



# Meeting of the Village of Buffalo Grove Planning and Zoning Commission

Regular Meeting  
April 4, 2023 at 7:30 PM

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

## **I. Call to Order**

## **II. Public Hearings/Items For Consideration**

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

1. Consideration of a Petition for Approval of a Zoning Map Amendment from R-1 District Zoning to R-7 District Zoning, a Plat of Subdivision, a Special Use for Residential Planned Unit Development and a Preliminary Plan to Allow the Construction of a 12-Unit Townhome Development on the Property at 400 Lasalle Lane, to be Called Park Place Townhomes. (Trustee Ottenheimer) (Staff Contact: Kelly Purvis)
2. Consider a Petition to the Village of Buffalo Grove for an Amendment to Special Use Ordinance No. 1989-83 and Preliminary Plan Approval to Allow the Construction of a Cricket Pitch Within the Existing Park at 3050 N Main Street. (Trustee Ottenheimer) (Staff Contact: Andrew Binder)
3. Consider a Petition to the Village of Buffalo Grove for Special Uses to Allow a Childcare Center and a Private Preschool/Elementary School in the R-5: One Family Dwelling District at 1250 Radcliffe Road. (Trustee Johnson) (Staff Contact: Andrew Binder)
4. Consider a Petition to the Village of Buffalo Grove for Special Uses in the Industrial District (I) for a Motor Freight Terminal and Outside Storage at 1011 Asbury Drive. (Trustee Pike) (Staff Contact: Andrew Binder)

## **III. Regular Meeting**

### **A. Other Matters for Discussion**

### **B. Approval of Minutes**

1. Planning and Zoning Commission - Regular Meeting - Mar 15, 2023 7:30 PM

### **C. Chairman's Report**

### **D. Committee and Liaison Reports**

### **E. Staff Report/Future Agenda Schedule**

### **F. Public Comments and Questions**

Public Comment is limited to items that are not on the regular agenda. In accordance with Section 2.02.070 of the Municipal Code, discussion on questions from the audience

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

#### **IV. Adjournment**

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

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



**Action Item : Consideration of a Petition for Approval of a Zoning Map Amendment from R-1 District Zoning to R-7 District Zoning, a Plat of Subdivision, a Special Use for Residential Planned Unit Development and a Preliminary Plan to Allow the Construction of a 12-Unit Townhome Development on the Property at 400 Lasalle Lane, to be Called Park Place Townhomes.**

### **Recommendation of Action**

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

The developer is proposing to construct three 2-story townhome buildings with 4-units in each building (12 units total) on the site. Each unit will be approximately 1,950 square feet in area and will feature 3 bedrooms, 2 ½ bathrooms, a 2-car garage, and an unfinished basement.

The project will require the following approvals: a Zoning Map Amendment to rezone the property for attached single-family dwellings in the R-7 District, a Subdivision plat, a Special Use for a Residential Planned Unit Development, and a Preliminary Plan. The following report provides a summary of the project and requests.

The Planning & Zoning Commission (PZC) shall open the public hearing and take public testimony concerning the requests for approval of a Zoning Map Amendment (rezoning to R-7 Dwelling District), Subdivision Plat, Special Use for Residential Planned Unit Development, and Preliminary Plan to accommodate the construction of a 12-unit townhome development at 400 Lasalle Lane. The PZC shall make a recommendation to the Village Board concerning the requests.

### **ATTACHMENTS:**

- Staff Report (PDF)
- Final Plan Set (PDF)
- Standards - Lasalle (PDF)
- Emails (PDF)

**Trustee Liaison**  
Ottenheimer

**Staff Contact**  
Kelly Purvis, Community Development

Tuesday, April 4, 2023



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

|                                      |                                                                                                                                                                                                                                                                                                                                           |
|--------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>MEETING DATE:</b>                 | April 4, 2023                                                                                                                                                                                                                                                                                                                             |
| <b>SUBJECT PROPERTY LOCATION:</b>    | 400 Lasalle Lane                                                                                                                                                                                                                                                                                                                          |
| <b>PETITIONER:</b>                   | Derick Goodman, THG Holdings LLC                                                                                                                                                                                                                                                                                                          |
| <b>PREPARED BY:</b>                  | Kelly Purvis, Deputy Community Development Director                                                                                                                                                                                                                                                                                       |
| <b>REQUEST:</b>                      | The petitioner is seeking approval of a Zoning Map Amendment from R-1 District zoning to R-7 District Zoning, a Plat of Subdivision, a Special Use for Residential Planned Unit Development and a Preliminary Plan to allow the construction of a 12-unit townhome development on the subject property to be called Park Place Townhomes. |
| <b>EXISTING LAND USE AND ZONING:</b> | The site is vacant, Village-owned property and is zoned R-1 One-Family Dwelling District.                                                                                                                                                                                                                                                 |
| <b>COMPREHENSIVE PLAN:</b>           | The 2009 Village of Buffalo Grove Comprehensive Plan indicates the property should be public/semi-public                                                                                                                                                                                                                                  |

**BACKGROUND**

Derick Goodman, on behalf of THG Holdings, LLC, is the contract purchaser of a portion of the property located at 400 Lasalle Lane. As shown in Figure 1, the proposed development site (outlined in blue) is a small portion of the 400 Lasalle Lane property (outlined in red). The development site is approximately 1.1-acres and is currently vacant, Village-owned property. The site was formerly used for staging and storage for Public Works operations. With Public Works moving to a larger facility, the Village has determined the property is no longer needed.

The developer presented an overview of the concept plan at the February 21, 2023 Village Board meeting. The Trustees were supportive of the project and referred it to the Planning and Zoning Commission for further review.

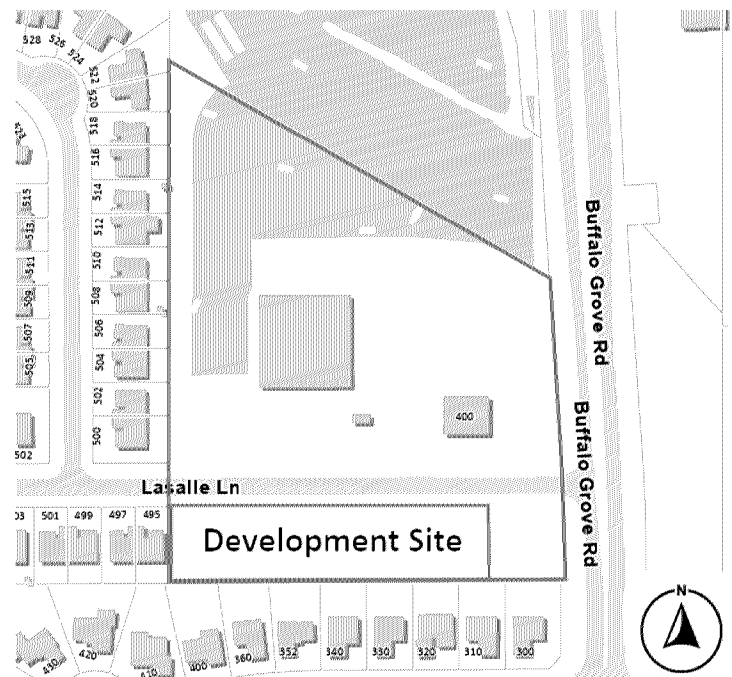


**Figure 1. Lasalle Ln Property & Development Site**

**PROPOSED PLAN**

The developer is proposing to construct three 2-story townhome buildings with 4-units in each building (12 units total) on the site. Each unit will be approximately 1,950 square feet in area and will feature 3 bedrooms, 2 ½ bathrooms, a 2-car garage, and an unfinished basement. The homes are expected to

**Attachment: Staff Report (400 Lasalle Ln - Townhome Development)**

*Subdivision:*

As noted above, the development site is currently part of a larger Village-owned property. The property north of Lasalle Lane will remain Village-owned, as will the outlot to the east of the development site. Lasalle Lane will become a dedicated right-of-way.

The remaining development site will be subdivided into three lots, one for each proposed building. Each zoning lot is compliant with the area and width requirements for the R-7 Zoning District.

*Parking:*

The Zoning Code requires a minimum of two parking space per unit be provided for attached single-family dwellings. The project exceeds this requirement with two enclosed parking spaces and two driveway spaces provided for each unit.



**Figure 4. Color Rendering**

*Building Elevations/Site Design:*

The proposed materials include high quality fiber cement siding and trim with a stone veneer wainscot and limestone accents. The landscaping plan features a mix of shade and ornamental trees. Evergreen, deciduous shrubs and groundcover are also proposed throughout the site. The Village Forester has reviewed and approved the landscaping plan as presented. Minor changes to the building elevations and landscaping plan are expected following a review by the Architectural Review Team (ART).

*Stormwater & Engineering:*

No additional stormwater detention is required for this project, as the detention basin east of the site has been sized to accommodate development on this site.

Water and sanitary sewer are both available for connection in the adjacent right-of-way. The Village's Engineers have reviewed the preliminary engineering plans and have indicated that the minimal concerns related to the utility plans can be addressed during the final engineering process.

**DEPARTMENTAL REVIEWS**

| <b>Village Department</b> | <b>Comments</b>                                                                                     |
|---------------------------|-----------------------------------------------------------------------------------------------------|
| Engineering               | The Village Engineer has reviewed the preliminary engineering plans and does not have any concerns. |
| Forestry                  | The Village Forester has reviewed the landscape plan and does not have any concerns.                |
| Fire                      | The Fire Department has reviewed the plans and does not have any concerns.                          |

### **SURROUNDING PROPERTY OWNERS**

Pursuant to Village Code, the surrounding property owners within 250 feet were notified and a public hearing sign was posted on the subject property. The posting of the public hearing sign and the mailed notifications were completed within the prescribed timeframe as required. As of the date of this Staff Report, the Village has received a few concerns regarding developing the existing vacant area of the lot. The submitted written comment has been included in the attached packet.

### **STANDARDS**

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

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

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

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

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

**STAFF RECOMMENDATION**

Staff recommends **approval** of the abovementioned Zoning Map Amendment (rezoning to R-7 Dwelling District), Subdivision Plat, Special Use for Residential Planned Unit Development, and Preliminary Plan subject to the conditions in the suggested PZC Motion below.

**ACTION REQUESTED**

The Planning & Zoning Commission (PZC) shall open the public hearing and take public testimony concerning the requests for approval of a Zoning Map Amendment (rezoning to R-7 Dwelling District), Subdivision Plat, Special Use for Residential Planned Unit Development, and Preliminary Plan to accommodate the construction of a 12-unit townhome development at 400 Lasalle Lane. The PZC shall make a recommendation to the Village Board concerning the requests.

**Suggested PZC Motion**

*The PZC recommends approval of a Zoning Map Amendment (rezoning to R-7 Dwelling District), Subdivision Plat, Special Use for Residential Planned Unit Development, and Preliminary Plan all to accommodate the construction of a new 12-unit townhome development at 400 Lasalle Lane, subject to the following conditions:*

- 1. The proposed development shall be developed in substantial conformance with the plans attached as part of the petition.*
- 2. The Final Engineering plans shall be submitted in a manner acceptable to the Village Engineer.*
- 3. The Final Plat of Subdivision shall be submitted in a manner acceptable to the Village Engineer and Village Attorney.*

**ATTACHMENTS**

- Narrative Description
- Plat of Survey
- Site Plan
- Color Rendering
- Elevations
- Preliminary Landscape Plan
- Preliminary Engineering Plans
- Plat of Subdivision
- Floor Plans (conceptual)
- Petitioner's Response to PUD and Special Use Standards
- Public Comment



Attachment: Final Plan Set (400 Lasalle Ln - Townhome Development)

## 400 Lasalle Lane

Residential Development Proposal



**HURON** GROUP  
HOMES CONSTRUCTION DESIGN

## Project Overview

- **Developer & Contract Purchaser:** THG Holdings LLC-Series G (The Huron Group).
- **Parcel:** 400 LaSalle Lane, a ~48,000 square foot site at the southwest corner of LaSalle Lane and Buffalo Grove Road.
- **Plans:** Three 4-unit town home buildings, for a total of 12-units.
- **Requirements:** Zoning map amendment from R-1 single family to R-7 multi-family, and zoning variation for lot size.
- **Fit:** Multi-family duplexes to the west and two-story single family to the south.
- **Improvements:** Minor utility extensions and adjustments to street lighting.
- **Completed Homes:** Approximately 2,000 square feet with a sale price of \$549,000-\$599,000.

## Project Narrative

The Huron Group (THG) plans to acquire the vacant 1.1 acre land parcel at the southwest corner of LaSalle Lane and Buffalo Grove Road currently owned by the Village of Buffalo Grove. THG is requesting a re-zoning of the parcel from R-1 One Family Dwelling to R-7, enabling the construction of three (3) four (4) unit townhome buildings. THG believes that townhomes are a more cohesive fit relative to the adjacent property to the west (R-7 multi family duplexes) and can be effectively marketed and sold in a timely manner.

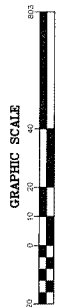
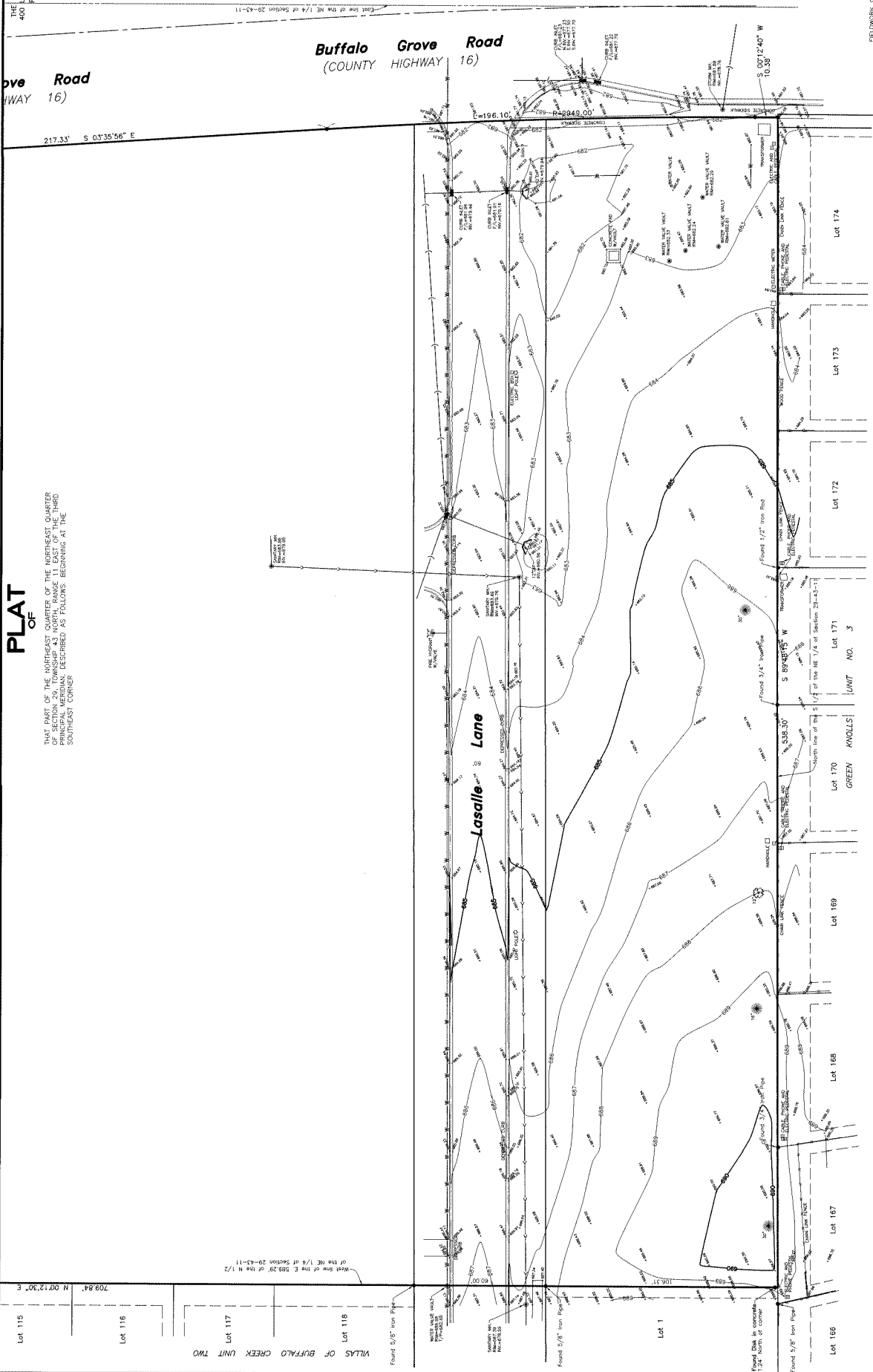
Each townhome would be 1,944 square feet above grade with a full unfinished basement and feature 3 bedrooms, 2.5 bathrooms, 2nd floor full laundry, a two-car garage, and an elevation featuring fiber cement siding with a brick or stone wainscot. The completed townhomes would be marketed at a sale price of \$500,000-\$550,000. Upon board approval and an executed development agreement, THG would apply for the initial building permit application. Subsequent building applications would be submitted for the the second and third buildings each quarter thereafter. While sales dictate the completion, we expect the project to be completed within 18 months.

Our previous experience working alongside board, staff, engineering, and building department on our current ongoing Avalon Crossing project has enabled us to build a strong working relationship and believe this would be a mutually beneficial project for both the Village as well as THG.

# PLAT OF

THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS BEGINNING AT THE SOUTHEAST CORNER

THE PREMISES COMMONLY KNOWN AS:  
400 LASALLE LANE, BUFFALO GROVE, IL  
PARCEL AREA = \*\*\*\*\* S.F.  
PIN: 10-29-200-012

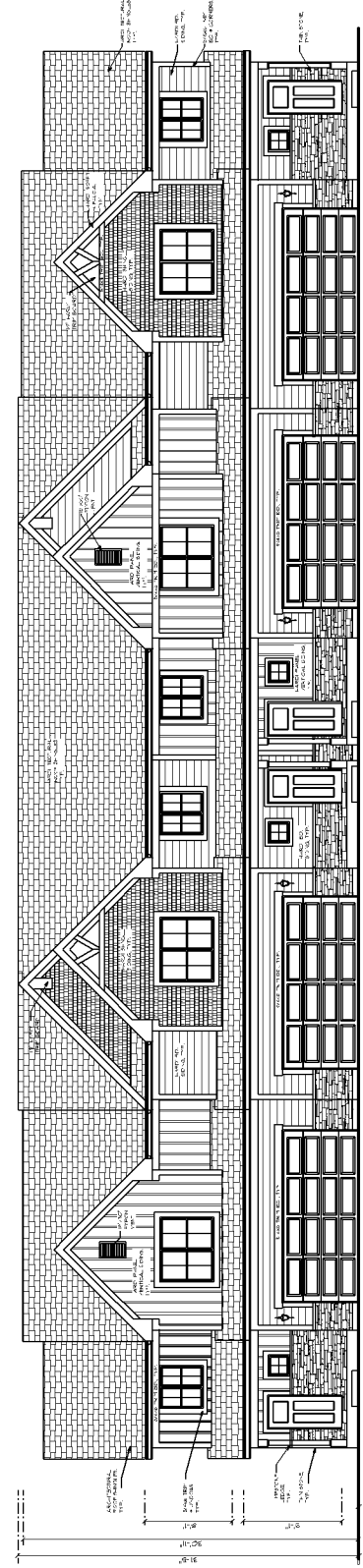


NOTES:  
1. THIS PLAT IS VOID IF THE IMPRESSED SURVEYOR'S SEAL DOES NOT APPEAR.  
2. ONLY THOSE BUILDING LINES OR EASEMENTS SHOWN ON A RECORDED  
3. PLAT ARE TO BE CONSIDERED VALID UNLESS OTHERWISE SHOWN  
4. HEREON; CHECK LOCAL ORDINANCES BEFORE BUILDING.  
5. COMPARE YOUR DESCRIPTION AND SITE MARKINGS WITH THIS PLAT AT  
6. ONCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.

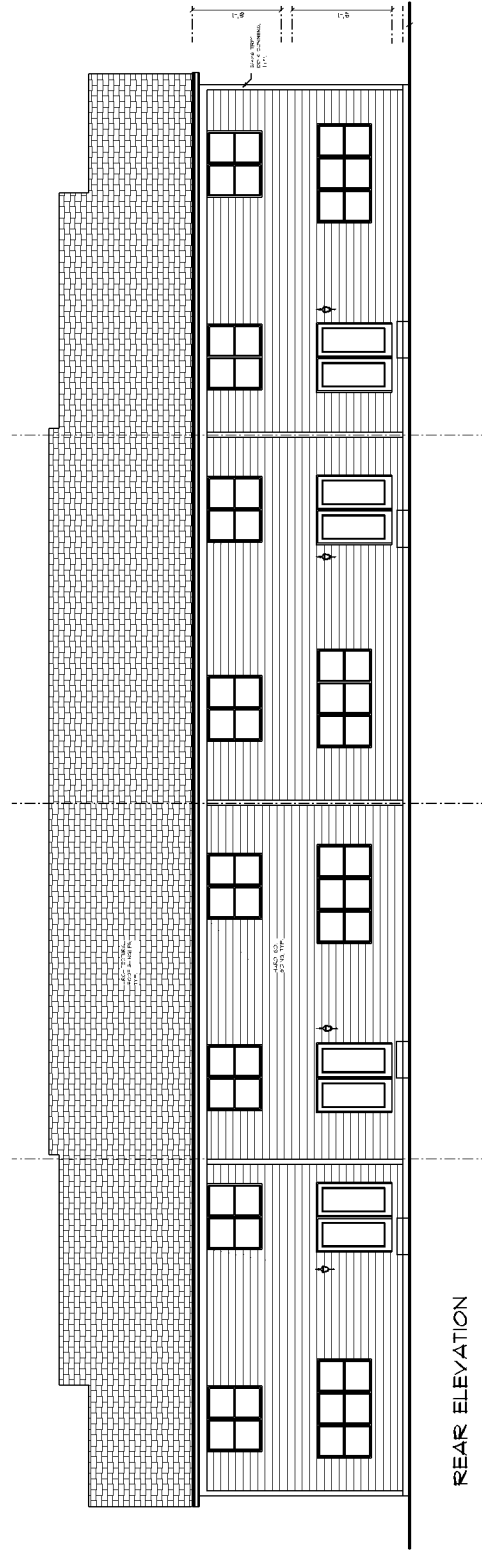
RE: ALLEN AND ASSOCIATES, LTD.  
1015 N. CORPORATE CIRCLE, SUITE C  
TOWSON, MD 21204-2094  
PHONE: 817-223-0914 FAX: 817-223-0980



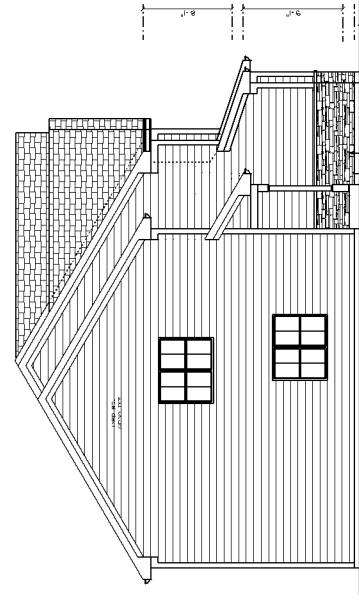




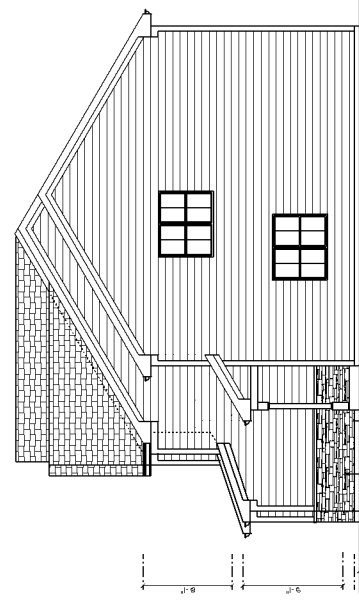
FRONT ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



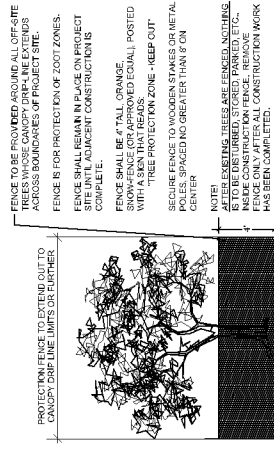
RIGHT SIDE ELEVATION

LA SALLE LANE TOWNHOMES

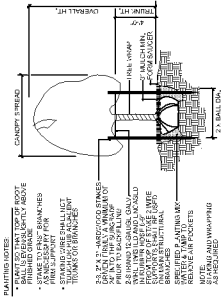
**NOTES - TREE PROTECTION**

1. **TREE PRESERVATION:**
  - A. **ALL WORK MUST BE PERFORMED ACCORDING TO THE APPROVED TREE PRESERVATION PLAN. IT IS STRONGLY RECOMMENDED TO FOLLOW GOOD STEWARDSHIP PRACTICES DURING CONSTRUCTION. IF REQUIRED, PRIOR TO COMMENCING ANY DEMOLITION / CONSTRUCTION ACTIVITY, THE PROJECT MANAGER MUST OBTAIN A TREE PRESERVATION PLAN FROM THE FORESTRY DEPARTMENT (NOT AT LEAST 48 HOURS IN ADVANCE OF WORK).**
  - B. **AN APPROVED TREE PRESERVATION PLAN MUST BE AVAILABLE AT THE BUILDING SITE.**
  - C. **PRIOR TO ANY DEMOLITION / CONSTRUCTION ACTIVITY, INSTALL TREE PRESERVATION FENCE AND PERFORM ROOT PRUNING FOR ALL PROTECTED TREES.**
  - D. **FENCE THE CRITICAL ROOT ZONE (CRZ) / CANOPY DROP-LINE OF THE ENTIRE EXISTING TREE TO BE PRESERVED, WITH TREE PROTECTION FENCE. FENCE TO PREVENT WOUNDS TO THE TREE & SOIL COMPACTION. POST THE FENCE WITH A SIGN STATING, "TREE PROTECTION ZONE—KEEP OUT."**
  - E. **ALL REQUIRED TREE PROTECTION FENCING SHALL REMAIN IN PLACE UNTIL THE TIME OF FINISH GRADING AND LANDSCAPING.**
  - F. **NO TRENCING SHOULD BE DONE WITHIN THE TREE PROTECTION ZONES FOR ANY CONSTRUCTION ACTIVITY, UNLESS PRE-APPROVED BY PROJECT ARBORIST AND PROJECT LANDSCAPE ARCHITECT.**
  - G. **NO GRADE CHANGES SHOULD BE DONE WITHIN THE TREE PROTECTION ZONES OF TREES FOR ANY CONSTRUCTION ACTIVITY.**
  - H. **SHOULD IT BE NECESSARY TO TRENCH WITHIN THE CRZ FOR UTILITIES, INCLUDING DISCONNECTION OR CAPTING OF EXISTING UTILITIES, ALL TRENCHES SHALL BE HAND DUG, NO ROOTS LONGER THAN TWO INCHES (2") SHALL BE CUT, UNLESS NO OTHER ALTERNATIVE IS FEASIBLE. ALL SMALLER ROOT CUTS SHALL BE MADE WITH FLUSH WITH THE SURFACE OF THE TRENCH. AT NO TIME SHALL BE MADE WITH FLUSH WITH THE SURFACE OF THE TRENCH. AT NO TIME, TWENTY-FIVE PERCENT (25%) OF THE AREA WITHIN THE CRZ IS BEING SEPARATED FROM THE TREE BY A TRENCH, THEN THE LINE SHALL BE EITHER RELOCATED OR INSTALLED USING TRENCH-LESS METHODS.**
  - I. **LOCATE THE PROPOSED WATER AND SEWER LINES OUTSIDE OF THE TREE PROTECTION ZONE OF INSTALL THE SEWER AND WATER UTILITIES USING TRENCH-LESS METHODS. AUGER THROUGH THE ENTIRE TREE PROTECTION ZONE. LOCATE ANY OUTSIDE OF THE TREE PROTECTION ZONE.**
  - J. **THE PROPOSED WATER SERVICE LINE VALVES (B-BOXES) ARE TO BE TEN FEET (10') FROM PRESERVED TREES. IF FUTURE UTILITY EXCAVATIONS ARE REQUIRED, THE EXCAVATION SHALL BE MADE USING A MINIMISE STEM OR ROOT DAMAGE, WHICH COULD LEAD TO TREE DECLINE.**
  - K. **AT NO TIME SHALL ANY EQUIPMENT, MATERIALS, SUPPLIES OR FILL SOIL BE PLACED WITHIN THE CRZ OF ANY PRESERVED TREE. NO FILL SOIL OR SOLID OR THE DUMPSTER WITHIN THE DROP-LINE (CRZ) OF THE PRESERVED TREES.**
  - L. **REMOVAL OF ANY LANDSCAPE WITHIN THE TREE PROTECTION ZONES WILL BE DONE BY HAND. NO ROOTS LONGER THAN TWO INCHES (2") SHALL BE CUT, UNLESS THERE IS NO ALTERNATIVE FEASIBLE. CUTS WILL BE MADE WITH A SHARP PRUNING SAW TO AVOID TEARING. CUTS WILL BE FLUSH WITH THE TREE SIDE OF THE TRENCH.**
  - M. **THE TREE PROTECTION ZONE MAY BE MULCHED TO IMPROVE THE GROWING CONDITIONS FOR TREE ROOTS & TO MINIMIZE MAINTENANCE OF THE LAWN.**
  - N. **ALL OFF-SITE TREES SHALL BE PRESERVED.**
  - O. **EXISTING TREES SHOWN TO REMAIN SHALL BE PRESERVED TO THE BEST OF THE PROJECT TEAM'S ABILITY. THE PROJECT TEAM SHALL PREPARE A TREE AND/OR ANY UNPRESERVED TREES.**

### TREE PROTECTION FENCE DETAIL

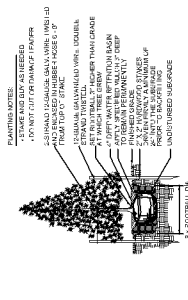


## PLANTING DETAILS



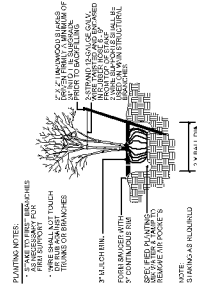
## TREE PLANTING & STAKING

**NOT TO SCALE**



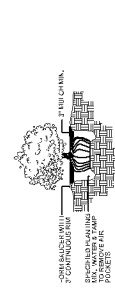
## EVERGREEN TREE PLANTING

**NOT TO SCALE**



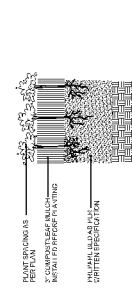
## MULTI-TRUNK TREE STAKING

**NOT TO SCALE**



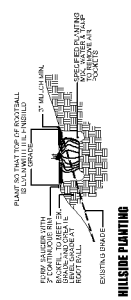
## SHRUB PLANTING

**NOT TO SCALE**



## PERENNIAL PLANTING

**NOT TO SCALE**



## HILLSIDE PLANTING

**WANT TO SELL**

## NOTES - GENERAL LANDSCAPE

- [illegible]

## PROJECT TEAM

**DEVELOPER:**

THE HURON GROUP  
747 LAKE COOK ROAD, 100W  
DEERFIELD, IL 60015

**SURVEYOR:**

R.E. ALLEN AND ASSOCIATES, LTD.  
1015 N. CORPORATE CIRCLE, SUITE C  
GRAYSLAKE, IL 60030  
TEL (847) 223-0914

CONTACT: BRYAN LEE

**CIVIL ENGINEER:**  
PEARSON BROWN & ASSOCIATES  
1850 W. WINCHESTER ROAD, SUITE 205  
LIBERTYVILLE, IL 60048  
TEL (847) 367-6707

## CONTACT: ANGELO ZOGRAFOU

**LANDSCAPE ARCHITECT:**  
DICKSON DESIGN STUDIO, INC.  
9 CRYSTAL LAKE ROAD, SUITE 110  
LAKE IN THE HILLS, IL 60156  
TEL (724) 241-2181

CONTACT: SHARON DICKSON / JEFF TORRENTE

CONTACT: SHARON DICKSON / JEFF LUKENS



dickson design

9 CRYSTAL LAKE ROAD  
SUITE 110  
LAKE IN THE HILLS, IL 60156  
224.241.8181

**BUFFALO GROVE  
STORAGE, LLC**  
2121 W. WALTON ST.

**MARCH 16 2023**

| REVISIONS |  |
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| 1.        |  |
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| 10.       |  |

PROJECT NAME AND SHEET TITLE

**BUFFALO GROVE  
SELF STORAGE  
BUFFALO GROVE, IL  
LANDSCAPE PLAN  
- COVER**

SHEET NUMBER

## 10.1

PROJECT NAME AND SHEET TITLE

**BUFFALO GROVE  
SELF STORAGE**

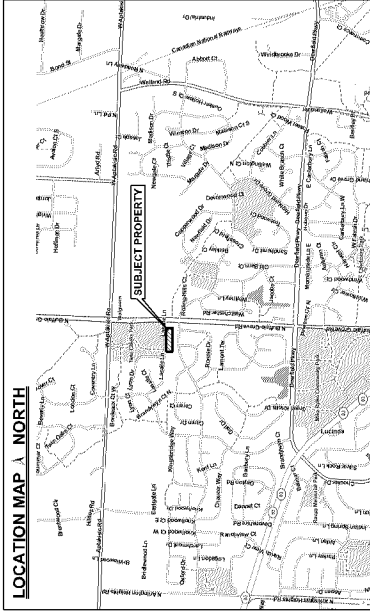
**BUFFALO GROVE, IL  
LANDSCAPE PLAN**

# PRELIMINARY ENGINEERING

# LASALLE LANE TOWNHOMES

BUFFALO GROVE, ILLINOIS

LOCATION MAP A NORTH



|                                                                                                                                         |                                                                     |                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-----------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|-----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>BENCHMARKS:</b><br>SOURCE BENCHMARK:<br>SET IN THE CONCRETE FOUNDATION OF THE BUILDING UNIT UNDER CONSTRUCTION<br>ELEVATION 880.00 ± | <b>PROPERTY ADDRESS:</b><br>LASALLE LANE<br>BUFFALO GROVE, IL 60089 | <b>PROPERTY INDEX NUMBER:</b><br>16-03-000472 | <b>DRAINAGE CERTIFICATE</b><br>TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THE DEVELOPMENT OF ANY PART THEREOF. WE HAVE CONDUCTED A SURVEY OF THE PROPERTY AND HAVE DETERMINED THAT THE PROPOSED DRAINAGE SYSTEM IS ADEQUATE TO DRAIN THE SURFACE WATERS OF THE PROPERTY. SUCH SURFACE WATERS WILL BE PLACED IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES. THE ADDITIONAL PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS DEVELOPMENT. |
|-----------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|-----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

PREPARED FOR:  
**THG HOLDINGS LLC - SERIES G**  
777 LAKE COOK RD. SUITE 100 W. DESERFIELD, ILLINOIS 60015, (708) 200-9922

CONSULTING ENGINEERS:  
**PEARSON, BROWN & ASSOCIATES, INC.**  
A PROFESSIONAL DESIGN FIRM - ILLINOIS PROFESSIONAL ENGINEERING CORPORATION - LICENSE NUMBER: 164-0011551, EXP. 03/31/2023  
1650 W. WINCHESTER ROAD - SUITE 200 - LIBERTYVILLE, ILLINOIS 60048, (847) 363-4707

|                                                                                                                                                                                                |                                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|
| <b>PERMIT</b><br>EPA - SANITARY<br>ILL. LAKE - 16101517002P                                                                                                                                    | <b>DATE ISSUED</b><br>03/22/23 |
| <b>CONTACT JULIE AT 8-1-1 OR 800-892-0123</b><br>With the following:<br>City/Township: Buffalo Grove / Vernon 43N 11E<br>County: Lake<br>Call 2 working days BEFORE YOU DIG.<br>Info@tweed.com |                                |

## INDEX

1. COVER SHEET
2. EXISTING CONDITIONS
3. GEOMETRICS PLAN
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5. EROSION CONTROL PLAN
6. UTILITY PLAN

