



Meeting of the Village of Buffalo Grove Planning and Zoning Commission

Regular Meeting
March 15, 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 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)
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)

III. Regular Meeting

A. Other Matters for Discussion

B. Approval of Minutes

1. Planning and Zoning Commission - Regular Meeting - Feb 1, 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.

V. Action Items

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 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.

Recommendation of Action

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

The Petitioner, RPF Buffalo Creek, LLC, is requesting a variation to allow the installation of two (2) new ground signs at 70 S Buffalo Grove Road. The new ground signs are replacing two existing wood ground signs for Buffalo Creek Apartments. Section 14.16.010 of the Village's Sign Code allows one identification sign for each developed parcel. Since the two existing ground signs are being removed and replaced, a variation from the sign code is required.

The Planning & Zoning Commission (PZC) shall open the public hearing and take public testimony concerning the Sign Code variation to allow the construction of two ground signs on the property at 70 S Buffalo Grove Road. The PZC shall make a recommendation to the Village Board regarding the requested sign variation.

ATTACHMENTS:

- 70 Buffalo Grove Road - Staff Report 23-0306 - Final (PDF)
- Plan Set - 70 S Buffalo Grove Road (PDF)

Trustee Liaison
Pike

Staff Contact
Andrew Binder, Community Development

Wednesday, March 15, 2023

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

MEETING DATE:	March 15, 2023
SUBJECT PROPERTY LOCATION:	70 S Buffalo Grove Road, Buffalo Grove, IL 60089
PETITIONER:	RPF Buffalo Creek, LLC
PREPARED BY:	Andrew Binder, Associate Planner
REQUEST:	The Petitioner is requesting 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.
EXISTING LAND USE AND ZONING:	The property is zoned R-9 Multiple Family Dwelling District and is improved as a Multiple-Family development.
COMPREHENSIVE PLAN:	The Village Comprehensive Plan calls for this property to be Multi-Family.

PROJECT BACKGROUND

The Petitioner, RPF Buffalo Creek, LLC, is requesting a variation to allow the installation of two (2) new ground signs at 70 S Buffalo Grove Road. The new ground signs are replacing two existing wood ground signs for Buffalo Creek Apartments. Section 14.16.010 of the Village’s Sign Code allows one identification sign for each developed parcel. Since the two existing ground signs are being removed and replaced, a variation from the sign code is required.

The first ground sign is the Entrance Sign, described as a double-faced internally illuminated monument sign (Sign #1 in Figure 1) and proposed to be located south of the north access road for Buffalo Creek Apartments. The second ground sign is the Monument Sign, described as a single-faced non-illuminated monument sign (Sign #3 within Figure 1) and will be located at the corner of Buffalo Grove Road and Saint Mary’s Parkway.

The Petitioner also plans to add a new Directional Sign (Sign 2 within Figure 1) and an Interior Management Information Sign (Sign 4 within Figure 1). The Directional sign and the Management Sign meet the requirements of the Sign Code.

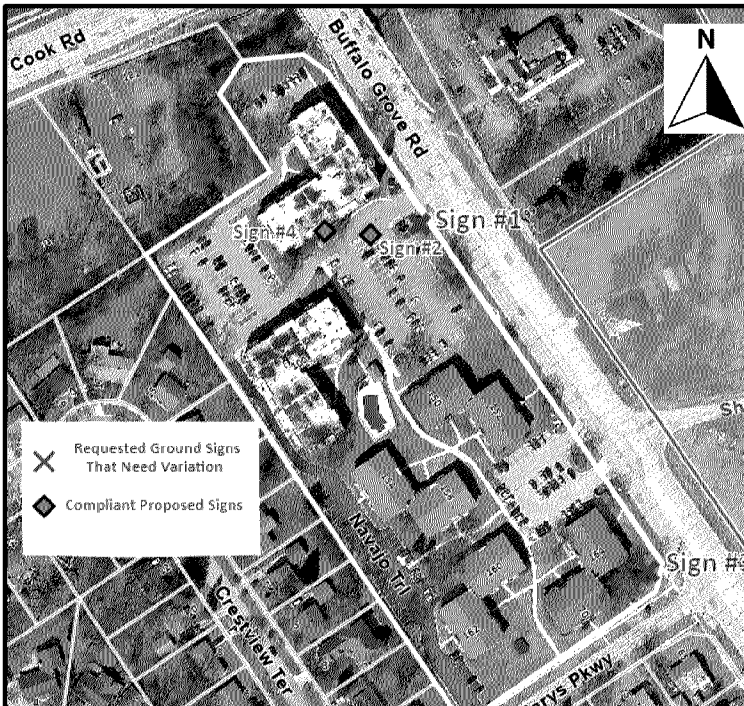


Figure 1: Subject Property Sign Location

PLANNING & ZONING ANALYSIS

Location & Setback

- The Entrance Sign (Sign 1) will be located at the north access drive to Buffalo Creek Apartments, as shown in Figure 2. The proposed sign will be setback 10 feet from the property line and will replace the existing ground sign which is currently only 3 feet from the property line. The new Entrance Sign is compliant with the setback requirement and minimizes sight-line issues.
- The Monument Sign (Sign 3) will be located at the corner of Buffalo Grove Road and Saint Mary's Parkway, as shown in Figure 3. The proposed sign will replace the existing ground sign in the same footprint and will be setback 16' 4" from the property line, which complies with the Sign Code.
- The proposed ground signs will be approx—570 feet from one another.

Sign Area

- The maximum sign area for multiple-family uses in the R-9 District is 32 square feet. The Entrance sign (Sign 1) will be 22 square feet in sign area, and the Monument Sign (Sign 3) will be 20 square feet in sign area. The sign area for each of the proposed signs complies with the Village's Sign Code requirement.

Sign Height

- Per the Village code, a ground sign is not permitted to be taller than the distance it is setback from the property line, with a maximum height of 15 feet. The proposed signs comply with this requirement as the Entrance Sign (Sign 1) will be 4.33 feet from grade, and the Monument Sign (Sign 3) will be 4.54 feet from grade.

Sign Landscaping

- Per the Village code, all ground signs are to be landscaped around the base. The proposed signs will comply with this standard as shown in Figure 2 and Figure 3.

DEPARTMENTAL REVIEWS

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

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 four inquiries from nearby property owners regarding the sign posted on the property with no issues or concerns.



Figure 2: Rendering of Entrance Sign (Sign #1)



Figure 3: Rendering of Monument Sign (Sign #3)

STANDARDS

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

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

The Petitioner's responses to each of the standards are attached for the Commission's review.

STAFF RECOMMENDATION

Staff recommends **approval** of the abovementioned Sign Code variation 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 Sign Code variation to allow the construction of two ground signs on the property at 70 S Buffalo Grove Road. The PZC shall make a recommendation to the Village Board regarding the requested sign variation.

Suggested PZC Motion

The PZC recommends 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.*

ATTACHMENTS

- Petitioner's Narrative to PZC
- Petitioner's Response to Sign Variation Standards
- Proposed Sign Package
- Sign Renderings



February 7, 2023

Planning & Zoning Committee
Village of Buffalo Grove
50 Raupp Blvd.
Buffalo Grove, IL 60089

Dear Planning & Zoning Committee,

RPF Buffalo Creek, LLC, owners of Buffalo Creek Apartments located at 70 S. Buffalo Grove Road, are seeking a variance to replace four (4) outdated, exterior signs that were installed when Buffalo Creek Apartments was first constructed in 1971.

The four (4) exterior signs that will be replaced with modern signs are the following, with details and site plan attached hereto:

1. Main entrance fronting Buffalo Grove Road
2. Northwest corner of Buffalo Grove Road and St. Mary's Parkway
3. Rental Office sign with arrow within the parking lot of the apartment complex
4. Rental Office sign affixed to the entrance of the rental office

All signs will elevate and modernize the feel of the apartment complex, and in turn, help us attract and retain residents.

We appreciate your time and consideration and look forward to hearing from you.

Regards,

Cooper Annenberg
RPF Buffalo Creek LLC

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



Sign Code – Variation Standard

RESPONSE TO STANDARDS

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

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

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

Response:

As owners of the Property since 2011, we have invested millions of dollars renovating the Property, from new roofs, windows and doors as well as interior renovations including a full renovation of the common areas. In order to retain and attract new residents, we continue to invest in the Property. The next step in our budget are the exterior signs, which have not been changed since the Property was built in 1971. We have had great success with the existing signage on both Buffalo Grove Road and St. Mary’s Parkway because of their visibility. We want to retain and enhance visibility to our Property from all directions by replacing the existing signage with new, modern signage to continue to upgrade our Property and coexist with the synergy of surrounding businesses.

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

Response:

The locations of the signs will remain the same and will have no effect on any surrounding residences or businesses.

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

Response:

Any Property owner in the Village should have the opportunity to enhance any signage they deem necessary.

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

Response:

All materials and supporting documents have been given to the Village.

B. Where there is insufficient evidence, in the opinion of the Planning & Zoning Commission, to support a finding under subsection (A), but some hardship does exist, the Planning & Zoning Commission may consider the requirement fulfilled if:

1. The proposed signage is of particularly good design and in particularly good taste; and

Response:

We are upgrading signs that have been in place since the Property was built in 1971 and they are being created by a reputable signage company (that we use on several of our Properties) and installed by a reputable contractor who works on this Property and our other Properties.

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

Response:

We have engaged our landscape architect to enhance the areas surrounding the new signs. Please see attached hereto more details regarding the landscaping.

