the following:
 - (i) An accurate topographic and boundary line map of the project area and a location map showing its relationship to surrounding properties within two hundred fifty feet in all directions of said property.
 - (ii) An accurate legal description of the entire area within the planned unit development.
 - (iii) The pattern of public and private roads, driveways and parking facilities and intended design standards.
 - (iv) The use, type, size, arrangement and location of lots or of proposed buildings or groups of buildings.

- (v) General description of proposed landscaping.
- (vi) The location, design, height, type and level of illumination for all building and site lighting.
- (vii) The location of sewer and water facilities.
- (viii) Architectural drawings and sketches illustrating the design and character of proposed structures. This is to include the presentation of all materials and colors.
- (ix) The location and size of recreational and open space areas and areas reserved for public uses such as schools, parks and open space to be owned and maintained by a property owners' association.
- (x) Existing topography and storm drainage pattern and proposed storm drainage system showing basic topographic changes and proposed method of compliance with the Village's stormwater detention ordinances.
- (xi) Statistical data for the project shall include:
 - Gross site area,
 - Net site area dedicated streets and rights-of-way,
 - Green net site areas and percentages,
 - Ground coverage areas and percentages,
 - Total building area,
 - Floor area ratio,
 - Parking ratios (with stall size and aisle indications and locations),
 - Loading berth requirements,
 - Building heights,
 - Water retention/detention plans and specifications,
 - Other similar data pertinent to a comprehensive evaluation of the proposed development.
- (xii) A copy of the organizational structure related to property owners' association deed restrictions and provisions of services. The maintenance of common open space area and of provisions relating to future use of private property (additions, expansion, changes in use) shall be fully set forth in such documents.
- (xiii) A statement of the applicant's plans with regard to the future selling or leasing of all or portions of the planned unit development, such as land areas and building sites.
- (xiv) A development schedule indicating the approximate date when construction of the planned unit development or stages of the planned unit development can be expected to begin and be completed.
- (xv) A traffic survey setting forth and analyzing the effects of the proposed planned unit development. Such survey shall not be limited to the effect on adjacent streets but shall extend to all of the surrounding areas affected and shall indicate the anticipated points of origin, the direction and volume of traffic flow to and from the planned unit development.
- (xvi) Statement of the manner, if any, in which the planned unit development varies from the regulations of the Zoning Ordinance and an explanation of the reasons for such variations.

- (xvii) A tax impact report utilizing a Village approved formula.
- (xviii) A market analysis, feasibility report and statement of proposed financing.
- (xix) Site and surrounding environs photographs.

- b. Upon petition from the applicant, the Planning and Zoning Commission may waive submission of any of the materials set forth above as required to be included within the preliminary plan except for the development schedule (xiv.) and the statement on variations (xvi.)

5. Planning and Zoning Commission Review (hereinafter called Commission).

a. Workshop Session.

- (i) The Commission shall within thirty days of referral by the Corporate Authorities of a land use plan, schedule a workshop session for Commission and Village departmental review based on a full and complete application.
- (ii) Within thirty days of the completion of the last workshop session, the Commission shall schedule a public hearing subject to the submission of all materials pursuant to Section 16.20.030.

b. Public Hearing. A public hearing shall be held as set forth in Chapter 17.64.

c. Recommendation of the Planning and Zoning Commission.

- (i) Timing. Within thirty days after the close of the hearing, the Commission shall forward to the Corporate Authorities a copy of their written findings along with a recommendation.
- (ii) Conditions. The Commission may include in the recommendation such stipulations or conditions as deemed necessary for the protection of the public interest.
- (iii) Required Findings. A planned unit development shall not be recommended for approval unless the Commission shall find the following:

Effect on community—That the proposed planned unit development will not be significantly or materially detrimental to or endanger the public health, safety or general welfare of the community. This shall include consideration of the impact of the development upon physical development, tax base, and economic well-being of the Village; and

Effect on neighborhood—That the proposed planned unit development will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted nor will it diminish or impair property values within the neighborhood; and

Effect on development of surrounding property—That the proposed planned unit development will not impede the normal and orderly development and improvement of surrounding property; and

Adequacy of utilities and facilities—That the applicant has demonstrated that adequate sewer and water, access roads, drainage and other necessary facilities are present or will be provided; and

Adequacy of ingress and egress—That the applicant has demonstrated that adequate means of ingress and egress designed to handle the traffic contemplated are present or will be provided; and

Conformity to regulations—That the proposed planned unit development meets all the regulations of this Title.