ARCHITECTURE BY: ERIN SHIRKEY, MFA

LANDSCAPE PLANS BY: DICKSON DESIGN STUDIO

## LEGEND

| EXISTING            | PROPOSED            | EXISTING            | PROPOSED            |
|---------------------|---------------------|---------------------|---------------------|
| RAINFALL / SEWER    | RAINFALL / SEWER    | RAINFALL / SEWER    | RAINFALL / SEWER    |
| STORM MAIN          | STORM MAIN          | STORM MAIN          | STORM MAIN          |
| P.V.C. STORM SEWER  | P.V.C. STORM SEWER  | P.V.C. STORM SEWER  | P.V.C. STORM SEWER  |
| COMBINED SEWER      | COMBINED SEWER      | COMBINED SEWER      | COMBINED SEWER      |
| WATER MAIN          | WATER MAIN          | WATER MAIN          | WATER MAIN          |
| TRENCH BACKFILL     | TRENCH BACKFILL     | TRENCH BACKFILL     | TRENCH BACKFILL     |
| MANHOLE             | MANHOLE             | MANHOLE             | MANHOLE             |
| CATCH BASIN         | CATCH BASIN         | CATCH BASIN         | CATCH BASIN         |
| INLET MANHOLE       | INLET MANHOLE       | INLET MANHOLE       | INLET MANHOLE       |
| HEAD WALL           | HEAD WALL           | HEAD WALL           | HEAD WALL           |
| UPSTATION           | UPSTATION           | UPSTATION           | UPSTATION           |
| METER VAULT         | METER VAULT         | METER VAULT         | METER VAULT         |
| VALVE BOX           | VALVE BOX           | VALVE BOX           | VALVE BOX           |
| BUFFALO BOX         | BUFFALO BOX         | BUFFALO BOX         | BUFFALO BOX         |
| CONDUIT             | CONDUIT             | CONDUIT             | CONDUIT             |
| TRIPLE BASIN        | TRIPLE BASIN        | TRIPLE BASIN        | TRIPLE BASIN        |
| GREASE BASIN        | GREASE BASIN        | GREASE BASIN        | GREASE BASIN        |
| TELEPHONE CABLE     | TELEPHONE CABLE     | TELEPHONE CABLE     | TELEPHONE CABLE     |
| FIBER OPTIC CABLE   | FIBER OPTIC CABLE   | FIBER OPTIC CABLE   | FIBER OPTIC CABLE   |
| UTILITY POLE        | UTILITY POLE        | UTILITY POLE        | UTILITY POLE        |
| REDEVELOPMENT       | REDEVELOPMENT       | REDEVELOPMENT       | REDEVELOPMENT       |
| GAS VALVE           | GAS VALVE           | GAS VALVE           | GAS VALVE           |
| ELECTRIC BOX        | ELECTRIC BOX        | ELECTRIC BOX        | ELECTRIC BOX        |
| FIBER OPTIC MANHOLE | FIBER OPTIC MANHOLE | FIBER OPTIC MANHOLE | FIBER OPTIC MANHOLE |
| TRAFFIC SIGNAL BOX  | TRAFFIC SIGNAL BOX  | TRAFFIC SIGNAL BOX  | TRAFFIC SIGNAL BOX  |
| TRAFFIC SIGNAL      | TRAFFIC SIGNAL      | TRAFFIC SIGNAL      | TRAFFIC SIGNAL      |

"NOT FOR CONSTRUCTION"

|                  |                                        |
|------------------|----------------------------------------|
| <b>REVISIONS</b> | <b>ENGINEER'S SEAL &amp; SIGNATURE</b> |
| 1                | 1                                      |
| 2                | 2                                      |
| 3                | 3                                      |
| 4                | 4                                      |
| 5                | 5                                      |
| 6                | 6                                      |
| 7                | 7                                      |
| 8                | 8                                      |
| 9                | 9                                      |
| 10               | 10                                     |
| 11               | 11                                     |
| 12               | 12                                     |

|                                        |                                        |
|----------------------------------------|----------------------------------------|
| <b>JOB NO.</b><br>1                    | <b>DATE</b><br>03/22/23                |
| <b>SHEET NUMBER</b><br>1               | <b>OF</b><br>1                         |
| <b>ORIGINAL ISSUE DATE</b><br>03/22/23 | <b>ENGINEER'S SEAL &amp; SIGNATURE</b> |

EXISTING CONDITIONS

REVISIONS

| DATE | BY |
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DESCRIPTION

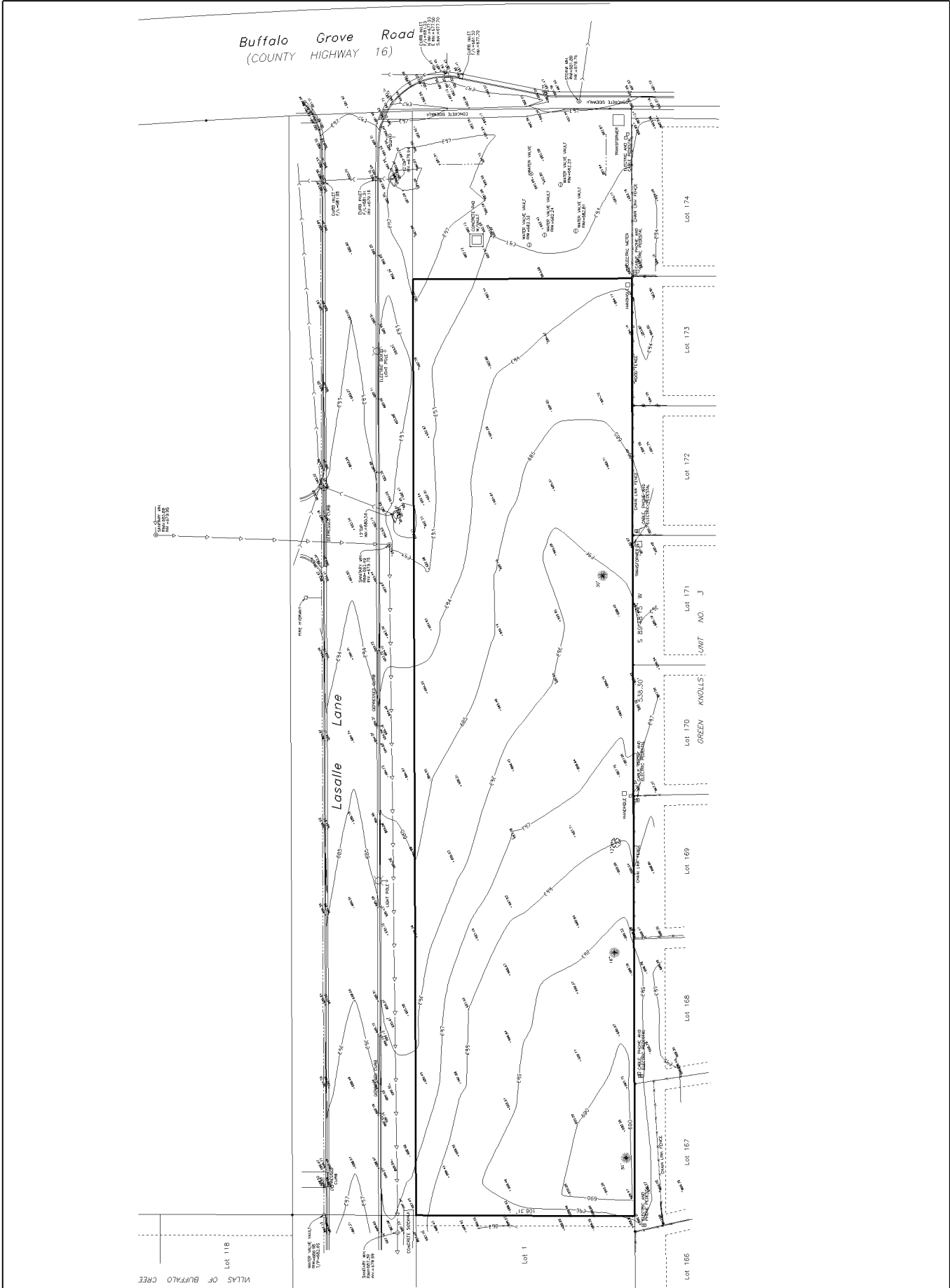
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| DESIGNED BY: D.S.H.      |
| CHECKED BY: A.K.Z.       |
| ORIGINAL ISSUE: 05/27/23 |

PEARSON, BROWN & ASSOCIATES, INC.  
1850 W. WINDHURST ROAD - SUITE 200  
LIBERTYVILLE, IL 62044  
PHONE: (618) 347-2000  
FAX: (618) 347-2587  
E-MAIL: AKBROWN@PEARSONBROWN.COM

**NORTH**

SCALE: 1" = 20'



GEOMETRICS PLAN

SHEET NUMBER  
**3**  
OF 10 SHEETS

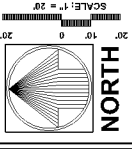
REVISIONS

| DATE | BY |
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DESCRIPTION

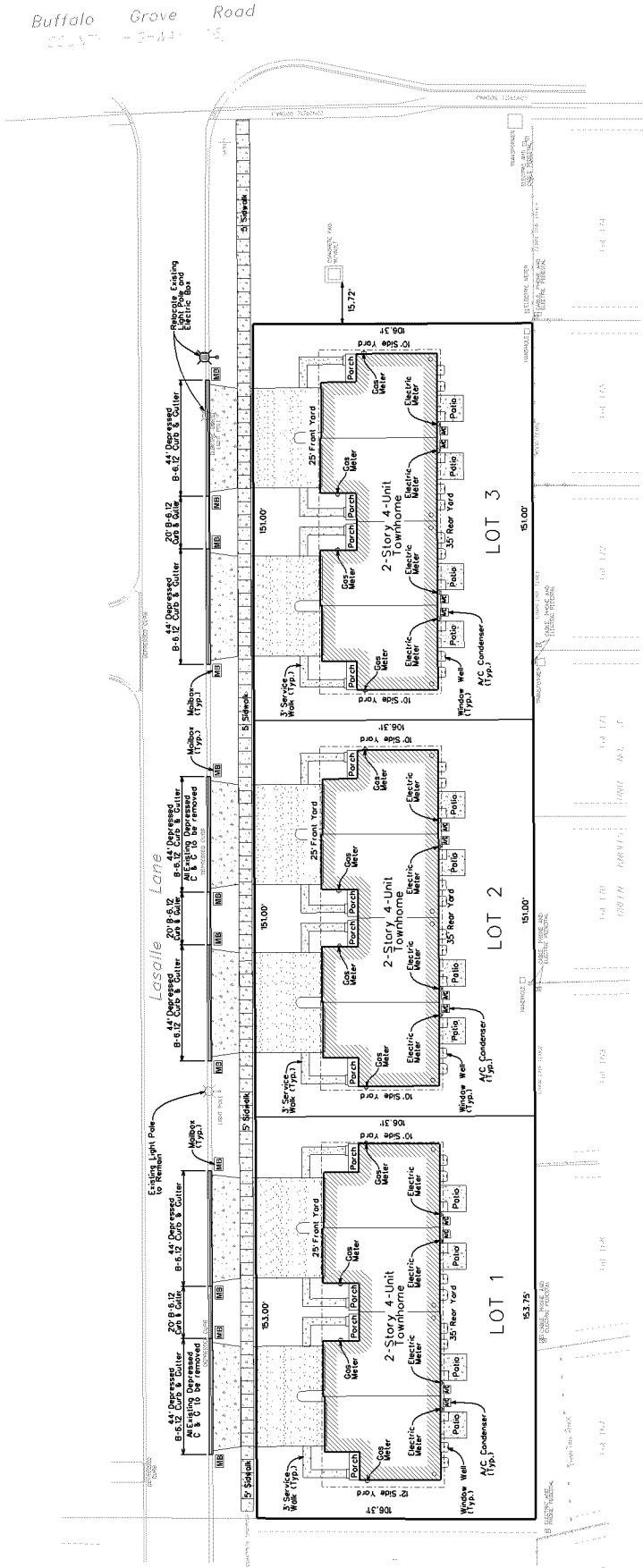
|                         |
|-------------------------|
| DESIGNED BY: D.S.H.     |
| CHECKED BY: A.K.        |
| ORIGINAL ISSUE: 05/2023 |

PEARSON, BROWN & ASSOCIATES, INC.  
CONSULTING ENGINEERS  
1850 W. WINDHAM ROAD - SUITE 200  
LITTLE ROCK, AR 72110  
PHONE: (501) 347-2000  
FAX: (501) 347-2587  
E-MAIL: ACP@PBA-AR.COM  
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SITE DATA

|                             | LOT 1       | LOT 2       | LOT 3       | TOTAL       |
|-----------------------------|-------------|-------------|-------------|-------------|
| Lot Area                    | 18,505 s.f. | 16,052 s.f. | 16,052 s.f. | 48,409 s.f. |
| Subsection Area             | 25 ft       | 25 ft       | 25 ft       | -           |
| Rear Yard                   | 35 ft       | 35 ft       | 35 ft       | -           |
| Side Yard (West)            | 10 ft       | 10 ft       | 10 ft       | -           |
| Side Yard (East)            | 10 ft       | 10 ft       | 10 ft       | -           |
| Building Coverage           | 5,085 s.f.  | 5,085 s.f.  | 5,085 s.f.  | -           |
| Percent Building Coverage   | 31.2%       | 31.7%       | 31.7%       | -           |
| Impervious Coverage         | 7,850 s.f.  | 7,850 s.f.  | 7,850 s.f.  | -           |
| Percent Impervious Coverage | 48.1%       | 48.9%       | 48.9%       | -           |



## GRADING PLAN

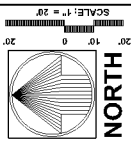
[illegible][illegible]

APPROVED BY: D.S.H.  
DRAWN BY: A.Z.  
CHECKED BY: A.K.Z.  
ORIGINAL ISSUE: 05/02/23

**LE LANE TOWNHOMES**  
BUFFALO GROVE, ILLINOIS

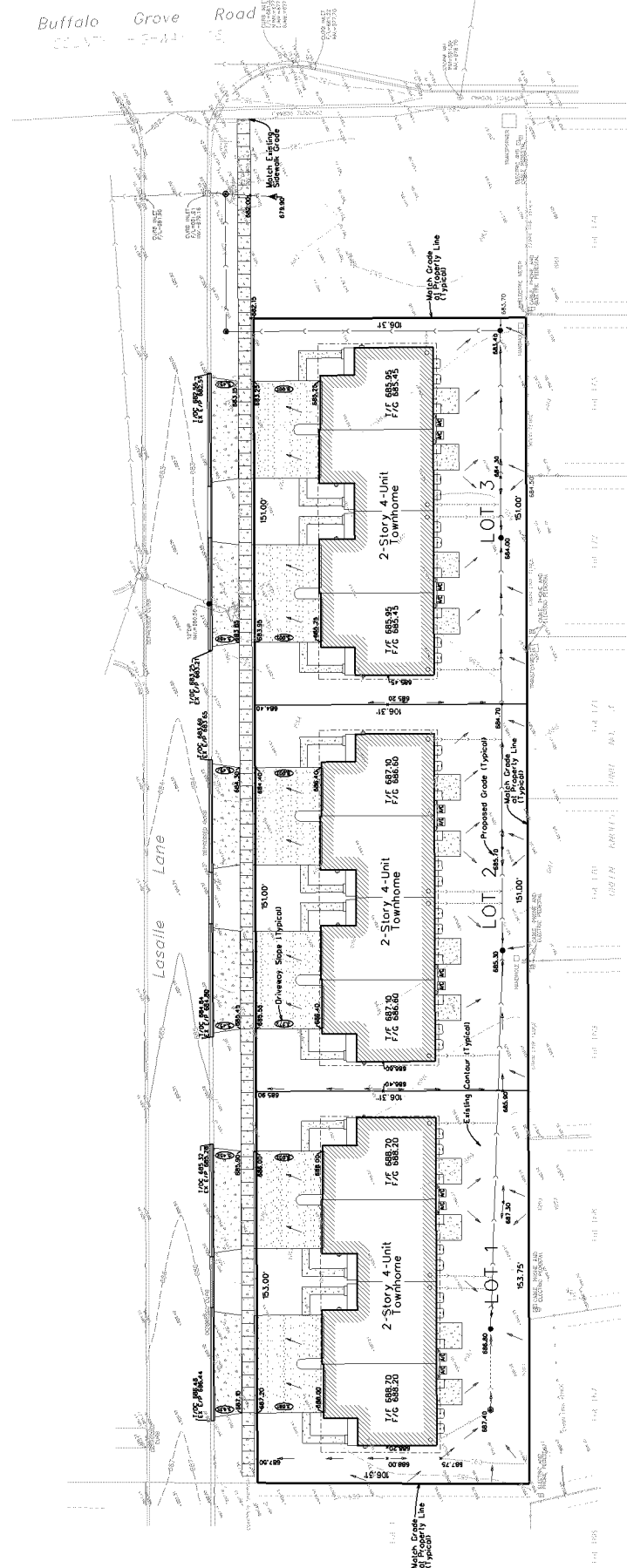
**PEARSON, BROWN & ASSOCIATES, INC.**  
CONSULTING ENGINEERS

1820 W. WILMESTER ROAD - SUITE 202  
LIBERTYVILLE, IL 60068  
PHONE: (630) 367-0707  
FAX: (630) 367-2567  
E-MAIL ADDRESS: [pjb@pearsonbrown.com](mailto:pjb@pearsonbrown.com)  
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**PROJECT NOTES:**

- [illegible]



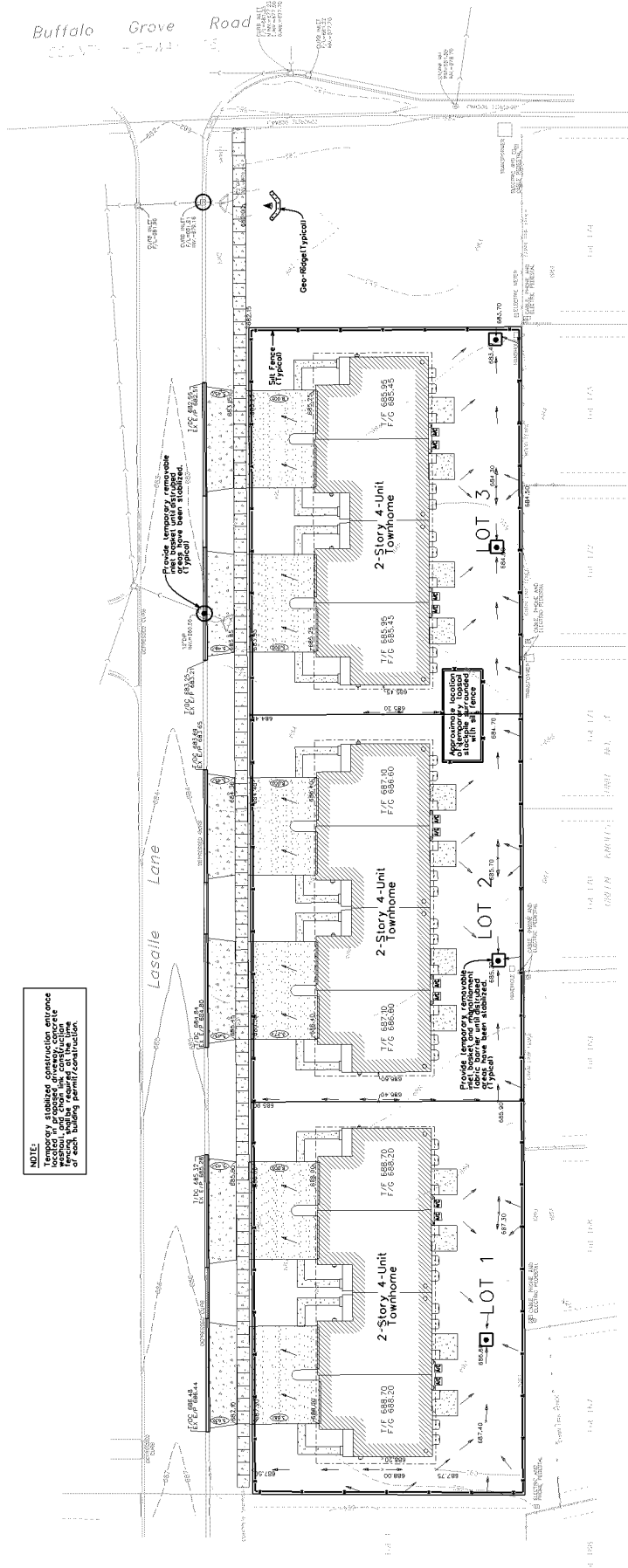
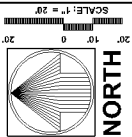
## EROSION CONTROL PLAN

5  
SHEET NUMBER[illegible][illegible]

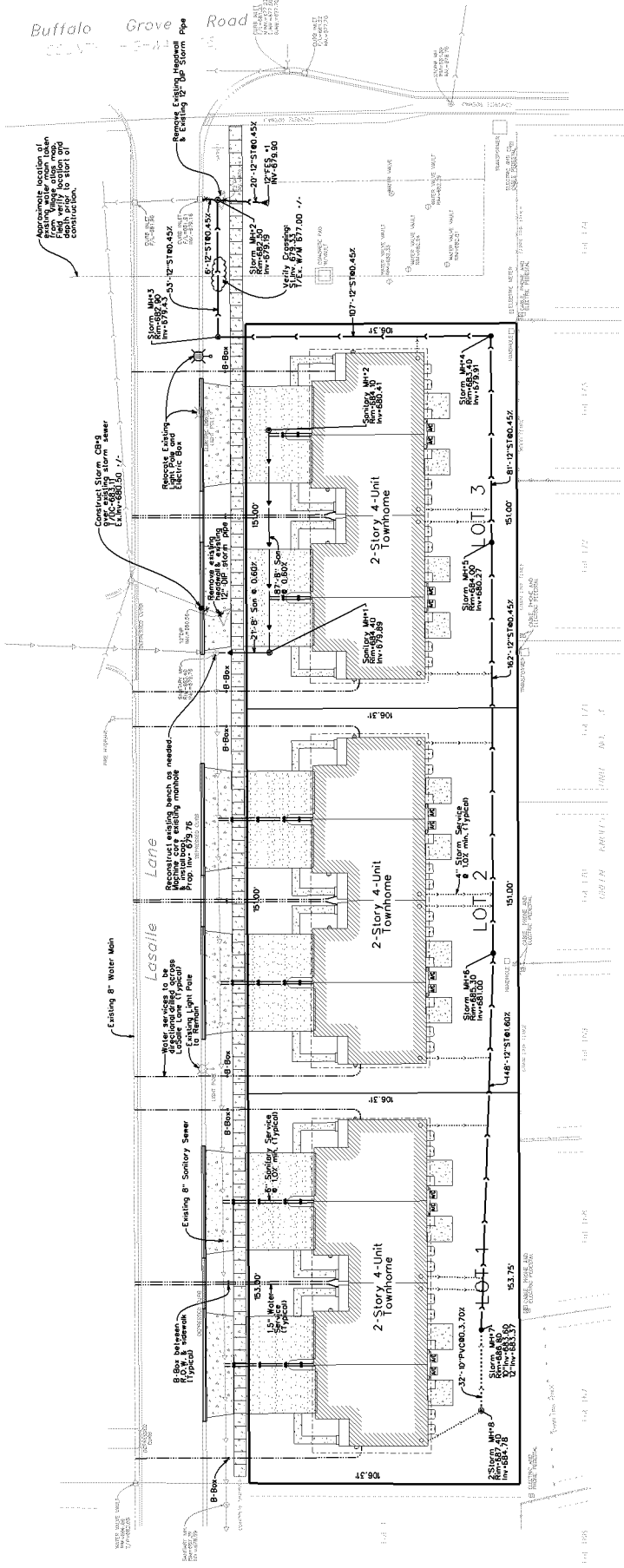
SIGNED BY: D.J.H.  
AWN BY: A.Z.  
CHECKED BY: A.K.Z.  
ORIGINAL ISSUE: 05/02/23

**E LANE I OWNHOMES**  
**PEARSON, BROWN & ASSOCIATES, INC.**  
 BUFFALO GROVE, ILLINOIS

**PEARSON, BROWN & ASSOCIATES, INC.**  
 CONSULTING ENGINEERS  
 1850 W. WINTHROP ROAD - SUITE 202  
 LIBERTYVILLE, IL 60048  
 PHONE: (647) 567-6707  
 FAX: (647) 567-6707  
 E-MAIL, ADDRESS, PHONE, FAX AND WEBSITE ASSIGNED  
 © COPYRIGHT 2002 PEARSON, BROWN & ASSOCIATES, INC. ALL RIGHTS RESERVED

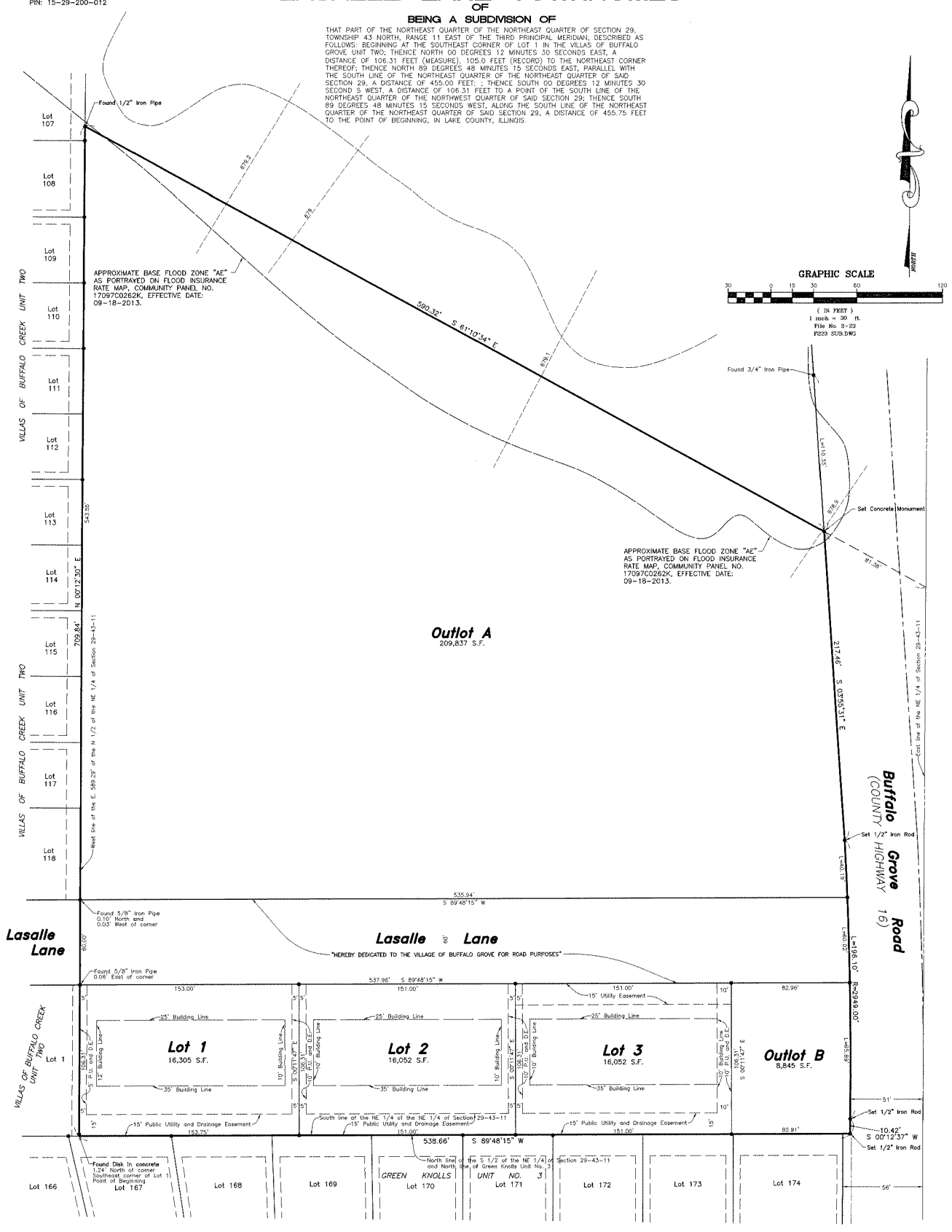


**NOTE:** Temporary stabilized construction entrance located in proposed driveway, concrete washout, and chain link construction fencing, shall be required at the time of each building permit/construction.



**PROJECT NOTES:**

1. Forewings provided by RLE, Altan & Assoc., Inc.
2. All insects used are handled by the contractor and imported by the Village of West Nyack.
3. Contractor shall work with the location and supervision of all wet and dry clean up to the start of construction. This operation shall only occur after the design is approved by the Village of West Nyack and the County of Rockland.
4. All storm water to be treated for all rainwater.
5. All storm water to be treated for all rainwater.
6. All storm water to be treated for all rainwater.
7. All storm water to be treated for all rainwater.
8. All storm water to be treated for all rainwater.
9. All storm water to be treated for all rainwater.
10. All storm water to be treated for all rainwater.
11. All storm water to be treated for all rainwater.



NOTE:  
P.U. and D.E. = Public Utility and Drainage Easement

FIELDWORK COMPLETED: 02-07-2023  
CLIENT NAME: The Muro Group  
ADDRESS: 747 Lake Cook Road, Suite 100W  
Deerfield, IL 60015  
NOTES:  
PLAT IS VOID if the Impressed Surveyors 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 60030  
PHONE: 847-223-0914 FAX: 847-223-0980

THE PREMISES COMMONLY KNOWN AS:  
400 LASALLE LANE, BUFFALO GROVE, IL  
PARCEL AREA = 290.101 S.F.  
(6.888 ACRES)  
PIN: 15-29-200-012

PRELIMINARY PLAT  
**LASALLE LANE TOWNHOMES**  
OF  
BEING A SUBDIVISION OF

SEND TAX BILL TO:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Sheet 2 of 2

THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST  
QUARTER OF SECTION 29, TOWNSHIP 43 NORTH, RANGE 11 EAST  
OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

RETURN PLAT ("MAIL TO") TO:  
VILLAGE OF BUFFALO GROVE  
50 RAUPP BOULEVARD  
BUFFALO GROVE, IL 60089

**OWNER'S CERTIFICATE**  
STATE OF ILLINOIS )  
COUNTY OF LAKE ) S.S.

THIS IS TO CERTIFY THAT \_\_\_\_\_  
IS THE SOLE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT HEREON THAT  
NO OTHER PERSON HAS ANY RIGHT, TITLE OR INTEREST IN SAID LAND AND THAT HE HAS CAUSED  
THE SAME TO BE SURVEYED AND CONSOLIDATED AS INDICATED THEREON FOR THE USES AND  
PURPOSES THEREIN SET FORTH, AND SAYS HEREBY KNOWLEDGE AND ADOPTS THE SAME UNDER  
THE TITLE HEREON INDICATED.

THE UNDERSIGNED HEREBY INDICATES FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR  
THOROUGHFARES, STREETS, ALLEYS, AND PUBLIC SERVICES, AND HEREBY ALSO RESERVES FOR  
THE VILLAGE OF BUFFALO GROVE, ILLINOIS, THE EASEMENT PROVISIONS WHICH ARE STATED ON THIS STANDARD FORM  
WHICH IS ATTACHED HERETO.

DATED AT \_\_\_\_\_, ILLINOIS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_\_  
SIGNED: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

**NOTARY CERTIFICATE**  
STATE OF ILLINOIS )  
COUNTY OF LAKE ) S.S.

I, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID,  
DO HEREBY CERTIFY THAT \_\_\_\_\_  
PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAME IS SUBSCRIBED TO THE  
FOREGOING INSTRUMENT AS SUCH OWNER, APPEARED BEFORE ME THIS DAY IN PERSON AND  
ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE ANNEXED PLAT AS HIS OWN 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\_\_\_\_\_  
AT \_\_\_\_\_, ILLINOIS.

NOTARY PUBLIC

**SCHOOL DISTRICT CERTIFICATE**

THIS IS TO CERTIFY THAT \_\_\_\_\_  
AS OWNER OF THE PROPERTY DESCRIBED AS  
DESCRIBED ON THE PLAT OF THE SAME NAME, HAVE DETERMINED TO THE BEST OF MY KNOWLEDGE  
THE SCHOOL DISTRICT ON WHICH EACH OF THE FOLLOWING LOT LIES:

| LOT NUMBER(S) | SCHOOL DISTRICTS | HIGH SCHOOL |
|---------------|------------------|-------------|
| 1-3           | ELEMENTARY 06    | 125         |

**NOTARY CERTIFICATE**  
STATE OF ILLINOIS )  
COUNTY OF LAKE ) S.S.

I, \_\_\_\_\_, NOTARY PUBLIC, DO HEREBY CERTIFY THAT  
OWNER OF THE PROPERTY COMMONLY  
KNOWN AS \_\_\_\_\_  
IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THIS STATEMENT AS THEIR FREE AND VOLUNTARY ACT.  
GIVEN UNDER MY HAND AND SEAL, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_\_  
NOTARY PUBLIC

NOTARY PUBLIC

**COUNTY ENGINEER CERTIFICATE**  
STATE OF ILLINOIS )  
COUNTY OF LAKE ) S.S.

THIS PLAT IS HEREBY APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_\_  
BY THE COUNTY ENGINEER OF LAKE COUNTY PURSUANT TO CHAPTER 225, ACT 205,  
SECTION 2 OF THE ILLINOIS COMPILED STATUTES, AS AMENDED, AS TO ROADWAY ACCESS  
TO COUNTY HIGHWAY 16, ALSO KNOWN AS \_\_\_\_\_, DIRECT ACCESS  
EITHER TO OR FROM PROPERTY 18, \_\_\_\_\_, SHALL BE RESTRICTED AS  
SHOWN ON THIS PLAT AND SHALL BE SUBJECT TO THE LAKE COUNTY HIGHWAY ACCESS  
REGULATION ORDINANCE WHICH REQUIRES, IN PART, THAT APPLICATION BE MADE AND AN  
ACCESS PERMIT BE OBTAINED FROM THE COUNTY ENGINEER OF LAKE COUNTY PRIOR TO  
ANY ACCESS INSTALLATION.

COUNTY ENGINEER

**LAKE COUNTY CLERK'S CERTIFICATE**  
STATE OF ILLINOIS )  
COUNTY OF LAKE ) S.S.

I, \_\_\_\_\_, COUNTY CLERK OF LAKE  
COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT  
GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL  
ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST ANY OF  
THE LAND INCLUDED IN THE DESCRIBED PROPERTY. I FURTHER CERTIFY  
THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.  
GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF  
COUNTY, ILLINOIS.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_\_  
COUNTY CLERK

COUNTY CLERK

**DRAINAGE CERTIFICATE**

"TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL  
NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF.  
NOR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION  
HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC  
AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE AND THAT SUCH SURFACE  
WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING  
PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY  
BECAUSE OF CONSTRUCTION OF THE SUBDIVISION"

OWNER OR AGENT

REGISTERED ILLINOIS PROFESSIONAL ENGINEER

**SURVEYORS CERTIFICATE**  
STATE OF ILLINOIS )  
COUNTY OF LAKE ) S.S.

I, BRYAN J. LEE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, CERTIFY THAT  
THE FOLLOWING DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY  
ME, AND THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID  
SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER  
OF SECTION 29, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD  
PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE  
SOUTHEAST CORNER OF LOT 1 IN THE VILLAGE OF BUFFALO GROVE UNIT  
20, THENCE NORTH 00 DEGREES 12 MINUTES 30 SECONDS EAST, A  
DISTANCE OF 106.31 FEET (MEASURED), 105.0 FEET (RECORDED) TO THE  
NORTHEAST CORNER THEREOF; THENCE NORTH 89 DEGREES 48 MINUTES  
15 SECONDS EAST, PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST  
QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 29, A  
DISTANCE OF 455.00 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES  
30 SECONDS WEST, A DISTANCE OF 106.31 FEET TO A POINT OF THE  
SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER  
OF SAID SECTION 29; THENCE SOUTH 89 DEGREES 48 MINUTES 15  
SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER  
OF THE NORTHEAST QUARTER OF SAID SECTION 29, A DISTANCE OF  
455.75 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

THIS IS ALSO TO CERTIFY THAT COMPLETION OF CONSTRUCTION, CONCRETE  
MONUMENTS, AS SHOWN, AND IRON PIPES AT ALL LOT CORNERS AND POINT  
OF CHANGES IN ALIGNMENT WILL BE SET.

THIS IS ALSO TO CERTIFY THAT THE PROPERTY, AS DESCRIBED ON THE  
ANNEXED PLAT, LIES WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF  
BUFFALO GROVE, ILLINOIS, WHICH HAS ADOPTED A COMPREHENSIVE PLAN  
THIS IS TO CERTIFY THAT PART OF THE PROPERTY COVERED BY THIS PLAT  
OF SUBDIVISION IS SITUATED WITHIN 500 FEET OF ANY SURFACE DRAIN OR  
WATER COURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_\_  
ILLINOIS PROFESSIONAL LAND SURVEYOR 35-3616  
MY LICENSE EXPIRES 11-30-24  
PROFESSIONAL DESIGN FIRM NO. 184-002732

**EASEMENT PROVISIONS**

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC SOUNDS  
AND SIGNALS AND COMMUNICATIONS SERVICE IS HEREBY GRANTED TO  
VILLAGE OF BUFFALO GROVE.  
ITS SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO  
TIME, FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION  
OF ELECTRICITY, SOUNDS AND SIGNALS, INCLUDING BUT NOT LIMITED TO, TELEVISION, DATA AND  
AUDIO SIGNALS AND COMMUNICATIONS IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF  
THE PROPERTY SHOWN WITHIN THE DOTTED LINES ON THE PLAT AND MARKED "EASEMENT"; AND  
THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, TOGETHER WITH THE  
RIGHT TO INSTALL REQUIRED SERVICE CONNECTION UNDER THE SURFACE OF EACH LOT TO  
SERVE IMPROVEMENTS THEREON; THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND  
ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE  
RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS  
SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY  
DESIGNATED TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE  
SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES, THE GRADE OF THE SUBDIVIDED  
PROPERTY, AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED  
PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER  
OPERATION AND MAINTENANCE THEREOF.