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

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

Buffalo Creek Apartments

Exterior Sign Plan

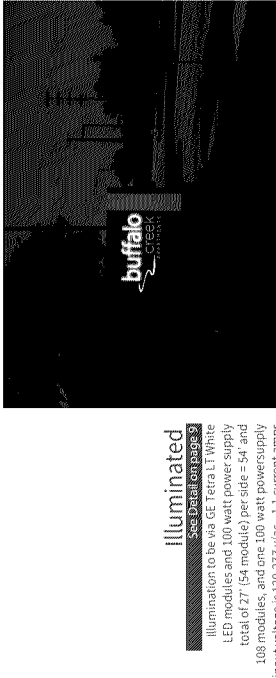
70 S Buffalo Grove Rd. Buffalo Grove, IL 60089

Feb.21.23

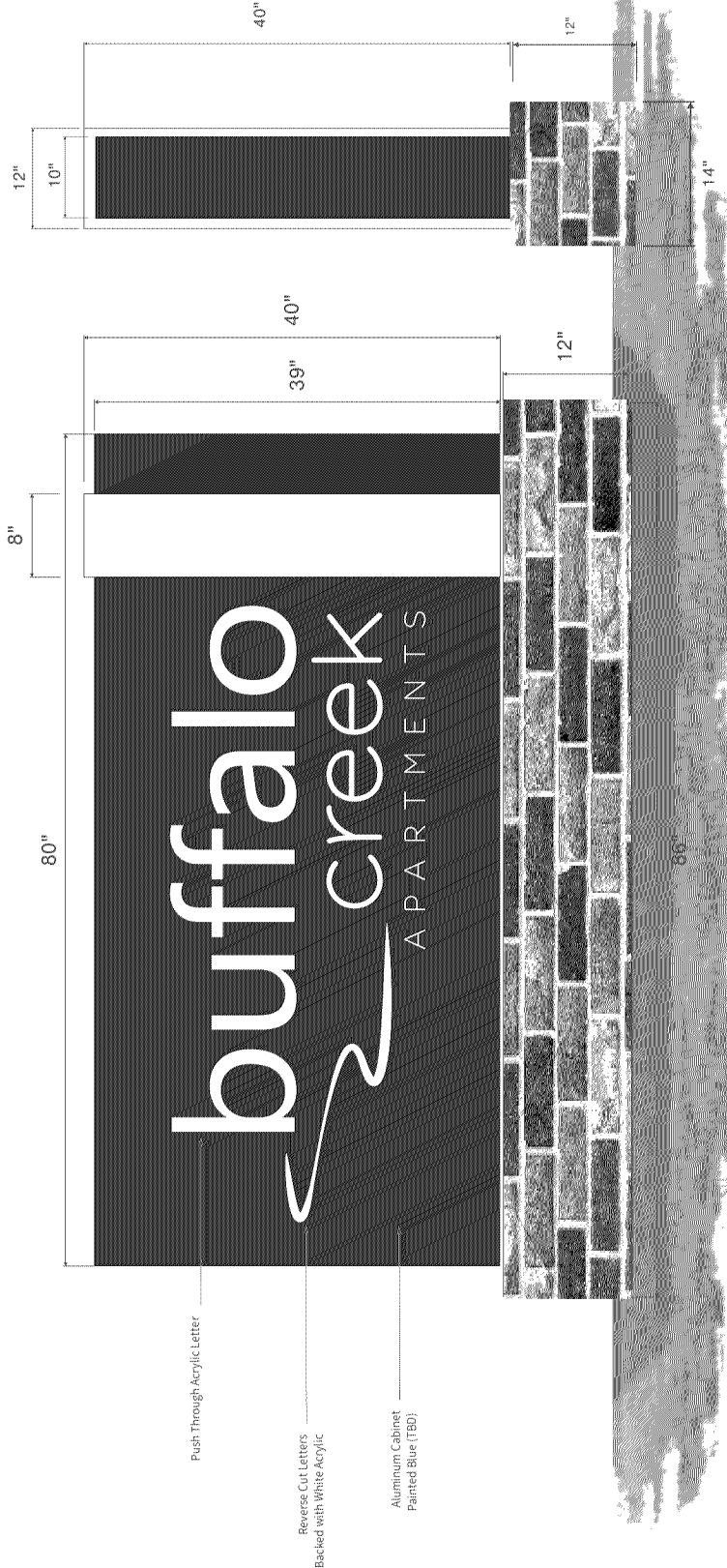
buffalo
creek
APARTMENTS

ssi
Sign Systems Inc.

1 Entrance monument Sign
Buffalo Grove Rd



Illuminated
See Detail on page 9
Illumination to be via GE Tetra LT White
LED modules and 100 watt power supply
total of 27 (54 module) per side = 54' and
108 modules, and one 100 watt power supply
input voltage is 120-277 v/ac - 1.1 current amps



CLIENT	CONTACT	SITE	FILE	CLIENT REVIEW		Name	Title	Date	This is an original unpublished drawing, created by Sign Systems, Inc. It is submitted for your use in connection with the project being planned for by Sign Systems, Inc. It is not to be shown to anyone other than the person to whom it is submitted, reproduced, copied or exhibited in any other fashion without expressed consent from an authorized representative of Sign Systems, Inc. Any use that is not authorized may result in a design fee to be determined by Sign Systems, Inc.	 ssa sign systems a sign systems company	 nsa national sign association
				Approved	Approved as Noted						
				Design	Revise & Re-submit						
				File Name							
				Buffalo Creek Apartments Sign package print.pdf							
				Sales Rep							
				CJ							
				File Name							
				Buffalo Creek Apartments Sign package print.pdf							
				Design							
				Kristin							
				Draft: Nov.11.22							
				Rev 1: Jan.23.22							
				Rev 2: Feb.08.23							
				Rev 3: Feb.14.23							
				Rev 4: Feb.21.23							
				Rev 5:							
				Rev 6:							



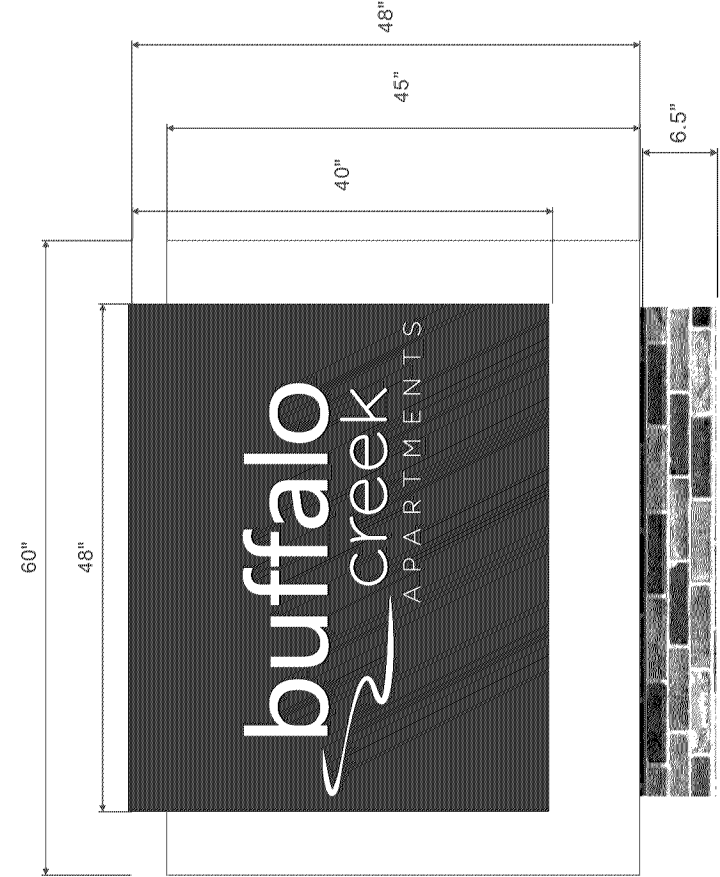
1 Entrance monument Sign
Buffalo Grove Rd



Proposed



Existing



Non-Illuminated

3 Monument St. Mary's Parkway

2.1.b



CLIENT

CONTACT

SITE

FILE

CLIENT REVIEW

Mr. 847.910.6444

cooper@monberghill.com

Buffalo Creek

70 S Buffalo Grove Rd.

Buffalo Grove, IL 60089

Salus Rep

CJ

File Name

Buffalo Creek Apartments_Sign package.pdf

Design

Kristin

Draft: Nov.11.22

Rev 1: Jan.23.22

Rev 2: Feb.08.23

Rev 3: Feb.14.23

Rev 4: Feb.21.23

Rev 5:

Rev 6:

Approved

Approved as Noted

Resub & Re-submit

Name

File

Date

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Sign Systems, Inc. Any use that is not

authorized by Sign Systems, Inc. may result in

litigation.







Attachment: Plan Set - 70 S Buffalo Grove Road (A Public Hearing to Consider a Variation to the Village's

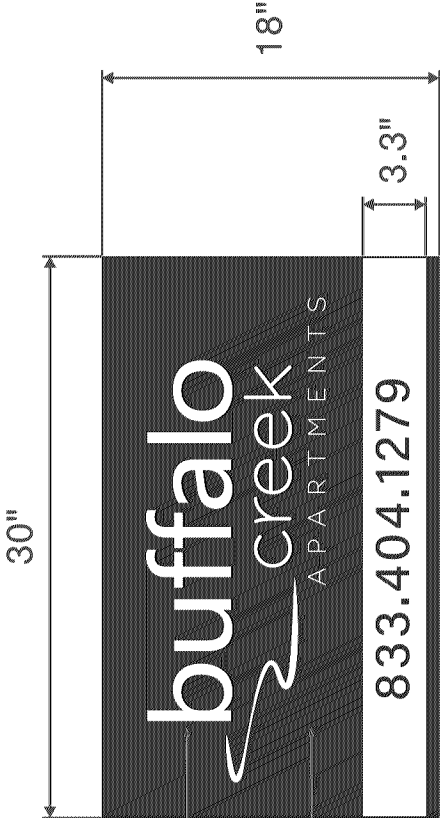


Sign Systems, Inc.