G. Corporate Authorities Action.

1. Public Hearing. A public hearing will be scheduled if necessary.
2. Corporate Authorities Decision.
 - a. The Corporate Authorities, after receipt of the Preliminary Plan and the recommendation of the Commission, shall approve, with such modifications as may be consented to by the applicant, or disapprove such preliminary plan.
 - b. An ordinance approving and establishing a planned unit development shall specify the zoning regulations and restrictions that will, pursuant to the development plan, apply to the planned unit development. Such ordinance shall also specify the conditions and restrictions that have been imposed by the Corporate Authorities on the planned unit development and the extent to which the otherwise applicable district regulations have been varied or modified. When the Planning and Zoning Commission has designated divisible geographic sections of the development that may be developed as a unit, the ordinance may authorize the Planning and Zoning Commission to modify the schedules of development.
3. Effect of Approval. Approval of a preliminary plan shall not constitute final approval. No building permit shall be issued for any structure until a development plan has been filed and approved.
4. Effect of Denial. No application for approval of a planned unit development which is denied by the Corporate Authorities for any reason shall be resubmitted in substantially the same form and/or content.

H. Development Plan.

1. Time Limit. A development plan shall be submitted to the Commission by the applicant not later than one year (or such additional time as may be authorized by motion of the Corporate Authorities), after approval of the preliminary plan.
2. Contents. The development plan shall contain in final form the information required in Section 16.20.060 of the Village Development Ordinance.
3. Procedure.
 - a. The development plan shall be approved pursuant to Sections 16.20.070 through 16.20.130 of the Village Development Ordinance.
 - b. Likewise, all documents, all covenants, easements, agreements and other documents affecting the planned development shall be recorded in the Office of the Recorder of Deeds of the county in which the planned unit development is located.
 - c. From time to time the applicant may make minor changes in the preliminary plans submitted herein, but any such changes shall be made only with the approval of the Zoning Administrator or, upon his or her denial thereof, with the approval of the Corporate Authorities.

(Ord. 2006-13 § 2, 2006; Ord. 2004-100 § 22, 2004; Ord. 2002-27 § 2, 2002)

(Ord. No. 2010-9, § 2, 2-22-2010; Ord. No. 2013-8, § 3, 2-4-2013; Ord. No. 2013-34, § 1, 6-17-2013; Ord. No. 2014-39, § 1, 5-19-2014; Ord. No. 2014-43, §§ 32—35, 6-16-2014; Ord. No. 2016-008, § 3, 2-22-2016)

03/16/2022

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

Call to Order

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

Public Hearings/Items For Consideration

1. Consider a Variation for a Proposed Addition Which Encroaches into Rear Yard Setback at 414 Lamont. (Trustee Johnson) (Staff Contact: Nicole Woods)

Petitioners were sworn in.

Village Planner Akash provided a brief background on the proposed variation for a sunroom addition.

Mr. Singer provided additional detail regarding their proposal for their sunroom.

Com. Moodhe asked about the stairs that are coming off the sunroom in the plan. He asked if they talked to their neighbors yet about their proposed sunroom. He also asked staff if there had been any phone calls received from the neighbors.

Mr. Singer said he has talked to the neighbors, and no one has had any concerns.

Village Planner Akash said that staff received no phone calls.

Chairperson asked about the style of the sunroom.

Mr. Singer said it will be the same color as the home.

Com. Weinstein asked the petitioner about their unique circumstances outlined in the staff packet.