**NORTHERN ILLINOIS GAS COMPANY PROVISIONS**

IN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NORTHERN ILLINOIS GAS COMPANY,  
ITS SUCCESSORS AND ASSIGNS, IN ALL PLATTED "EASEMENT" AREAS, STREETS, ALLEYS, OTHER  
PUBLIC WAYS AND PLACES SHOWN ON THIS PLAT, SAID EASEMENT TO BE FOR THE  
INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF GAS MAINS AND  
APPURTENANCES FOR THE PURPOSE OF SERVING ALL AREAS SHOWN ON THIS PLAT AS WELL  
AS OTHER PROPERTY, WHETHER OR NOT CONTIGUOUS THERETO. NO BUILDINGS OR OTHER  
STRUCTURES SHALL BE CONSTRUCTED OR ERECTED IN ANY SUCH "EASEMENT" AREAS, STREETS,  
ALLEYS, OR OTHER PUBLIC WAYS OR PLACES NOR SHALL ANY OTHER USE BE MADE THEREOF  
WHICH WILL INTERFERE WITH THE EASEMENTS RESERVED AND GRANTED HEREBY.

**SURVEYOR'S AUTHORIZATION TO RECORD**

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

I, BRYAN J. LEE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3616, DO HEREBY GRANT  
PERMISSION TO  
PLAY AND PROVIDE THIS SURVEYOR A RECORDED COPY OF THE SAME.  
DATED AT GRAYSLAKE, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_\_  
TO RECORD THIS  
ILLINOIS PROFESSIONAL LAND SURVEYOR 35-3616  
MY LICENSE EXPIRES 11-30-24  
PROFESSIONAL DESIGN FIRM NO. 184-002732

IN ACCORDANCE WITH PUBLIC ACT 86-1138, THIS PLAT HAS BEEN SUBMITTED FOR  
RECORDING BY:  
NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

**CORPORATE AUTHORITY'S CERTIFICATE**  
STATE OF ILLINOIS )  
COUNTY OF LAKE ) S.S.

APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF  
THE VILLAGE OF BUFFALO GROVE, COOK AND LAKE COUNTIES, ILLINOIS, AT A  
MEETING HELD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_\_  
VILLAGE PRESIDENT  
ATTEST: \_\_\_\_\_  
VILLAGE CLERK

**PLAN COMMISSION'S CERTIFICATE**  
STATE OF ILLINOIS )  
COUNTY OF LAKE ) S.S.

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF BUFFALO GROVE,  
COOK AND LAKE COUNTIES, ILLINOIS, AT A MEETING HELD THIS \_\_\_\_\_  
OF \_\_\_\_\_, A.D. 20\_\_\_\_\_  
CHAIRMAN  
ATTEST: \_\_\_\_\_  
SECRETARY

**VILLAGE COLLECTOR'S CERTIFICATE**  
STATE OF ILLINOIS )  
COUNTY OF LAKE ) S.S.

I HEREBY CERTIFY THAT I FIND NO DEFERRED INSTALLMENTS OF  
OUTSTANDING UNPAID SPECIAL ASSESSMENTS DUE AGAINST THE PROPERTY  
DESCRIBED IN THE PLAT HEREON DRAWN, BUFFALO GROVE, COOK AND LAKE  
COUNTIES, ILLINOIS, DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_

**VILLAGE ENGINEER'S CERTIFICATE**  
STATE OF ILLINOIS )  
COUNTY OF LAKE ) S.S.

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF BUFFALO GROVE,  
COOK COUNTIES, ILLINOIS, DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_

**VILLAGE ENGINEER**

**EASEMENT PROVISIONS**

An easement for serving the subdivision and other property with electric  
and communication services is hereby reserved for and granted to:  
Commonwealth Edison Company  
and  
Illinois Bell Telephone Company dba AT&T, Grantees.

Their respective easements, easements and easements jointly and severally, to construct, operate, repair,  
maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, guys,  
masts, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets or other facilities  
used in connection with overhead and underground transmission and distribution of electricity,  
communications, sounds and signals in, over, under, across, along and upon the surface of the property  
shown within the dashed or dotted lines (or similar designation) on the plat and marked "Easement";  
whether public or private, together with the rights to install required service connections over or under the  
surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and  
common area or areas, the right to cut, trim or remove trees, bushes, roots and saplings and to clear  
obstructions from the surface and substructure as may be reasonably required incident to the rights herein  
given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be  
placed over Grantee's facilities in, over or over the property within the dashed or dotted lines (or similar  
designation) marked "Easement"; "Utility Easement"; "Public Utility Easement"; "P.U.E." or similar  
designation) without the prior written consent of Grantees. After installation of any such facilities, the  
grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation  
and maintenance thereof.

**EASEMENT PROVISIONS**

The term "Common Easement" shall have the meaning set forth for each term in the "Common  
Easement" Property Act, Chapter 225 ILCS 605/20, as amended from time to time.

The term "Common area or areas" is defined as a lot, parcel or area of real property, the beneficial use and  
enjoyment of which is reserved in whole or in an appurtenant to the separately owned lots, parcels or  
areas within the dashed or dotted lines (or similar designation) on the plat by terms such  
as "facilities", "common easement", "open space", "open area", "common ground", "parking" and "Common  
area or areas". The term "Common area or areas" and "Common Easement" include not only property surfaced with  
paved driveways and walkways, but include real property physically occupied by a building, Service  
Business District or structures such as a pool, swimming pool or mechanical equipment.

Relocation of facilities will be done by Grantees at cost of the Owner/Lot Owner, upon written request.

ACCEPTED: \_\_\_\_\_  
COMMONWEALTH EDISON COMPANY

PRINTED NAME AND TITLE

ACCEPTED: \_\_\_\_\_  
NORTHERN ILLINOIS GAS COMPANY

PRINTED NAME AND TITLE

ACCEPTED: \_\_\_\_\_  
COMCAST-XFINITY

PRINTED NAME AND TITLE

**GENERAL VILLAGE EASEMENT PROVISIONS**

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

**VILLAGE OF BUFFALO GROVE**

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

**NOTE:**

BASED UPON EXAMINATION OF THE FEMA MAPS IT HAS BEEN  
DETERMINED THAT SOME OF THE PROPERTY SHOWN HEREON IS  
SUBJECT TO FLOOD RISK (THE PROPERTY FALLS WITHIN A ZONE  
"AE" & "X" AREA) AS PORTRAYED ON FLOOD INSURANCE RATE  
MAP, COMMUNITY PANEL NO. 17097C0262K, EFFECTIVE DATE:  
09-18-2013.

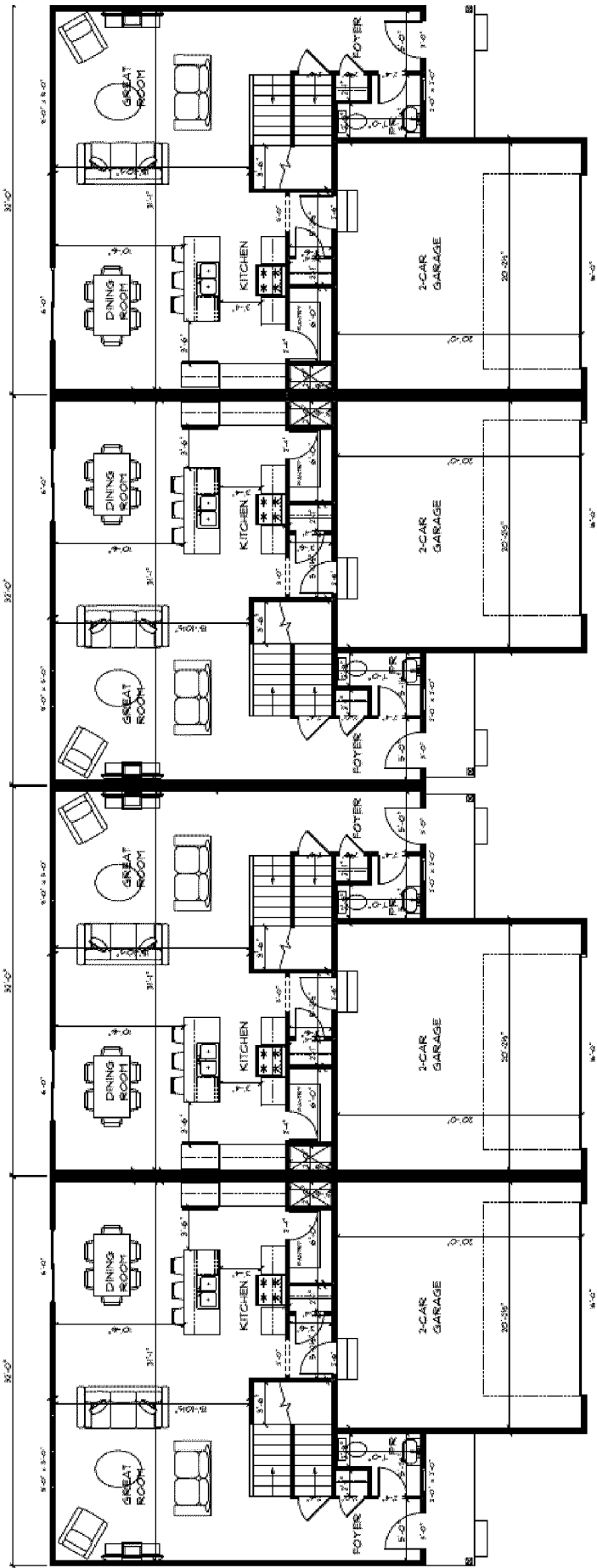
FIELDWORK COMPLETED: 02-07-2023  
CLIENT NAME: The Hutton Group  
ADDRESS: 747 Lake Cook Road, Suite 100W  
Deerfield, IL 60015

**NOTES:**

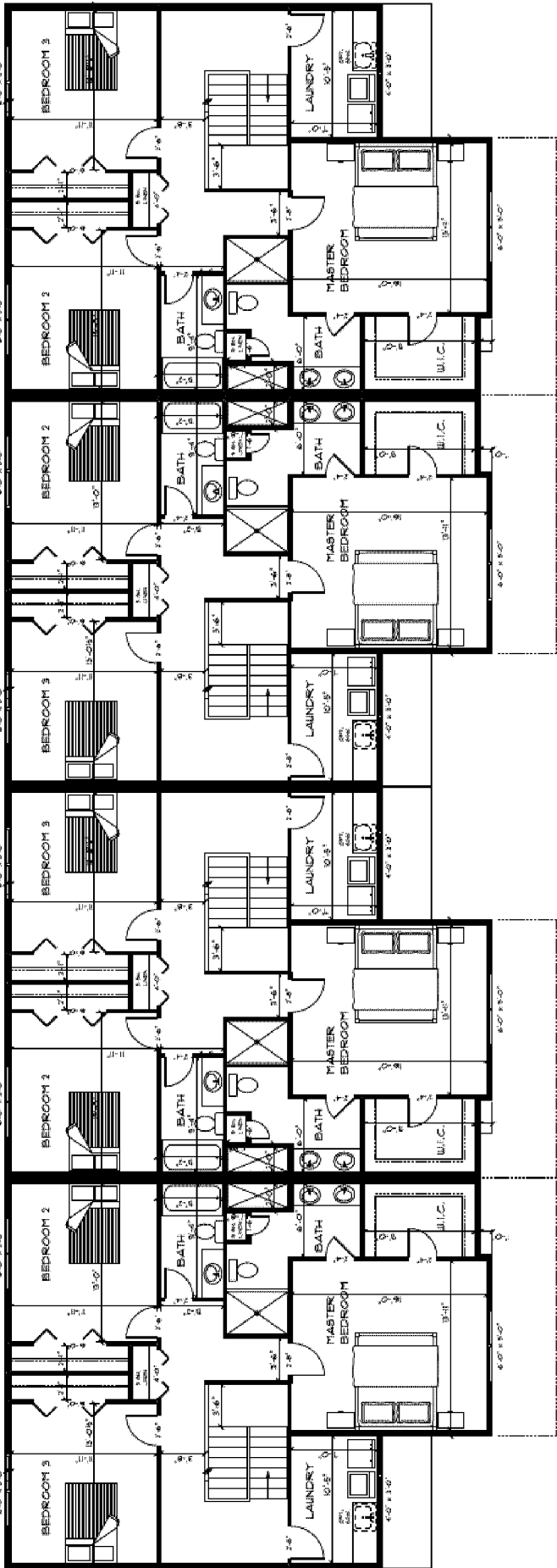
PLAT IS VOID IF THE Impressed Surveyors Seal does not appear.  
Only those Building Lines or Easements shown on a Recorded  
Subdivision Plat or from a Recorded Document or as shown  
hereon; check local ordinances before building.

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  
GRAYSLAKE, ILLINOIS 60030  
PHONE: 847-223-0914 FAX: 847-223-0680



Square Feet: 836



Square Feet: 1108





Attachment: Final Plan Set (400 LaSalle Ln - Townhome Development)



**HURON GROUP**  
HOMES CONSTRUCTION DES

**Contact:**  
Steve Goodman  
Vice President, Development  
M: 847-917-6550  
E: [sgoodman@thehurongroup.com](mailto:sgoodman@thehurongroup.com)

**400 LaSalle Lane**  
Residential Development Proposal

### PLANNED UNIT DEVELOPMENT STANDARDS

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

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

**Response:** Correct, this standard is met.

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

**Response:** Correct, attached residential uses are directly adjacent to the site.

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

**Response:** Correct, no physical features of this nature exist on the property.

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

**Response:** Correct, no variations are being requested.

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

**Response:** Correct, the lots are all compliant with Village Code requirements. The outlots created by the subdivision have been requested by the Village to retain control of utility facilities.

### SPECIAL USE STANDARDS

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

*Response: The special use will not be a detriment or endanger the public health, safety, moral comfort, or general welfare of the public. The residential development will be adjacent to other residential properties and will be an improvement to the current vacant lot.*

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

*Response: The townhome project will conform to the current zoning and harmony of the development district.*

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

*Response: The townhome project will not diminish, impair, or devalue the current homes in the neighborhood. The townhomes are estimated to be priced between \$500,000-\$550,000. They will be an improvement to the neighborhood and likely will increase property values for adjacent properties.*

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

*Response: The townhome project will not hinder or discourage any adjacent land or buildings in the zoning district it will be located in.*

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

*Response: There are currently all the utilities and roads needed to complete this townhome project. The development will meet all Village and County requirements for stormwater drainage and improvements.*

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

*Response: The townhome project has 2 garage spaces and 2 driveway spaces for each unit as well as street parking and will not create a traffic hazard or congestion for the area. Twelve townhome units will not generate a significant amount of traffic, and the surrounding roadways have capacity to absorb the little traffic that will be generated.*

## Kelly Purvis

---

**From:** Kelly Purvis  
**Sent:** Thursday, March 30, 2023 1:07 PM  
**To:** Kelly Purvis  
**Subject:** FW: Village sale of property  
  
**Importance:** High

Dear Senator Johnson,

I am writing this petition on behalf of myself and other concerned residents of Buffalo Grove to express our strong objection to the recent decision by the village to sell the property facing our backyards to a private party for the construction of townhouses. We were not given any prior notice or opportunity to voice our concerns before this decision was made, which we believe goes against the principles of transparency and community engagement.

The construction of these townhouses will significantly impact our quality of life due to the dust and noise pollution that we will have to endure for several years, on top of the recent road construction in this area. Furthermore, the increased housing supply resulting from the townhouses may lead to a decline in property values in our area, as well as increase opportunities for flooding, directly affecting our financial well-being.

We kindly request that you take the following actions on our behalf:

Investigate the decision-making process that led to the sale of the property and the approval of the townhouse construction project.

Halt the construction of the townhouses until a comprehensive review of the project's impact on our community has been conducted, including a thorough evaluation of the environmental, social, and economic consequences of the development.

Consider alternative uses for the property in question that would be more beneficial to our community and less disruptive to our lives, such as a public park or recreational space for families, which this village needs far more than additional housing, gas

stations, or storage units.

We believe that it is crucial for our local government to prioritize the well-being of its residents and to maintain open and transparent communication with the community. We trust that you will give our concerns the attention they deserve and take appropriate action to address the issues we have raised.

Thank you for your time and consideration. We look forward to your response and a resolution to this matter.

Sincerely,

Andy and Maria Park  
310 Thompson Blvd  
Buffalo Grove, IL 60089



**Action Item : Consider a Petition to the Village of Buffalo Grove for an Amendment to Special Use Ordinance No. 1989-83 and Preliminary Plan Approval to Allow the Construction of a Cricket Pitch Within the Existing Park at 3050 N Main Street.**

#### **Recommendation of Action**

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

Jonathan Altenberg, Supervisor of Vernon Township, is requesting approval for an amendment to the Special Use Ordinance No. 1989-83 and the Preliminary Plan Approval to build a cricket pitch within the property's baseball and softball fields at 3050 N Main Street

#### **ATTACHMENTS:**

- 3050 N Main Street, Vernon Township Cricket - Staff Report 23-0330 (PDF)
- 3050 N Main Street - Plan Set (PDF)

**Trustee Liaison**  
Ottenheimer

**Staff Contact**  
Andrew Binder, Community Development

Tuesday, April 4, 2023

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

|                                      |                                                                                                                                                                                                                               |
|--------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>MEETING DATE:</b>                 | April 4, 2023                                                                                                                                                                                                                 |
| <b>SUBJECT PROPERTY LOCATION:</b>    | 3050 N Main Street, Buffalo Grove, IL 60089                                                                                                                                                                                   |
| <b>PETITIONER:</b>                   | Jonathan Altenberg, Vernon Township                                                                                                                                                                                           |
| <b>PREPARED BY:</b>                  | Andrew Binder, Associate Planner                                                                                                                                                                                              |
| <b>REQUEST:</b>                      | Petition to the Village of Buffalo Grove for an amendment to Special Use Ordinance No. 1989-83 and the Preliminary Plan Approval to allow the construction of a Cricket Pitch within the existing park at 3050 N Main Street. |
| <b>EXISTING LAND USE AND ZONING:</b> | The property is a 14.4-acre site is zoned R-7: Dwelling District and is currently the site of Vernon Township’s Administration Building and public park.                                                                      |
| <b>COMPREHENSIVE PLAN:</b>           | The Village Comprehensive Plan calls for this property to be an Public /Semi-Public.                                                                                                                                          |

**PROJECT BACKGROUND**

Jonathan Altenberg, Supervisor of Vernon Township, is requesting approval for an amendment to the Special Use Ordinance No. 1989-83 and the Preliminary Plan Approval to build a cricket pitch within the property’s baseball and softball fields at 3050 N Main Street (as shown in Figure 1).

In 1989, the Vernon Township facilities site at 3050 Main Street and 2950 Main Street was annexed and rezoned into the Village. Under Ordinance 1989-83, the property was rezoned to R-7 dwelling district with a Special Use for governmental facilities, community services, and recreational uses. With the proposed Cricket Pitch differing from the previously approved amenities on the site, an amendment to the Special Use Ordinance is required. In addition, since the proposed changes involve the construction of a new recreational structure (greater than 500 sqft in area), approval of a preliminary plan is also required.

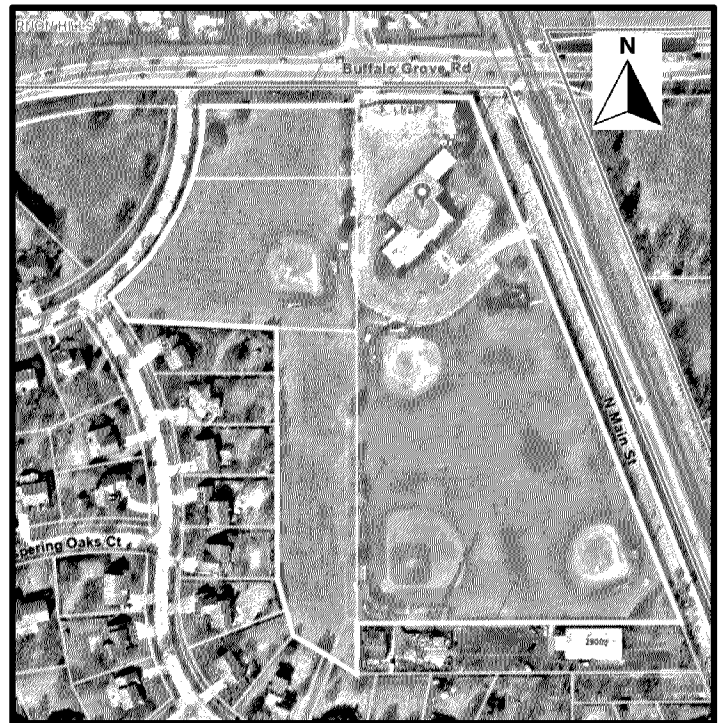


Figure 1: Subject Property

**PLANNING & ZONING ANALYSIS**

- Public parks are a Special Use in all residential districts. The existing park has baseball, softball and soccer fields as well as a playground area. The 2009 Comprehensive Plan indicates that this site should remain a public space.
- The Petitioner is proposing a 66’ by 12’ (792 sqft) cricket pitch at the current park (See Figure #2 & #3). The proposed Cricket Pitch will be placed in the middle of the existing baseball and softball fields. The pitch will be setback 135’ from the east property line and 110’ from the south property line. The proposed

improvement will be consistent with the park's current use, as visitors currently use the baseball and softball fields to play Cricket.

- With the proposed Cricket Pitch, no exterior lights will be added to the site, nor will the existing baseball/softball lights be allowed for cricket. The proposed Cricket Pitch will not include the wickets (players will need to bring their own equipment), which are required to play the game of Cricket.

#### Parking

- The Township Administration Building and Community Service Building have a total of 125 parking spaces. Per the Village's parking requirements for a park, 1 parking stall is required per 5,000 sqft of land area for a park; the existing park area is approx. 475,000 sqft, which requires 95 parking stalls. The existing parking meets the requirement of the Village Code.

### View from West



Figure 3

### View from East

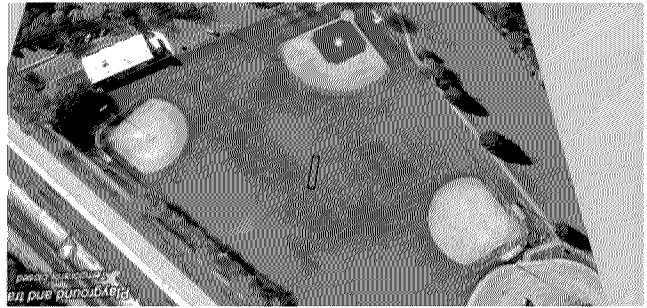


Figure 3

#### DEPARTMENTAL REVIEWS

| Village Department | Comments                                                                    |
|--------------------|-----------------------------------------------------------------------------|
| Engineering        | The Village Engineer has reviewed the plans and does not have any concerns. |

#### STANDARDS

Pursuant to the Zoning Ordinance, the proposed recreational use does require a Special Use Amendment in the R-7 Dwelling District. The Planning & Zoning Commission shall make a recommendation to the Village Board regarding the proposed use based upon the following criteria:

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

these parking areas shall be designed so as to prevent traffic hazards, eliminate nuisance and minimize traffic congestion in the public streets.

*The petitioner's response to the standards is included in the attached packet.*

#### **SURROUNDING PROPERTY OWNERS**

Pursuant to Village Code, the contiguous property owners were notified by mail 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 received one inquiry from nearby property owners.

#### **STAFF RECOMMENDATION**

Staff recommends **approval** of the amendment to Special Use Ordinance No. 1989-83 and Preliminary Plan approval to allow the construction of a Cricket Pitch within the existing park at 3050 N Main Street, subject to the conditions listed in the PZC motion below.

#### **ACTION REQUESTED**

The Planning & Zoning Commission (PZC) shall open the public hearing and take public testimony concerning the Special Use Amendment and Preliminary Plan request at 3050 N Main Street. The PZC shall make a recommendation to the Village Board regarding the request.

#### **Suggested PZC Motion**

*The PZC moves to make a positive recommendation to the Village Board for the Amendment to Special Use Ordinance No. 1989-83 and Preliminary Plan Approval to allow the construction of a Cricket Pitch within the existing park at 3050 N Main Street, subject to the following conditions:*

1. *The proposed development shall be developed in substantial conformance with the plans attached and in accordance with Section 16.20.070 of the Development Ordinance.*
2. *The Special Use is granted to Vernon Township for the construction of a Cricket Pitch at 3050 N Main Street, which shall not run with the land.*
3. *The Special Use granted to the Vernon Township is assignable to subsequent petitioners seeking assignment of this special use as follows:*
  - a. *Upon application of a petitioner seeking assignment of this Special Use, the Corporate Authorities, in their sole discretion, may refer said application of assignment to the appropriate commission(s) for a public hearing or may hold a public hearing at the Village Board.*
  - b. *Such assignment shall be valid only upon the adoption of a proper, valid and binding ordinance by the Corporate Authorities granting said assignment, which may be granted or denied for any reason.*

#### **ATTACHMENTS**

- Petitioner's Narrative Statement
- Petitioner's Response to the Special Use Standards
- Site Plan & Plat of Survey
- Cricket Pitch Specs
- Ord. 1989-83

## Item 1: Project Narrative

Vernon Township seeks to build a cricket pitch on our fields located at 3050 N. Main Street in Buffalo Grove. As the Township continues to evaluate our existing portfolio of recreational services and programs, we have been contemplating the addition of a cricket pitch to our fields. Users currently use our baseball and softball fields informally to play cricket. Over the years, many residents have reached out to elected officials regarding the desire to have additional high-quality cricket pitches across the region.

Vernon Township has worked with vendor SportCourt Midwest to design and evaluate the feasibility of a cricket pitch at the site. A 66' x 12' x 4" concrete pad is expected to be poured on top of 4" of compacted stone and covered with 2" thick artificial turf. The orientation of the cricket pitch is designed to be able to maintain use of the softball fields located at the NW and SE corner of the property. The distance between the pitch and home plate exceeds the expected field of play for the softball fields. The raised mound located on the baseball field at the SW corner will be removed as part of this.

Vernon Township additionally plans to add padding to the light poles that are around the edges of the field of play. The lights are not designed to illuminate the cricket pitch and no lights will be allowed for use with cricket. Our existing lots at the Township Administration Building and Community Service Building have 60 and 65 parking spaces, respectively. Each lot also has four ADA spaces.

Estimated users are expected to vary, although we expect groups of ~20 people to play most weekends during the summer during our existing park hours. Weekday use is expected to be light, with potential for youth league practices and games during the afternoon and evening in the summers. We intend to extend our existing ballfield rules to cricket pitch users to maintain consistency in rules.

Item 5: Written response to the Special Use Standards.

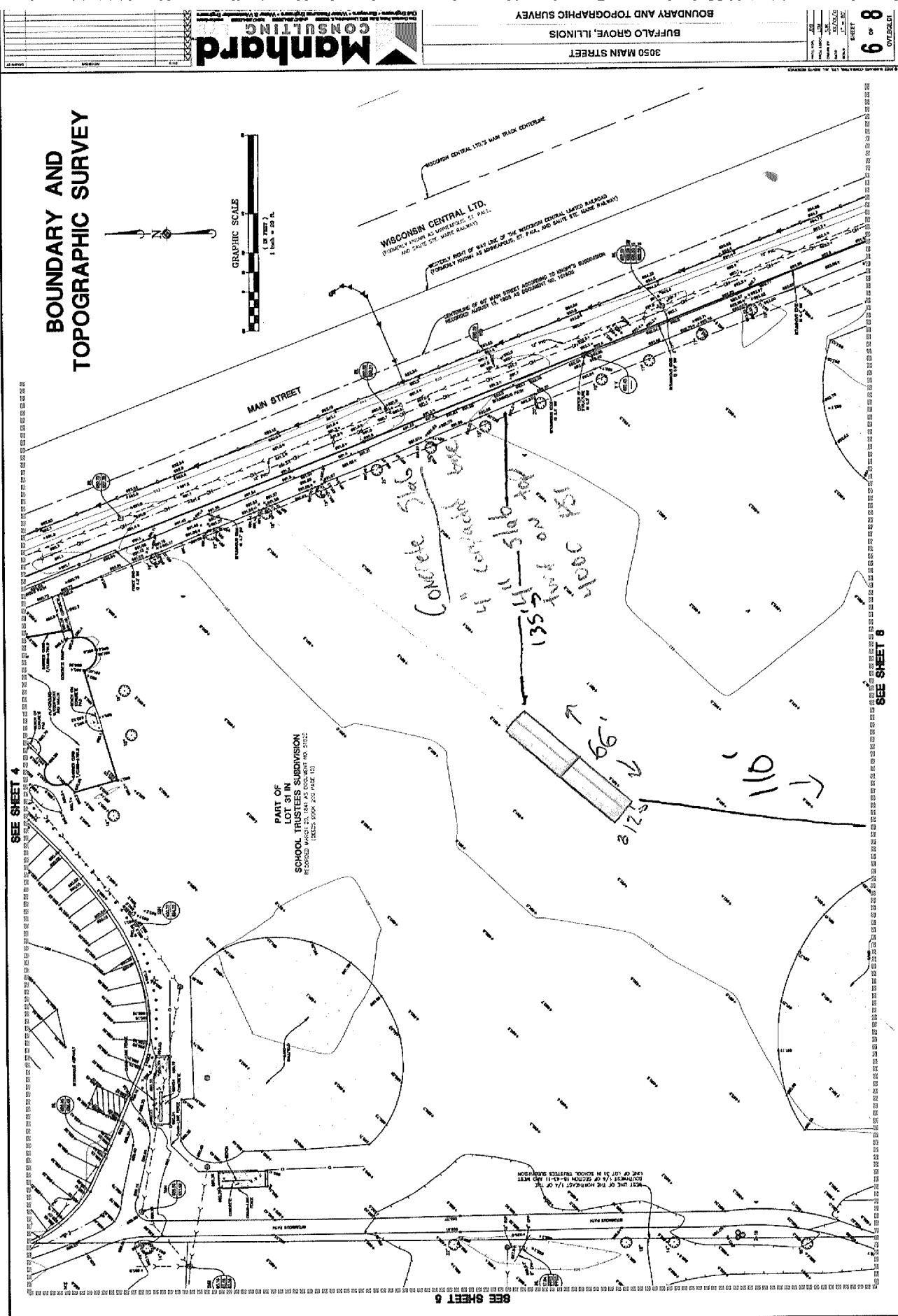
**A. All special uses shall meet the following criteria:**

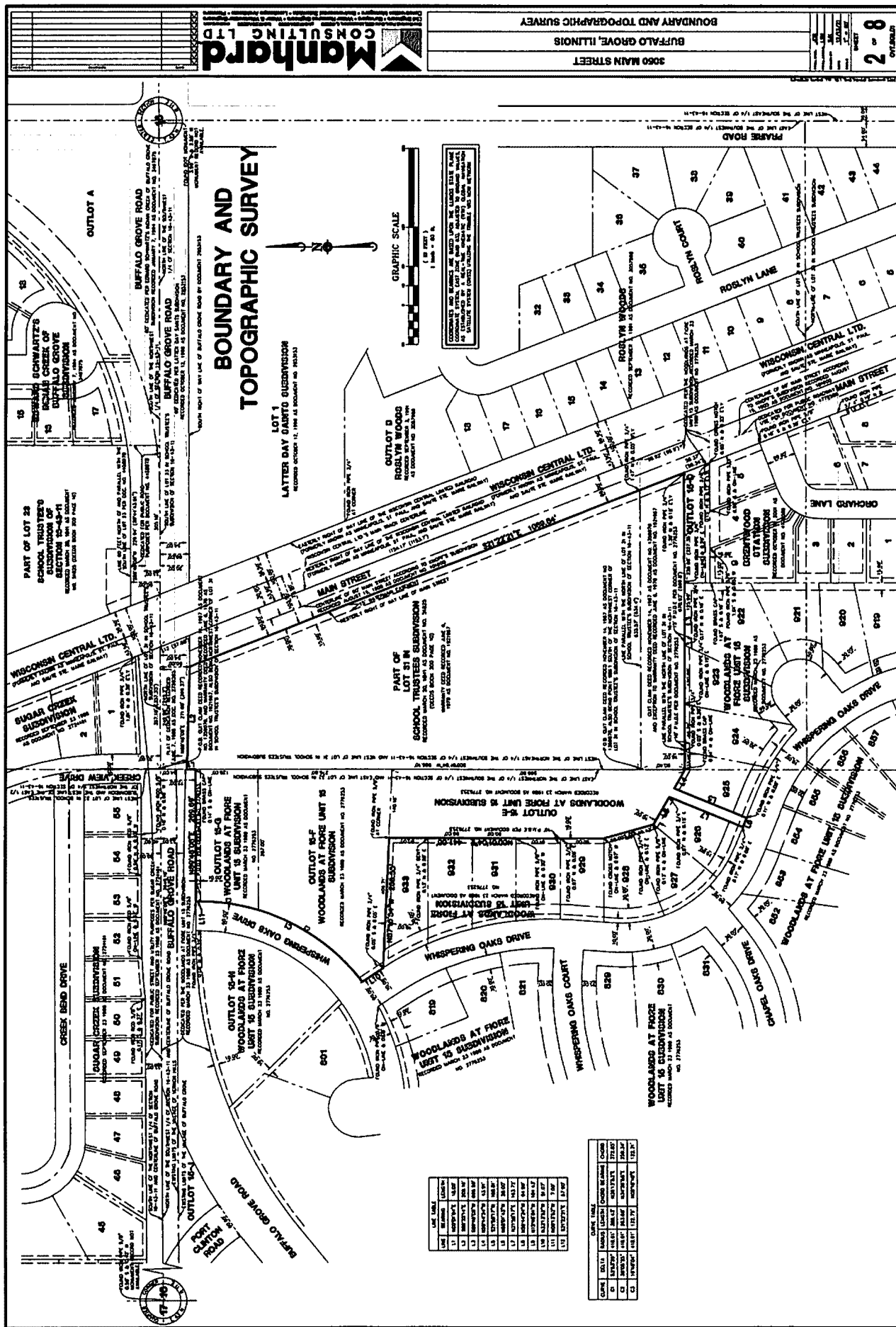
1. The special use will serve the public convenience at the location of the subject property; or the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
  - i. With existing ballfields and recreational use, the addition of a cricket pitch will further serve the public convenience at Vernon Township.  
Appropriate safety measures are being implemented to avoid any issues.
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;
  - i. Given the existing ballfields and recreational use, the addition of a cricket pitch will be in harmony with the appropriate, orderly development of the district.
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;
  - i. There is expected to be no major spill over into the property in the immediate vicinity of the subject property. Any effects are not expected to be different than the presence of a baseball or football team.
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;
  - i. The cricket pitch does not greatly alter the existing purpose of the site and it does not impede or hinder adjacent developments.
5. Adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided;
  - i. There are no expected utilities, roads, or other facilities needed. Drainage is not expected to be an issue given the substantial grass fields capable of absorbing the minimal runoff from the slab.
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.

- i. There are no planned changes to the Vernon Township parking lot. Additional parking is available at the Township's Community Services Building and Peterson Park.
- B. The special use shall in all other respects conform to the applicable regulations of the zoning district in which it is located, except as such regulations may be varied. Notwithstanding the foregoing, business planned unit developments shall conform with Section 17.44.040(D) unless varied.
- C. The Planning and Zoning Commission may recommend and the Corporate Authorities may impose such conditions and restrictions upon the subject property, the location, the construction and design of buildings and use of the property benefited by such special use as may be necessary or appropriate to comply with the foregoing criteria.
- D. Notwithstanding Chapter 17.52, the Planning and Zoning Commission may recommend and the Corporate Authorities may vary the regulations of the zoning district in which the special use is located subject to meeting the criteria of Section 17.52.070(A)(1)–(3), except for planned unit developments which shall meet the general objectives of Section 17.28.050(A)(1)–(7).

## Item 8: Site Plan with Proposed Cricket Pitch

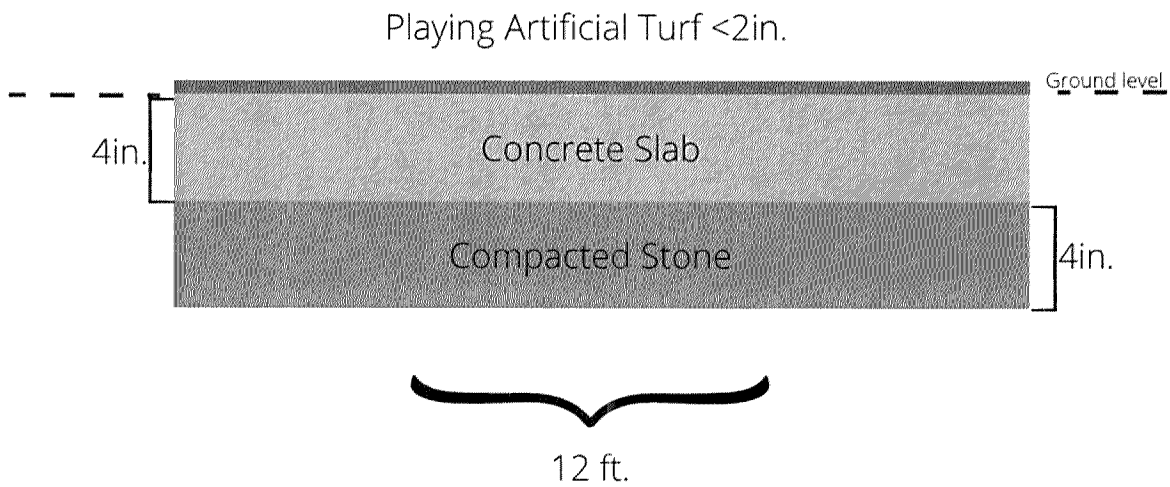
See attached document.