Packet Pg. 14



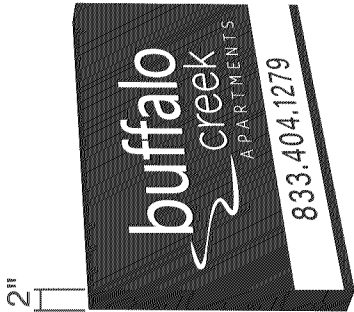
4 Leasing Office Building Sign



White Vinyl Applied to Aluminum Face

Aluminum Pan Sign with 2" Returns

FRONT VIEW



ISOMETRIC VIEW



2.1.b

CLIENT

CONTACT

SITE

FILE

CLIENT REVIEW

Mr. 847.910.6444
couper@amenberghill.com

Buffalo Creek

70 S Buffalo Grove Rd.

Buffalo Grove, IL 60089

Sales Rep

CJ

File Name

Buffalo Creek Apartments_Sign package rev02.pdf

Design

Kristin

Draft: Nov.11.22

Rev 1: Jan.23.22

Rev 2: Feb.08.23

Rev 3: Feb.14.23

Rev 4: Feb.21.23

Rev 5:

Rev 6:

Approved

Approved as Noted

Resub & Re-submit

Name

Title

Date

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Sign Systems, Inc. It is submitted for your use
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consent of Sign Systems, Inc. It is not to be
used in any other project without the written
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violates the terms of this agreement may result
in a design fee to be determined by Sign
Systems, Inc.

Attachment: Plan Set - 70 S Buffalo Grove Road (A Public Hearing to Consider a Variation to the Village's

Packet Pg. 15

2.1.b



Mr. 847.910.5444

owner@announcemtl.com

Buffalo Creek

70 S Buffalo Grove Rd.

Buffalo Grove, IL 60089

Client

FILE

SITE

CONTACT

SALES REP

Q

FILE NAME

Buffalo Creek Apartments Sign package final.dwg

DESIGN

KEVIN

DRAFT: Nov11/22

REV 1: Jan23/22

REV 2: Feb03/23

REV 3: Feb14/23

REV 4: Feb21/23

REV 5:

REV 6:

APPROVED

APPROVED as NOTED

REUSE & RE-SUBMIT

NAME

TITLE

DATE

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Attachment: Plan Set - 70 S Buffalo Grove Road (A Public Hearing to Consider a Variation to the Village's



Sign Systems, Inc.
Packet Pg. 16

SITE MAP

1

Entrance Monument Sign

2

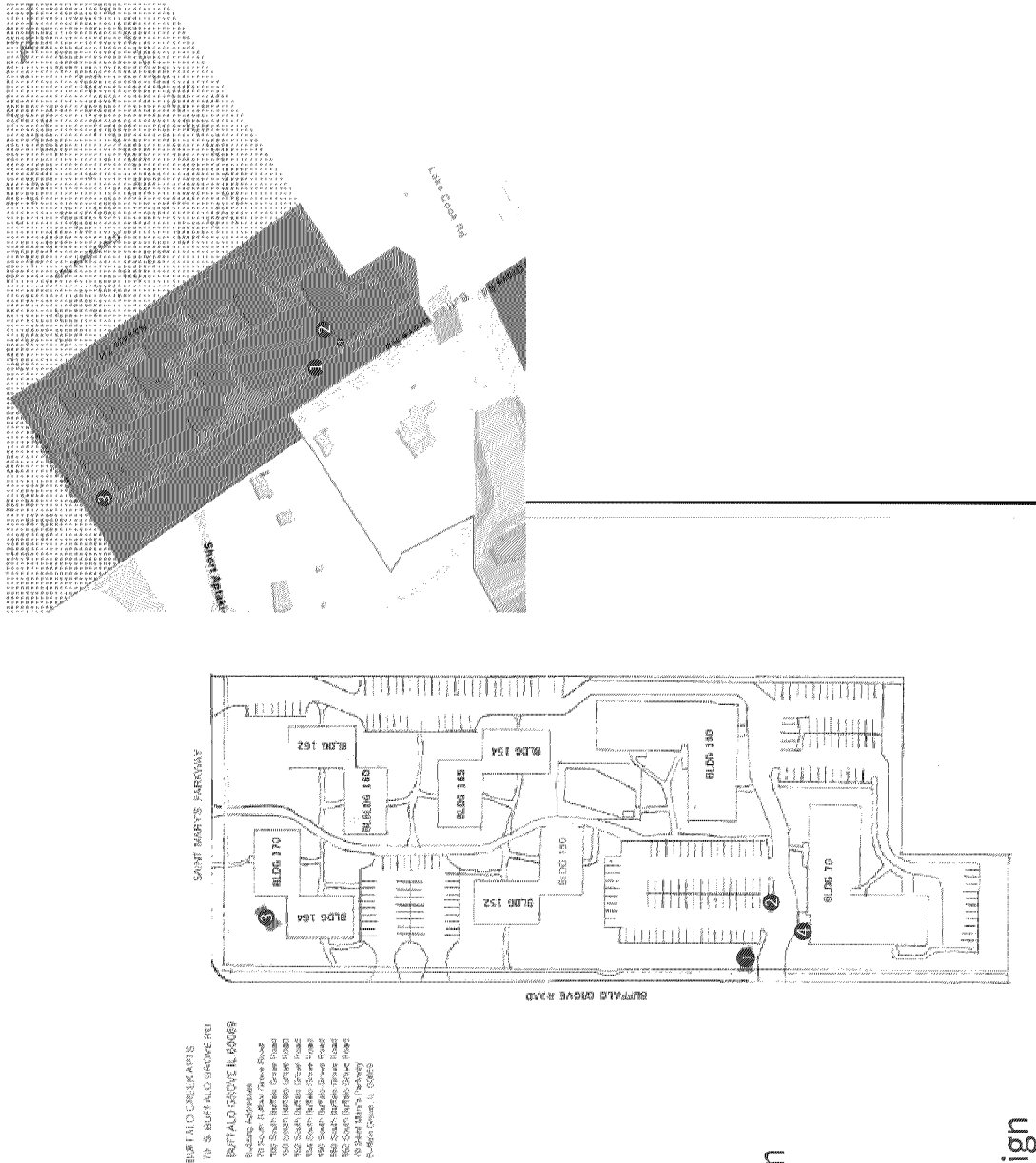
Leasing Office Sign

3

Secondary Monument

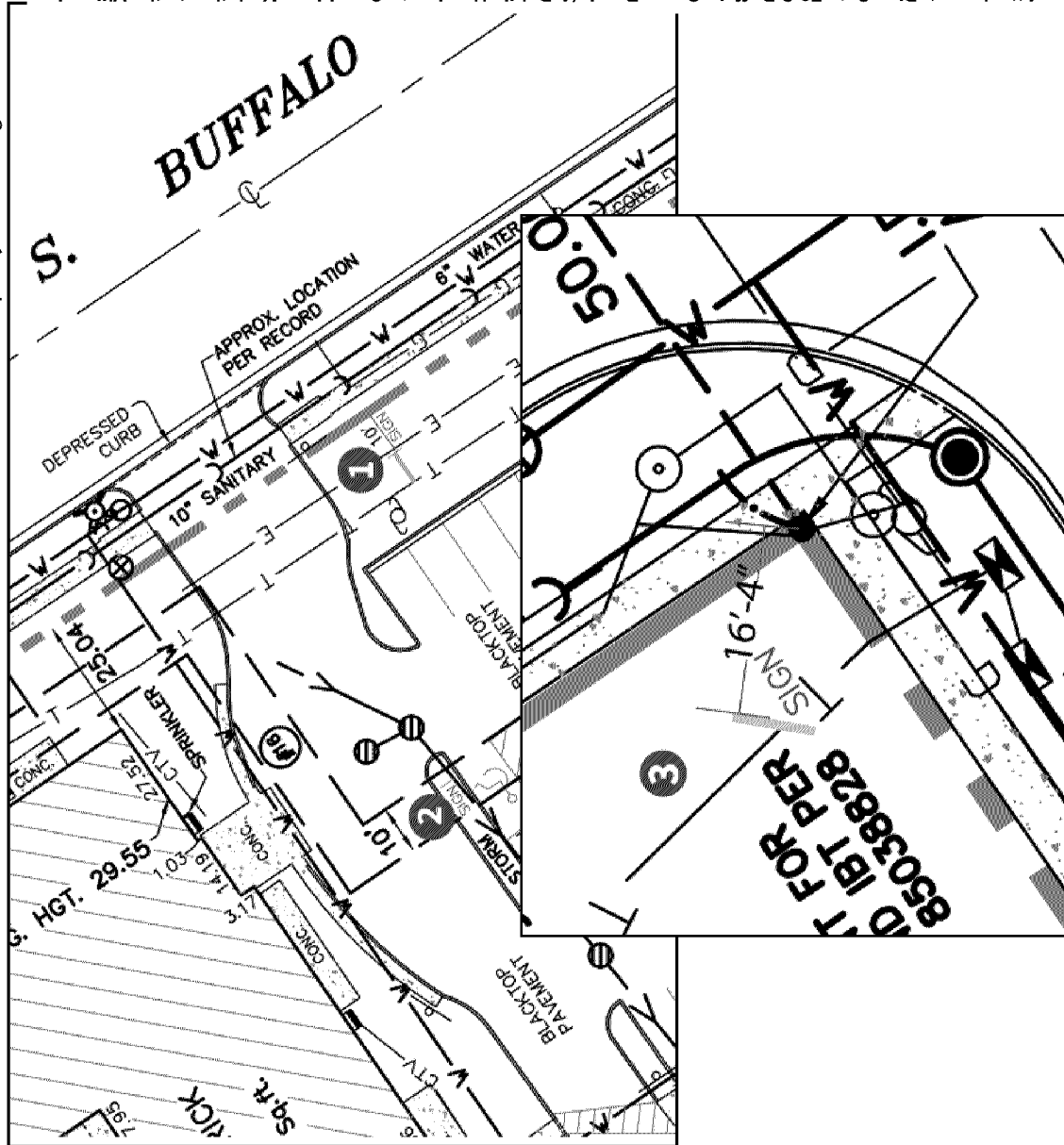
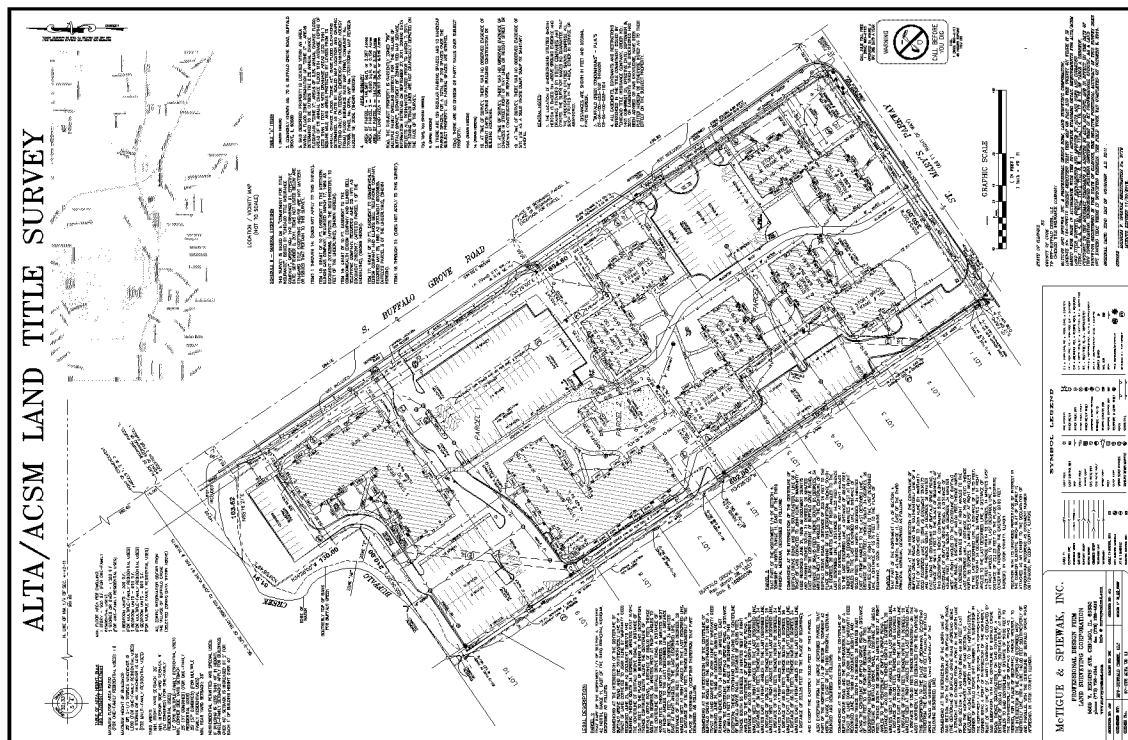
4