Mr. Singer went over the unique circumstances.

Com. Au clarified that she knows the neighbors and it would not affect her vote.

Staff report as exhibit one

Petitioners thanked the commission for their time.

The Public Hearing closed at 7:38 PM

Com. Weinstein made a motion to grant a variation to Section 17.40 of the Buffalo Grove Zoning Code to allow for a proposed sunroom addition in the rear yard which encroaches 5'-5" into the required rear yard setback on the subject property. The sunroom shall be constructed in accordance with the documents and plans submitted as part of this petition.

Com. Richards seconded the motion.

Chairperson Cesario provided background as to why we have this variation process. The process is to make sure we are not encroaching on our neighbors. He spoke in favor of the motion.

Minutes Acceptance: Minutes of Mar 16, 2022 7:30 PM (Approval of Minutes)

03/16/2022

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

2. Consider a Variation for a Roofed Over Front Porch at 556 St Marys Pkwy. (Trustee Pike) (Staff Contact: Nicole Woods)

Petitioners were sworn in.

Village Planner Akash provided a brief background on the proposed variation for a roofed front porch, like addition and is encroaching in the front yard setback.

Com. Weinstein referenced packet page 20.

Com. Moodhe asked if they are putting new stairs outside.

Mr. Romanowski responded that the stairs would only be on the outside.

Com. Moodhe asked if the stairs meet code.

Village Planner Akash said they meet code.

Com. Moodhe asked if they talked to their neighbors.

Mr. Romanowski said they spoke to one neighbor. They were just inquiring what the project was and had no objection.

Com. Richards referenced packet page 22.

Mr. Romanowski provided an overview of the size of the roofed front porch, which will be slightly bigger than the existing concrete slab.

Chairperson Cesario talked about this specific area of town, and the unique circumstances that part of town creates for homeowners.

Staff report as exhibit one.

Petitioners thanked the commission.

The Public Hearing closed at 7:47 PM

Com. Weinstein made a motion to grant variation to Section 17.40 of the Buffalo Grove Zoning Code to allow for a proposed front porch in the front yard setback which encroaches 3'8" into the required front yard setback on the subject property. The front porch shall be constructed in accordance with the documents and plans submitted as part of this petition.

Com. Richards seconded the motion.

Chairperson Cesario spoke in favor of the motion.

Com. Spunt spoke in favor of the motion.

Com. Moodhe spoke in favor of the motion.

Minutes Acceptance: Minutes of Mar 16, 2022 7:30 PM (Approval of Minutes)

03/16/2022

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

Regular Meeting

Other Matters for Discussion

1. Workshop- Proposed Multi-Family Development at 16606 W Highway 22, Prairie View (Fiore Property) (Trustee Johnson) (Staff Contact: Nicole Woods)

RESULT:	TABLED [UNANIMOUS]
AYES:	Moodhe, Spunt, Cesario, Goldspiel, Khan, Weinstein, Au, Richards, Worlikar

Approval of Minutes

1. Planning and Zoning Commission - Regular Meeting - Jan 19, 2022 7:30 PM

RESULT:	ACCEPTED [8 TO 0]
AYES:	Moodhe, Spunt, Cesario, Goldspiel, Khan, Au, Richards, Worlikar
ABSTAIN:	Mitchell Weinstein

Chairman's Report

Committee and Liaison Reports

Com. Moodhe provided an overview of the Village Board Meeting he attended. He noted specifically the development that was supposed to come before the PZC tonight. Additionally, he encouraged the Commissioners to read over the minutes of the last Village Board Meeting to see what exactly the Village Board was looking for in the development.

Staff Report/Future Agenda Schedule

Village Planner Akash provided an update on future agenda schedule.

Public Comments and Questions

Adjournment

The meeting was adjourned at 7:54 PM

Action Items

Chris Stilling

APPROVED BY ME THIS 16th DAY OF March, 2022

Minutes Acceptance: Minutes of Mar 16, 2022 7:30 PM (Approval of Minutes)