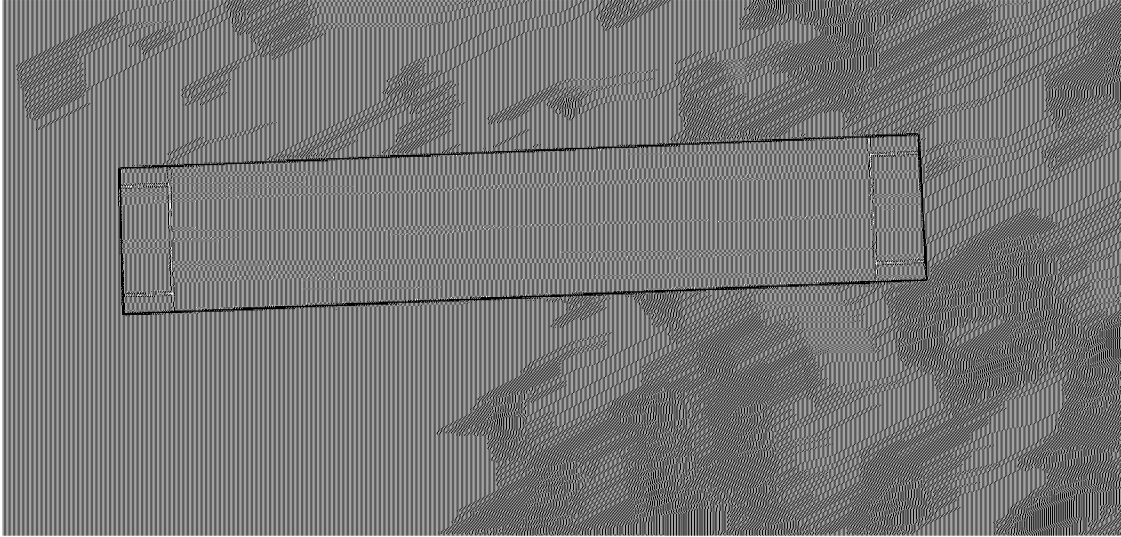


## Items 9 and 10: Engineering Specifications and Plans

## Vernon Township Cricket Pitch



# Direct Vertical View



## View from South



# View from West



# View from East



11/1/89

ORDINANCE NO. 89- 83AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING  
ORDINANCE OF THE VILLAGE OF BUFFALO GROVE  
COOK AND LAKE COUNTIES, ILLINOISVernon Township Facilities, Port Clinton Road/Main Street, Prairie View

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

WHEREAS, the property legally described in Exhibit A hereto was annexed to the Village of Buffalo Grove by Ordinance No. 89- 81 pursuant to a written Annexation Agreement dated November 6, 1989, and approved by the Village by Ordinance No. 89- 82 ; and,

WHEREAS, notice of the public hearing for zoning and annexation in said Annexation Agreement has been given and the public hearings were held.

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

Section 1. The Comprehensive Zoning Ordinance of the Village of Buffalo Grove, Cook and Lake Counties, Illinois as amended is hereby further amended by classifying the property described in Exhibit A hereto in the R-7 Dwelling District and granting a Special Use for governmental facilities, community services, and recreation use.

Section 2. Development of the property shall be in compliance with the Annexation Agreement dated November 6, 1989, passed and approved pursuant to Ordinance No. 89- 81 .

Section 3. This Ordinance shall be in full force and effect on and after its passage and approval and according to law. This Ordinance shall not be codified.

AYES: 6 - Marienthal, Glove,r Reid, Shifrin, Mathias, O'Malley

NAYES: 0 - None

ABSENT: 0 - None

PASSED: November 6 1989 APPROVED: November 6 1989

APPROVED:

  
VERNA L. CLAYTON, Village President

ATTEST:   
Village Clerk

EXHIBIT A

## LEGAL DESCRIPTION

VERNON TOWNSHIP FACILITIES

SUBJECT PROPERTY LEGAL DESCRIPTION: That part of Lot 31 in School Trustee's Subdivision of Section 16, Township 43 North, Range 11, East of the 3rd Principal Meridian, described as follows: beginning at the northwest corner of said Lot 31; thence south along the west line thereof 1076.50 feet; thence east parallel with the north line of said Lot 31 669.80 feet to the westerly right of way line of the Wisconsin Central Railway Company; thence northerly along said westerly right of way 1153.7 feet to the north line of said Lot 31 and thence west 249.20 feet to the corner of beginning except that part thereof annexed to the Village of Vernon Hills.

SUBJECT PROPERTY COMMON DESCRIPTION: The approximately 11.3 acres at the southwest corner of Port Clinton Road and Main Street in unincorporated Prairie View, IL.



**Action Item : Consider a Petition to the Village of Buffalo Grove for Special Uses to Allow a Childcare Center and a Private Preschool/Elementary School in the R-5: One Family Dwelling District at 1250 Radcliffe Road.**

#### **Recommendation of Action**

Staff recommends approval, subject to the conditions in the attached Staff Report.

Medetbek Begmatov, Trustee with Silk Road International School - Chicago (SRIS - Chicago), Inc, owner of the property, is requesting approval of a Special Use to allow a childcare center and a private preschool/elementary school at 1250 Radcliffe Road. The Proposed Childcare Center and Preschool/Elementary School would be located within the existing building.

#### **ATTACHMENTS:**

- 1250 Radcliffe Rd, Silk Road SU - Staff Report 23-0330 (PDF)
- 1250 Radcliffe - Plan Set 23-0330 (PDF)

**Trustee Liaison**  
Johnson

**Staff Contact**  
Andrew Binder, Community Development

Tuesday, April 4, 2023

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

|                                      |                                                                                                                                                                                                    |
|--------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>MEETING DATE:</b>                 | April 4, 2023                                                                                                                                                                                      |
| <b>SUBJECT PROPERTY LOCATION:</b>    | 1250 Radcliffe Road, Buffalo Grove, IL 60089                                                                                                                                                       |
| <b>PETITIONER:</b>                   | Medetbek Begmatov, SRIS Holdings                                                                                                                                                                   |
| <b>PREPARED BY:</b>                  | Andrew Binder, Associate Planner                                                                                                                                                                   |
| <b>REQUEST:</b>                      | A Petition to the Village of Buffalo Grove for Special Uses to allow a childcare center and a private preschool/elementary school in the R-5: One Family Dwelling District at 1250 Radcliffe Road. |
| <b>EXISTING LAND USE AND ZONING:</b> | The property is a 3.76-acre lot, improved with a 54,000 sqft vacant building, and is zoned R-5: One Family Dwelling District.                                                                      |
| <b>COMPREHENSIVE PLAN:</b>           | The Village Comprehensive Plan calls for this property to be a Public/Semi-Public use.                                                                                                             |

**PROJECT BACKGROUND**

Medetbek Begmatov, Trustee with Silk Road International School – Chicago (SRIS – Chicago), Inc, owner of the 1250 Radcliff property, is requesting approval of a Special Use to allow a childcare center and a private preschool/elementary school on the subject property. The existing site is 3.76 acres in area and improved with a vacant 54,000-square-foot building and a surface parking lot. The property is zoned R-5: One Family Dwelling District and a Special Use is required for each of the proposed uses. The SRIS is proposing to offer infant-toddler care, pre-kindergarten, kindergarten, 1<sup>st</sup> – 3<sup>rd</sup>-grade elementary school, and provide after-school and weekend activities at the subject property (See Figure #1).

**SITE HISTORY**

- In 1972, the site and the building were approved, constructed, and operated as a District 21 public elementary school, named Washington Irving School.
- In 1985, a Special Use was granted to the Jewish Federation of Metropolitan Chicago to operate a Community Center, a Private Child Care Center, and other related activities.
- In 2005, the Village approved a Special Use for Lord’s Love Community Church to operate a place of worship, religious education, and accessory uses that included child daycare and small-scale educational programs such as music and dance lessons, academic programs, and consulting and health screenings.
- Since 2018, the building has been vacant and has fallen into disrepair. It has many documented property maintenance issues that will need to be addressed prior to being operational. While there has been interest in the site over the years, the renovation costs have usually deterred potential buyers.

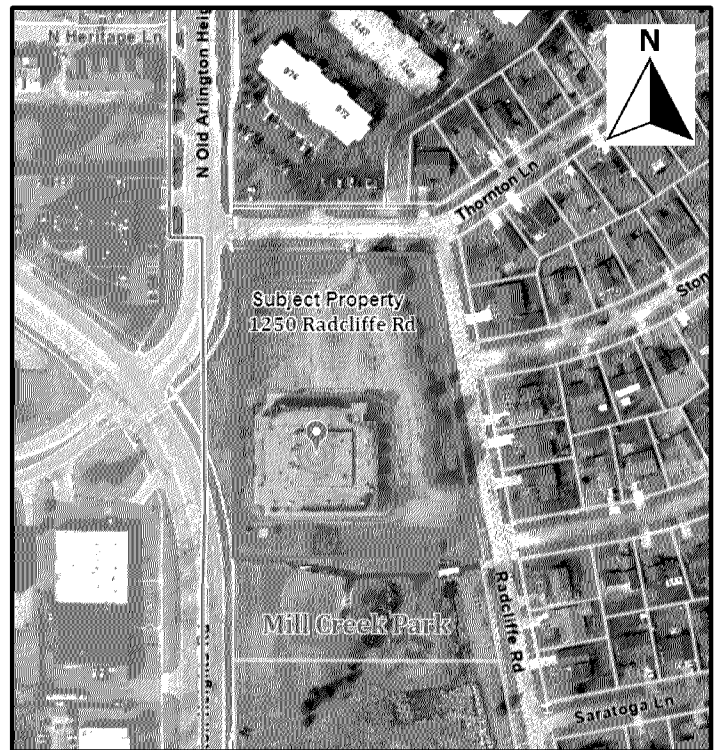


Figure 1: Subject Property

## PLANNING & ZONING ANALYSIS

### Proposed Use & Operations

- SRIS - Chicago is looking to open and operate a daycare and prekindergarten through 3<sup>rd</sup>-grade education and cultural facility at the subject property. The proposed use will offer infant-toddler care, pre-kindergarten, kindergarten, 1st – 3rd-grade elementary school, and after-school and weekend enrichment programs. The afterschool and weekend enrichment programs will include Kyrgyzstan history classes, Kyrgyz cultural lessons, and Kyrgyz language classes, as well as other programs. Figure #2 below provides the hours of operation and proposed uses of the building.
- There are no plans for any activities/events to take place outside the building. All events would be subject to review by the Village for a Special Event Permit.
- The Petitioner has projected an enrollment of 68 students for the upcoming school year. In the future, they anticipate a maximum enrollment of 136 daycare children and 200 pre-K to 3<sup>rd</sup> grade students.
- The proposed use will have a total of 30 staff members; 14 staff members for the daycare center and 16 staff members for the Preschool/Elementary School.

| Silk Road International School: Proposed Hours of Operation and Anticipated Enrollment |                          |               |          |
|----------------------------------------------------------------------------------------|--------------------------|---------------|----------|
| Use                                                                                    | Hours of Operation       | Teacher/Staff | Students |
| Daycare                                                                                | M-F: 6:00 AM - 6:00 PM   | 14            | 136      |
| School Use                                                                             | M-F: 8:45 AM - 3:35 PM   | 16            | 200      |
| Enrichment Programs:<br>Kyrgyzstan History,<br>Cultural, and Language<br>classes       | M-F: 3:15 PM - 6 PM      | TBD           | TBD      |
|                                                                                        | Sat-Sun: 10:15 AM - 3 PM |               |          |

Figure 2: SRIS Proposed Operation

- The hours of operation of the daycare and school will be from 6:00 AM to 6:00 PM. The previously approved Special Uses for the site in 1985 and 2005 were approved with the condition that activities in the building shall be operated no earlier than 6:00 am and no later than 10:00 pm. Since the proposed use is very similar in nature, Village Staff is recommending that the same condition of approval apply for SRIS.
- The proposed school will be required to meet all Illinois State School Standards, and the childcare facility will be required to meet all Illinois Department of Children and Family Services (DCFS) requirements.
- While the petitioner will be making a significant investment to the interior of the building to bring it up to current code requirements and make the building operational, there are minimal changes proposed to the exterior of the building or the site. Minor improvements include parking lot resurfacing and striping, the addition of a refuse enclosure and installation of a new sign panel.

### Existing and Surrounding Uses

- The subject property is adjacent to the following zoning and land uses:
  - North – Existing Use: Mill Creek Condominiums; Zoned: R-9: Multiple-family dwelling district
  - East – Existing Use: Single-Family Residential; Zoned: R-5: One Family Dwelling District
  - South – Existing Use: Mill Creek Park (BG Park District); Zoned: R-5: One Family Dwelling District
  - West – Existing Use: Industrial Uses (Arlington Heights); Zoned: M-1
- The proposed Special Use is consistent with the existing and surrounding uses, as well as the Village's Comprehensive Plan. The property's history and context consist of community uses for various purposes, including child daycare and elementary school.

### Parking & Site Access

- Pursuant to the Zoning Ordinance, an elementary school (pre-K-8th) requires 1 space per employee, and a childcare facility requires 2 spaces per 1,000 square feet. The petitioner is proposing to have up to 30 teachers/employees at maximum capacity and use 27,000 square feet for the childcare use. Therefore, a total of eighty (84) parking spaces are required.
- The current parking lot has 121 parking stalls, which meets the Village's parking requirements for the proposed uses.
- The petitioner's traffic study, included in the packet, indicates there will be adequate parking available during the peak demand as well (an estimated 59 parking spaces will be needed).

- The site has two access drives; one along Thornton Lane and one along Radcliffe Road.
- Per the recommendation from KLOA (the petitioner's traffic consultant), the access off Radcliffe Road will be gated, with allowable access for Village emergency vehicles only.

#### **Traffic & Drop-off/Pick-up Operations**

- The Petitioner has provided a traffic analysis from KLOA, who have indicated that the existing traffic facilities can accommodate the proposed use at peak enrollment.
- The traffic analysis provides information on the drop-off and pick-up operation for the proposed childcare and preschool/elementary use. All children will be escorted in and out of the facility, by either their parent/guardian or school staff. The parents dropping off or picking up their children for daycare will be required to park their cars on site and walk in and out of the school. There will be 20 parking spaces signed specifically for pick-up/drop-off operations. The parents dropping off or picking up their children for school will be required to use the drop-off/pick-up lane. The Petitioner has noted that SRIS staff will be stationed outside to help with the drop-off/pick-up operations and aid vehicles exiting the site.
- The Petitioner has provided two (2) drop-off and pick-up circulation plans for the parking lot:

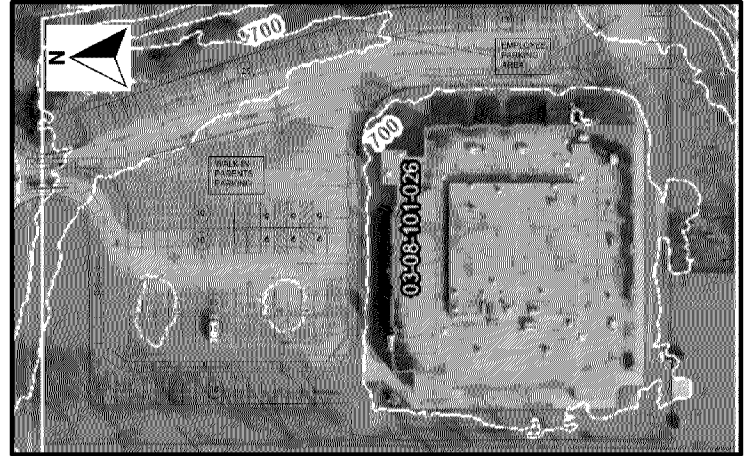


Figure 3: Plan A Circulation

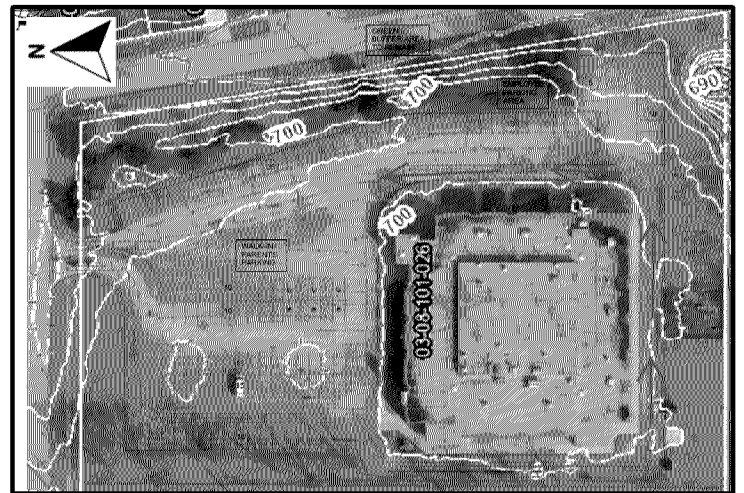


Figure 4: Plan B Circulation Plan

- Plan A (shown as Exhibit #3) is the proposed drop-off circulation for when the daycare/school opens with the lower projected enrollment (estimated 68 students). Plan A provides 26 stacking spaces in the drop off/pick-up queue.
  - Plan B (shown as Exhibit #4) will be implemented when the daycare and preschool/elementary school get closer to their anticipated maximum enrollment (336 children) or if traffic starts backing up to Thornton Lane. Plan B will provide additional stacking capacity; approx. 53 cars can be accommodated in the queue.
- KLOA has projected the peak drop-off time to be between 7:15 AM to 8:15 AM and the peak pick-up time from 4:30 PM to 5:30 PM. The Petitioner has agreed with KLOA's recommendation to begin the elementary school day at 8:45 AM and end at 3:35 PM to spread out the traffic load and minimize the impact on the adjacent roadways. By making this adjustment, the daycare drop-off will only overlap with the school drop-off for a 15-minute period.
- Staff is recommending a condition of approval, similar to a condition of the previously approved Special Use in 2005, that if the Village determines that ingress or egress to and from the property needs to be managed to avoid or mitigate traffic congestion on the streets adjacent to the property, the Petitioner shall implement the Plan B circulation pattern and/or other traffic safety measures as directed by the

Village. This may include additional parking lot striping, signage, or other improvements to help with traffic flow.

- KLOA made several recommendations to ensure drop-off/pick-up operations are efficient:
  - All vehicles should be required to pull all the way up to the end of the drop-off/pick-up zone before they are allowed to load/unload students.
  - Provide staff to aid in the drop-off/pick-up operation. It is recommended that a minimum of two aides be stationed along the eastern side of the building. This will ensure stacking is used efficiently and drivers are moving along the line and reducing unnecessary queueing.
  - Consideration should be given to moving vehicles in groups of three or four once parents have dropped off or picked up their children. Moving vehicles in groups will help speed up the process and ensure that queues are controlled in a more efficient manner.
  - The school should educate parents through flyers, emails, and the school website regarding the policies and procedures with respect to drop-off/pick-up operations. School officials and traffic aides will need to enforce these policies and procedures.
  - Provide staff at the access drive off Thornton Lane when needed to aid vehicles exiting the site.
- Village Staff is recommending a condition of approval that the above-recommended drop-off/pick-up measures be required for the proposed operation of the childcare and school use (both during initial operation and peak enrollment).

#### **Landscaping, Lighting & Signage**

- No landscaping, lighting, or signage improvements are currently proposed. If updates are made, all improvements will be required to meet Village Code.

#### **Security Assessment/Plan**

- The Petitioner is working with the Buffalo Police Department on a Security Assessment/Plan to ensure the safety of the students.

#### **DEPARTMENTAL REVIEWS**

| <b>Village Department</b> | <b>Comments</b>                                                                                                                                                                                                                                                                                         |
|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Engineering               | The Village Engineer has reviewed the proposed use and the traffic analysis and has no specific comments or concerns regarding the proposed use.                                                                                                                                                        |
| Police                    | The Police Department has reviewed the proposed use, has no concerns, and will be working with the Petitioner on creating a Security Assessment/Plan for the proposed use.                                                                                                                              |
| Fire                      | The Fire Department has reviewed the proposed use and has no specific comments or concerns regarding the proposed use or the proposed gate along Radcliffe Road. Fire did have comments regarding the new fire sprinklers and alarms which will be addressed during the building permit review process. |

#### **STANDARDS**

Pursuant to the Zoning Ordinance, the proposed uses require a Special Use in the R-5: One Family Dwelling District. The Planning & Zoning Commission shall make a recommendation to the Village Board regarding the proposed uses based upon the following criteria:

1. The special use will serve the public convenience at the location of the subject property; or the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
2. The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with said special use, the size of the subject property in relation to such special use, and the location of the site with respect to streets giving access to it shall be such that it will be in harmony with the appropriate, orderly development of the district in which it is located;

3. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted in such zoning district, nor substantially diminish and/or impair other property valuations with the neighborhood;
4. The nature, location and size of the buildings or structures involved with the establishment of the special use will not impede, substantially hinder, or discourage the development and use of adjacent land and buildings in accord with the zoning district within which they lie;
5. Adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided;
6. Parking areas shall be of adequate size for the particular special use, which areas shall be properly located and suitably screened from adjoining residential uses, and the entrance and exit driveways to and from these parking areas shall be designed so as to prevent traffic hazards, eliminate nuisance and minimize traffic congestion in the public streets.

The petitioner's responses to the standards are included in the attached packet.

#### **SURROUNDING PROPERTY OWNERS**

Pursuant to Village Code, the contiguous property owners were notified by mail 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 received two comments or inquiries from nearby property owners.

#### **STAFF RECOMMENDATION**

Staff recommends **approval** of the Special Uses to allow a childcare center and a private preschool/elementary school at 1250 Radcliffe Road, subject to the conditions listed in the PZC motion below.

#### **ACTION REQUESTED**

The Planning & Zoning Commission (PZC) shall open the public hearing and take public testimony concerning the Special Use requests to allow a childcare center and a private preschool/elementary school in the R-5: One Family Dwelling District at 1250 Radcliffe Road. The PZC shall make a recommendation to the Village Board regarding the requested Special Uses.

#### ***Suggested PZC Motion***

*The PZC moves to make a positive recommendation to the Village Board for Special Uses for a childcare center and a private preschool/elementary school at 1250 Radcliffe Road, subject to the following conditions:*

1. *The Special Use is granted to Silk Road International School – Chicago to operate a childcare center and a private preschool/elementary school at 1250 Radcliffe Road, which shall not run with the land.*
2. *The Special Use granted to the Silk Road International School – Chicago is assignable to subsequent petitioners seeking assignment of this special use as follows:*
  - a. *Upon application of a petitioner seeking assignment of this Special Use, the Corporate Authorities, in their sole discretion, may refer said application of assignment to the appropriate commission(s) for a public hearing or may hold a public hearing at the Village Board.*
  - b. *Such assignment shall be valid only upon the adoption of a proper, valid and binding ordinance by the Corporate Authorities granting said assignment, which may be granted or denied for any reason.*
3. *Any incidental or directional signage for the site will be reviewed and administratively approved by Village staff.*
4. *The facility and all uses on the property shall operate no earlier than 6:00 a.m. and no later than 10:00 p.m.*
5. *Parking on the Property shall be managed to minimize impacts on adjacent properties. If the Village determines that ingress or egress to and from the Property needs to be managed to avoid or mitigate traffic congestion on streets adjacent to the Property, Petitioner shall take action to implement the Plan B circulation plan and/or make adjustments as directed by the Village.*

6. *The Petitioner shall implement the drop-off/pick-up measures as recommended in the KLOA traffic analysis.*

**ATTACHMENTS**

- Petitioner's Narrative Statement
- Petitioner's Response to the Special Use Standards
- Site Plan & Plat of Survey
- Traffic Analysis with additional Email Correspondence
- Interior Floor Plan
- Previously approved Ordinances for the 1250 Radcliffe Rd:
  - 1985-056
  - 2005-028
  - 2007-082



The mission of Silk Road International School – Chicago is to provide a culturally responsive learning environment and a high-quality educational experience. Our motto is "Culture is Key, Knowledge is Forever."

SRIS-Chicago will launch in 2023 with an enrollment of DayCare children and preKindergarten - 3rd Grade students. The program will combine curricula from Cambridge Assessment International Education and Illinois State Standards. A succinct way to describe the business would be an infant-toddler day care, pre-kindergarten, kindergarten, 1st - 3rd grade elementary school, and weekend activity center.

A typical week of child care services would include the following; children will have engaging activities from early morning into the late afternoon. The activities will be based on the age of the babies/children. This includes playtime, snacks, naps (more frequent for the younger children), physical activities, lunch-time, quiet read/art time, late snack, and games.

### **Enrollment**

Day Care students will be divided into 3 distinct groups; 0-2 years old (28 children), 2-3 years old (28 children), 3-8 years old (40 children), and 8 and older (40 children). The school students will be divided into the 5 grade levels; pre-Kindergarten (40 students), Kindergarten (40 students), 1<sup>st</sup> Grade (40 students), 2<sup>nd</sup> Grade (40 students), and 3<sup>rd</sup> Grade (40 students). In both situations, the groups will be divided into cohorts; 28 will have two cohorts of 14 and 40 will have two cohorts of 20.

We plan for a total of 136 daycare children and 200 Pre-K to 3<sup>rd</sup> Grade students. With a total of 336 pupils, the arrival and departure times will be different for the daycare and school system. These are maximum enrollment projections for the school and daycare. We will know the extent of enrollment success by the Fall and early Winter of 2023.

### ***Conservative Projection***

A conservative projection would say 68 students (50% of max enrollment) in Year 1 (2023). This would mean 1 cohort per group in daycare and 1 cohort per grade-level in the school. This would require only half of the academic and daycare staff. It would not change peak hours, it would reduce the volume.

Based on evaluations from engineers, our day care and elementary school will generate a limited volume of traffic as access to the site should continue to be provided via the full access drive off Thornton Lane. The access drive off Radcliffe Road should be gated at all times and only utilized as an emergency access, if needed.

**Arrival and Departure Times (Peak Hours) SRIS - School**

Arrival and Departure times for School Students: 8:45 AM and 3:35 PM (Mon-Fri)

**Arrival and Departure Times (Peak Hours) SRIS - Daycare**

Arrival and Departure times for Daycare systems: 6:00 AM and 6:00 PM: (Mon - Fri)

Peak drop-off time: 7:15 to 8:15 AM

Peak pick-up time: 4:30 to 5:30 PM

NOTE: The dismissal peak hour of the elementary school will not overlap with the evening peak hour of the day care center thus providing for good synergy between the two land uses.

**Drop Off & Pick-Up Locations:**

Drop-off/pick-up of daycare children will occur on the north side of the building. Drop-off/pick-up of elementary school children will occur on the east side of the building with cars stacking along the west, south and east sides of the building. This will minimize traffic conflicts between the two uses especially with daycare parents walking their children to and from the building.

To accommodate our staff of 30 teachers/administrators/custodians, we will provide 30 parking spots for staff. There will be 15 parking spots left for visiting parents/vendors. This requires a total of 45 parking spots to be maintained around our facility.

**Arrival & Departure Process:**

All vehicles will be required to pull all the way up to the end of the drop-off/pick-up zone before they are allowed to load/unload students. Parents will not be allowed to park in the drop-off/pick-up zones and enter the school. Two SRIS staff members will be stationed along the eastern side of the building. SRIS staff members will also be stationed at the access drive off Thornton Lane when needed to aid vehicles exiting the campus. Vehicles will be moved in groups of three or four once parents have dropped off or picked up their children.

**Future of the Site:**

Our plan is that the organization will grow into an after-school enrichment & weekend program for all students (preK-12). These programs will consist of Kyrgyzstan History classes, Kyrgyz Cultural lessons, and Kyrgyz language classes. Additional weekend activities will include athletic events/competitions for center teams (wrestling, chess, mathematical Olympiads, etc.). There will be concerts for the komuz players, recitations of the Epic of Manas, poetry recitals, and talent shows. Finally, outside of daycare/school events, there will be plenty of occasions to bring families inside for special holiday celebrations (Nowruz, Kyrgyz Constitution Day, Victory Day, New Years, etc.). SRIS Chicago will be a safe place for families to bring their children to be nourished and educated, as well as a place to find fellowship and community.



Arrival and Departure after school: 3:15 pm - 6 pm (Mon-Fri)

Arrival and Departure for weekend enrichments program: 10:15 pm - 3:00 pm (Sat & Sun)

**Administrative Staff:**

School Director: 1

Daycare Manager: 1

**Daycare Staff:**

Teachers per class for 0-2 year olds: 4

Teacher per class for 2-3 year olds: 4

Teacher per class for 3-8 year olds: 4

Teacher per class for 8 and above: 2

**School Staff:**

Teachers for Pre-K: 2

Kindergarten: 2

1st Grade: 2

2nd Grade: 2

3rd Grade: 2

**Total Staff of DayCare and School: 26**

### Special Use Standards Addressed

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;

**The property will be used as Educational and Cultural Center for Kyrgyzstan community of surrounding areas. During the day it will be used as a daycare facility and after school programs in the evenings and weekend will provide a space for community events. The property will provide daycare services, which are consistent with demands of residentially zoned neighborhoods. The supervised nature of the daycare and cultural center activities will serve to advance public safety, morals, comfort and 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

**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 will be in harmony with the appropriate, orderly development of the district in which it is located. As specified before the property will be used as Educational and Cultural Center which is very similar to the purpose of the property use before. The property used to be a daycare and school in the past. Majority of the use of the Property will be contained within the structure. Staggered drop-off/pick-up times will not be nuisance nor a burden to the neighborhood.**

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

**The property will serve as an enrichment center to a community and won't diminish and impair other property valuations with the neighborhood in any way. This property has been vacant for years and proposed use will be similar to the previous. Property is conveniently located with a quick access point from the major intersection and Park District property is located just south from our site. All existing improvements, landscaping buffers and trees will remain and will be maintained to preserve look of the property. Building will go through interior remodeling to comply with current codes and regulations. Any exterior use of the property will involve children and families spending time outside and will be consistent with exterior use of a typical residentially zoned property.**

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

**No, as previously specified, the property was used as an educational facility in the past, all existing structure will be preserved. Only required improvements will be made to enhance building and the property.**

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

**Adequate utilities, access roads, drainage, and/or other necessary facilities have been provided with original development. No major improvements are required at this time.**

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.

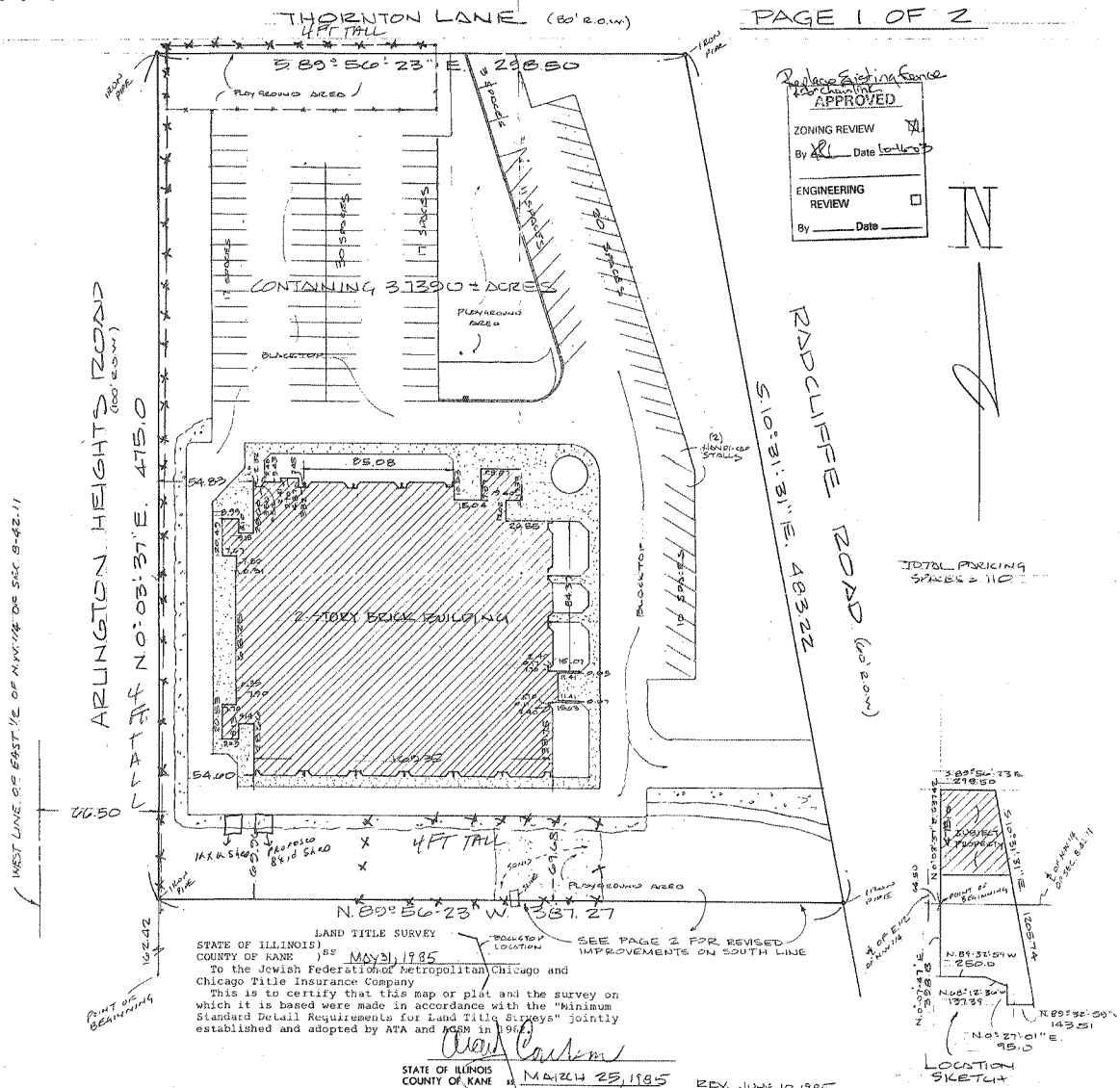
**Parking areas are adequately sized for the particular special use as this property was used for the similar purpose before. Daycare operation having staggered drop-off and pick-up times will allow to minimize traffic impact and provide safety. Existing parking areas will remain as it is, provided parking lot layout and traffic movement exhibit explains proposed vehicle traffic**

## REGISTERED LAND SURVEYORS

OF PROPERTY DESCRIBED AS:

That part of the West Half of Section 8, Township 42 North, Range 11 East of the Third Principal Meridian, bounded by a line described as follows: Beginning at a point on the South line of the Northwest Quarter of said Section 8, 66.50 feet East of the West line of the East Half of the Northwest Quarter of said Section 8; thence North 00 degrees 03 minutes 37 seconds East along a line parallel to said West line, 63.742 feet; thence North 00 degrees 03 minutes 37 seconds East along a line parallel to said West line, 132.00 feet; thence North 00 degrees 03 minutes 37 seconds East, 12.25 feet; thence North 00 degrees 03 minutes 37 seconds East, 143.51 feet; thence North 00 degrees 27 minutes 01 seconds East 95.00 feet; thence North 68 degrees 12 minutes 36 seconds West, 137.39 feet; thence North 89 degrees 32 minutes 59 seconds West, 250.00 feet to a point 66.50 feet East of the West line of the East Half of the Southwest Quarter of said Section 8; thence North 00 degrees 07 minutes 47 seconds East along a line parallel to said West line, 132.00 feet; thence North 00 degrees 07 minutes 47 seconds East along a line parallel to said West line, 132.00 feet to the Northwest Quarter of Section 8, Township 42 North, Range 11 East of the Third Principal Meridian which line intersects the West line of the above described property 475.0 feet South of the Northwest corner thereof.

PAGE 1 OF 2



Scale: 1" = 40'  
 Ordered: Comm. Con. Sch. Dist. 21  
 Owner: Wash. Irving Sch.  
 Page: 42-11-8D  
 Drawn:   
 Job: B27, 479SL  
Buffalo Grove

STATE OF ILLINOIS  
COUNTY OF KANE

19 MARCH 25, 1985

REV. JUNE 10, 1985

This is to certify that the plat hereon drawn correctly indicated the above described property.

Wang Coulson

Any discrepancy in measurement should be promptly reported to surveyor for explanation or correction.

**WE DO NOT CERTIFY AS TO LOCATION OF UNDERGROUND UTILITIES OR UNDERGROUND IMPROVEMENTS**

Compare the description on this plat with deed. Refer to deed for easements and building lines.

**ALAN J. COULSON, P.C.**  
REGISTERED LAND SURVEYORS  
ILLINOIS - WISCONSIN

ALAN J. 205 W. MAIN ST.  
COUL. W. DUNDEE, ILL 60118 PHONE 847-426-2911

ED. 55-2155

SECRET, III.