Leasing office Building Sign



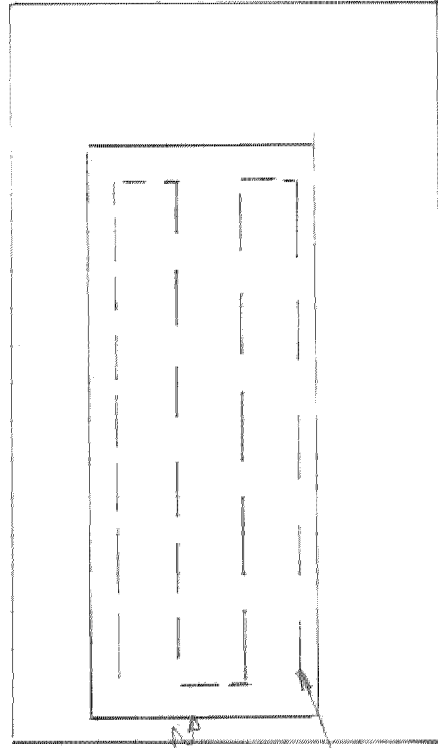
BUFFALO CREEK APARTS
70 S. BUFFALO GROVE RD
BUFFALO GROVE IL 60089

Building Addresses
70 South Buffalo Grove Road
122 South Buffalo Grove Road
124 South Buffalo Grove Road
126 South Buffalo Grove Road
128 South Buffalo Grove Road
130 South Buffalo Grove Road
132 South Buffalo Grove Road
134 South Buffalo Grove Road
136 South Buffalo Grove Road
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162 South Buffalo Grove Road
164 South Buffalo Grove Road
166 South Buffalo Grove Road
168 South Buffalo Grove Road
170 South Buffalo Grove Road



Buffalo Clock Size Lighting Detail (N.T.S.)

75"



Area to be illuminated

Dotted line indicates location of LED modules

31"



Suggested
Spec

Area to be illuminated will be 31" x 75" and face.

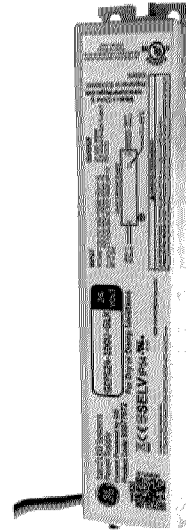
Illumination to be via GE Tetra LT white

LED modules and 100 Watt power supply

Total 1027 (54 modules) per side = 54'

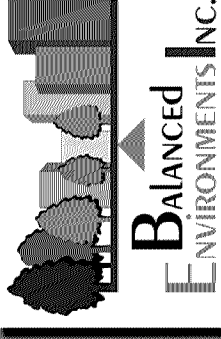
and 108 modules, and one 100 watt power supply.

Input voltage is 120-277 VAC - 1.1 current amps.

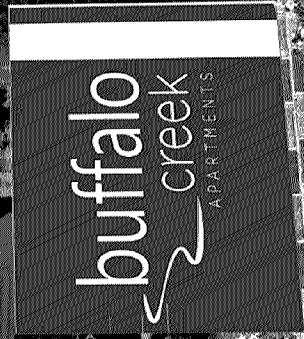


BUFFALO CREEK APARTMENTS - Buffalo Grove, IL

Entrance Monument Sign



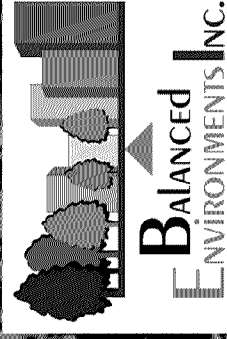
Attachment: Plan Set - 70 S Buffalo Grove Road (A Public Hearing to Consider a Variation to the Village's Sign Code at 70 S Buffalo Grove Road)



- Landscape - 1. Increase planting bed, transplant existing daylilies
2. Add: (6) new Daylily 'Happy Returns', #1 container size

BUFFALO CREEK APARTMENTS - Buffalo Grove, IL

Monument Sign at St. Mary's Parkway



Landscape - 1. Increase planting bed

2. Add: (4) new Hydrangea 'Quickfire', #5 container size
3. Add: (7) new Daylily 'Happy Returns', #1 container size



Action Item : 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

Recommendation of Action

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

Tim Howe, Director of Parks and Planning for the Buffalo Grove Park District, is requesting approval of a park improvement plan for Prairie Grove Park, which includes the following: removal and reconstruction of the playground, construction of a shade structure, basketball, tennis and pickleball courts. The park will also feature, an open field (for flexible uses), picnic area, walking/bike paths, bike racks, a bike - fix it station and a prairie restoration area with native plantings.

The Planning & Zoning Commission (PZC) shall open the public hearing and take public testimony concerning the requests for 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) to accommodate the above-described improvements to Prairie Grove Park at 2020 Olive Hill Drive. The PZC shall make a recommendation to the Village Board concerning the requests.

ATTACHMENTS:

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

Trustee Liaison
Pike

Staff Contact
Kelly Purvis, Community Development

Wednesday, March 15, 2023



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

MEETING DATE:	March 15, 2023
SUBJECT PROPERTY LOCATION:	2020 Olive Hill Drive (Prairie Grove Park)
PETITIONER:	Tim Howe, Director of Parks and Planning
PREPARED BY:	Kelly Purvis, Deputy Community Development Director
REQUEST:	The petitioner is seeking 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.
EXISTING LAND USE AND ZONING:	The property is a 5-acre public park and is zoned R6-A, R-3 and R3-A, Residential Districts.
COMPREHENSIVE PLAN:	The Village of Buffalo Grove Comprehensive Plan calls for this property to be a park/public open space.

BACKGROUND

Tim Howe, Director of Parks and Planning for the Buffalo Grove Park District, is requesting approval of a park improvement plan for Prairie Grove Park, which includes the following: removal and reconstruction of the playground, construction of a shade structure, basketball, tennis and pickleball courts. The park will also feature, an open field (for flexible uses), picnic area, walking/bike paths, bike racks, a bike – fix it station and a prairie restoration area with native plantings.



Prairie Grove Park is just under 5-acres in area and is currently improved with a small playground, benches, a picnic table, and an open field with two removable soccer goals. All of the existing improvements are located on the northeast part of the site. With a recent park dedication from the Link Crossing development, the park has nearly doubled in size and is an ideal site for revitalization.

At the February 21, 2023, Village Board meeting, the Park District presented an overview of the concept plan. The Trustees were supportive, and referred the project to the Planning and Zoning

Commission for further review.

As proposed, the project will require a Zoning Map Amendment (rezoning), Preliminary Plan approval, a Special Use, and a Zoning Variation. The following report provides a summary of the project and requests.

Zoning History:

Prairie Grove Park exists as a result of three different park dedications from surrounding subdivisions: 1.74-acres from the Prairie Grove Subdivision in 1994, .83-acres from the Easthaven Subdivision in 2014, and 2.1-acres from the Link Crossing Subdivision in 2018. As a result of the property coming together in this fashion, it is comprised of multiple zoning lots within three different zoning districts (R-6A, R-3 and R-3A) and does not currently have a Special Use to allow a public park in these residential districts. As part of this project, staff is recommending that the site be rezoned R-6A Residential District to establish a consistent zoning district for the site. It is also appropriate to issue a Special Use and a Preliminary Plan approval for the park at this time.

PLANNING & ZONING ANALYSIS

Use:

Public parks are Special Uses in all residential districts. As previously noted, the site has come together through multiple land dedications over the years and was never formally granted a Special Use for a public park. The 2009 Comprehensive Plan indicates that this site should remain a public park/open space.