SECRET

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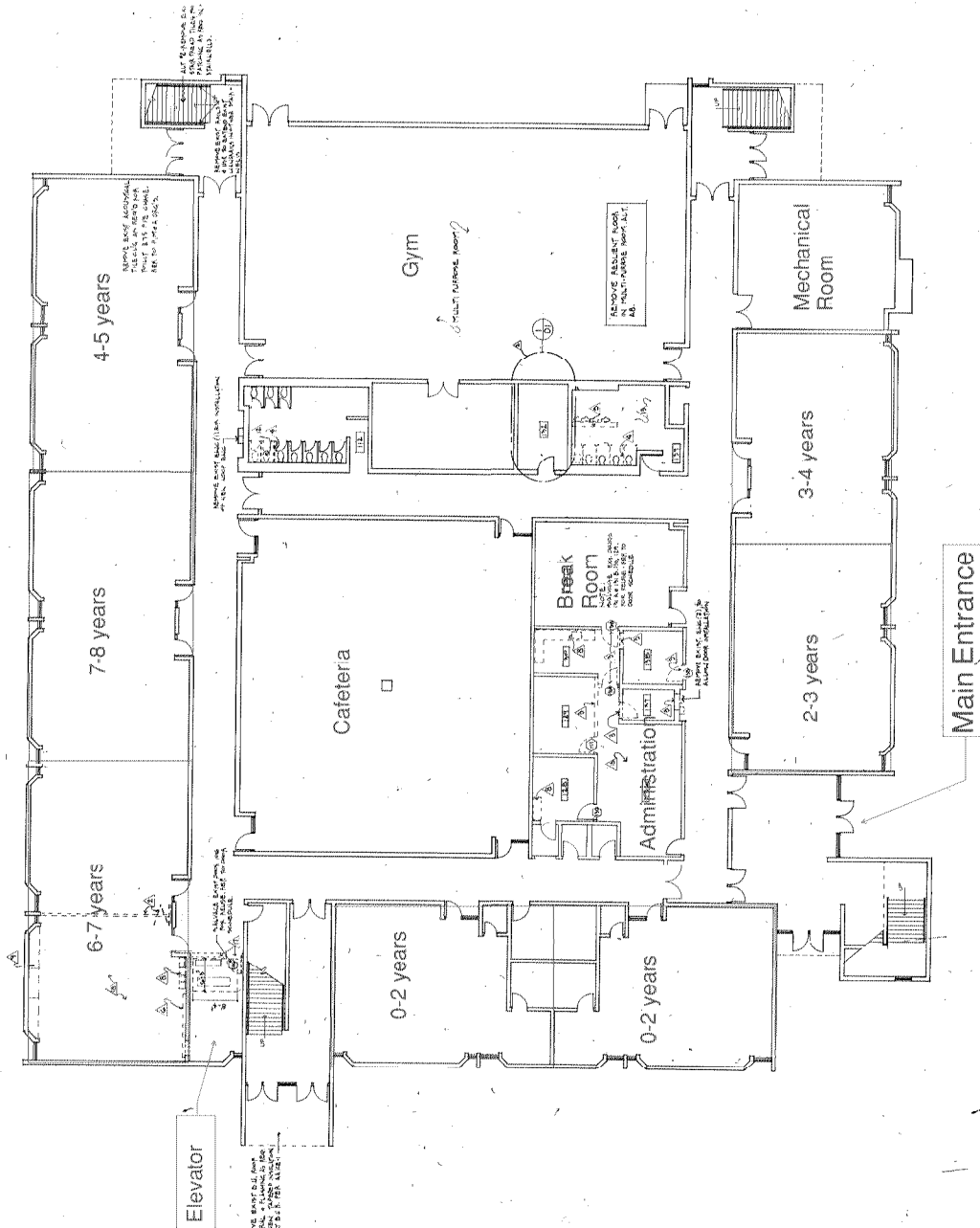
1. The first step is to identify the problem or question that needs to be answered. This involves understanding the context and the specific requirements of the task.

## 8. Final Site Plan

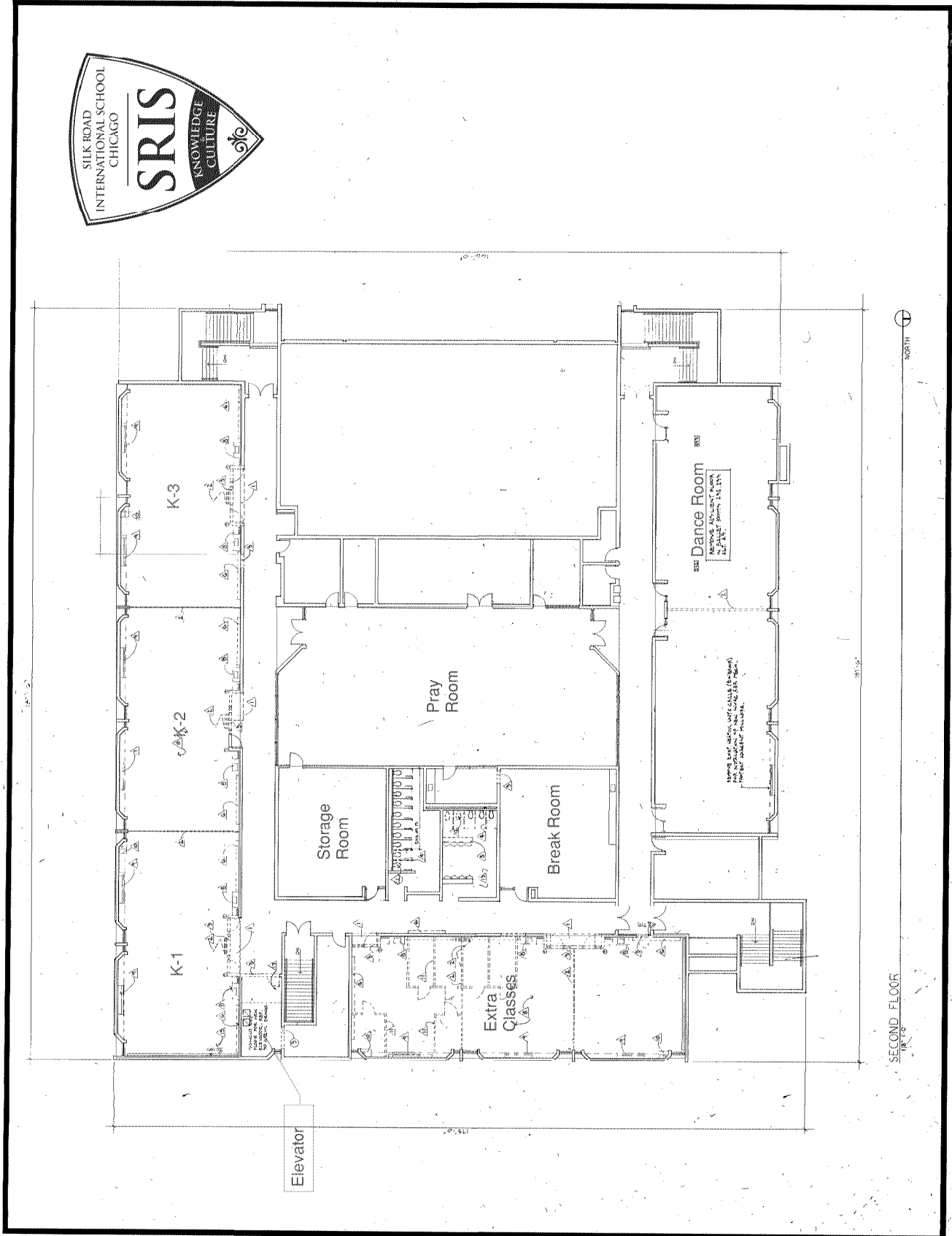
No major changes or improvements to be made to the Property. All green area buffers will remain.

**10. Final Signage Package.**

Silk Road International School – Chicago (SRIS – Chicago) is planning to reuse the existing signage replacing it with the signage of SRIS - Chicago. No application for a new signage.



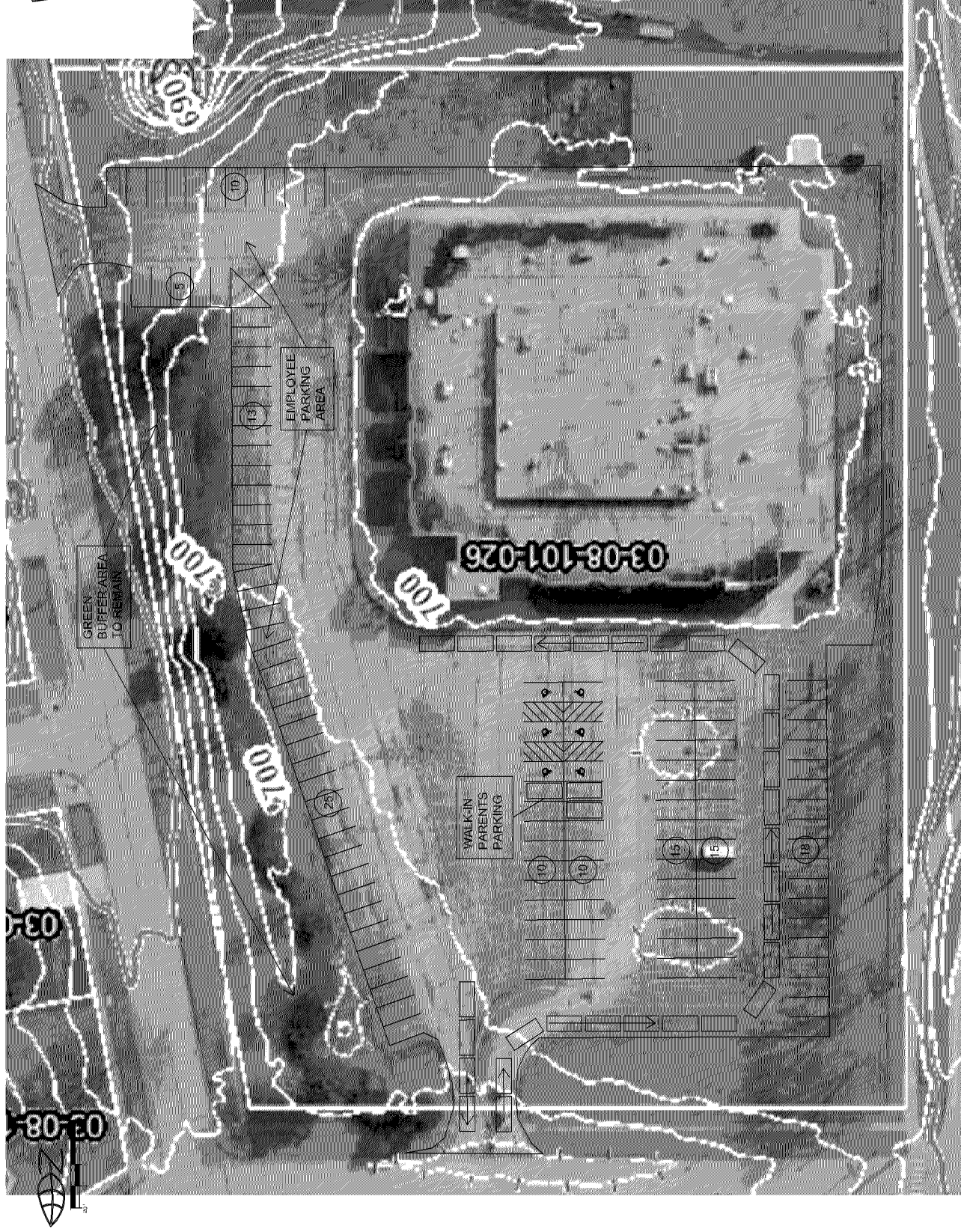
FIRST FLOOR  
SCALE:  $1/8" = 1'-0"$



SECOND FLOOR



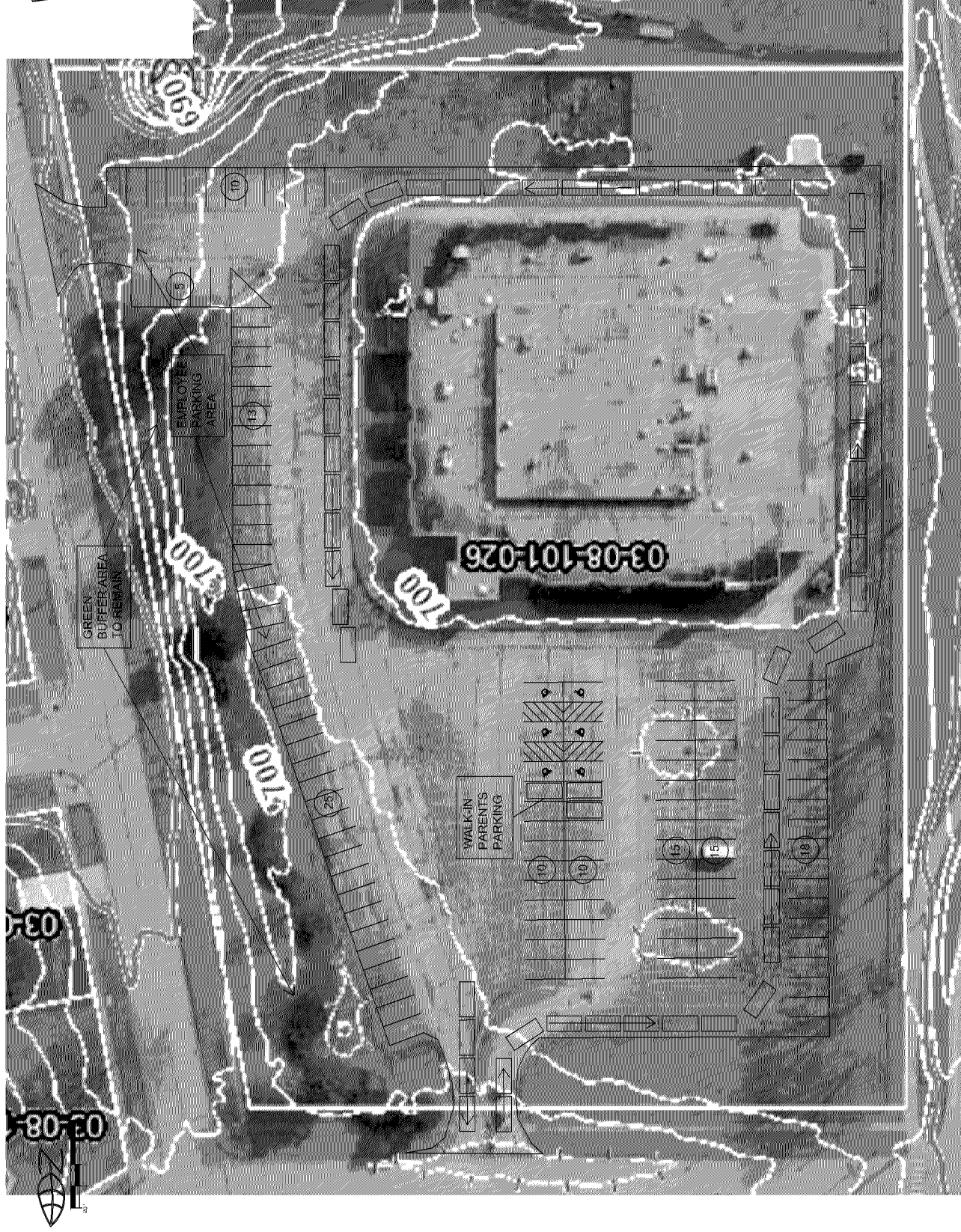
Plan A



Attachment: 1250 Radcliffe - Plan Set 23-0330 (Special Uses to Allow a Childcare Center and a Private

|                                                                                                                                                                                                        |  |                           |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------|--|
| M&M Engineering + Consulting, Inc.<br>Civil Engineering + Consulting<br>3153 Westmoreland Road, Suite 100, Chicago, IL 60632<br>Phone: (773) 271-0770<br>Fax: (773) 271-0774<br>Website: www.mandm.com |  | ADDRESS<br>CITY, ILLINOIS |  |
| PROJECT # 23-0330<br>SHEET 1 OF 1 SHEETS                                                                                                                                                               |  | DATE                      |  |

Plan B



Attachment: 1250 Radcliffe - Plan Set 23-0330 (Special Uses to Allow a Childcare Center and a Private

CAR PARKING TABLE  
REGULAR CAR PARKING =  
EMPLOYEE CAR PARKING =  
ADA CAR PARKING =

PROJECT NO. 23-0330  
SHEET 1 OF 1 SHEETS  
PROJECT JOB NO.

MEI

McIntire Engineering & Consulting, Inc.  
Civil Engineering & Consulting, Inc.  
3155 Veterans Road, Suite 100, IL 60532  
Phone: (630) 271-0770  
Fax: (630) 271-0774  
Website: www.mei.com

ADDRESS  
CITY, ILLINOIS

DATE

Packet Pg. 67

MEMORANDUM TO: Medetbek Begmatov  
SRIS Holdings LLC

FROM: Javier Millan  
Principal

Luay Aboona, PE, PTOE  
Principal

DATE: March 14, 2023

SUBJECT: Traffic Impact Statement  
Proposed Silk Road International School  
Buffalo Grove, Illinois

This memorandum summarizes the results and findings of a traffic impact statement prepared by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed Silk Road International School (SRIS) to be located at 1250 Radcliffe Road in Buffalo Grove, Illinois. The site is located in the southeast corner of the intersection of Old Arlington Heights Road with Thornton Lane and currently contains a vacant building that was previously occupied by the Little University Child Care Center and Canaan Church. As proposed, the existing building will be remodeled and occupied by a daycare center and a school for pre-kindergarten through 3<sup>rd</sup> grade students. The daycare will have a maximum enrollment of 136 children and the elementary school will have a maximum enrollment of 200 students with a total of 30 staff members. Approximately 121 off-street parking spaces will be provided within the site. Access will continue to be provided via the existing access drives off Thornton Lane and Radcliffe Road.

The purpose of this traffic statement was to estimate the traffic to be generated by the daycare center and elementary school and review the access and circulation system proposed to serve the facility. **Figure 1** shows an aerial view of the site. A copy of the preliminary site plan is located in the Appendix.

### Existing Roadway System Characteristics

The characteristics of the existing roadways near the facility are described below.

The site is served by *Thornton Lane* and *Radcliffe Road*. Both roads provide one lane in each direction. Thornton Lane's approach to Old Arlington Heights Road and Radcliffe Road's approach to Thornton Lane are under stop sign control. On-street parking is not allowed on the north side of Thornton Lane and on the west side of Radcliffe Road. Both roads have a posted speed limit of 25 mph and are under the jurisdiction of the Village of Buffalo Grove.

It should be noted that Old Arlington Heights Road is a north-south local roadway that extends from Dundee Road south to Arlington Heights Road where it becomes University Drive. The road, in the vicinity of the site, provides two lanes in each direction and is under traffic signal control at its intersection with Arlington Heights Road. Its intersection with Dundee Road is restricted to three-quarter prohibiting left turns out with outbound movements under stop sign control.



Aerial View of Site

Figure 1

## Proposed Development Plan

The site, as previously indicated, is located in the southeast quadrant of the intersection of Old Arlington Heights Road with Thornton Lane. As proposed, the plans call for a daycare center and an elementary school with access to be provided via the two existing access drives (one off Thornton Lane and another off Radcliffe Road).

### Site Access

Access to the proposed Silk Road International School will be provided via the following:

- A full-movement access drive off Thornton Lane located approximately 175 feet east of Thornton Lane's stop bar with Old Arlington Heights Road. The access drive provides one inbound lane and one outbound lane. Outbound movements should be under stop sign control.
- An outbound only access drive off Radcliffe Road located approximately 410 feet south of Radcliffe Road's stop bar with Thornton Lane. This access drive should be gated at all times and only be used as an emergency access drive should there be a need for it. Outbound movements should be under stop sign control.

### Silk Road International School Characteristics

Below is a summary of the anticipated operation of the daycare and school:

#### Daycare

- Hours of operation: Monday through Friday from 6:00 A.M. to 6:00 P.M.
- Anticipated maximum enrollment: 136 children.
- Staff population: 14
- Peak drop-off time: 7:15 to 8:15 A.M.
- Peak pick-up time: 4:30 to 5:30 P.M.

#### Elementary School

- Anticipated arrival and dismissal times: 8:25 A.M. and 3:05 P.M. (Monday through Friday)
- Anticipated maximum enrollment: 200 students.
- Staff Population: 16

### Trip Generation Estimates

The number of peak hour vehicle trips estimated to be generated by the proposed daycare and school was estimated based on the "Day Care" (Land-Use Code 565) and the "Elementary School" (Land-Use Code 520) trip rates published in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 11<sup>th</sup> Edition. **Table 1** summarizes the estimated trips for the peak hours.

Table 1

## SILK ROAD INTERNATIONAL SCHOOL PEAK HOUR TRAFFIC VOLUMES

| ITE Land-Use Code | Type/Size                        | Weekday Morning Peak Hour |            |            | Weekday Afternoon Peak Hour |           |            | Weekday Evening Peak Hour |           |            |
|-------------------|----------------------------------|---------------------------|------------|------------|-----------------------------|-----------|------------|---------------------------|-----------|------------|
|                   |                                  | In                        | Out        | Total      | In                          | Out       | Total      | In                        | Out       | Total      |
| 565               | Day Care (136 children)          | 52                        | 46         | 98         | 19                          | 21        | 40         | 45                        | 51        | 96         |
| 520               | Elementary School (200 students) | 80                        | 68         | 148        | 41                          | 49        | 90         | 15                        | 17        | 32         |
|                   | <b>Total</b>                     | <b>132</b>                | <b>114</b> | <b>246</b> | <b>60</b>                   | <b>70</b> | <b>130</b> | <b>60</b>                 | <b>68</b> | <b>128</b> |

Based on the above, the elementary school dismissal time will primarily occur outside the peak hour of pick-up activity of the daycare center. However, a review of the anticipated peak drop-off time for the daycare and the elementary school indicates that there will be an overlap in the morning peak hour trip generation.

In order to spread out the traffic load and minimize the impact on the adjacent roadways during any specific hour, it is recommended that the elementary school day begins at 8:45 A.M. and end at 3:35 P.M. **Table 2** shows the 15-minute anticipated traffic volumes for each land use based on ITE trip generation distribution factors and data from other day care facilities and elementary schools. As can be seen from Table 2 and assuming the recommended shift in the elementary school starting time, there will only be a 15-minute overlap in the drop-off operation of the two proposed uses.

Table 2

15 MINUTE INTERVAL SILK ROAD INTERNATIONAL SCHOOL TRIP ESTIMATES  
(ASSUMING 8:45 A.M. STARTING TIME FOR THE ELEMENTARY SCHOOL)

| Time                                                   | Day Care <sup>1</sup><br>(136 children) |           |           | Elementary School <sup>2</sup><br>(200 children) |           |           | Total     |
|--------------------------------------------------------|-----------------------------------------|-----------|-----------|--------------------------------------------------|-----------|-----------|-----------|
|                                                        | In                                      | Out       | Total     | In                                               | Out       | Total     |           |
| Morning Peak Period                                    |                                         |           |           |                                                  |           |           |           |
| 7:00 – 7:15 A.M.                                       | 4                                       | 4         | 8         | 0                                                | 0         | 0         | 8         |
| 7:15 – 7:30 A.M.                                       | 12                                      | 10        | 22        | 1                                                | 0         | 1         | 23        |
| 7:30 – 7:45 A.M.                                       | 14                                      | 12        | 26        | 3                                                | 0         | 3         | 29        |
| 7:45 – 8:00 A.M.                                       | 15                                      | 14        | 29        | 5                                                | 0         | 5         | 34        |
| 8:00 – 8:15 A.M.                                       | <u>11</u>                               | <u>10</u> | <u>21</u> | <u>20</u>                                        | <u>17</u> | <u>37</u> | <u>58</u> |
| 8:15 – 8:30 A.M.                                       | 7                                       | 6         | 13        | 22                                               | 19        | 41        | 54        |
| 8:30 – 8:45 A.M.                                       | 5                                       | 4         | 9         | 21                                               | 18        | 39        | 48        |
| 8:45 – 9:00 A.M.                                       | 4                                       | 3         | 7         | 17                                               | 14        | 31        | 38        |
| Evening Peak Period                                    |                                         |           |           |                                                  |           |           |           |
| 3:00 – 3:15 P.M.                                       | 5                                       | 5         | 10        | 10                                               | 12        | 22        | 32        |
| 3:15 – 3:30 P.M.                                       | 5                                       | 6         | 11        | 11                                               | 13        | 24        | 35        |
| 3:30 – 3:45 P.M.                                       | 4                                       | 5         | 9         | 11                                               | 13        | 24        | 33        |
| 3:45 – 4:00 P.M.                                       | 5                                       | 5         | 10        | 9                                                | 11        | 20        | 30        |
| 4:00 – 4:15 P.M.                                       | 7                                       | 7         | 14        | 5                                                | 6         | 11        | 25        |
| 4:15 – 4:30 P.M.                                       | 7                                       | 8         | 15        | 2                                                | 4         | 6         | 21        |
| 4:30 – 4:45 P.M.                                       | 10                                      | 11        | 21        | 5                                                | 6         | 11        | 32        |
| 4:45 – 5:00 P.M.                                       | 12                                      | 13        | 25        | 4                                                | 5         | 9         | 34        |
| 5:00 – 5:15 P.M.                                       | 12                                      | 13        | 25        | 3                                                | 3         | 6         | 31        |
| 5:15 – 5:30 P.M.                                       | 11                                      | 14        | 25        | 3                                                | 3         | 6         | 31        |
| 5:30 – 5:45 P.M.                                       | 5                                       | 7         | 12        | 0                                                | 0         | 0         | 12        |
| 5:45 – 6:00 P.M.                                       | 3                                       | 4         | 7         | 0                                                | 0         | 0         | 7         |
| 1 – ITE Land Use Code 565<br>2 – ITE Land Use Code 520 |                                         |           |           |                                                  |           |           |           |

## Traffic Evaluation

Based on a review of Table 2 and given the recommended change in the starting and dismissal times for the elementary school, the dismissal peak hour of the elementary school will not overlap with the evening peak hour of the daycare center, thus providing good synergy between the two land uses. Furthermore, the proposed staggered times will have a maximum outbound demand of 27 vehicles in 15 minutes (8:00 to 8:15 A.M.) which can be accommodated by the single access drive off Thornton Lane and will not have a significant impact on the traffic operations of the adjacent roadway system.

Lastly, given the access drive is located approximately 175 feet east of Thornton Lane's stop bar with Old Arlington Heights Road coupled with the gaps created by the traffic signal at the intersection of Arlington Heights Road with Old Arlington Heights Road and the staggered trip generation, it is anticipated that westbound traffic on Thornton Lane will not back up to the full access drive.

## Pick-Up and Drop-Off Operations Evaluation

### Daycare

Given the young age of the daycare children, all children will be escorted in and out of the facility. All drop off/pick up of daycare children will occur on the north side of the building where approximately 20 spaces will be designated and signed for drop-off/pick-up operations. Once parents have dropped off/picked up their children and returned to their vehicles, they should exit via the access drive off Thornton Lane.

### Elementary School

All drop-off/pick-up of elementary school children will occur on the east side of the building with vehicles entering via the Thornton Lane access drive and proceeding in a counterclockwise direction traveling westbound and then southbound and wrapping around the building's west, south, and east sides. Based on a review of the site plan, this proposed drop-off/pick-up operation will accommodate approximately 53 vehicles internally without spilling onto Thornton Lane.

In order to ensure that the drop-off/pick-up operations are efficient, the following measures are recommended:

- All vehicles should be required to pull all the way up to the end of the drop-off/pick-up zone before they are allowed to load/unload students. Parents should not be allowed to park in the drop-off/pick-up zones and enter the school. Parents needing to visit the school will have to park their vehicle in one of the designated parking spaces for visitors or make alternate arrangements with the school.
- Provide staff to aid in the drop-off/pick-up operation. It is recommended that a minimum of two aides be stationed along the eastern side of the building. This will ensure stacking is being used efficiently and that drivers are moving along the line and reducing any unnecessary queueing.

- Consideration should be given to moving vehicles in groups of three or four once parents have dropped off or picked up their children. Moving vehicles in groups will help speed up the process and ensure that queues are controlled in a more efficient manner.
- The school should educate parents through flyers, e-mails, and the school website regarding the policies and procedures with respect to drop-off/pick-up operations. School officials and the traffic aides will need to enforce these policies and procedures.
- Provide staff at the access drive off Thornton Lane when needed to aid vehicles exiting the site.

### Parking Evaluation

The development is proposing to provide 121 off-street parking spaces. These number of parking spaces will exceed the required number of parking spaces per the Village of Buffalo Grove Code.

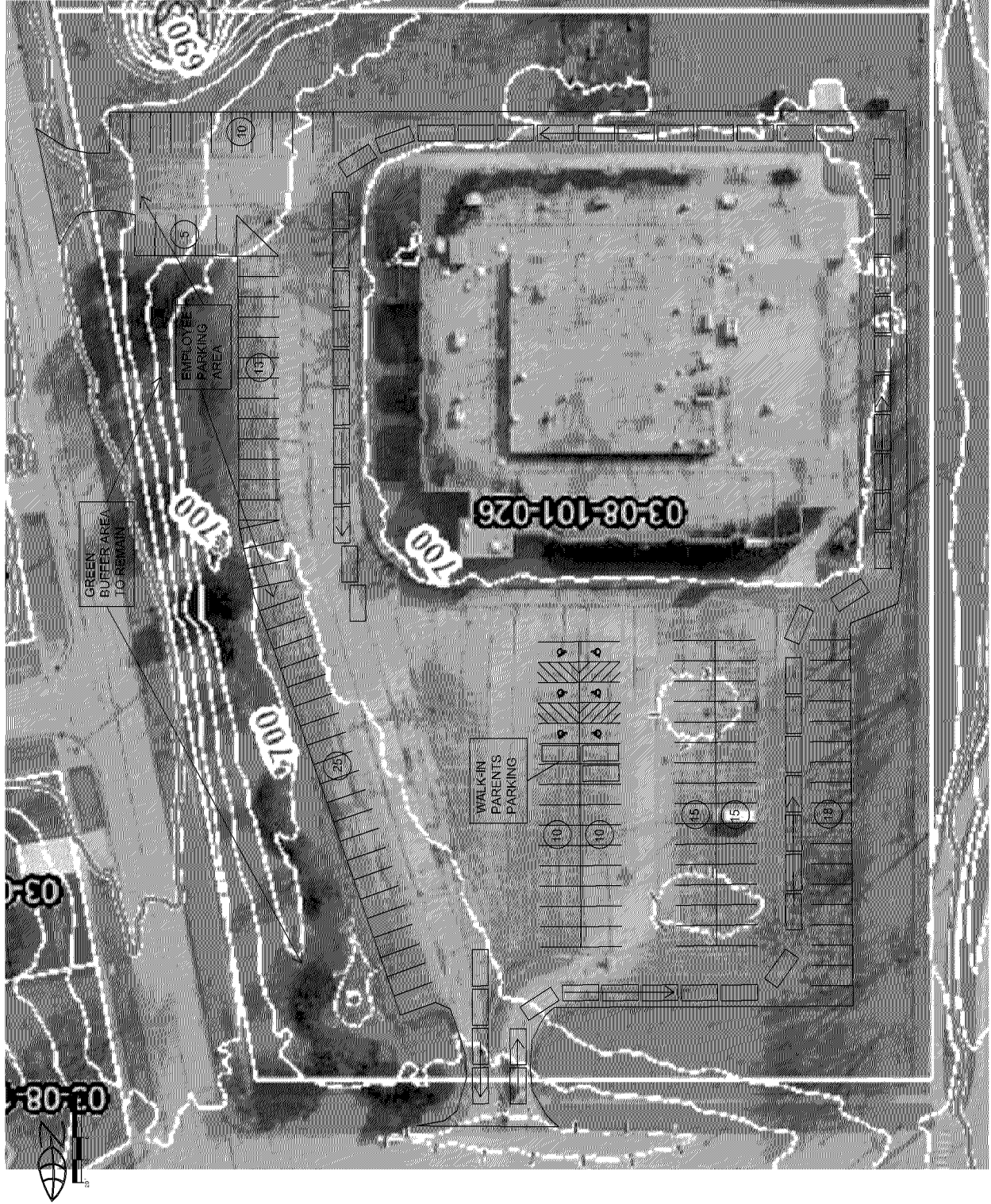
In order to determine the adequacy of the parking supply, parking ratios published by ITE in the *Parking Generation Manual*, 5<sup>th</sup> Edition were utilized. Based on Land-Use Code 565 (“Day Care Center”), a parking ratio of 0.24 spaces per student will be required and for Land-Use Code 520 (“Elementary School”), a parking ratio of 0.13 spaces per student will be required. This will translate into a total peak parking demand of 59 vehicles, which can easily be accommodated by the proposed number of parking spaces.

## Conclusion

Based on the preceding evaluation, the following conclusions and recommendations have been made:

- The proposed day care and elementary school will generate a limited volume of traffic.
- Access to the site should continue to be provided via the full access drive off Thornton Lane. The access drive off Radcliffe Road should be gated at all times and only utilized as an emergency access, if needed.
- To minimize the overlap with the daycare traffic, it is recommended that the elementary school starting time be at 8:45 A.M. and the dismissal time at 3:35 P.M.
- Given the recommended change in the starting and dismissal times for the elementary school, only a 15 minute overlap will occur during the morning peak hour. Conversely, the dismissal peak hour of the elementary school will not overlap with the evening peak hour of the day care center thus providing for good synergy between the two land uses.
- All drop-off/pick-up of daycare children will occur on the north side of the building.
- All drop-off/pick-up of elementary school children will occur on the east side of the building with cars stacking along the west, south and east sides of the building.
- The recommended drop off and pick up locations will minimize traffic conflicts between the two uses especially with daycare parents walking their children to and from the building.
- All vehicles should be required to pull all the way up to the end of the drop-off/pick-up zone before they are allowed to load/unload students. Parents should not be allowed to park in the drop-off/pick-up zones and enter the school.
- Provide staff to aid in the drop-off/pick-up operation. It is recommended that a minimum of two aides be stationed along the eastern side of the building.
- Consideration should be given to moving vehicles in groups of three or four once parents have dropped off or picked up their children.
- The school should educate parents through flyers, e-mails, and the school website regarding the policies and procedures with respect to drop-off/pick-up operations. School officials and the traffic aides will need to enforce these policies and procedures.
- Provide staff at the access drive off Thornton Lane when needed to aid vehicles exiting the site.
- The proposed number of parking spaces will be more than adequate to accommodate the projected peak parking demand.

# Appendix



ADA CAR PARKING = 6 EA

**RE: 1250 Radcliffe, Traffic Report - Follow-up Questions**

Karolina Ringys <carolina@ariaconsult.us>

Wed 3/22/2023 9:56 AM

To: Andrew Binder <ABinder@vbg.org>

Andrew,

Please see responses below:

1. Is there a reason for the change of the drop-off route?

Recommendation to change the route was primarily to minimize conflicts between cars dropping off and picking up school kids vs parents walking their kids to and from the daycare.

2. If Drop-off 'Plan A' will be in operation when school begins, would the plan or route be sufficient for the projected 68 students in Year 1, as noted in the narrative?

Given the low enrollment projection in Year 1, Plan A should be sufficient.

3. For Drop-off 'Plan A', do you see any conflicts or concerns?

The low volume of traffic and use of staff to direct vehicles and pedestrians will minimize the conflicts.

4. For Drop-off 'Plan B', once there are more students within the School, do you feel the width of the drive route around the building is adequate? I believe the width is around 16'.

A 16-foot wide one way drive aisle will be sufficient to accommodate the traffic.



Karolina Ringys, CEO

(708) 789-2625

[www.ariaconsult.us](http://www.ariaconsult.us)

[Carolina@ariaconsult.us](mailto:Carolina@ariaconsult.us)

1020 Milwaukee Ave Ste. 240

Deerfield, IL 60015

Follow us! FB: @AriaConsultingUS

Instagram: aria\_consult

**From:** Andrew Binder <ABinder@vbg.org>

**Sent:** Wednesday, March 22, 2023 8:12 AM

## ORDINANCE NO. 85-56

WASHINGTON IRVING SCHOOL REZONING AND SPECIAL USE

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

WHEREAS, the Jewish Federation of Metropolitan Chicago, an Illinois not for profit corporation, has petitioned for a rezoning from R-5 to R-7 and a special use to operate uses as outlined in this ordinance in Washington Irving School; and,

WHEREAS, the Plan Commission has held a public hearing on these issues and has recommended approval of said rezoning and special use; and,

WHEREAS, the Plan Commission has determined that said special use is in compliance with Section 17.28.040.A. of the Buffalo Grove Zoning Ordinance, Criteria for Special Use and has made findings of fact pursuant thereto.

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

Section 1. The following legally described property is hereby rezoned from the R-5 to R-7 Zoning District.

Legal Description

That part of the west 1/2 of Section 8, Township 42 North, Range 11 East of the Third Principal Meridian, bounded by a line described as follows: Commencing at a point on the south line of the northwest 1/4 of said Section 8, 66.50 feet east of the west line on the east 1/2 of the northwest 1/4 of said Section 8; thence north 00 degrees, 03 minutes, 37 seconds, east along a line parallel to said west line, 637.42 feet; thence south 89 degrees 56 minutes 23 seconds east, 298.50 feet; thence south 10 degrees, 31 minutes, 31 seconds east, 1205.74 feet; thence north 89 degrees, 32 minutes, 59 seconds west, 143.51 feet; thence north 00 degrees, 27 minutes, 01 seconds east 95.00 feet; thence north 68 degrees, 12 minutes 36 seconds west, 137.39 feet; thence north 89 degrees, 32 minutes, 59 seconds west, 250.00 feet to a point 66.50 feet east of the west line of the east 1/2 of the southwest 1/4 of said Section 8; thence north 00 degrees, 07 minutes 47 seconds east along a line parallel to said west line, 398.80 feet to the place of beginning, in Cook County, Illinois, which lies north of a line parallel to the south line of the northwest quarter of Section 8, Township 42 North, Range 11 East of the Third principal Meridian which line intersects the west line of the above described property 475.0 feet south of the northwest corner thereof.