Proposed Plan:

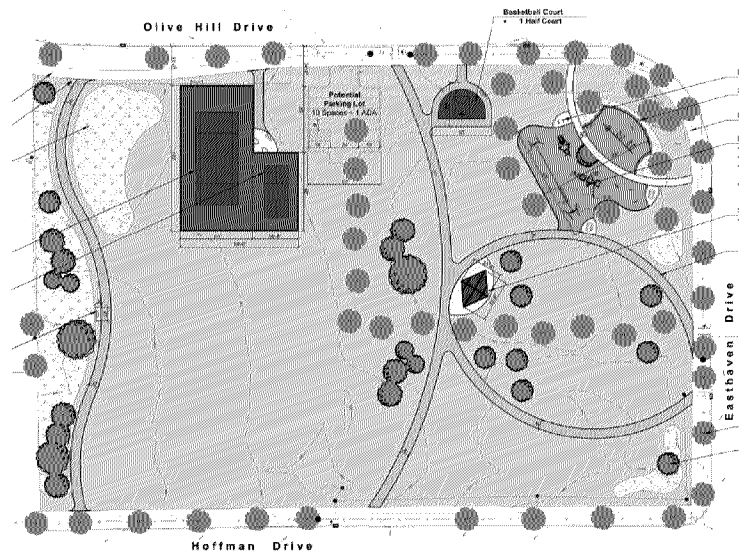
The Park District received an Open Space Lands Acquisition and Development (OSLAD) grant for the project and intends for this funding to create a revitalized gathering spot for the surrounding neighborhoods that will satisfy demand for new recreational activities and improved playground equipment.

Playground:

The existing playground will be demolished and a new farm-themed playground for children ages 2-12 will be constructed in its place. The playground will feature a 60-foot zipline, swings with two tot swings and one friendship swing, as well as ADA-accessible poured rubber safety surfacing.

Setbacks and bulk requirements:

The proposed playground, picnic shelter, tennis court, pickleball court, and half basketball court are all considered accessory structures, which are subordinate to and serve the principal use of the property as a public park. All of the proposed structures will be setback a minimum of 25 feet from the nearest property lines and outside of any required setbacks for the property. Village staff have reviewed the location of the recreational equipment and find it to be acceptable. All structures will comply with the maximum height limitation of 15 feet for accessory structures in residential districts.



Bike & Pedestrian Connectivity:

An asphalt trail will connect all amenities accessibly and create a .33-mile loop path. The trail will provide a connection to the existing sidewalks in the neighborhood and connect to the Buffalo Grove bike trail system. There are approximately 1,030 homes within a ½ mile radius of the park.

Parking:

Prairie Grove Park does not currently have off-street parking. However, with the expansion of the park due to the Link Crossing land donation, and the investment in new amenities, staff and the Park District have discussed whether parking would be appropriate for the site. The Zoning Code requires one parking space per 5,000 square feet for public parks (41 parking spaces for a park of this size). The Park District is requesting a variation from this requirement. The Park District has indicated that a park of this size, with these kinds of amenities, that is well connected to pedestrian and bicycle paths, and does not have District planned programming for games and/or activities, typically serves the surrounding neighborhoods within walking distance and would therefore not warrant the addition of an off-street parking lot.

Staff conducted research on similar Buffalo Grove parks (size, type, and amenities offered) and found an equal number of parks do/do not provide off-street parking facilities. Staff generally agrees with the Park District's assessment that Prairie Grove Park is likely to serve the neighborhoods within walking distance; however, we have asked that they provide an alternate site plan showing where a parking lot could be accommodated on the site should a future need arise (i.e., the park is more heavily utilized by the broader community than anticipated or becomes programmed for games or activities).

The Park District has provided an alternate site plan that includes a 10-space off-street parking lot on the north part of the site. Staff is recommending a condition of approval that would require the Park District to construct an off-street parking lot (of a size to be determined based on need) if a future need arises either through programming of the park, or due to hazardous or nuisance conditions created by on-street parking.

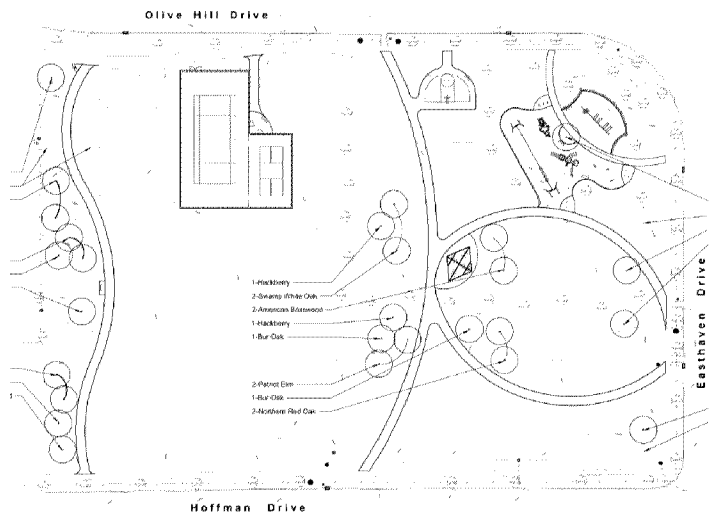
On-street parking is available on the three streets surrounding the park (roughly 45 cars could parallel park along the park boundaries). To improve safety and sight lines around the park, the Village plans to install "no parking" signs along the bend in the road at Olive Hill Drive and Easthaven Drive. The Village will also be installing a yield sign at the corner of Hoffman Drive and Easthaven Drive and will continue to evaluate whether a stop sign is warranted in that location.

Landscaping:

A restoration area with native plantings and trees will provide a buffer between the park and the houses to the west. The petitioner has provided a preliminary landscape plan showing native plantings and trees throughout the site, which has been reviewed and approved by the Village Forester.

Lighting:

No lighting for the park is proposed at this time.



Signage:

No new signage is proposed at this time.

Stormwater & Engineering:

The Village's Engineers have reviewed the preliminary plans and do not have any concerns about the project meeting the stormwater and engineering requirements. These requirements will be more closely reviewed during final engineering.

DEPARTMENTAL REVIEWS

Village Department	Comments
Engineering	The Village Engineer has reviewed the preliminary engineering plans and does not have any concerns.
Forestry	The Village Forester has reviewed the tree preservation and 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 two public hearing signs were posted on the subject property. The posting of the public hearing signs and the mailed notifications were completed within the prescribed timeframe as required. As of the date of this Staff Report, the Village has received one email and several phone calls related to the project. The emailed public comment is attached for the Commission's review. The calls received were general inquiries about what is proposed on the site.

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;
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.

- B. The regulations of this title shall not be varied unless findings of fact are made based upon evidence presented at the hearing that:
1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations of the zoning district in which it is located except in the case of residential zoning districts;
 2. The plight of the owner is due to unique circumstances;
 3. The proposed variation(s) will not alter the essential character of the neighborhood.

The petitioner's responses to each of the above standards are attached for the Commission's review.

STAFF RECOMMENDATION

Staff recommends **approval** of the requested Zoning Map Amendment to R6-A Residential District, a Special Use for a public park, a preliminary plan, and a parking variation, 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 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) to accommodate the above-described improvements to Prairie Grove Park at 2020 Olive Hill Drive. 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 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.*

ATTACHMENTS

- Narrative Description/Response to Special Use & Variation Standards
- Plats of Survey (3)
- Site Plan

- Preliminary Engineering Plans
- Landscape Plan
- Alternate Site Plan
- Map – Property within Walking Distance to Park
- Written Public Comment



BUFFALO
GROVE
PARK
DISTRICT



To: Village of Buffalo Grove Planning and Zoning Commission
 From: Ryan Risinger, Executive Director
 Tim Howe, Director of Parks and Planning
 Michael Maloney, Superintendent of Planning
 Date: February 13, 2023, Revised February 24, 2023
 Re: Buffalo Grove Park District – Prairie Grove Park Revitalization Project

Action Requested:

The Buffalo Grove Park District asks that the Village of Buffalo Grove Planning and Zoning Commission accept our formal application and provide a recommendation to the Village Board of Trustees for the following regarding Prairie Grove Park:

- Final Plan approval for the Prairie Grove Park Revitalization Project.
- Special Use of Prairie Grove Park.
- Amendment to the Zoning Map to provide one consistent zoning for the site.
- Zoning variation regarding parking.

Project Narrative:

The Buffalo Grove Park District took ownership of Prairie Grove Park back in 2001 and acquired additional adjacent properties in 2017 and 2021, which expanded the park size to 1.32 acres. Prairie Grove Park is located near the intersection of Easthaven Drive and Olive Hill Drive. Single-family homes frame all sides of the park and an asphalt path connects the playground to the surrounding sidewalk. The two nearest playgrounds are Woodland Park 4 miles away and Prairie Park 1.7 miles away by car. Prairie Grove Park is one of twenty-three parks that are classified as neighborhood parks within our Park District and primarily serves the residents in the subdivision of Easthaven of Buffalo Grove and Link Crossing. The park is open year-round from dawn to dusk, seven days a week. The park currently has no parking available and does not have any Park District programming taking place to require parking. The site is mostly flat with one line of trees lining the playground area. A second line of trees separates the two soccer goals on site and provides a buffer between the playground and western prairie. Currently, the site includes a playground that is beyond its useful life with swings that include toddler seats, three benches, a picnic table with a waste receptacle, and an open field with two soccer goals. The swings and playground are accessible through an asphalt path that meets the concrete sidewalk connecting the site to the neighborhood. There is no record of state-listed threatened or endangered species, Illinois natural area inventory sites, dedicated Illinois nature preserves, or registered land and water reserves in the vicinity of the project location. No floodplain is shown on the FIRM nor wetlands have been mapped per the national inventory.

With the recently completed Link Crossing subdivision, an additional 3.50 acres was transferred to the Park District to expand the Prairie Grove Park area to just under 5 acres. This became an opportune time to launch a revitalization project at the park to satisfy community demand for new recreation activities and improved playground equipment. The proposed Prairie Grove Park project will bring new amenities to the park including a new farm-themed playground for children ages 2-12, a 60' zipline, swings with (2) tot and one friendship swing, as well as ADA-accessible poured rubber safety surfacing. There will be a new half-size basketball court, as well as new tennis and pickleball courts with 10'-0" high fencing. A new shelter and picnic area will provide shade for residents and an open playfield will allow users of all ages and ability levels access to engage in outdoor activity. All accessory structures will have a minimum 25'-0" setback from the property line. Other amenities include a bike-fix-it station, bike racks, and a prairie restoration area with native plantings and trees that will provide a buffer between the park and the housing development to the west of the park. An asphalt trail will connect all amenities accessibly and create a 0.33-mile loop path. The trail will provide a connection to the existing sidewalks in the neighborhood and connect to the larger bike trail system in Buffalo Grove. Interpretive signage will be developed and installed in the park to educate the community about the history of the site when it was part of Didier Farms. The site has been designed so that all of the existing trees will remain.

The Park District received an Open Space Lands Acquisition and Development (OSLAD) grant for the project and this funding will create a revitalized gathering spot for the community. The question of adding parking to the site has been raised several times during the development process. As part of the OSLAD grant application, the Park District held public input meetings back in 2018 and 2021. We heard many voices of the community speaking out against adding parking for the park. To minimize parking and traffic concerns, the Park District will continue to not hold programming, organized practices, or games at this park location. Should the need arise for parking in the future, we have identified a location that could be used, without impacting the functionality of the proposed amenities. Any future modifications to the proposed park design to include parking will require review by the Illinois Department of Natural Resources (IDNR), due to the OSLAD grant funding that the Park District has received.

We have attached a concept site plan with dimensions (Exhibit A), an alternate concept site plan with parking (Exhibit B), a concept landscape plan (Exhibit C), and a cutsheet of the proposed shelter (Exhibit D) for reference.

Construction documents are currently being prepared for permit submittal and bidding. The work will be publicly bid following local and State bid requirements. Development activities will be constructed within the footprint of previous land development activities to minimize impacts on open space and trees.

Special Use 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 proposed project will be built to Federal, State, and local codes.

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;

- Prairie Grove Park is located near the intersection of Easthaven Drive and Olive Hill Drive. The park is bordered by Olive Hill Drive to the north, Easthaven Drive to the east, Hoffmann Drive to the south, and single-family homes along the west.

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 Prairie Grove Park Revitalization Project will benefit the community and has been widely supported by members of the community and local officials. The proposed project will satisfy community demand for new recreation activities and improved playground equipment.

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 accordance with the zoning district within which they lie;

- The proposed project will have ample open space for future park amenities. The proposed shelter will be 14'-3" tall, which is below the 15'-0" max. height requirement for accessory structures.

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

- The proposed project will be built to Federal, State, and local codes and in accordance with the Lake County Storm Water Management requirements.

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 park currently has no parking available and does not have any Park District programming taking place to require parking. To minimize parking and traffic concerns, the Park District will continue to not hold programming, organized practices, or games at this park location. Should the need arise for parking in the future, we have identified a location that could be used, without impacting the functionality of the proposed amenities. Any future modifications to the proposed park design to include parking will require review by the Illinois Department of Natural Resources (IDNR), due to the OSLAD grant funding that the Park District has received.

Zoning Variation Standards:

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

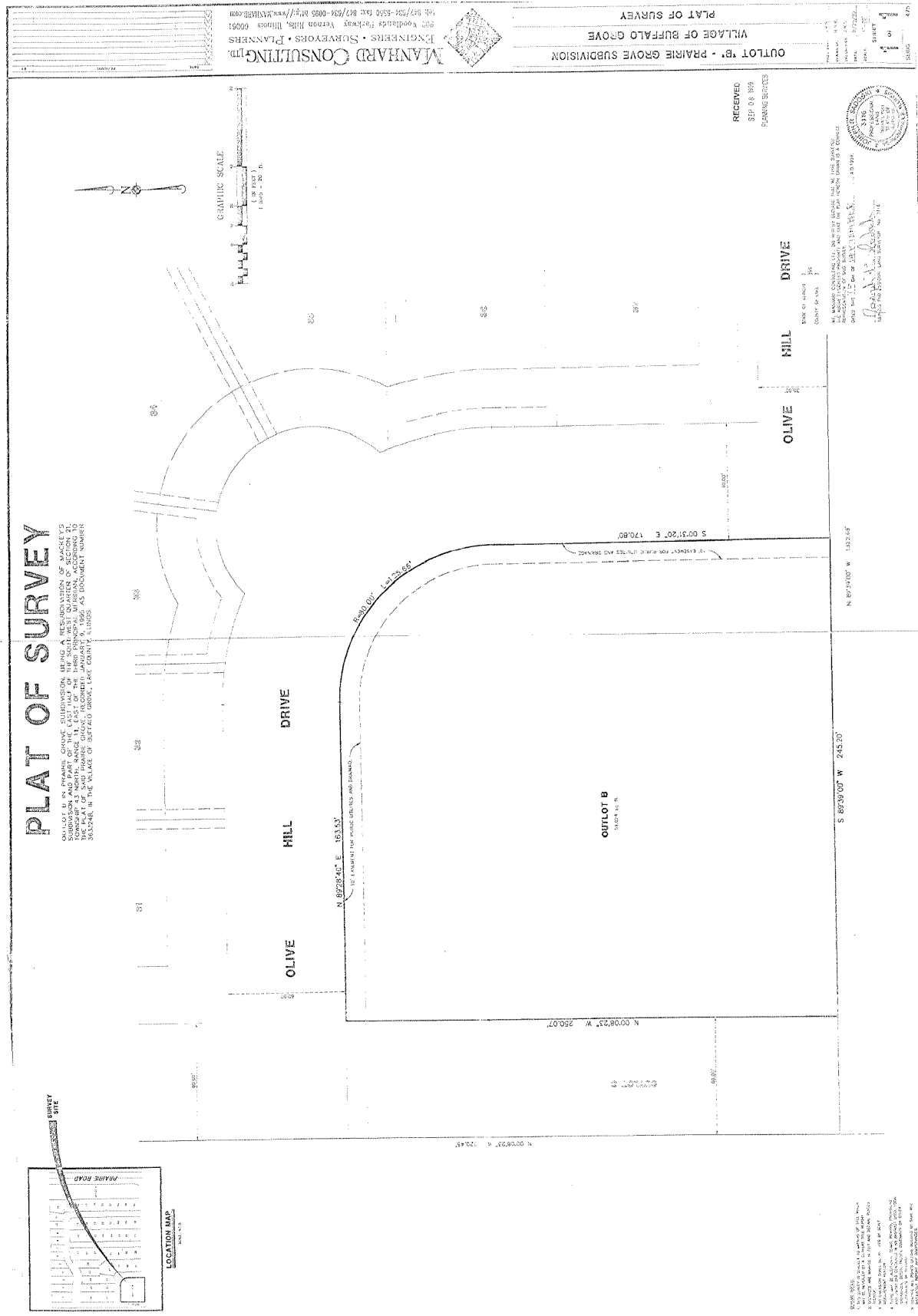
- The proposed variation will not alter the essential character of the neighborhood and will maintain the current neighborhood expectation of no parking at the park. We feel that the proposed zoning variation to not provide parking will enhance the neighborhood by providing the park with more green space, in lieu of an asphalt parking lot.

Please feel free to reach out with any questions and thank you very much for your consideration.

Sincerely,

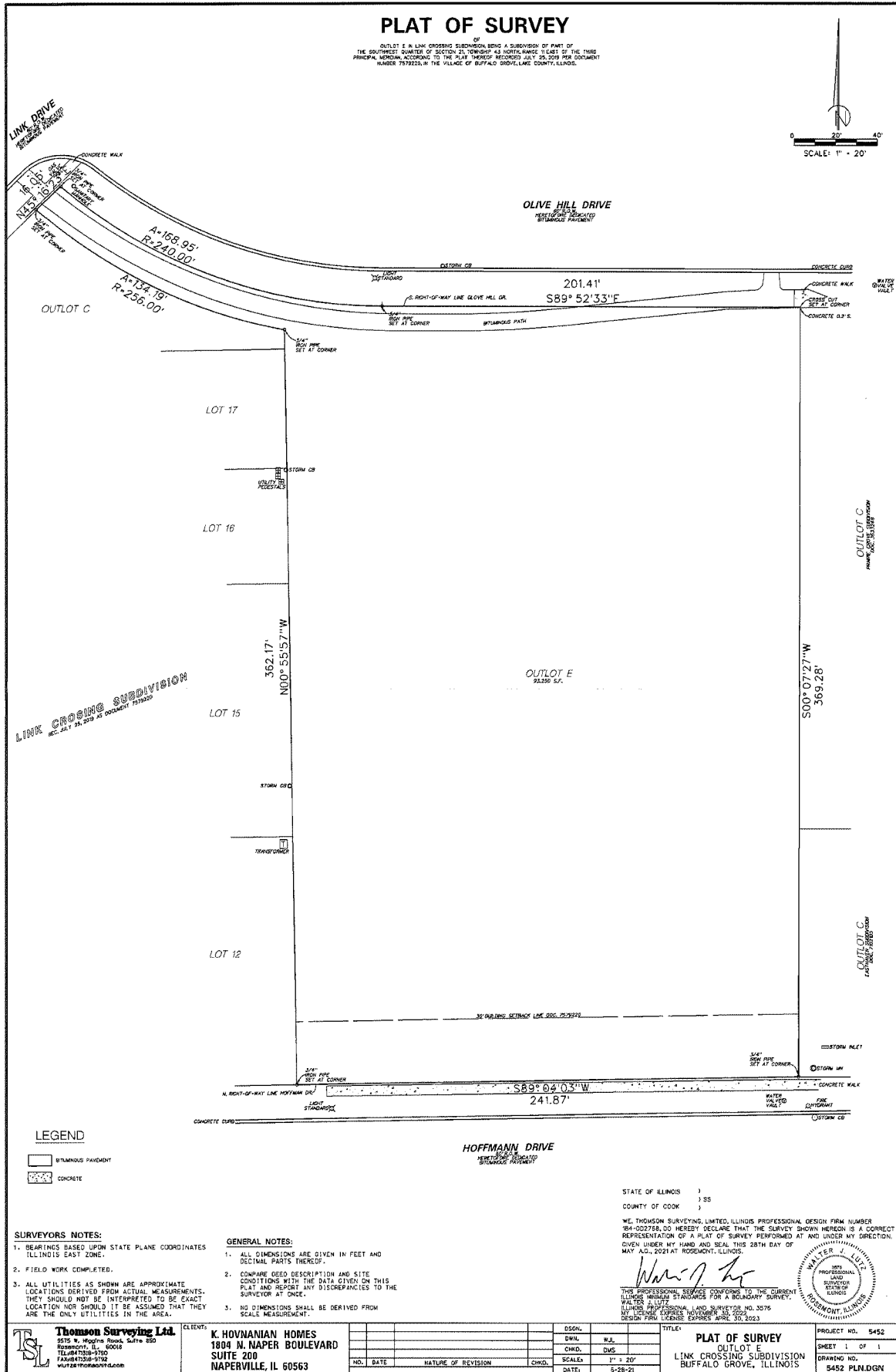


Michael R. Maloney, LEED AP BD+C, CPRP, CPO
Buffalo Grove Park District
Superintendent of Planning