-2-

Section 2. The Jewish Federation of Metropolitan Chicago, an Illinois not for profit corporation, is hereby granted special uses to operate the following uses on the subject property:

- a) Community center
- b) Parochial school offering religious education and Hebrew language studies
- c) Child care center
- d) Social work counselling
- e) Adult education (e.g. photography, arts and crafts)
- f) Present tenants' uses to be continued:
  - 1) Minee Subee Village Center, an Illinois not for profit corporation - child care
  - 2) Spectrum Educational Center, an Illinois not for profit corporation - private school for gifted children
  - 3) Northwest Fine Arts Studio, an Illinois not for profit corporation - arts and crafts
  - 4) Jewish Community Center, an Illinois not for profit corporation - community center

Section 3. Said special uses shall be subject to the following conditions:

- a) A landscape buffer along Radcliffe Road shall be provided pursuant to Sheet 1 of Exhibit A.
- b) The existing outdoor playground equipment shall be made available for public use when not being used by the Jewish Community Center or other tenants of the building.
- c) No activities in the building shall be audible beyond the property line past 10:00 P.M.
- d) Overflow parking for the following special events:
  - 1) Purim Festival in March
  - 2) Walk with Israel in May
  - 3) Hanukkah celebration in December

shall be provided in other off-street parking lots and not on public streets.
- e) No new tenants other than any Illinois not for profit corporation which is an affiliate of or the successor to the Jewish Federation of Metropolitan Chicago or expansion of existing tenants beyond the area shown on Sheet 2 of Exhibit A shall be permitted.
- f) Stop signs shall be provided on site at the driveway intersections with Radcliffe Road and Thornton Lane.
- g) Signs shall be posted in the parking lot instructing users and tenants to park in the lot and not on public streets.

Attachment: 1250 Radcliffe - Plan Set 23-0330 (Special Uses to Allow a Childcare Center and a Private Preschool/Elementary School at 1250

- h) School buses shall be parked in the parking lot adjacent to Arlington Heights Road and away from Radcliffe Road and Thornton Lane.
- i) If at any time none of the following owns the subject property, the special uses shall be immediately discontinued:
- 1) Jewish Federation of Metropolitan Chicago, an Illinois not-for-profit corporation
  - 2) JFMC Facilities Corporation, an Illinois not-for-profit corporation
  - 3) Any <sup>Illinois</sup> not-for-profit corporation which is an affiliate of or the successor to the Jewish Federation of Metropolitan Chicago.

Section 4. This Ordinance shall be in full force and effect upon passage and approval. This Ordinance shall not be codified.

AYES: 6 - Marienthal, O'Reilly, Glover, Reid, Shields, Kowalski

NAYES: 0 - None

ABSENT: 0 - None

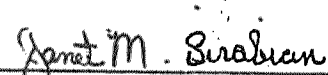
PASSED: September 23, 1985

APPROVED: September 23, 1985

APPROVED:

  
VERNA L. CLAYTON, Village President

ATTEST:

  
Village Clerk

After recording mail to:

Village Clerk  
Village of Buffalo Grove  
50 Raupp Boulevard  
Buffalo Grove, IL 60089

**5/16/2005**

**ORDINANCE NO. 2005 - 28**

**AN ORDINANCE APPROVING A SPECIAL USE IN THE  
R-5 ONE-FAMILY DWELLING DISTRICT,  
VILLAGE OF BUFFALO GROVE,  
COOK AND LAKE COUNTIES, ILLINOIS**

**Lord's Love Community Church  
1250 Radcliffe Road**

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

WHEREAS, the real property legally described in EXHIBIT A ("Property") attached hereto is zoned in the R-5 One-Family Dwelling District; and,

WHEREAS, the Jewish Federation of Metropolitan Chicago is the Owner of the Property; and,

WHEREAS, Lord's Love Community Church, an Illinois not-for-profit corporation, (hereinafter sometimes referred to as the "Petitioner") as contract purchaser of the Property has petitioned the Village for approval of a special use in the R-5 District to operate a place of worship and religious education and accessory uses as listed on Exhibit B hereto; and,

WHEREAS, Lord's Love Community Church proposes to use the Property pursuant to the following exhibits that are attached hereto and made a part hereof:

EXHIBIT A                      Legal Description

EXHIBIT B                      List of proposed uses

|           |                                                      |
|-----------|------------------------------------------------------|
| EXHIBIT C | Estimated hours of operations                        |
| EXHIBIT D | Schedule of uses                                     |
| EXHIBIT E | Parking requirement per estimated hours of operation |
| EXHIBIT F | Estimated moving traffic per hour                    |
| EXHIBIT G | Floor plans (Sheets D-1 and D-2)                     |
| EXHIBIT H | Plat of survey dated June 11, 2004                   |
| EXHIBIT I | Petitioner Acceptance and Agreement                  |

WHEREAS, notice of the public hearing concerning the petition for approval of the special use was given and the public hearing was held on April 20, 2005 by the Buffalo Grove Plan Commission; and,

WHEREAS, based on the testimony and evidence presented at the public hearing, the Plan Commission made the following findings:

1. The Petitioner intends to operate the place of worship and religious education within the building on the Property. The facility will be used principally as a place of worship and religious education. The Petitioner presented a proposed schedule of uses for the Property, including days and times for various uses as set forth in Exhibits C and D.
2. The Petitioner contemplates accessory uses as set forth in Exhibit B which would be conducted within the building.
3. The Petitioner represented that uses on the Property will be diligently managed to minimize impacts on adjacent properties and neighborhoods.
4. The Petitioner stated that parking on the Property would be controlled for early morning and late evening uses by using the western portion of the parking area farthest from adjacent residences. The facility will provide sufficient parking areas on the Property, and therefore will not create any nuisances nor adversely affect the current conditions regarding traffic safety in the area.
5. The facility will serve the public convenience by providing a place of worship and religious education and accessory uses focused on personal and family development, health and enrichment. Uses at the Property will

not be detrimental to the public health, safety, morals, comfort, or general welfare.

6. The approval of the special use will be in harmony with the adjacent neighborhoods and surrounding properties because the uses at the facility will have minimal impact in terms of traffic and noise or other nuisances
7. The facility will not be injurious to the use and enjoyment of properties in the immediate vicinity nor will it substantially diminish or impair the valuations of nearby properties because the exterior of the building and the Property will remain virtually unchanged by the special use, and the use of the facility will be compatible with the existing adjacent neighborhoods.
8. The facility will not impede, substantially hinder, or discourage the development and use of adjoining properties.
9. The facility will continue to have adequate utilities, road access, drainage, and other necessary utilities.

WHEREAS, after closing the public hearing, and then considering the testimony and other evidence presented at the hearing, the Plan Commission determined that the criteria for a special use as set forth in Section 17.28.040 of the Village's Zoning Ordinance have been met and use of the Property as proposed would be compatible with adjacent properties; and,

WHEREAS, the Plan Commission voted 6 to 1 to recommend approval of a special use for the proposed Lord's Love Community Church with specified accessory uses on the Property; and,

WHEREAS, the President and Board of Trustees make the following findings and determinations:

1. Lord's Love Community Church has petitioned the Village to approve a special use for a place of worship and religious education with specified accessory uses at the Property.
2. The Property is located within the Village's R-5 zoning district on a parcel of 162,725 square feet (3.73 acres) and is currently improved with a building of approximately 52,300 square feet.
3. Having considered the Plan Commission's recommendation based on the evidence and testimony, the President and Board of Trustees of the Village have determined that granting a special use for the facility on the Property, subject to the terms and conditions of this Ordinance, is in the best interests of the Village and its residents.

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

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

**Section 2.** The Corporate Authorities hereby adopt a proper, valid and binding ordinance approving a special use for a place of worship and religious education with specified accessory uses, pursuant to Section 17.40.020.A. of the Buffalo Grove Zoning Ordinance and pursuant to Exhibits B, C and D attached hereto for the Property legally described in Exhibit A attached hereto, subject to the conditions set forth herein.

**Section 3.** The special use is subject to the following conditions:

- A. **Use.** The facility shall operate as a place of worship and religious education as the principal uses. Accessory uses are allowed as listed as "Proposed Uses" on Exhibit B hereto subject to review and approval by the Village. Commercial use of the Property is prohibited.
- B. **Hours of operation.** The facility and all uses on the Property shall operate no earlier than 6:00 a.m. and no later than 10:00 p.m.
- C. **Parking and traffic management.** Parking on the Property shall be managed to minimize impacts on adjacent properties. For activities and uses on the Property earlier than 7:00 a.m., the Petitioner shall take measures to restrict parking to the portion of the Property west of the driveway on Thornton Lane. If the Village determines that ingress or egress to and from the Property needs to be managed to avoid or mitigate traffic congestion on streets adjacent to the Property, Petitioner shall take actions as directed by the Village.
- D. **Operation, Management and Security Plan.** The Petitioner shall be responsible for providing adequate security at all times on the Property. The Petitioner shall provide a management plan to the Village concerning the operation, management and security for the facility, and said plan is subject to Village approval prior to issuance of a certificate of occupancy.
- E. **Signage.** All signs are subject to the Village Sign Code.

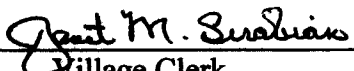
- F. Tot Lot/Playground. The existing outdoor tot lot playground and related equipment on the Property shall be made available for public use when not being used by Lord's Love Community Church or its affiliates, partners or authorized tenants. The use of the tot lot shall be without liability on the part of Lord's Love Community Church, and shall be at the risk of the parents and guardians of children using such tot lot. The use of the tot lot shall be limited to children the age of 10 and younger, and children shall be in the care of and supervised by an adult or responsible teenager. Subject to approval of the Village of Buffalo Grove, reasonable rules and regulations governing the use of the tot lot may be promulgated and posted in or about the tot lot. Such posting shall include the following notice:

*All those who use and visit this Tot Lot do so at their own risk and without liability on the part of Lord's Love Community Church.*

Section 4. This Ordinance shall be in full force and effect from and after its passage and approval, subject to the Petitioner's execution of the Acceptance and Agreement attached hereto as Exhibit I, incorporated herein and made a part hereof and the filing of said Agreement and Consent Form with the Village. This Ordinance shall not be codified.

|           |                                                          |
|-----------|----------------------------------------------------------|
| AYES:     | <u>6- Braiman, Glover, Berman, Kahn, Trilling, Rubin</u> |
| NAYS:     | <u>0 - None</u>                                          |
| ABSENT:   | <u>0 - None</u>                                          |
| PASSED:   | <u>May 16, 2005</u>                                      |
| APPROVED: | <u>May 16, 2005</u>                                      |

ATTEST:

  
 Village Clerk

  
 Elliott Hartstein, Village President

This document was prepared by: Robert E. Pfeil, Village Planner  
 Village of Buffalo Grove  
 50 Raupp Boulevard  
 Buffalo Grove, IL 60089

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

**EXHIBIT A****Lord's Love Community Church  
1250 Radcliffe Road**

That part of the west half of Section 8, Township 42 North, Range 11 East of the Third Principal Meridian, bounded by a line described as follows: Beginning at a point on the south line of the northwest quarter of said Section 8, 66.5 feet east of the west line of the east half of the northwest quarter of said Section 8; thence north 00 degrees, 03 minutes, 37 seconds east along a line parallel to said west line, 637.42 feet; thence south 89 degrees, 56 minutes, 23 seconds east, 298.5 feet; south 10 degrees, 31 minutes, 31 seconds east, 1205.74 feet; thence north 89 degrees, 32 minutes, 59 seconds west, 143.51 feet; thence north 00 degrees, 27 minutes, 01 seconds east, 95.0 feet; thence north 68 degrees, 12 minutes, 36 seconds west, 137.39 feet; thence north 89 degrees, 32 minutes, 59 seconds west, 250.0 feet to a point 66.5 feet east of the west line of the east half of the southwest quarter of said Section 8; thence north 00 degrees, 07 minutes, 47 seconds east, along a line parallel to said west line, 398.80 feet to the place of beginning, in Cook County, Illinois, which lies north of a line parallel to the south line of the northwest quarter of Section 8, Township 42 North, Range 11 East of the Third Principal Meridian which line intersects the west line of the above described property 475.0 feet south of the northwest corner thereof in Cook County, Illinois.

SUBJECT PROPERTY COMMON DESCRIPTION: 1250 Radcliffe Road, Buffalo Grove, IL

PIN: 03-08-101-026-0000

**Lord's Love Community Church**  
**Exhibit B**

PROPOSED USES

Church and Religious School.

Music, Dance, Arts and Crafts, and Athletic Programs.

Academic Enrichment Programs (e.g. Language, Math, Science).

Social Work Counseling & Health Screening (e.g. Family & Teen Counseling; Flu Vaccination).

Day Care.

## Estimated Hours of Operations

| Activities                                                                              | Hour of Operation      | Teacher | Student |
|-----------------------------------------------------------------------------------------|------------------------|---------|---------|
| Day Care:                                                                               | M-F 8:30 AM - 5:00 PM  | 5       | 40      |
|                                                                                         | -                      |         |         |
| Music, Dance, Art and Craft, and Athletic Program                                       | M-F 1:00 PM - 8:00 PM  | 5       | 10      |
|                                                                                         | Sat 9:00 AM - 5:00 PM  |         |         |
| Academic Enrichment Programs: Language, Math, and Science Counseling, Health screening: | M-F 2:00 PM - 9:00 PM  | 5       | 10      |
|                                                                                         | Sat 9:00 AM - 5:00 PM  |         |         |
|                                                                                         | M-F 10:00 AM - 7:00 PM |         |         |
|                                                                                         | -                      | 3       | 3       |
|                                                                                         |                        |         | Note 2  |

Note: 1. Friday is until 8:00 PM  
2. Averaged number of Students per hour

### Operation Management Strategies:

1. Block the parking lot access from Radcliffe Road (East) from Monday through Friday.
2. For early morning services parking on eastern portion of parking lot shall be restricted.
3. No activity in the building audible beyond the property line past 10:00pm until 9:00am.
4. The existing outdoor playground equipment would be available for public use when not being used by Lord's Love Community church or other tenants of the building.

**To: Village of Buffalo Grove**

1. The name of the church is: Lord's Love Community Church,
2. The current address of the church is: 240 Old Half-Day Road, Lincolnshire, IL 60069
3. The denomination of the church is: Korean-American Presbyterian Church (KAPC)
4. The member of the church is: 65 families (120 Adults and 50 children)
5. The Sr. Pastor is: Rev. Jeomok Kim (Ph. D in ICS at Trinity International University)
6. Youth Pastors: David Lim, Oy Saik, Chris Peon
7. Weekly Schedule of the church is as follows;

|                                                 | Sunday              | Monday            | Tuesday           | Wednesday         | Thursday          | Friday            | Saturday          |
|-------------------------------------------------|---------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Morning Prayer Meeting<br>(20-30 People/20auto) |                     | 6:00am-<br>6:30am | 6:00am-<br>6:30am | 6:00am-<br>6:30am | 6:00am-<br>6:30am | 6:00am-<br>6:30am | 6:00am-<br>6:30am |
| Worship Service *<br>(170 People/60auto)        | 11:00am-<br>12:30am |                   |                   |                   |                   |                   |                   |
| Sunday Bible Study                              | 1:30pm-<br>3:00pm   |                   |                   |                   |                   |                   |                   |
| Bible Study<br>(20-40 People/30auto)            |                     |                   | 8:00pm-<br>9:30pm | 8:00pm-<br>9:30pm |                   | 8:00pm-<br>9:30pm |                   |

\*: We'll have another Sunday morning worship service during 9:00am-10:00am if we move to the new location. Youths' services are in parallel with the Adult 11:00am service. The 5year growth projection is about to a total of 300 including adults and children, which we will be very happy to achieve.

Cf. Yearly Special Event:

- Summer VBS: 5day event during summer vacation period. Pre-K to 6<sup>th</sup> grade. 9:00am-3:00pm during weekdays.

# **Parking Requirement per Estimated Hours of Operations**

Lord's Love Community Church  
Exhibit E

Cars in Parking Lot

| start time | Monday | Tuesday | Wednesday | Thursday | Friday | Saturday | Sunday |
|------------|--------|---------|-----------|----------|--------|----------|--------|
| 5:00 AM    | 0      | 0       | 0         | 0        | 0      | 0        | 0      |
| 6:00 AM    | 20     | 20      | 20        | 20       | 20     | 20       | 0      |
| 7:00 AM    | 0      | 0       | 0         | 0        | 0      | 0        | 0      |
| 8:00 AM    | 45     | 45      | 45        | 45       | 45     | 0        | 0      |
| 9:00 AM    | 7      | 7       | 7         | 7        | 7      | 30       | 30     |
| 10:00 AM   | 13     | 13      | 13        | 13       | 13     | 30       | 50     |
| 11:00 AM   | 13     | 13      | 13        | 13       | 13     | 30       | 60     |
| 12:00 PM   | 18     | 18      | 18        | 18       | 18     | 30       | 60     |
| 1:00 PM    | 33     | 33      | 33        | 33       | 33     | 30       | 40     |
| 2:00 PM    | 43     | 43      | 43        | 43       | 43     | 30       | 40     |
| 3:00 PM    | 43     | 43      | 43        | 43       | 43     | 30       | 10     |
| 4:00 PM    | 43     | 43      | 43        | 43       | 43     | 30       | 10     |
| 5:00 PM    | 83     | 83      | 83        | 83       | 83     | 0        | 0      |
| 6:00 PM    | 36     | 36      | 36        | 36       | 36     | 0        | 0      |
| 7:00 PM    | 30     | 30      | 30        | 30       | 30     | 0        | 0      |
| 8:00 PM    | 15     | 45      | 45        | 15       | 30     | 0        | 0      |
| 9:00 PM    | 0      | 30      | 30        | 0        | 30     | 0        | 0      |
| 10:00 PM   | 0      | 0       | 0         | 0        | 0      | 0        | 0      |
| 11:00 PM   | 0      | 0       | 0         | 0        | 0      | 0        | 0      |

## Estimated Moving Traffic per Hour

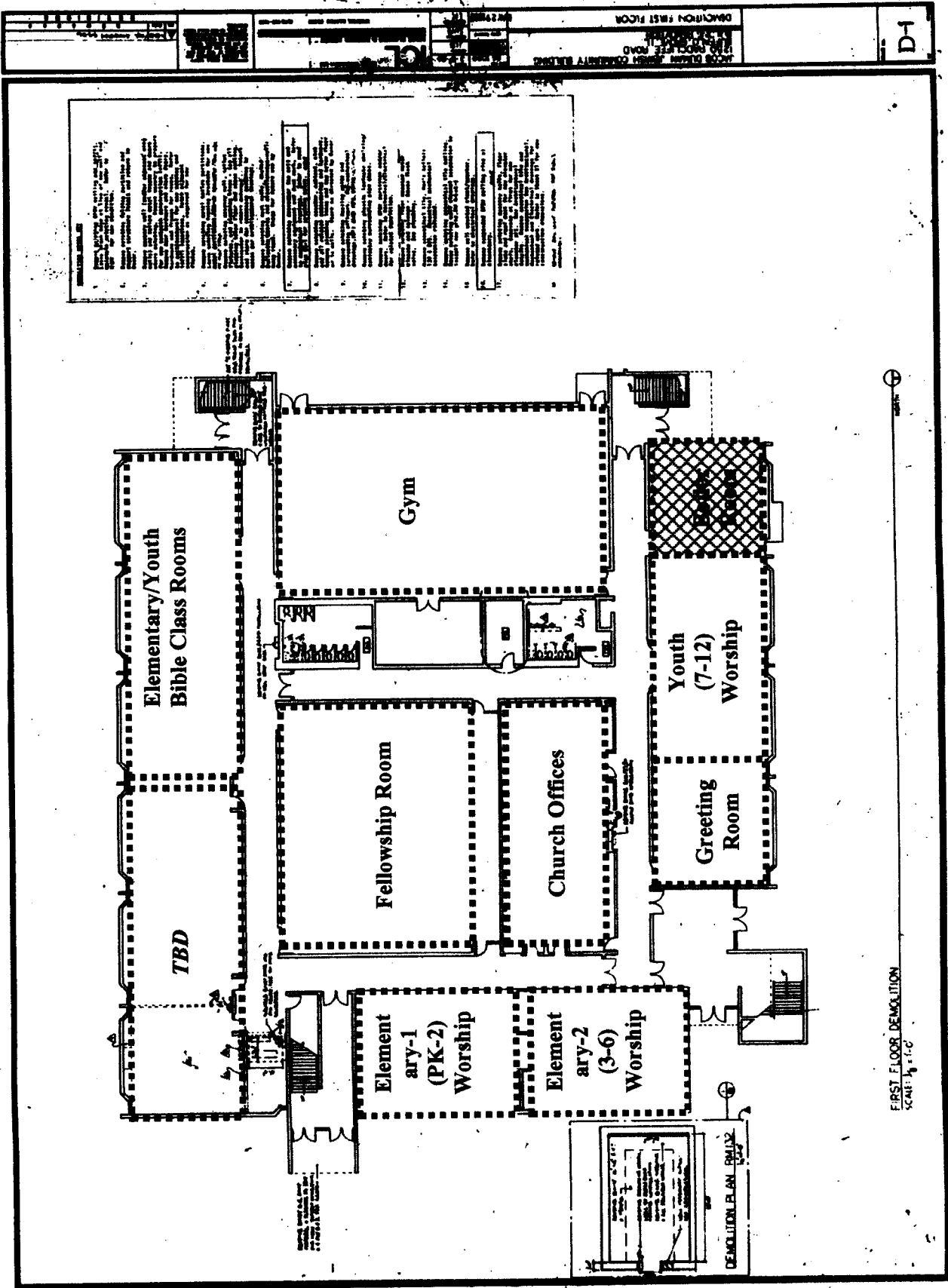
Moving traffic

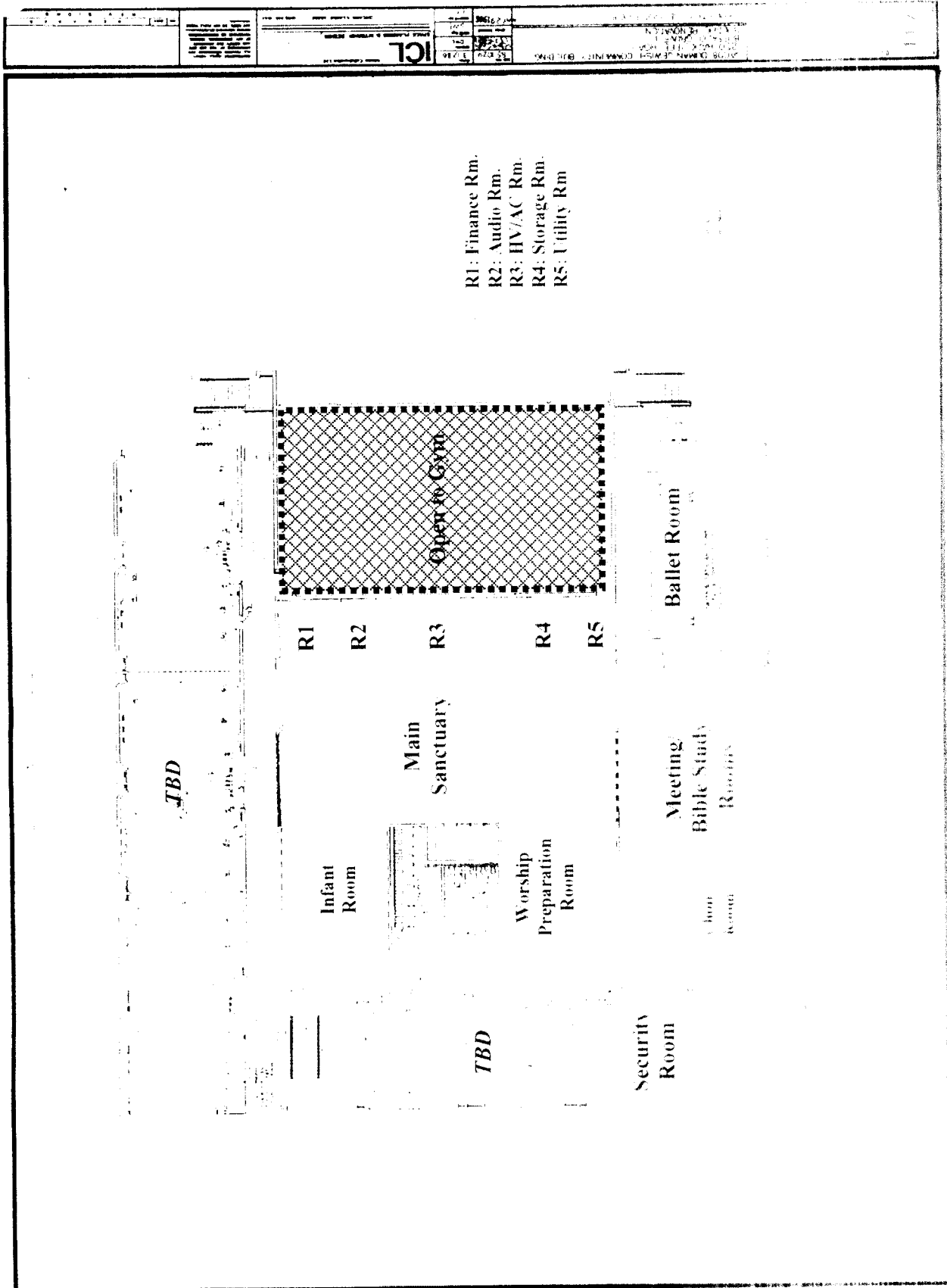
| start time | Monday | Tuesday | Wednesday | Thursday | Friday | Saturday | Sunday |
|------------|--------|---------|-----------|----------|--------|----------|--------|
| 5:00 AM    | 0      | 0       | 0         | 0        | 0      | 0        | 0      |
| 6:00 AM    | 20     | 20      | 20        | 20       | 20     | 20       | 0      |
| 7:00 AM    | 0      | 0       | 0         | 0        | 0      | 0        | 0      |
| 8:00 AM    | 45     | 45      | 45        | 45       | 45     |          | 0      |
| 9:00 AM    | 2      | 2       | 2         | 2        | 2      | 32       | 30     |
| 10:00 AM   | 6      | 6       | 6         | 6        | 6      | 20       | 50     |
| 11:00 AM   | 3      | 3       | 3         | 3        | 3      | 20       | 40     |
| 12:00 PM   | 18     | 18      | 18        | 18       | 18     | 20       | 0      |
| 1:00 PM    | 33     | 33      | 33        | 33       | 33     | 22       | 20     |
| 2:00 PM    | 23     | 23      | 23        | 23       | 23     | 20       | 0      |
| 3:00 PM    | 23     | 23      | 23        | 23       | 23     | 20       | 30     |
| 4:00 PM    | 23     | 23      | 23        | 23       | 23     | 30       | 10     |
| 5:00 PM    | 70     | 70      | 70        | 70       | 70     | 0        | 0      |
| 6:00 PM    | 23     | 23      | 23        | 23       | 23     | 0        | 0      |
| 7:00 PM    | 23     | 23      | 23        | 23       | 23     | 0        | 0      |
| 8:00 PM    | 15     | 35      | 35        | 15       | 30     | 0        | 0      |
| 9:00 PM    | 0      | 20      | 20        | 0        | 30     | 0        | 0      |
| 10:00 PM   | 0      | 0       | 0         | 0        | 0      | 0        | 0      |
| 11:00 PM   | 0      | 0       | 0         | 0        | 0      | 0        | 0      |

**Total Moving Traffic per Day**  
327

367 367 327 372 204 180

Lord's Love Community Church  
Exhibit G





# Alan J. Coulson, P.C. PROFESSIONAL LAND SURVEYORS PLAT OF SURVEY

Lord's Love Community  
Exhibit H

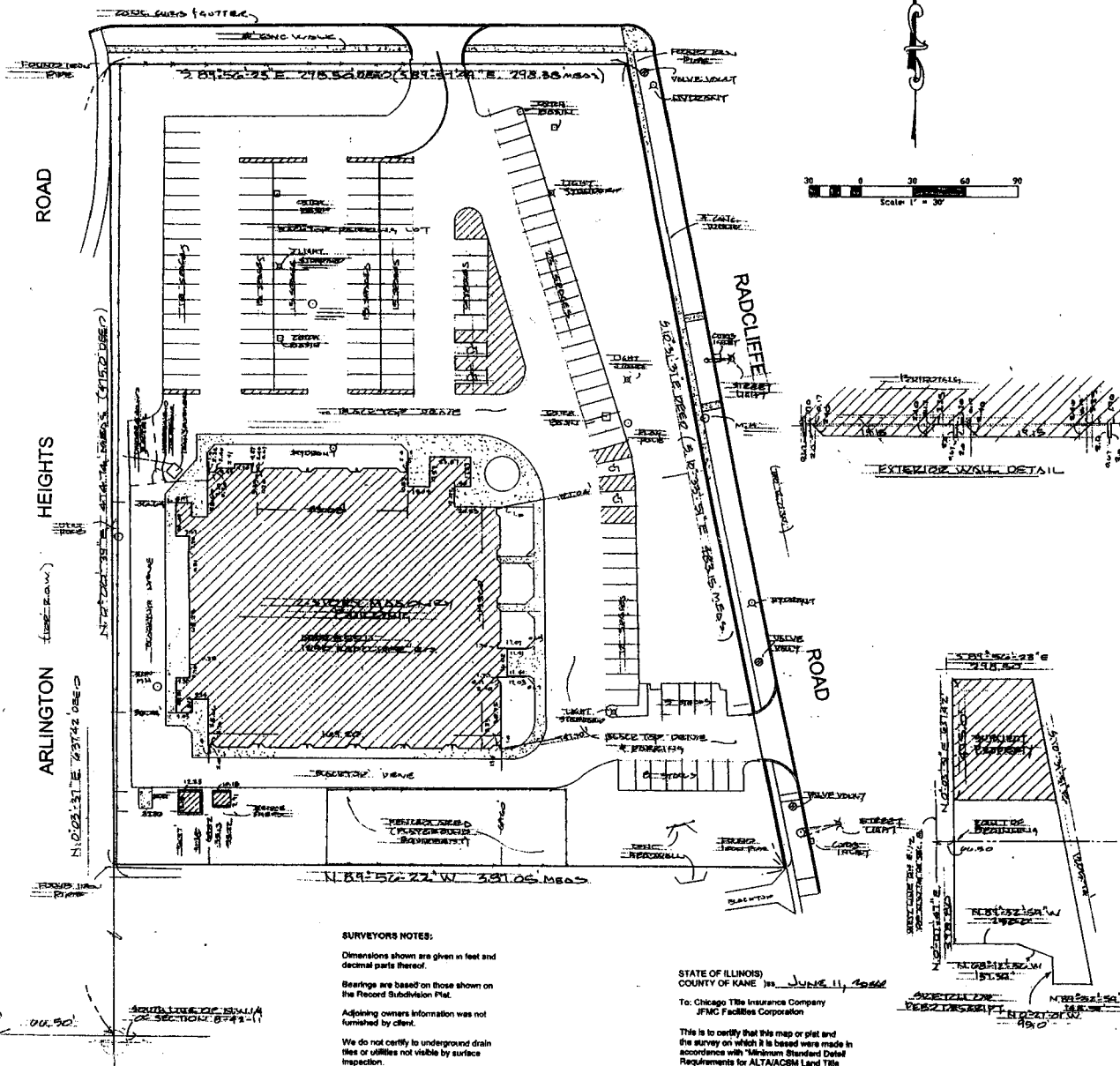
2.3.b

OF PROPERTY DESCRIBED AS:

That part of the West Half of Section 8, Township 42 North, Range 11 East of the Third Principal Meridian, bounded by a line described as follows:  
Commencing at a point on the South line of the Northwest Quarter of said Section 8, 66.50 feet East of the West line of the East Half of the Northwest Quarter of said Section 8, thence North 00 degrees 03 minutes 37 seconds East along a line parallel to said West line, 637.42 feet; thence South 89 degrees 58 minutes 23 seconds East, 298.50 feet; thence South 10 degrees 31 minutes 31 seconds East, 1209.74 feet; thence North 89 degrees 32 minutes 58 seconds West, 143.51 feet; thence North 00 degrees 37 minutes 01 seconds East 88.00 feet; thence North 88 degrees 12 minutes 30 seconds West, 137.39 feet; thence North 89 degrees 32 minutes 58 seconds West, 230.00 feet to a point 66.50 feet East of the West line of the East Half of the Southwest Quarter of said Section 8; thence North 00 degrees 07 minutes 47 seconds East along a line parallel to said West line 388.80 feet to the place of beginning, in Cook County, Illinois, which lies North of a line, parallel to the South line of the Northwest Quarter of Section 8, Township 42 North, Range 11 East of the Third Principal Meridian, which line intersects the West line of the above described property 475.0 feet South of the Northwest corner thereof, in Cook County, Illinois.

## ALTA/ACSM LAND TITLE SURVEY

THORTON LANE



### SURVEYORS NOTES:

Dimensions shown are given in feet and decimal parts thereof.

Bearings are based on those shown on the Record Subdivision Plat.

Adjoining owners information was not furnished by client.

We do not certify to underground drain tiles or utilities not visible by surface inspection.

Underground utility lines shown hereon were located by the respective utility companies.

Easements and servitudes shown hereon are based on a title commitment issued by Chicago Title Insurance Company as identified by Order No. 1401 D08225628 D2 and dated May 6, 2004.

No part of the subject property falls within the 100 year flood hazard area as determined by the Federal Emergency Management Agency (FEMA) and as shown on the Flood Insurance Rate Map, Community Panel No. 17031C0083 F, effective date Nov. 6, 2000.

STATE OF ILLINOIS  
COUNTY OF KANE  
To: Chicago Title Insurance Company  
JPMC Facilities Corporation

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA, ACSM, and NSPS in 1990, and pursuant to the Accuracy Standards (as adopted by ALTA, NSPS, and ACSM and in effect on the date of this Certification), undersigned further certifies that proper field procedures, instrumentation, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

*Alan J. Coulson*  
Alan J. Coulson - P.L.S. #2158

STATE OF ILLINOIS  
COUNTY OF KANE  
This is to certify that the plat hereon drawn correctly indicates the above described property.

*Alan J. Coulson*  
Alan J. Coulson - P.L.S. #2158

Any discrepancy in measurement should be promptly reported to surveyor for explanation or correction.

WE DO NOT CERTIFY AS TO LOCATION OF UNDERGROUND UTILITIES OR UNRECORDED IMPROVEMENTS.

Compare the description on this plat with deed. Refer to deed for easements and building lines.

Scale: 1" = 30'  
Order: JPMC FAC. CORP.  
Date: 12-11-04  
Drawn: [Signature]  
Job: 658,118 ALT  
City: BUREAU GROVE

ALAN J. COULSON, P.C.  
PROFESSIONAL LAND SURVEYORS  
ILLINOIS - WISCONSIN  
223 W. MAIN ST.  
W. DUNDREE, IL 60118 PHONE 428-2911

**EXHIBIT I**

**Lord's Love Community Church, an Illinois not-for-profit corporation  
1250 Radcliffe Road**

**Petitioner Acceptance and Agreement concerning****Special Use ordinance**

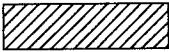
Lord's Love Community Church does hereby accept and agrees to abide by and be bound by each of the terms, conditions and limitations set forth in Ordinance No. 2005 - 28 duly passed and approved by the Village of Buffalo Grove, IL on May 16, 2005 approving the Special Use set forth in said Ordinance.

The undersigned acknowledges that it has read and understands all of the terms and provisions of said Buffalo Grove Ordinance No. 2005 - 28, and does hereby acknowledge and consent to each and all of the provisions, restrictions, and conditions of said Ordinance.