Parcel #15-21-304-006

Attachment A-4 Site Premise Plat Map
Buffalo Grove Park District
Prairie Grove Park



Attachment: Outlot E Plat (O-2021-54 : Conveyance of Property to the Park District (Link Crossing Outlot E))

Attachment: Plan Set (Prairie Grove Park Improvements - Rezoning, Special Use, and Zoning Variation)

530 Bernard Drive
Buffalo Grove, Illinois 60089
Phone: 847-850-2100

Prairie Grove Park OSLAD Development

Overhill Dr. and Easthaven Dr.
Buffalo Grove, Illinois 60089

PROJECT TEAM



uplandDesign Ltd
Landscape Architecture & Park Planning
Chicago, Illinois 312-350-4088
Plainfield, Illinois 815-254-0091
uplandDesign.com

SURVEYOR / CIVIL ENGINEER
Engineering Resource Associates
68701 West Avenue, Suite 150
Warrenville, Illinois 60555
License 184-001186

REVISIONS

570273

ORIGINAL ISSUE DATE:

PROJECT NUMBER
1103

SHEET TITLE

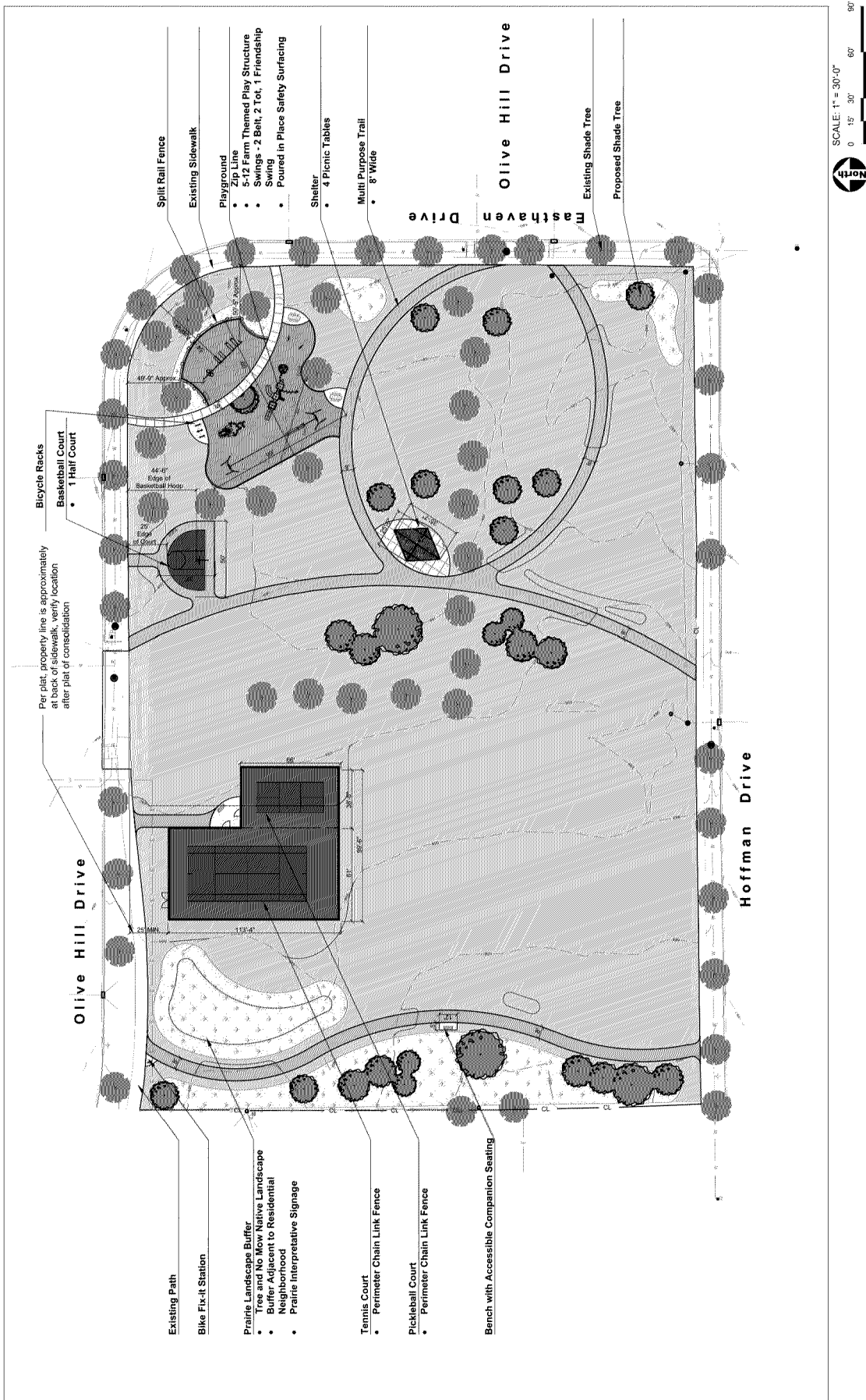
Site Plan

SHEET NUMBER

0.1

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Packet Pg. 35



530 Bernard Drive
Buffalo Grove, Illinois 60089
Phone: 847-850-2100

Prairie Grove Park OSLAD Development

Overhill Dr. and Easthaven Dr.
Buffalo Grove, Illinois 60089

PROJECT TEAM



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REVISIONS	DATE	REVISIONS	DATE
	10/28/2023		10/28/2023

ORIGINAL ISSUE DATE

PROJECT NUMBER

1103

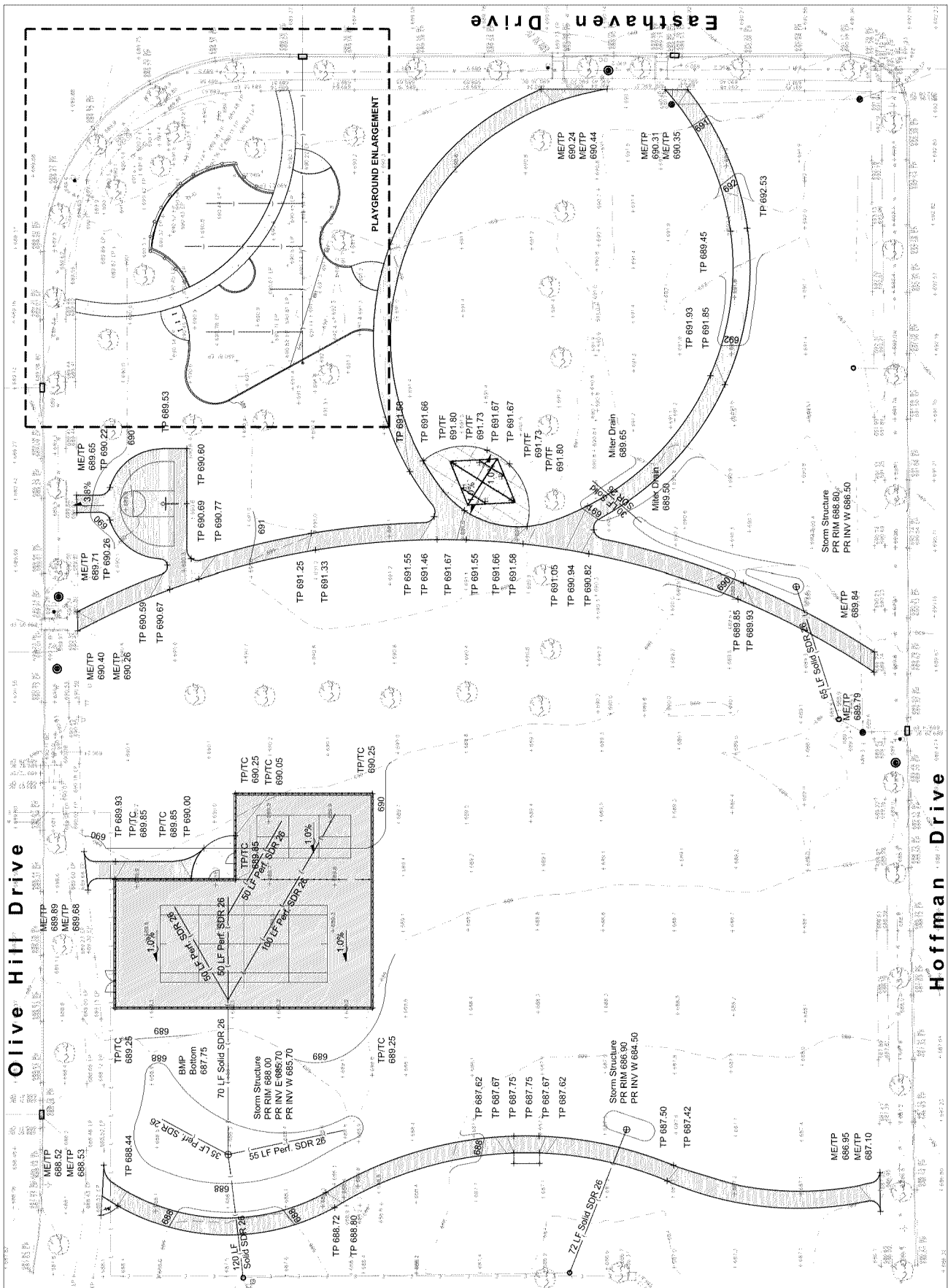
3711133HS

Preliminary Engineering Plan - Overall

SHEET NUMBER

1.0

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SCALE: 1" = 20'-0"