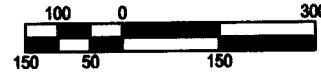
Lord's Love Community Church

By: Jermakhi / JDS Bank  
Its Senior pastor / ELLEN

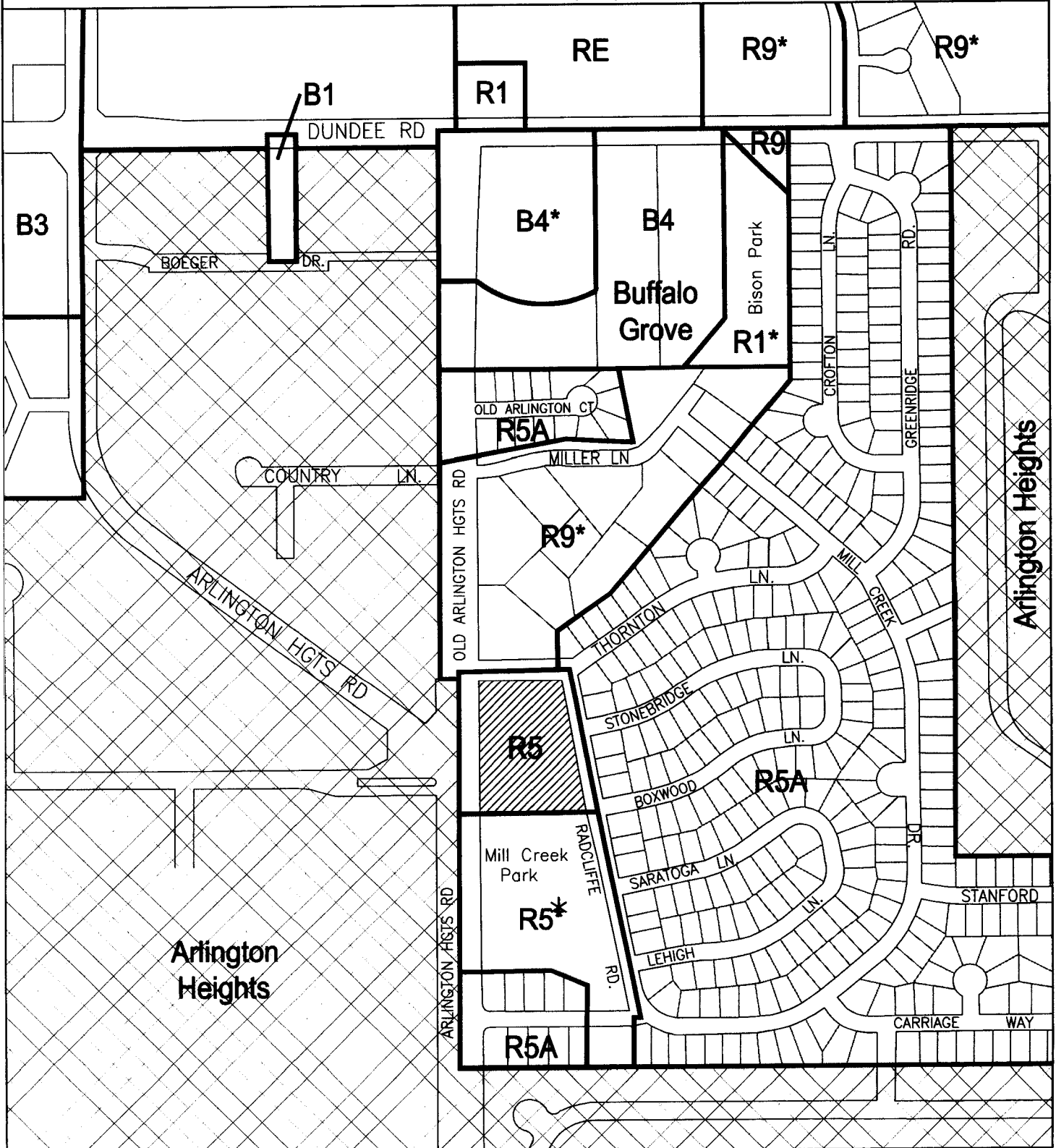
# Proposed Lord's Love Church -- Location Map

 Site (1250 Radcliffe Road)

 Zoning District



Prepared by the Village of Buffalo Grove -- Division of Planning Services, 4/4/05



After recording mail to:

Village Clerk  
Village of Buffalo Grove  
50 Raupp Boulevard  
Buffalo Grove, IL 60089

12/17/2007

**ORDINANCE NO. 2007 - 82**

**AN ORDINANCE AMENDING A SPECIAL USE IN THE  
R-5 ONE-FAMILY DWELLING DISTRICT,  
VILLAGE OF BUFFALO GROVE,  
COOK AND LAKE COUNTIES, ILLINOIS**

**Lord's Love Community Church  
1250 Radcliffe Road**

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

WHEREAS, the real property legally described in EXHIBIT A ("Property") attached hereto is zoned in the R-5 One-Family Dwelling District with a special use for a place of worship and religious education and accessory uses as granted by Village Ordinance No. 2005-28; and,

WHEREAS, Lord's Love Community Church, an Illinois not-for-profit corporation, (hereinafter sometimes referred to as the "Owner") is the owner of the Property, and has requested that the Village clarify the terms and conditions of Ordinance No. 2005-28 concerning the accessory uses that are allowed to operate on the Property; and,

WHEREAS, Lord's Love Community Church and the Betty Haag Academy of Music (as a lessee at the Property), provided the following exhibits concerning use of the property, and said exhibits are attached hereto and made a part hereof:

|                 |                                                                                                                                                                                                                |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| EXHIBIT A       | Legal Description                                                                                                                                                                                              |
| EXHIBIT B       | Owner and Lessee Acceptance and Agreement                                                                                                                                                                      |
| GROUP EXHIBIT C | Presentation for Lord's Love Community Church, including General Information, Floor plans (first and second floors), Daily hours of church worship and ministries, and Estimated number of cars in parking lot |

**GROUP EXHIBIT D**

Betty Haag Academy of Music, including narrative, table of estimated traffic, and table of estimated traffic, number of cares and number of teachers

WHEREAS, the Village Plan Commission conducted a public hearing on November 7, 2007 to consider amendment of Ordinance No. 2005–28 concerning uses allowed at the property; and,

WHEREAS, the Plan Commission voted 9 to 0 to recommend approval of an amendment to Ordinance No. 2005–28 modifying Section 3.A. to read as set forth in Section 2. of this Ordinance; and,

WHEREAS, the President and Board of Trustees, having considered the Plan Commission's recommendation, have determined that approving an amendment of Ordinance No. 2005–28 to clarify the uses allowed at the Property, subject to the terms and conditions of this Ordinance, is in the best interest of the Village and its residents.

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

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

Section 2. The Corporate Authorities hereby adopt a proper, valid and binding ordinance amending Section 3.A. and Section 3.B. of Ordinance No. 2005–28 to read as follows:

3.A. Use. The facility shall operate as a place of worship and religious education as the principal uses. Accessory uses are allowed as listed as "Proposed Uses" on Exhibit B of Ordinance No. 2005–28 subject to review and approval by the Village. Commercial use of the Property is prohibited.

Notwithstanding this prohibition concerning commercial use, the Property may be used for activities that provide a community service such as child day care, or that provide small-scale educational or personal enrichment opportunities such as music and dance lessons, academic programs, and counseling and health screening. The Village shall determine, in its sole discretion, if uses are consistent with the intent that the primary use of the Property is a place of worship; that other uses are ancillary and not overtly

commercial in nature; and that non-worship activities provide community service, educational value or personal enrichment.

**3.B. Hours of operation:** The facility and all uses on the Property shall operate no earlier than 6:00 a.m. and no later than 10:00 p.m. Preparation for and clean-up after use of the Property shall not be considered a violation of the foregoing time limitations.

**Section 3.** The amendment of Ordinance No. 2005-28 is subject to the following conditions:

- A. The Betty Haag Academy of Music and the Little University child day care facility are allowed uses on the Property, and shall be operated in accordance with the representations in Exhibits C and D hereto.
- B. Lord's Love Community Church and all other lessees and users of the Property shall comply with the Parking and Traffic Management directives set forth in Section 3.C. of Ordinance No. 2005-28.
- C. Landscaping to enhance screening for residential properties along Radcliffe Road shall be provided in the east yard adjacent to the parking lot. The landscaping enhancements are subject to review and approval by the Village Forester, and shall be completed in 2008.
- D. The signage and devices restricting access to the driveway on Radcliffe Road shall be properly maintained to prevent vehicles from entering and leaving the Property via this driveway.
- E. Ordinance No. 2005-28 remains in full force and effect except as specifically modified by this Ordinance.

**Section 4.** This Ordinance shall be in full force and effect from and after its passage and approval, subject to the Owner's and lessees' execution of the Acceptance and Agreement attached hereto as Exhibit B, incorporated herein and made a part hereof and the filing of said Agreement and Consent Form with the Village. This Ordinance shall not be codified.

**AYES:** 5 – Glover, Berman, Kahn, Trilling, Rubin

**NAYS:** 0 – None

**ABSENT:** 1 – Braiman

PASSED: December 17, 2007

APPROVED: December 17, 2007

ATTEST:

April M. Swoboda  
Village Clerk

Elliott Hartstein  
Elliott Hartstein, Village President

This document was prepared by: Robert E. Pfeil, Village Planner  
Village of Buffalo Grove  
50 Raupp Boulevard  
Buffalo Grove, IL 60089

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

**EXHIBIT A****Lord's Love Community Church  
1250 Radcliffe Road**

That part of the west half of Section 8, Township 42 North, Range 11 East of the Third Principal Meridian, bounded by a line described as follows: Beginning at a point on the south line of the northwest quarter of said Section 8, 66.5 feet east of the west line of the east half of the northwest quarter of said Section 8; thence north 00 degrees, 03 minutes, 37 seconds east along a line parallel to said west line, 637.42 feet; thence south 89 degrees, 56 minutes, 23 seconds east, 298.5 feet; south 10 degrees, 31 minutes, 31 seconds east, 1205.74 feet; thence north 89 degrees, 32 minutes, 59 seconds west, 143.51 feet; thence north 00 degrees, 27 minutes, 01 seconds east, 95.0 feet; thence north 68 degrees, 12 minutes, 36 seconds west, 137.39 feet; thence north 89 degrees, 32 minutes, 59 seconds west, 250.0 feet to a point 66.5 feet east of the west line of the east half of the southwest quarter of said Section 8; thence north 00 degrees, 07 minutes, 47 seconds east, along a line parallel to said west line, 398.80 feet to the place of beginning, in Cook County, Illinois, which lies north of a line parallel to the south line of the northwest quarter of Section 8, Township 42 North, Range 11 East of the Third Principal Meridian which line intersects the west line of the above described property 475.0 feet south of the northwest corner thereof in Cook County, Illinois.

**SUBJECT PROPERTY COMMON DESCRIPTION:** 1250 Radcliffe Road, Buffalo Grove, IL

**PIN:** 03-08-101-026-0000

**EXHIBIT B**

**Lord's Love Community Church, an Illinois not-for-profit corporation  
1250 Radcliffe Road**

**Owner and Lessee Acceptance and Agreement concerning****Amendment of Special Use ordinance**

Lord's Love Community Church does hereby accept and agrees to abide by and be bound by each of the terms, conditions and limitations set forth in Ordinance No. 2007- 82 duly passed and approved by the Village of Buffalo Grove, IL amending the Special Use granted by Ordinance No. 2005-28.

The undersigned acknowledges that it has read and understands all of the terms and provisions of said Buffalo Grove Ordinance No. 2007- 82, and does hereby acknowledge and consent to each and all of the provisions, restrictions, and conditions of said Ordinance.

Lord's Love Community Church

By: *Joan dekin*

Its *Senior pastor*

Betty Haag Academy of Music

By: *Betty Haag-Huhake*

Its: *Director*

Little University, Inc.

By: *[Signature]*

Its: *Director*



**Action Item : Consider a Petition to the Village of Buffalo Grove for Special Uses in the Industrial District (I) for a Motor Freight Terminal and Outside Storage at 1011 Asbury Drive.**

### **Recommendation of Action**

Staff recommends approval, subject to the conditions in the attached Staff Report.

Piotr Posloweki, owner and operator of Coast Connection, Inc, is requesting approval of a Special Use for a Motor Freight Terminal and Outdoor Storage at 1011 Asbury Drive. Coast Connection, Inc Specializes in Warehousing and Distribution Services and Would Like to Relocate Their Existing Logistics Company to Buffalo Grove at this Location. The Request Includes Storage of Truck Trailers on Site.

### **ATTACHMENTS:**

- 1011 Asbury Dr, Coast Connection SU - Staff Report 23-0330 (PDF)
- 1011 Asbury - Plan Set (PDF)

**Trustee Liaison**  
Pike

**Staff Contact**  
Andrew Binder, Community Development

Tuesday, April 4, 2023

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

|                                      |                                                                                                                                                                                |
|--------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>MEETING DATE:</b>                 | April 4, 2023                                                                                                                                                                  |
| <b>SUBJECT PROPERTY LOCATION:</b>    | 1011 Asbury Dr, Buffalo Grove, IL 60089                                                                                                                                        |
| <b>PETITIONER:</b>                   | Piotr Poslowski, Coast Connection, Inc                                                                                                                                         |
| <b>PREPARED BY:</b>                  | Andrew Binder, Associate Planner                                                                                                                                               |
| <b>REQUEST:</b>                      | A Petition to the Village of Buffalo Grove for approval of a Special Use in the Industrial District (I) for a Motor Freight Terminal and Outside Storage at 1011 Asbury Drive. |
| <b>EXISTING LAND USE AND ZONING:</b> | The property is a 5.9-acre lot, improved with a 69,200 vacant industrial building, and is zoned I: Industrial.                                                                 |
| <b>COMPREHENSIVE PLAN:</b>           | The Village Comprehensive Plan calls for this property to be an industrial use.                                                                                                |

**PROJECT BACKGROUND**

Piotr Posloweki, owner and operator of Coast Connection, Inc, is requesting approval of a Special Use for a Motor Freight Terminal and Outdoor Storage at 1011 Asbury Drive. Coast Connection is a full-service logistics company specializing in warehousing and distribution of goods.

Per the Village’s Zoning Ordinance, storing materials, goods or products, and related office use is permitted in the Industrial District; however, a Motor Freight Terminal and Outdoor Storage are both Special Uses in the Industrial Zoning District. In this case, the outdoor storage will consist of truck trailer storage, while not in use.

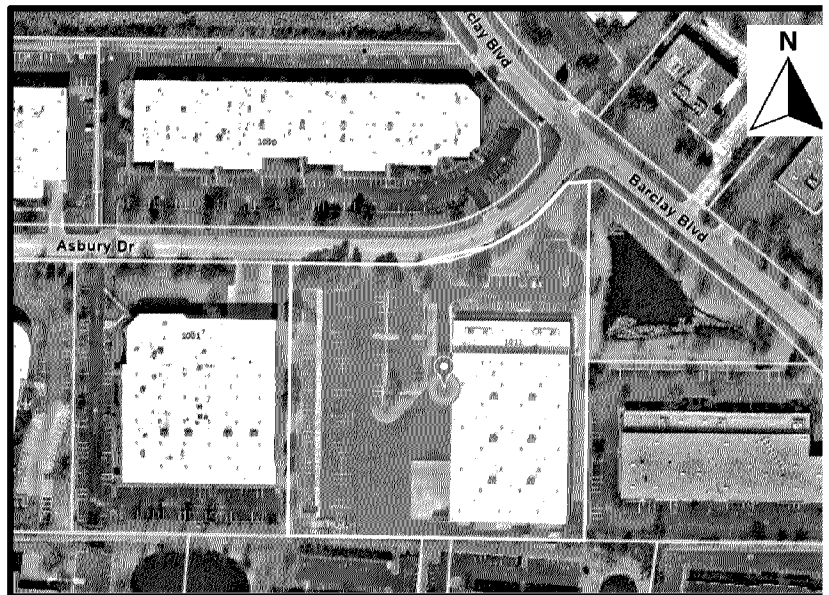


Figure 1: Subject Property

**SITE HISTORY**

In 1990, the subject property was developed by Graebel/American Movers (National Moving and Storage Company) as their regional office. The facility served as a warehouse that accommodated long-term storage needs for commercial and residential uses (which included outside storage of truck trailers). In 2020, Flextronics International occupied the building for filling and packaging consumer products. Flextronics left the space in early 2022; now, the building is vacant.

**PLANNING & ZONING ANALYSIS**

***Proposed Use & Operation***

- Based in Franklin Park, Coast Connection provides logistic solutions to third-party businesses while offering their trucks and trailers for warehousing and shipment. They make route deliveries to surrounding Midwest states, as well as deliveries throughout the country. Coast Connection also maintains a second truck parking lot in Bolingbrook, Illinois, with an additional 35 truck parking stalls.

- Coast Connection plans to occupy the 69,200 sqft building at 1011 Asbury Dr. The building consists of approx. 54,500 sqft for warehouse/distribution use and approx. 14,700 sqft for office use.
- The Petitioner plans to make three improvements to the property upon receiving the necessary approvals: installing two additional loading dock doors between the three existing loading docks, installing a new, 8-ft tall vinyl fence, and repaving part of the car parking lot to allow for additional trailer parking.
- Coast Connection will operate Monday through Friday, from 7 am – 5 pm, Saturday from 7 am–Noon, and will be closed on Sunday. Coast Connection has 70 employees, with 20 staff members working at the office/warehouse, 40 truck drivers from Illinois, and 10 truck drivers who live out of state (and will not park equipment at this facility).
- The Petitioner has indicated that over their 7-year lease term at the subject property, they have no plans to expand their asset-based operations with more trucks or trailers as the property is sufficient for their business operations. A more likely growth scenario would be to utilize the larger existing office footprint in the Asbury Dr building and expand the non-asset-based freight brokerage division (using outside logistics companies to move freight on third-party trucks), which may require hiring additional office employees in the future.
- **Existing and Surrounding Uses**
  - The Special Use is consistent with the other industrial uses and development within the surrounding area. The subject property is surrounded by properties that are all zoned Industrial, and the existing uses vary:
    - North: Multi-Tenant Building with a variety of light industrial uses
    - South: Manufacturing/Distribution Center (Komax Corp)
    - East: Multi-Tenant Building with a variety of light industrial uses
    - West: Manufacturing/Distribution Center (Midmark)

#### Parking

- The proposed site will accommodate a total of 89 parking stalls, including 41 passenger vehicle parking stalls, 35 truck parking stalls (currently on the site), and the addition of 13 new truck parking stalls (as circled in Figure #2). The number of parking stalls meets the Village's parking requirements, as Manufacturing and Industrial Uses, as well as the Motor Freight Terminal use require 2 parking stalls for every 3 employees. With Coast Connection employing 60 staff, 40 parking spaces are required.
- Office and warehouse employees will park in the site's front or northeast parking lot. Truck drivers will swap out their personal vehicles with their trucks within the west truck parking lot before leaving for their route. Truck routes vary in duration from a day to a week or 2 weeks at a time.
- All proposed parking stalls, drive aisles, access drive dimensions, and landscape island requirements are in compliance with the Village requirements for off-street parking facilities.

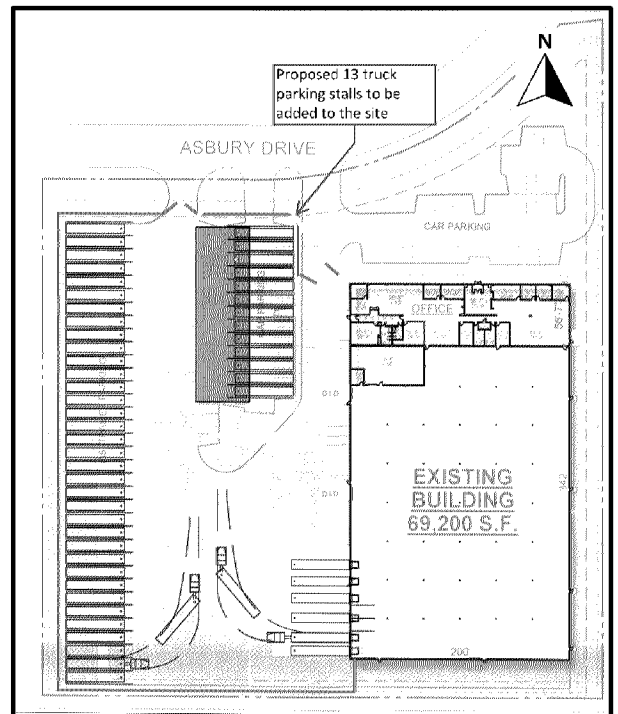


Figure 2: Parking Lot Modification

#### Site Access & Traffic

- A Traffic Impact Study was provided for the proposed use and utilized truck GPS data from Coast Connections' current location in Franklin Park. Over a 51-day period, the current facility averaged 2.4 truck arrivals and 7 truck departures per day in the morning and 7.3 truck arrivals and 2.9 truck departures per day in the afternoon. The report concluded that the truck arrivals and departures were evenly distributed throughout the day, and it would be unlikely that less than 10 trucks a day accessing

the site would interfere with the commuter traffic on the local roads. This truck distribution pattern is anticipated to remain the same at the proposed Buffalo Grove location.

- Currently, there are 3 access drives on the property. The Petitioner plans to utilize 2 of the access drives for the parking and loading area on the property; both access points are off Asbury Drive. From the 1011 Asbury property, trucks will be able to access the interstate system to travel north on I-94 for deliveries to Minnesota and Wisconsin, or south on I-294 to effectively access the rest of the country. Either route will use Asbury Drive and Barclay Boulevard as their main route to Milwaukee Avenue to access I-94 (north) and I-294 (south).

#### **Landscaping & Screening**

- Outdoor Storage in the Village's Industrial District is a Special Use and requires the storage to be enclosed by a solid wall or fence, including solid doors or gates. The west truck parking lot will be enclosed by an 8' solid fence along the north, south, and west side of the property. The fence will include 2 gates at the 2 access points along Asbury Drive. The proposed vinyl fence is compliant with Village Code.
- The petitioner has provided a landscape plan showing new landscaping proposed along the north side of the property along Asbury Drive to help with the screening of the truck parking. The landscaping includes a mixture of canopy trees, shrubs, and grasses.

#### **DEPARTMENTAL REVIEWS**

| Village Department | Comments                                                                                          |
|--------------------|---------------------------------------------------------------------------------------------------|
| Engineering        | The Village Engineer has reviewed the plans and the traffic study and does not have any concerns. |
| Forestry           | The Village Forester has reviewed the landscape plan and does not have any concerns.              |

#### **STANDARDS**

Pursuant to the Zoning Ordinance, the proposed uses do require a Special Use in the I: Industrial District. The Planning & Zoning Commission shall make a recommendation to the Village Board regarding the Special Uses, based upon the following criteria:

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

The petitioner's responses to the standards are included in the attached packet.

**SURROUNDING PROPERTY OWNERS**

Pursuant to Village Code, the contiguous property owners were notified by mail 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 received one phone call and one letter with comments or questions from nearby property owners. The public comment letter is attached for the Commission's review.

**STAFF RECOMMENDATION**

Staff recommends **approval** of the Special Use requests for a Motor Freight Terminal and Outdoor Storage at 1011 Asbury Drive, subject to the conditions listed in the PZC motion below.

**ACTION REQUESTED**

The Planning & Zoning Commission (PZC) shall open the public hearing and take public testimony concerning the Special Use requests at 1011 Asbury Drive. The PZC shall make a recommendation to the Village Board regarding the requested Special Uses.

**Suggested PZC Motion**

*PZC moves to make a positive recommendation to the Village Board to allow Special Uses for a Motor Freight Terminal and Outside Storage at 1011 Asbury Drive, subject to the following conditions:*

1. *The Special Use is granted to Coast Connection, LLC to operate a Motor Freight Terminal and Outside Storage at 1011 Asbury Drive, which shall not run with the land.*
2. *The Special Use granted to the Coast Connection LLC is assignable to subsequent petitioners seeking assignment of this special use as follows:*
  - a. *Upon application of a petitioner seeking assignment of this Special Use, the Corporate Authorities, in their sole discretion, may refer said application of assignment to the appropriate commission(s) for a public hearing or may hold a public hearing at the Village Board.*
  - b. *Such assignment shall be valid only upon the adoption of a proper, valid and binding ordinance by the Corporate Authorities granting said assignment, which may be granted or denied for any reason.*
3. *Any incidental or directional signage for the site will be reviewed and administratively approved by Village staff.*
4. *The fence, landscaping, and parking lot screening shall be maintained by the property owner or tenant in perpetuity.*

**ATTACHMENTS**

- Petitioner's Narrative Statement
- Petitioner's Response to the Special Use Standards
- Site Plan & Plat of Survey
- Landscape Plan & Fence Gate Specs
- Traffic Study
- Written Public Comment



**2553 Edgington Street  
Franklin Park, IL 60131**

ph# 847-288-0911

fax# 847-288-0920

www.coastconnectioninc.com

Date: 2/24/2022

Dear Nicole and Andrew –

My name is Peter and I'm one of the two owners of Coast Connection, Inc. Our company is a full-service logistics company. We specialize in warehousing and distribution and have been in business since 2008. Currently, we operate our company in Franklin Park, IL but the building is being redeveloped into a data center facility later this year and we need to move our operations.

With our own trucks and warehouse space we are able to offer our customers long and short-term storage solutions along with transportation capabilities. We also utilize third-party logistics companies and owner/operators for daily distribution services to help accommodate our customers' needs.

Our regular hours of operation are:

M-F: 7am - 5pm

Sat: 7am - Noon with only few employees (4-5 individuals)

Sunday - Closed

Currently, our company employs seventy people; twenty staff in the office/warehouse and fifty drivers. Out of the drivers, ten of them are out state (PA, NJ, FL, TX), so they don't park equipment here in Illinois. Coast Connection also has additional truck parking in the SW suburbs located at 1501 Remington Blvd, Bolingbrook, IL. We will be looking to hire additional employees once we get settled into our new facility.

We are looking to utilize about 40-50 trailer parking stalls at 1011 Asbury Dr, based on the availability (of which 35 trailer stalls are already in place at the property). It should be noted that our trucks are moving customers' freight all over the country on a continual basis it will be quite rare for our truck parking lot to be entirely full...

Once the "special-use" permit is approved we need to make two small improvements to the building (with an approved building permit). This includes installing two additional loading dock doors between the three existing loading docks, installing a new, 8-foot tall vinyl fence as per Buffalo Grove code, and repaving part of the car parking lot to adopt for additional trailer parking (to accommodate current and future growth). Please see attached plans.

My partner and I are very excited about becoming business residents of Buffalo Grove and look forward to working with the Village. Please let us know if you need any additional information from us or if you would like to have an in-person meeting.

If you should have any questions, please don't hesitate to call me at (773) 892-8379.

Best Regards,

---

Peter Poslowski, Vice President

Coast Connection, Inc – Special use permit for 1011 Asbury Drive

Special use standards

February 28, 2023

To whom it may concern:

**1)** Coast Connection, Inc's operations as a warehouse / distribution company will have zero negative impact nor be detrimental to the residents of Buffalo Grove, as their operation will fall in the middle of a large industrial zoned business park far from any residential (closest residential is nearly 3,000 feet away and is separated by multiple industrial buildings and a double set of railroad tracks).

Our company moves only general freight and does not move nor store any hazardous materials. Coast Connection recently acquired an additional 35 stalls for truck and trailer parking located at 1501 Remington Blvd, Bolingbrook, IL to ease up traffic flow at our main location (currently in Franklin Park) and also to create easier/quicker access to our clients located in the south and southwest suburbs of the Chicagoland area. To improve the comfort and general welfare for the public we will be installing a solid vinyl fence and upgrading landscaping to minimize visual exposure from within the industrial park.

**2)** With the location of the special use in the middle of the Buffalo Grove Industrial District there will be zero interference with residential areas. Given the site's close proximity to State Route 45 (Milwaukee Ave) and then to Lake Cook Rd (6-lane divided roadway) it minimizes the impact of any additional traffic. These are main arterial roads with high capacity that allow easy and uninterrupted traffic flow to Interstate-294.

The intensity of the business will be minimal as Coast Connection is only open Monday – Friday with a skeleton crew on Saturdays (closed Sundays).

**3)** Coast Connection's operations both inside and outside of the building will not disturb nor cause harm to the neighboring businesses in this industrial corridor. Additional new landscaping on the north end of the property and a new solid 8' tall fence surrounding the parking area (will be replacing an outdated cyclone fence) with two access gates will provide safe and easy access to the subject facility (please see attached landscaping and fence plans).

4) The subject property currently has (35) trailer parking stalls in place along the western property line. The additional trailer parking stalls we are requesting are just converting a few existing car parks to trailer stalls. Even after this conversion the building still has over (43) car parking spots in place.

These changes fall within the middle of the subject property and will have no negative impact on neighboring properties use nor their ability to redevelop or update their properties down the road. The frequency of utilization of these trailer parking stalls will be low as Coast Connection's proprietary fleet will be picking up and dropping off freight for its customers all over the country.

5) The requested special use falls within a mature industrial business park with adequate access, drainage (detention pond adjacent to the property), zoning, and utilities.

6) As stated in section 3 above, the parking lot will be fully screened with a new 8' tall solid fence and new landscape plantings to screen the parking from the neighbors and general public. Two new access gates will also secure the site and eliminate any traffic hazards/concerns. With multiple points of ingress/egress to the site Coast Connection has the ability to restrict the western driveway to strictly truck traffic and use the easterly driveway for passenger cars that will be parking in the office parking lot. This will greatly enhance safety by not having cars and trucks commingling on the site.

Please call with any questions.

Regards,

Peter Poslowski

Partner / Vice President

Coast Connection, Inc

(773) 892.8379



ADDITIONAL PARKING EXHIBIT FOR

**1011 ASBURY DRIVE**

BUFFALO GROVE, IL

SITE AREA (± 5.9 AC.)

± 266,932 S.F.

BUILDING AREA

69,200 S.F.

PARKING

CAR PARKING PROVIDED

91 STALLS

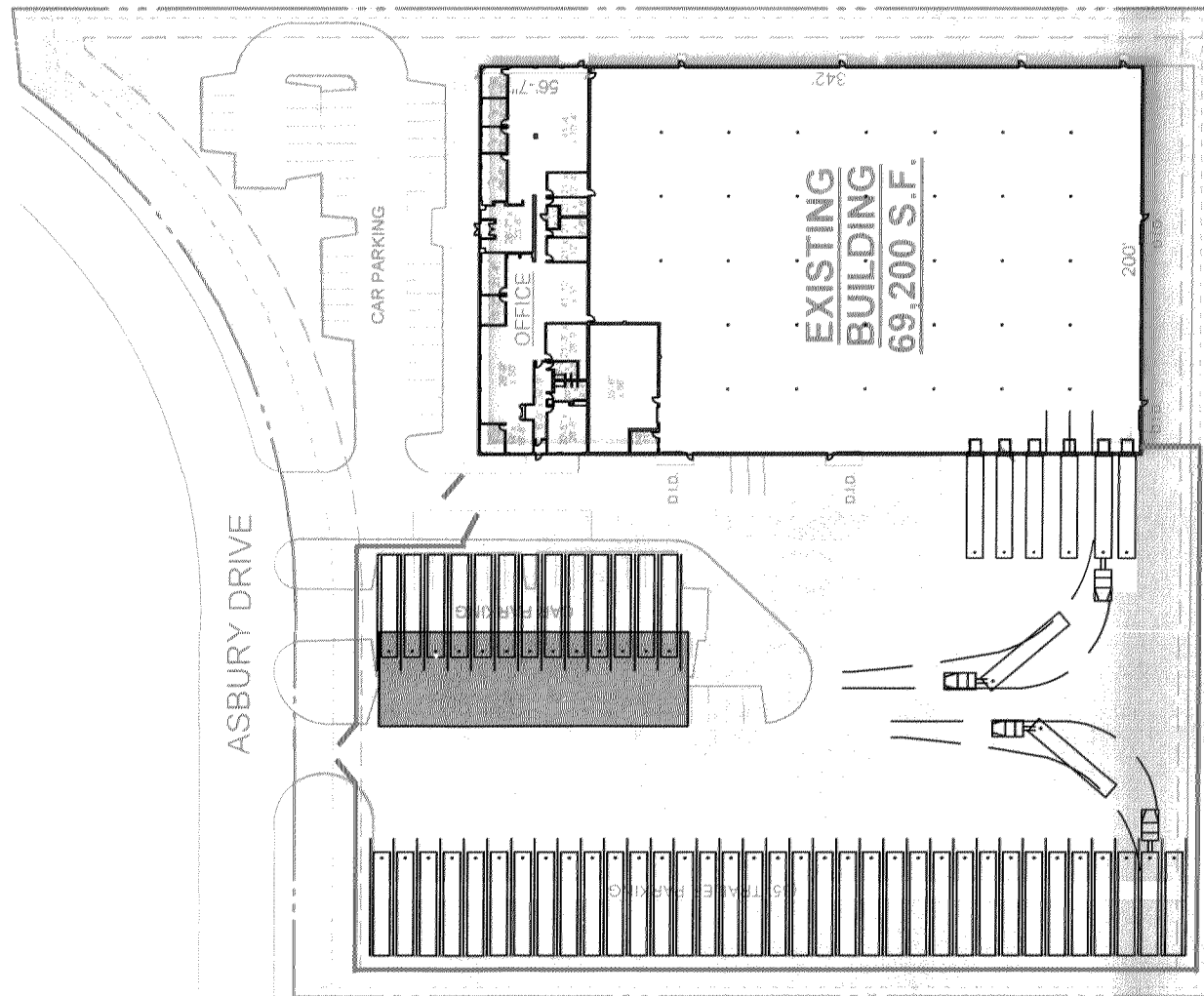
DRIVE IN OVERHEAD DOORS

4 DOORS

TOTAL EXTERIOR DOCKS

3 DOCKS

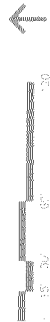
CLEAR HEIGHT



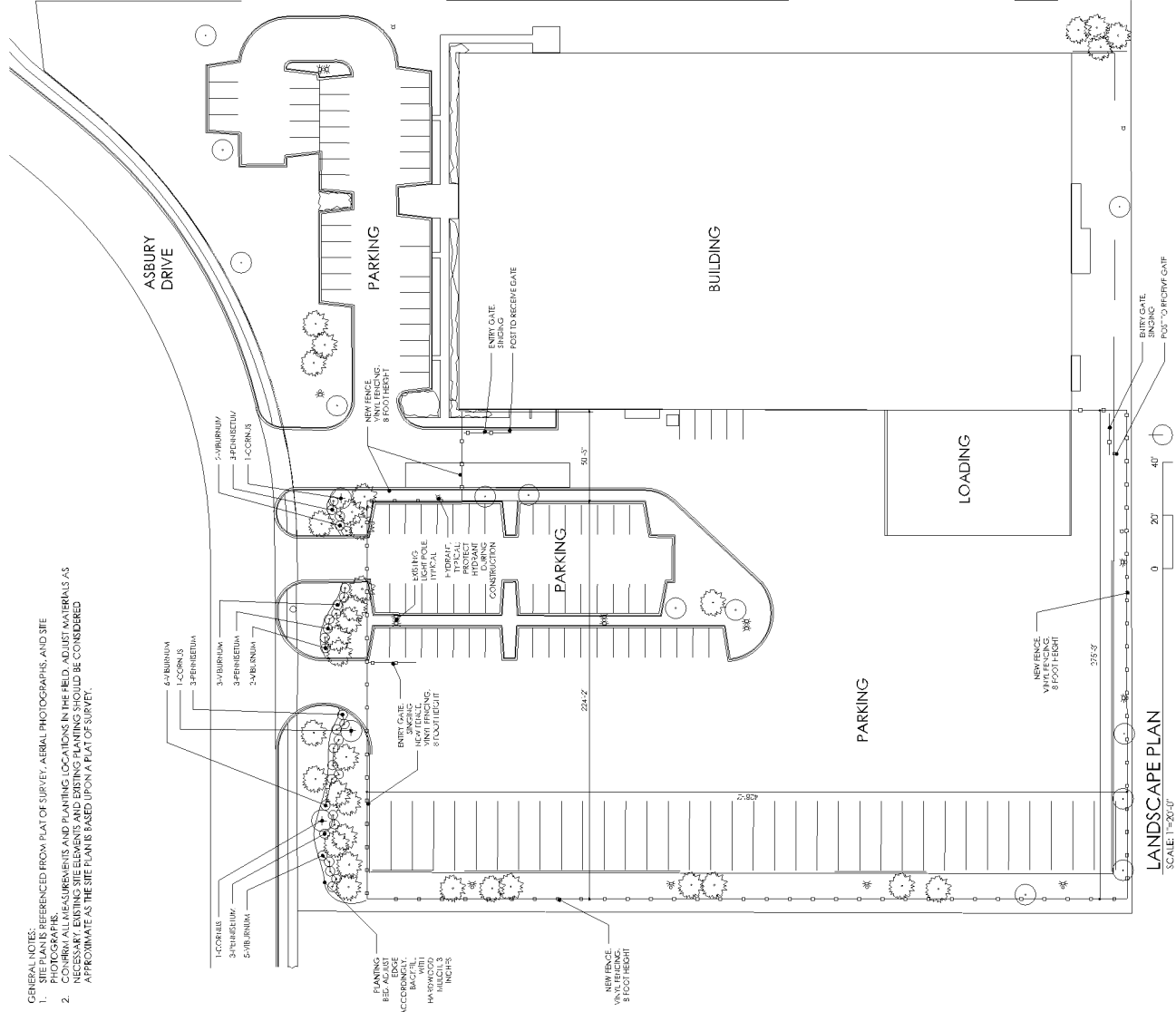
EXETER

SITE PLAN

7/11/2018 (REV.) 06-19-2011



HARRIS ARCHITECTS, INC.

[illegible][illegible]

FENCE DETAIL, VINYL,  
8 FOOT HEIGHT

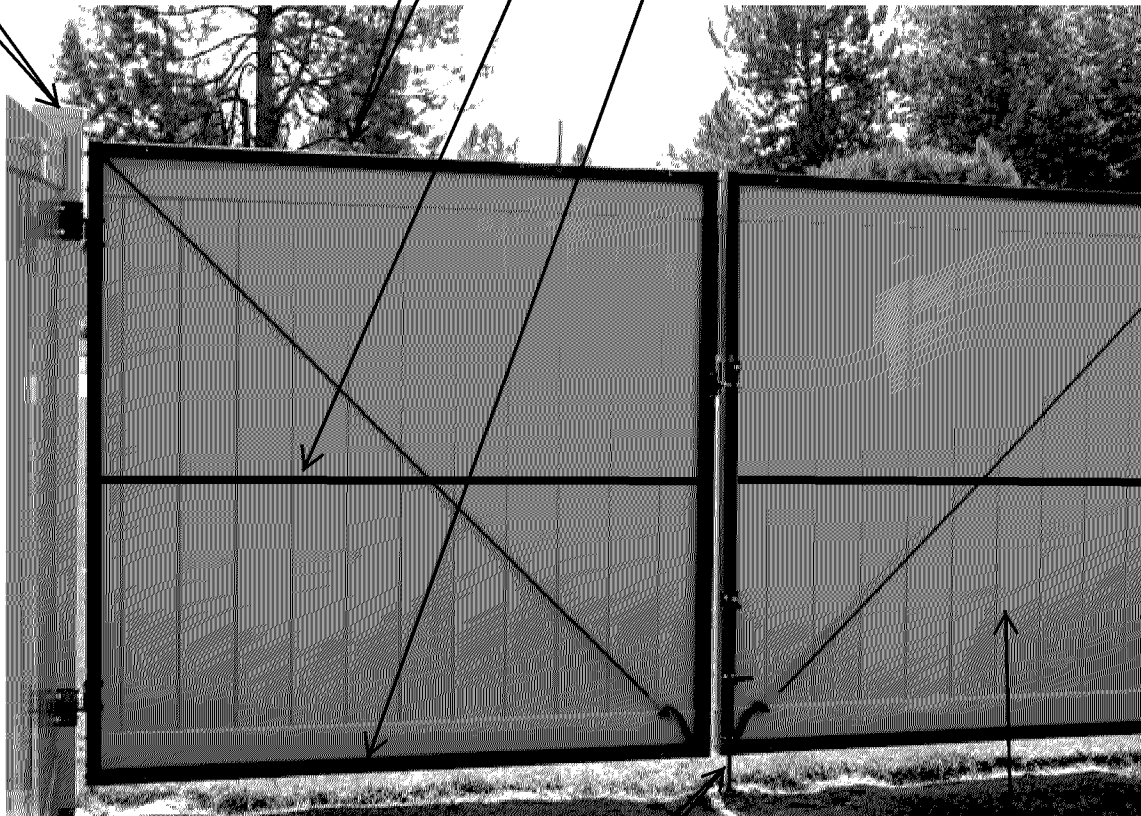
| Botanical Name                  | Common Name          | Quantity        | Size     | Cautions/Notes |
|---------------------------------|----------------------|-----------------|----------|----------------|
| <b>Trees</b>                    |                      |                 |          |                |
| Cornus mas                      | Cornelian Cherry     | 3/8 foot height | 18x8     |                |
| <b>Shrubs</b>                   |                      |                 |          |                |
| Juniperus horizontalis          | Junewood Vinyum      | 16' 24" height  | 8x9      |                |
| <b>Grasses</b>                  |                      |                 |          |                |
| Pennisetum polystachyon 'Twist' | Coast Fountain Grass | 12' 24" height  | 5 gallon |                |

PLANT SCHEDULE

# BACK SIDE OF GATES

**Gate Post:** Heavy  
Duty 6x6 Steel Post

**Steel Frame:** 2 1/2"  
square pipe - Top &  
middle & bottom.



Drop Rods & Slide bolt to lock the gate.

Steel frame covered with plastic.

## Front Side of Gates





## Hampton, Lenzini and Renwick, Inc.

Civil Engineers • Structural Engineers • Land Surveyors • Environmental Specialists  
www.hltrengineering.com

### DRAFT MEMORANDUM

**TO:** Piotr Poslowski  
Coast Connection, Inc.

**FROM:** Amy McSwane, PE, PTOE  
Hampton Lenzini & Renwick, Inc. (HLR)

**DATE:** March 9, 2023

**SUBJECT:** Traffic Impact Study – Coast Connection, Inc.

The purpose of this study was to evaluate the potential traffic impact if Coast Connection, Inc. were to relocate from their existing headquarters in Franklin Park, IL to 1011 Asbury Drive, Buffalo Grove, IL 60089 (Exhibit 1).

#### **Existing Conditions**

1011 Asbury Drive is a 69,200 square foot industrial facility within The Corporate Grove, a business park located at IL Route 21 (Milwaukee Avenue) and Busch Parkway. Asbury Drive is a local street with no available traffic data on IDOT's Getting Around Illinois website. Barclay Blvd, at the north end of Asbury Drive, has an Average Daily Traffic (ADT) of 4,350 vehicles per day (vpd) and Busch Parkway, at the south end, has an ADT of 4,250 vpd. The site contains a mixed-use building with offices to the north and warehouse space to the south. Parking consists of a northeast lot with 37 spaces, 4 of which are handicap accessible, a northwest lot with 32 spaces, and a gated west parking lot spanning the length of the property. The gated lot is currently striped for 141 personal vehicles and contains three loading docks connecting to the warehouse.

The proposed 35 truck parking stalls are planned for staging purposes. Generally, trailers are not in use every day and will sometimes stay onsite for multiple days before being loaded and departing. The fleet contains more trailers than tractors so drivers can drop off an empty trailer and pick-up a preloaded trailer, which improves efficiency of the operations.

From this new property, trucks can access the interstate system to travel north on I-94 for deliveries to Minnesota and Wisconsin or south on I-294 to effectively access the rest of the country. Using designated truck routes, the following paths are available (Exhibits 2 and 3):

North: Asbury Drive -> Barclay Boulevard -> Aptakisic Road -> Milwaukee Avenue ->  
Townline Road -> I-94

South: Asbury Drive -> Barclay Boulevard -> Busch Parkway -> Milwaukee Avenue ->  
Paletine Road -> I-294



## Hampton, Lenzini and Renwick, Inc.

Civil Engineers • Structural Engineers • Land Surveyors • Environmental Specialists  
www.hltreengineering.com

Coast Connection, Inc. is a logistics company providing storage and distribution services. Currently based in Franklin Park, they make routine deliveries to the states surrounding Illinois as well as to both the east and west coast. Of the 47 drivers they currently employ, 11 are locally based within the Chicagoland area and primarily perform daily or two-day regional deliveries to Michigan, Indiana, Iowa, and Wisconsin. The remaining 36 drivers specialize in cross-country deliveries, with some drivers based within Chicagoland and the remaining scattered throughout the country. These routes are more variable, and drivers can be on the road for weeks at a time without returning to the main office. In addition to the Franklin Park site, Coast Connection, Inc. also maintains a 35-space lot in Bolingbrook, IL that serves as overflow truck parking for cross-country drivers. This is strictly a parking lot; no freight is warehoused at this location.

### **Traffic Analysis**

To determine the impact that Coast Connection, Inc.'s relocation will have upon the traffic of the Corporate Grove business park, a traffic impact study was performed using ELD (electronic logging device) reports from January 1, 2023 to February 21, 2023 provided by Coast Connection, Inc. GPS entries at the Franklin Park site were catalogued to identify the frequency of trucks entering and exiting during the AM phase (12am-12pm) and the PM phase (12pm-12am). The subsequent delivery location was used to identify which truck route a driver would use if driving in and out of the Buffalo Grove site.

During the 51-day assessment period, the Franklin Park site experienced the following total number of trips, divided by direction of travel:

### **Total Assessment Period Volume Distribution**

| <b>Truck Route</b> | <b>AM Arrival</b> | <b>AM Departure</b> | <b>PM Arrival</b> | <b>PM Departure</b> |
|--------------------|-------------------|---------------------|-------------------|---------------------|
| North              | 7                 | 5                   | 7                 | 5                   |
| South              | 116               | 359                 | 374               | 147                 |
| Total              | 123               | 364                 | 381               | 152                 |

This resulted in an average of 2.4 arrivals and 7 departures per day during the AM phase and 7.3 arrivals and 2.9 departures per day during the PM phase. Traffic was evenly distributed throughout the day, and no significant peak hour was identified. When traffic was projected onto the Buffalo Grove location (Exhibit 4), most deliveries would have drivers entering and exiting The Corporate Grove utilizing the south truck route. Regional drivers would use the north truck route only 1 percent of the time; cross-country drivers would arrive from the north route 3.7 percent of the time and depart to the north 2 percent of the time.

### **Future Expansion**

Over the 7-years lease period, Coast Connection has no plans to expand its asset-based operations (meaning no more additional tractors or trailers will be needed for moving freight). A more likely growth avenue for Coast Connection in the future will be to utilize the larger existing office footprint within the Asbury building and expand the non-asset-based freight brokerage division (Coast Connection will contract with outside logistics companies to move freight on third-party trucks). This expansion will not require any additional equipment (tractors and trailers) for Coast Connection and will also enable/require hiring additional office employees



## Hampton, Lenzini and Renwick, Inc.

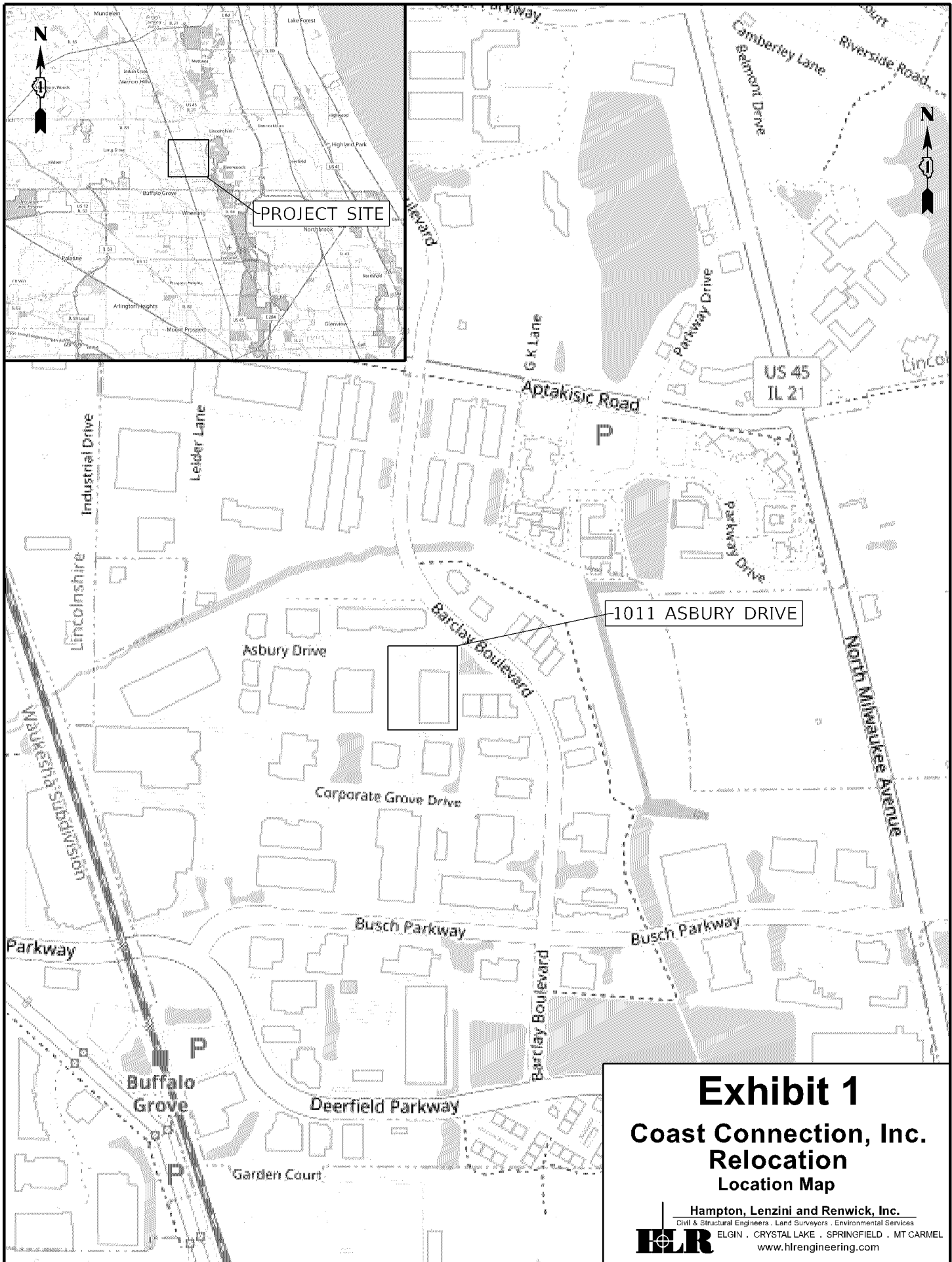
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www.hltrengineering.com

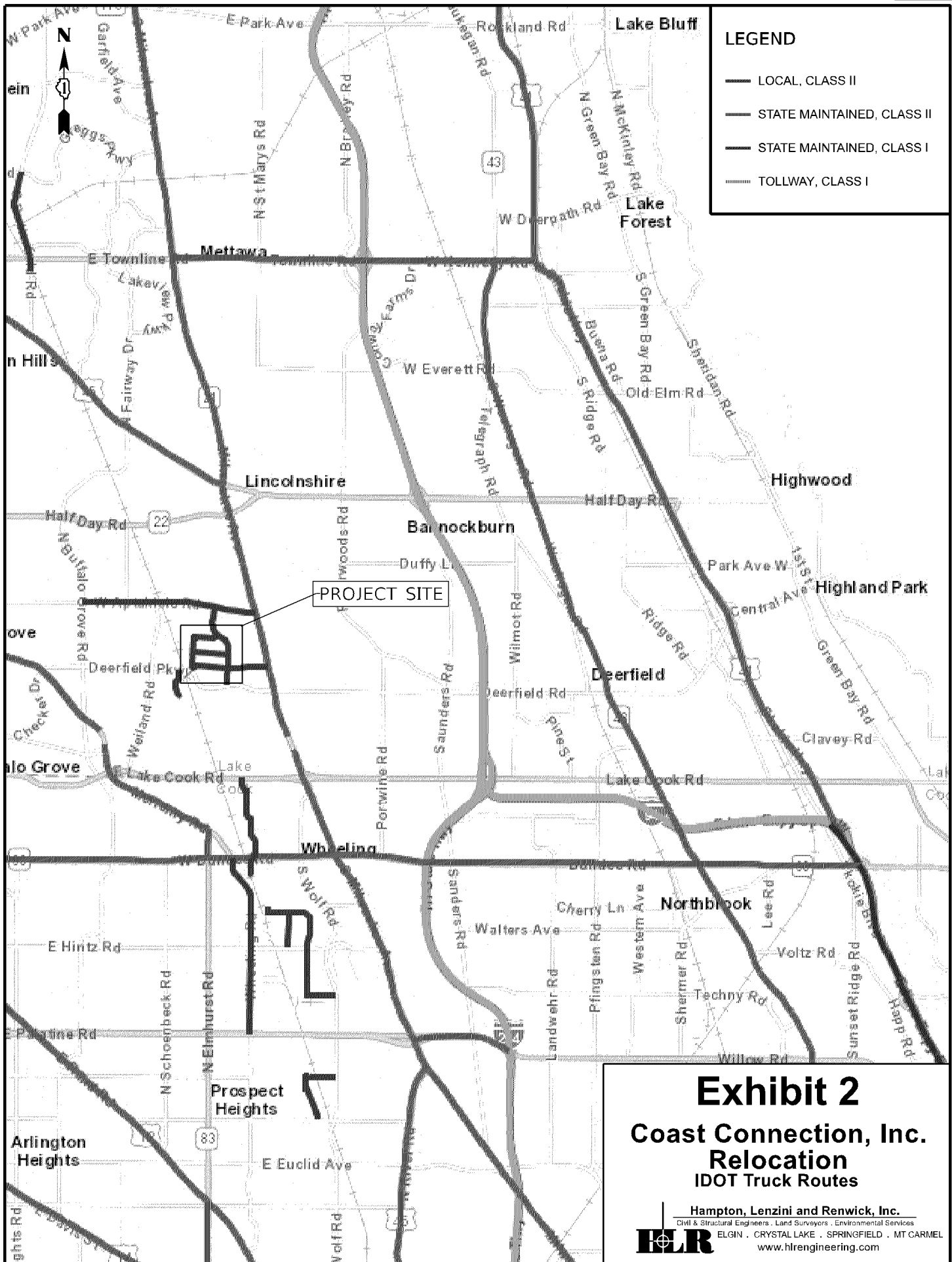
in the future. The existing building and parking lot (after small expansion) is the perfect sized facility for the current operations and fleet. In the unlikely expansion of the asset-based business in the distant future we will have to acquire or lease an additional facility as the existing loading dock count and parking at 1011 Asbury will not suffice if anymore trucks are added to the Coast Connection Fleet.

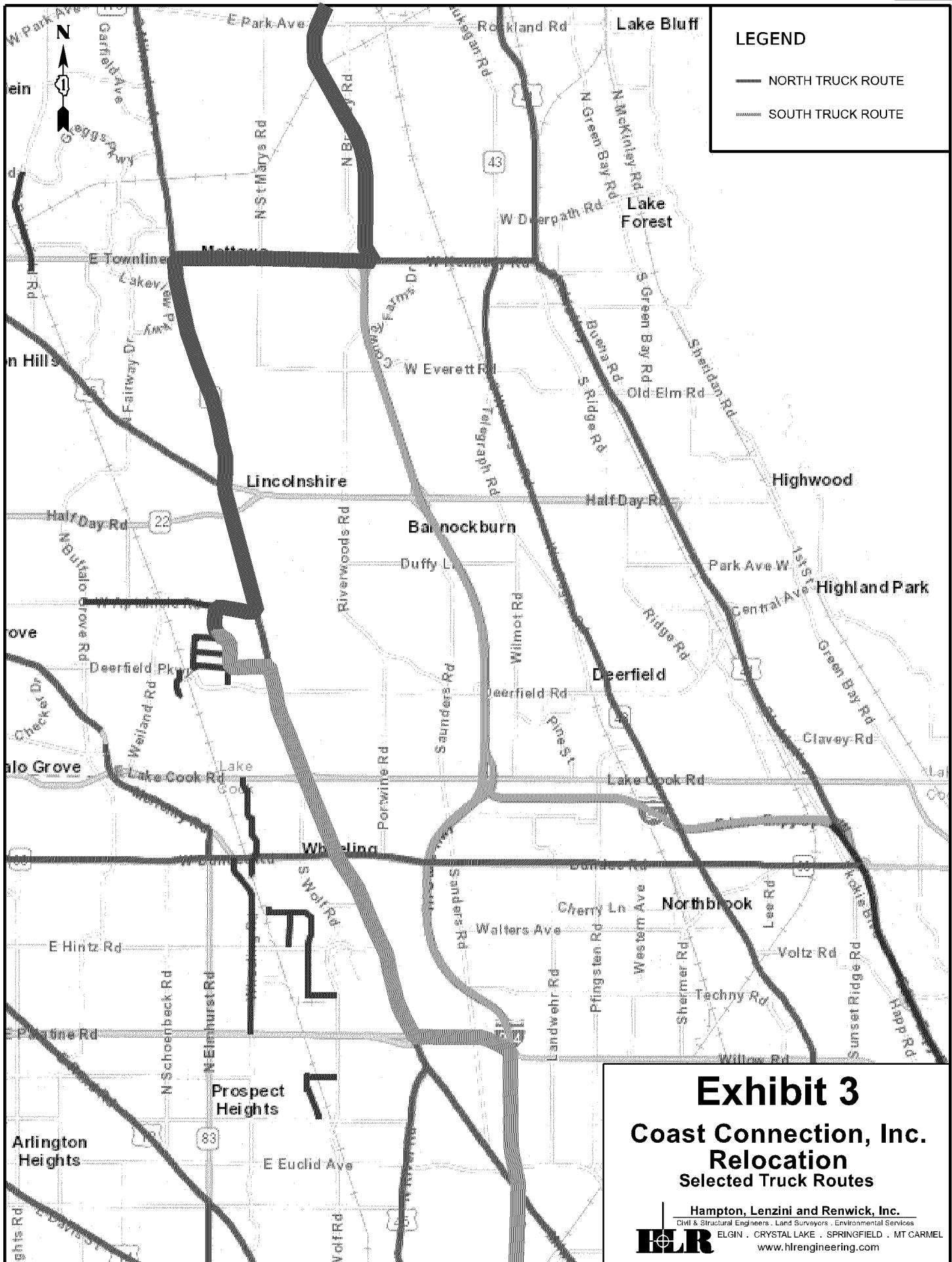
### **Summary of Findings**

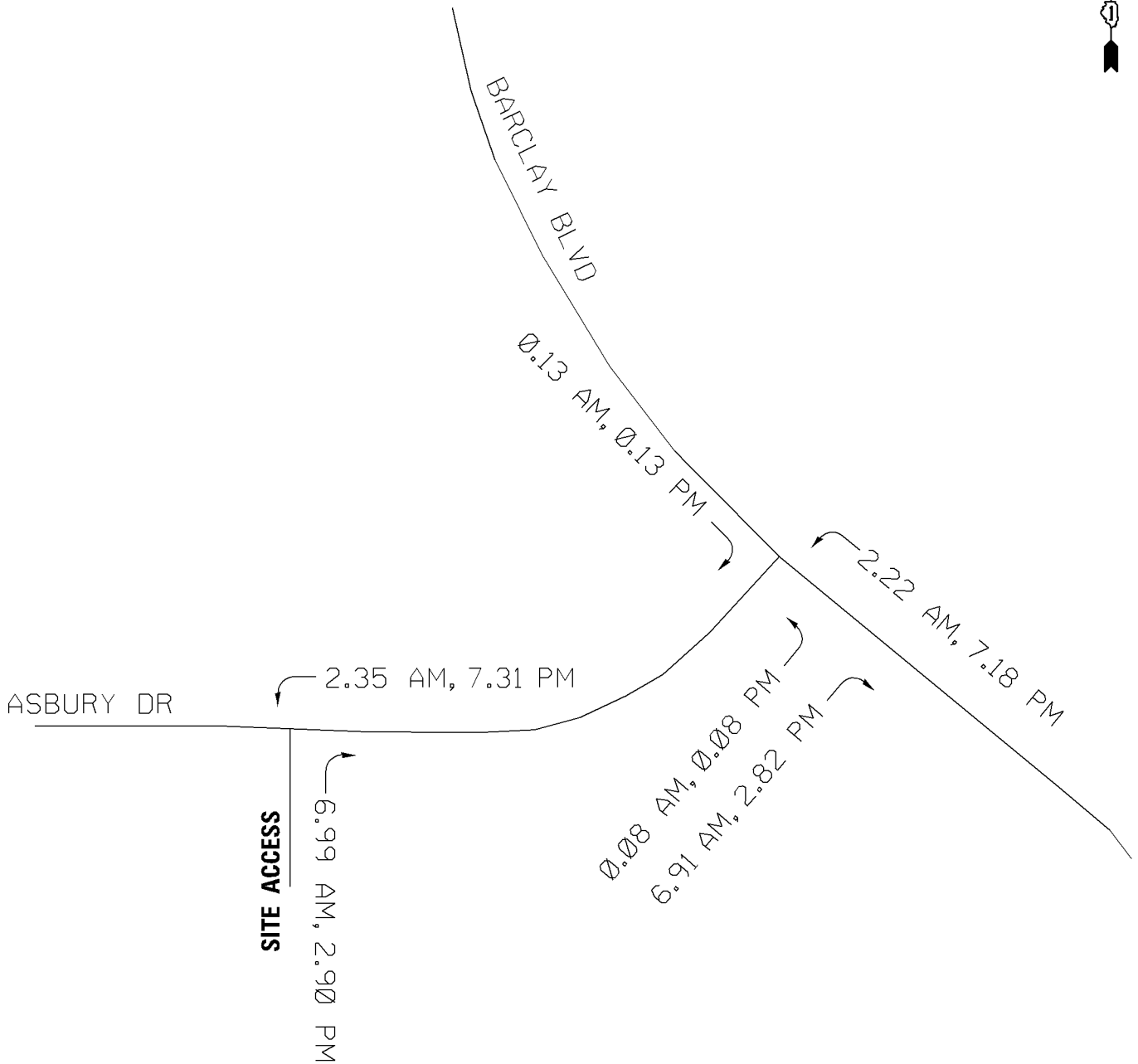
Based on this study, Coast Connection, Inc. occupying 1011 Asbury Drive will not cause a significant traffic disruption. Truck arrivals and departures are infrequent and spread throughout the day and are unlikely to interfere with the commuter traffic that The Corporate Grove currently supports.

If you have any questions or concerns regarding this study, please contact Amy McSwane, PE, PTOE, at [amcswane@hlreng.com](mailto:amcswane@hlreng.com) or at 847-697-6700.









## Exhibit 4

### Coast Connection, Inc. Relocation Site Trip Distribution

**Hampton, Lenzini and Renwick, Inc.**  
Civil & Structural Engineers • Land Surveyors • Environmental Services  
**HLR** ELGIN • CRYSTAL LAKE • SPRINGFIELD • MT CARMEL  
[www.hltreengineering.com](http://www.hltreengineering.com)



March 21, 2023

Mr. Andrew Binder  
Associate Planner  
Buffalo Grove Planning & Zoning Commission  
Fifty Raupp Blvd.  
Buffalo Grove, IL 60089

email: [abinder@vbg.org](mailto:abinder@vbg.org)

RE: Notice of Public Hearing  
Petitioner: Piotr Poslowski  
1011 Asbury Drive  
Buffalo Grove  
PIN 15-27-208-004

Mr. Binder:

I am in opposition of a Special Use in the Industrial District for a Motor Freight Terminal and outside storage on the basis that it is not in keeping with the businesses in the park.

In my opinion, there is no reason to grant a special use permit.

All the best,

BG-I Limited Partnership  
1322-1362 Barclay Blvd.



Paul C. Gearen  
General Partner

PCG/jh

Build on the power of our network.™ Over 300 offices worldwide. [www.naiglobal.com](http://www.naiglobal.com)

hiffman.com

Attachment: 1011 Asbury - Plan Set (Special Use: Industrial District for a Motor Freight Terminal and Outside Storage at 1011 Asbury Dr)

03/15/2023

**MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE  
VILLAGE OF BUFFALO GROVE HELD IN THE COUNCIL CHAMBERS, 50 RAUPP BOULEVARD,  
BUFFALO GROVE, ILLINOIS ON WEDNESDAY, MARCH 15, 2023**

---

**Call to Order**

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

**Public Hearings/Items For Consideration**

1. Consideration of a Petition for Approval of a Variation to Title 14 (Sign Code) Section 14.16 to Allow Two Ground Signs in the R-9 Multiple Family Dwelling District at 70 S Buffalo Grove Drive, Where One Ground Sign is Permitted. (Trustee Pike) (Staff Contact: Andrew Binder)
 

*Binder, Village Associate Planner, presented the project background and request for variations at Buffalo Creek Apartments, 70 S Buffalo Grove Rd, Buffalo Grove, IL 60089.*

*Petitioner Annenberg was sworn in.*

*Annenberg provided additional testimony for the sign variations being requested.*

*Com. Moodhe asked the petitioner to address sign #3 on packet page 14.*

*Annenberg addressed the PZC regarding sign variation number 3, stating that they are planning to make improvements to the site and the new signs will help the aesthetic of the building.*

*Com. Moodhe asked staff if the signs currently located on the property were original signs*

*Binder said the Village has no record of the original signs.*

*Com. Spunt asked about how they chose the lettering for the sign.*

*Annenberg discussed how they came to the design to make it look more modern.*

*Chairperson Cesario asked how many complaints we have received regarding the signs.*

*Binder said they had not received any complaints.*

*Com Worlikar asked if there is any concern with the lighting of the sign with neighbors.*

*Annenberg said there are light poles on BG road and the sign light is dim compared to the street lights.*

*Chairperson Cesario asked about the south bound visibility to people looking for the Buffalo Creek Apartments. He stated that without the sign, it would be hard to see Buffalo Creek Apartments.*

*Annenberg agreed with Chairperson Cesario.*

*Com. Weinstein referenced packet page 17 and asked due to the size of the lot, that the new larger signs are required which would meet Sign Variation Number 3.*

*Annenberg agreed.*

*Staff report entered as exhibit one.*

Minutes Acceptance: Minutes of Mar 15, 2023 7:30 PM (Approval of Minutes)

03/15/2023

*Annenberg thanked the Commission for their time.*

*The public hearing was closed at 7:44 PM.*

*Com Weinstein made a recommendation for approval of a variation to Title 14 (Sign Code) Section 14.16 to allow two (2) ground signs at 70 S Buffalo Grove Drive, subject to the following conditions:*

*1. The ground signs shall be installed in accordance with the documents and plans submitted as part of this petition.*

*2. The property owner shall maintain the landscaping around the base of the signs in perpetuity.*

*3. The Petitioner shall comply with all applicable Village codes, regulations, and policies.*

*Com. Richards seconded the motion.*

*Com. Richards spoke in favor of the motion.*

*Chairperson Cesario spoke in favor of the motion.*

*Com. Moodhe spoke in favor of the motion.*

|                |                                                                        |
|----------------|------------------------------------------------------------------------|
| <b>RESULT:</b> | <b>APPROVED [UNANIMOUS]</b>                                            |
| <b>AYES:</b>   | Moodhe, Spunt, Cesario, Khan, Weinstein, Au, Richards, Worlikar, Davis |

2. Consideration of a Petition for Approval of a Zoning Map Amendment to R6-A Zoning District, a Special Use for a Public Park, a Preliminary Plan, and a Variation from Section 17.36.040 of the Zoning Code (Parking Requirements) to Allow Improvements to Prairie Grove Park at 2020 Olive Hill Drive (Trustee Pike) (Staff Contact: Kelly Purvis)

*Purvis, Deputy Community Development Director, provided the project background and the requested amendments to the Prairie Grove Park located at 2020 Olive Hill Drive.*

*Petitioners were sworn in.*

*Maloney expanded on their testimony and explained the grant that was awarded for the park and the community engagement that drove the overall design of the park.*

*Com. Worlikar asked how they came about the placement of the play area.*

*Maloney said they wanted to keep the playground where it is currently. He briefly spoke to the setbacks of the playground equipment. Additionally, Maloney said a fence and landscape will be there to help shield the area.*

*Com. Worlikar asked about programing for the park.*

*Howe spoke about the use of Prairie Grove by the Park District.*

*Com. Worlikar asked the petitioners when the last time they spoke to the community for their input.*

*Maloney said in 2021.*

*Com. Worlikar asked if they plan on doing any more outreach to get input from the new residents that have moved into the area.*

*Risinger spoke to the downside of the grant that was awarded to the Park District. Since the grant was approved the ability to change the scope of the project is not possible.*

*Com. Worlikar asked if they would plan on a dog park now or in the future.*

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*Risinger said a dog park is not very suitable for a neighborhood park, but the Park District is looking into other locations for a potential dog park.*

*Com. Worlikar asked about the trees that currently exist.*

*Risinger said they will keep the trees that are existing.*

*Com. Richards asked if they are going to program the park.*

*Risinger said no. In the past it has been used as a practice field, but currently the park is not being programmed.*

*Com. Richards asked about pickleball courts as it relates to noise.*

*Risinger said they do create noise, which is why they limited it to one pickleball court. They limited it to one as well because it decreases the need for parking.*

*Com. Richards asked staff if they had received any phone calls.*

*Purvis said the Village received a few phone calls and two written correspondences, but no complaints.*

*Com. Weinstein asked for the hours of operation.*

*Risinger said dawn to dusk - there will be not lights.*

*Com. Weinstein asked if the plan was it presented to the community.*

*Risinger said yes.*

*Com. Weinstein asked why they would consider only 10 parking spots instead of the required 41.*

*Risinger said 41 parking spaces is too much for a park this size and when they engaged with the community, they did not want parking.*

*Purvis spoke to the parking condition listed in the staff recommendation.*

*Com. Weinstein asked if the limit to the number of pickleball courts and tennis courts was to reduce the need for parking.*

*Risinger said yes that is correct.*

*Com. Weinstein asked staff about the zoning recommendation.*

*Purvis explained the reasoning behind the rezoning for the park.*

*Com. Worlikar asked the petitioners how they came up with the number of benches within the park.*

*Ms. Blood, from Upland Design, said the placement of the benches was strategic to capture the views within the park as well as allow caretakers to watch children play on the playground.*

*Com. Worlikar asked if there can be more benches within the park.*

*Ms. Blood said they could add more if necessary.*

*Com. Worlikar asked about what they can do about loitering at the park after hours.*

*Ms. Blood explained how the shelter makes the area more visible and would create an area where kids would not want to conduct nefarious activities.*

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*Com. Davis asked how you they plan to mitigate pickleball noise.*

*Ms. Blood explained how landscape can be used as a buffer, but right now they want visibility to the park to bring in community members.*

*Howe said that there is fencing that can be installed to help mitigate noise as well.*

*Com. Khan asked how they are going to enforce the use of the courts and keep pickleball players off the tennis courts.*

*Risinger said they will not have people policing their parks, but this court will only be stripped for tennis and they will have signage.*

*Com.Khan asked for clarification on parking.*

*Risinger said that 41 parking spots is not necessary. Risinger Spoke to the existence of the park and how parking has not been an issue, but they will continue to monitor.*

*Com. Spunt asked about the location future parking and why the basketball court was positioned where it was.*

*Ms. Blood spoke about use and placement of the basketball court.*

*Com. Au asked about programing.*

*Risinger said they do not plan on programming this park right now. In the past it was used for practice occasionally, but they have programming at their other parks and tend to move their programs around to maintain nice looking parks.*

*Com. Worlikar asked if there would signage regarding time limits for the pickleball and tennis courts.*

*Rising spoke to the courtesy rules of playing that players go by.*

*Com. Moodhe asked if this would be like Westchester Park.*

*Howe said Prairie Grove Park would be categorized as a neighborhood park.*

*Com. Moodhe asked if there is parking at Westchester.*

*Howe said no. Just street parking, like Prairie Grove Park.*

*Com. Moodhe commented on the different parking needs for neighborhood parks vs. community parks.*

*The staff report was entered as exhibit one.*

*Ms. Garfield at 2118 Prairie, A CRD commissioner, said they need to add two curb cuts for ADA.*

*Mr. Garfield at 2118 Prairie spoke in favor of the proposal and commended the Park District for the engagement that was conducted.*

*Mr. McCargy asked about the size of bike racks.*

*Resident at 197 Hoffman spoke in favor of the soccer goals staying. He said there is ample parking as it is now and said the residences worked hard to keep the park when link crossing was proposed. Lastly, he asked what the process would be for the construction of a parking lot.*

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*Purvis said that there would need to be authorization for the parking lot to be constructed.*

*Resident of Link Crossings Neighborhood talked about the street parking and how they would go about reporting a concern if it ever became an issue.*

*Purvis said if there are concerns the Village and Park District would address it as code compliant/enforcement.*

*Risinger clarified the parking issues. He noted the Park District has no authority to enforce parking regulations but would be able to address any issues with the Village.*

*Risinger thanked the Planning and Zoning Commission for their time.*

*Com Moodhe asked about condition number 3 in staff packet.*

*Com. Weinstein said he would like to add the curb cuts to the conditions of the approval.*

*Risinger said they would work with the village as it is Village property to include the addition of curb cuts.*

*Staff noted that the curb cuts would be part of the final engineering review.*

*The public hearing closed at 8:48 PM.*

*Com. Weinstein made a motion to recommend approval of a Zoning Map Amendment to R6-A Residential District, a Special Use for a public park, a preliminary plan, and a Variation from Section 17.36.040 of the Zoning Code (parking requirements), all to accommodate the proposed improvements to Prairie Grove Park at 2020 Olive Hill Drive, subject to the following conditions:*

*1. The proposed park improvements shall be constructed in substantial conformance with the*

*plans attached as part of the petition.*

*2. The Final Engineering plans shall be submitted in a manner acceptable to the Village.*

*3. Should a need arise for off-street parking on the site due to one of the following conditions:*

*a. Park programming (including programming by the Park District or by another entity that has rented/reserved space from the Park District); or*

*b. On-street parking becomes a nuisance or hazardous; the Park District will construct an off-street parking lot on the site, the size of which will be determined by the Village and Park District, based upon the established parking demand.*

*4. Any directional or incidental signage added to the site shall be reviewed administratively by staff*

*Com. Richards seconded the motion.*

*Chairperson spoke in favor of the motion.*

*Com. Worlikar expressed his desire for more outreach by the Park District.*

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|                |                                                                        |
|----------------|------------------------------------------------------------------------|
| <b>RESULT:</b> | <b>RECOMMENDATION TO APPROVE [UNANIMOUS]</b>                           |
| <b>AYES:</b>   | Moodhe, Spunt, Cesario, Khan, Weinstein, Au, Richards, Worlikar, Davis |

## **Regular Meeting**

### **Other Matters for Discussion**

### **Approval of Minutes**

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

|                |                                                                        |
|----------------|------------------------------------------------------------------------|
| <b>RESULT:</b> | <b>ACCEPTED [UNANIMOUS]</b>                                            |
| <b>AYES:</b>   | Moodhe, Spunt, Cesario, Khan, Weinstein, Au, Richards, Worlikar, Davis |

### **Chairman's Report**

Chairperson Cesario spoke about his move from the PZC to the Village Board as a Trustee.

### **Committee and Liaison Reports**

The liaison provided their report from the last Village Board meeting.

### **Staff Report/Future Agenda Schedule**

Purvis provided a preview of items that will be on the future agenda schedule.

### **Public Comments and Questions**

## **Adjournment**

The meeting was adjourned at 8:59 PM

## **Action Items**

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Kelly Purvis

APPROVED BY ME THIS 15th DAY OF March, 2023

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