SCALE: 1" = 20'-0"



530 Bernard Drive
Buffalo Grove, Illinois 60089
Phone 847-890-2100

PROJECT

Prairie Grove
Park OSLAD
Development

Overhill Dr. and Easthaven Dr.
Buffalo Grove, Illinois 60089

PROJECT TEAM



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Warrenville, Illinois 60555
IL License 184-001186

REVISIONS	DATE	DESCRIPTION
1	1/27/2023	Issue for Review

ORIGINAL ISSUE DATE

PROJECT NUMBER	1103
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SHEET TITLE
Preliminary
Engineering
Plan -
Enlargement

SHEET NUMBER

1.1

GENERAL NOTES GRADING

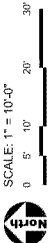
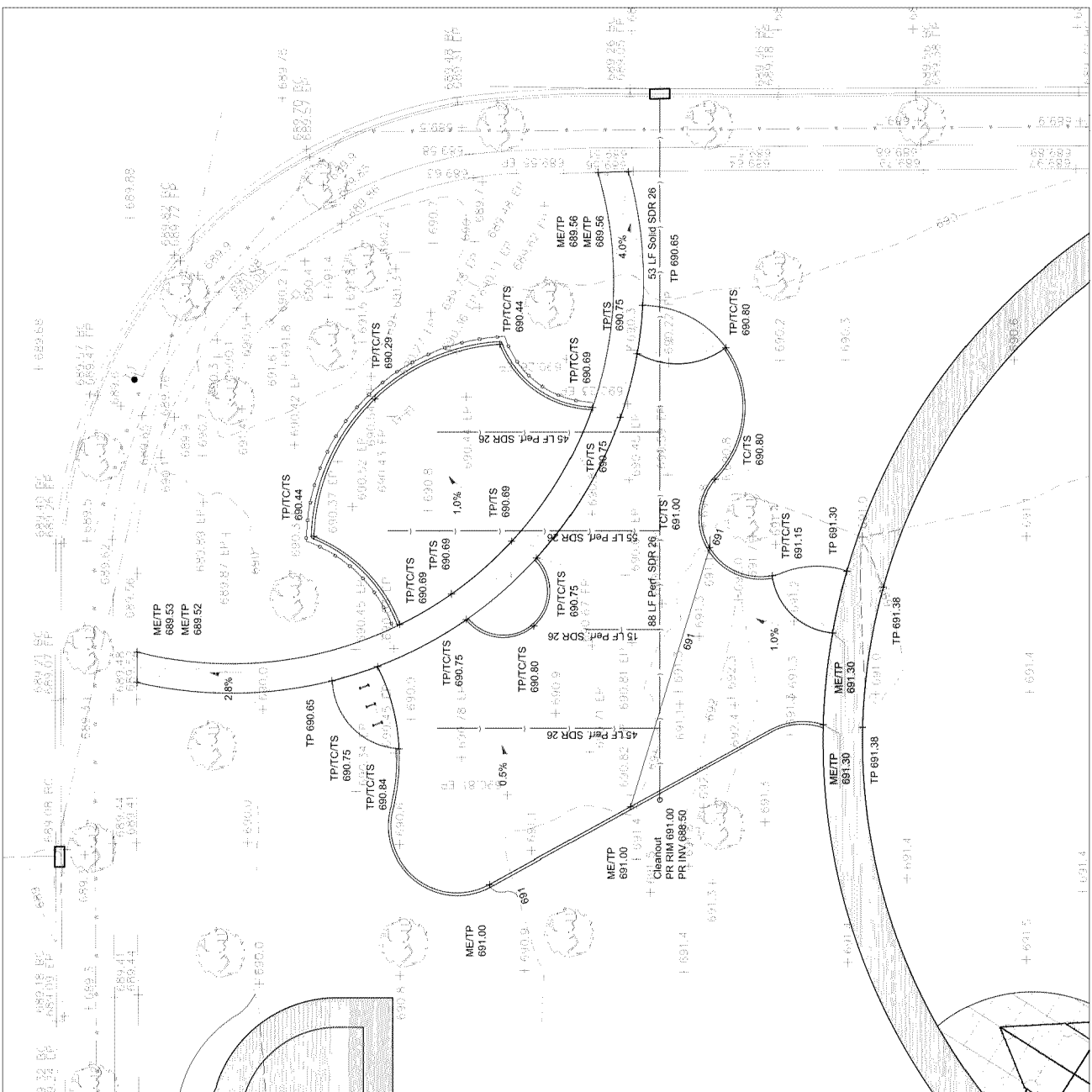
1. Finished surfaces to be smooth and even with no abrupt or awkward changes in grade.
2. Paving to meet adjacent grades high and smooth.
3. All existing and proposed structures shall be shown with their actual or proposed location.
4. All existing and proposed structures shall be shown with their actual or proposed location.
5. All existing and proposed structures shall be shown with their actual or proposed location.
6. All existing and proposed structures shall be shown with their actual or proposed location.
7. All existing and proposed structures shall be shown with their actual or proposed location.

LEGEND

681	Existing Contour Line
681	Proposed Contour Line
681	Existing Spot Elevation
689 66	Proposed Spot Elevation
2%	Drainage Flow Direction
CL	Construction Limits / Construction Fence

INDEX OF ACRONYMS AND ABBREVIATIONS

ME	Proposed Elevation
ME	Match Existing Elevation
RM	Top of Road Elevation
TC	Top of Curb
TP	Top of Pavement
TS	Top of Play Surface
TM	Top of Mound





530 Bernard Drive
Buffalo Grove, Illinois 60089
Phone 847-480-2100

**Prairie Grove
Park OSLAD
Development**
Overhill Dr. and Easthaven Dr.
Buffalo Grove, Illinois 60089

PROJECT TEAM

uplandDesign Ltd
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24042 Lockport St., Parkfield, Illinois 60544
815-254-0091 www.uplanddesign.com

REVISIONS

A.318	Yillage Concept Review	05/26/2022
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ORIGINAL ISSUE DATE

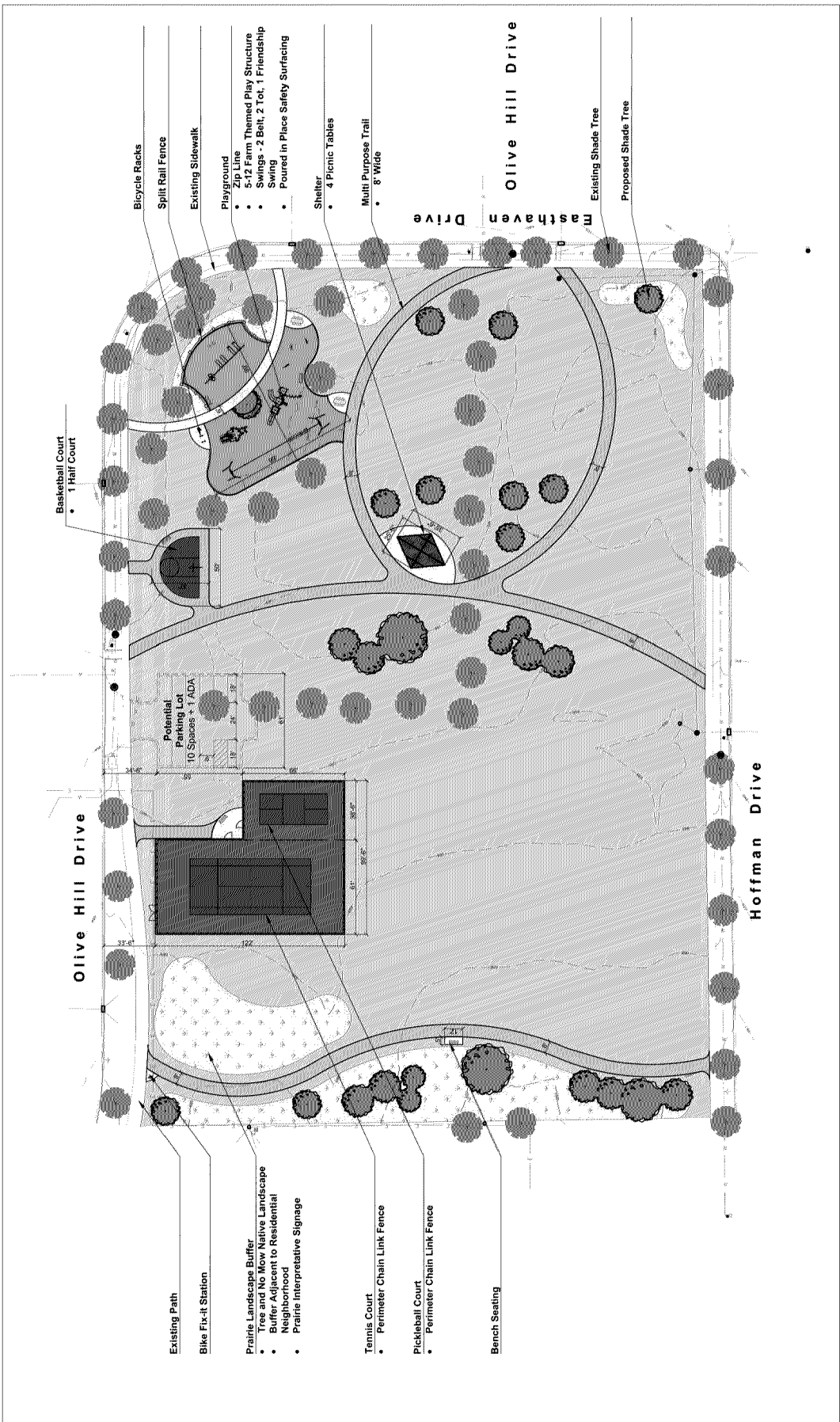
PROJECT NUMBER
1103

SHEET TITLE

**Alternate
Site Plan**

SHEET NUMBER

1.1



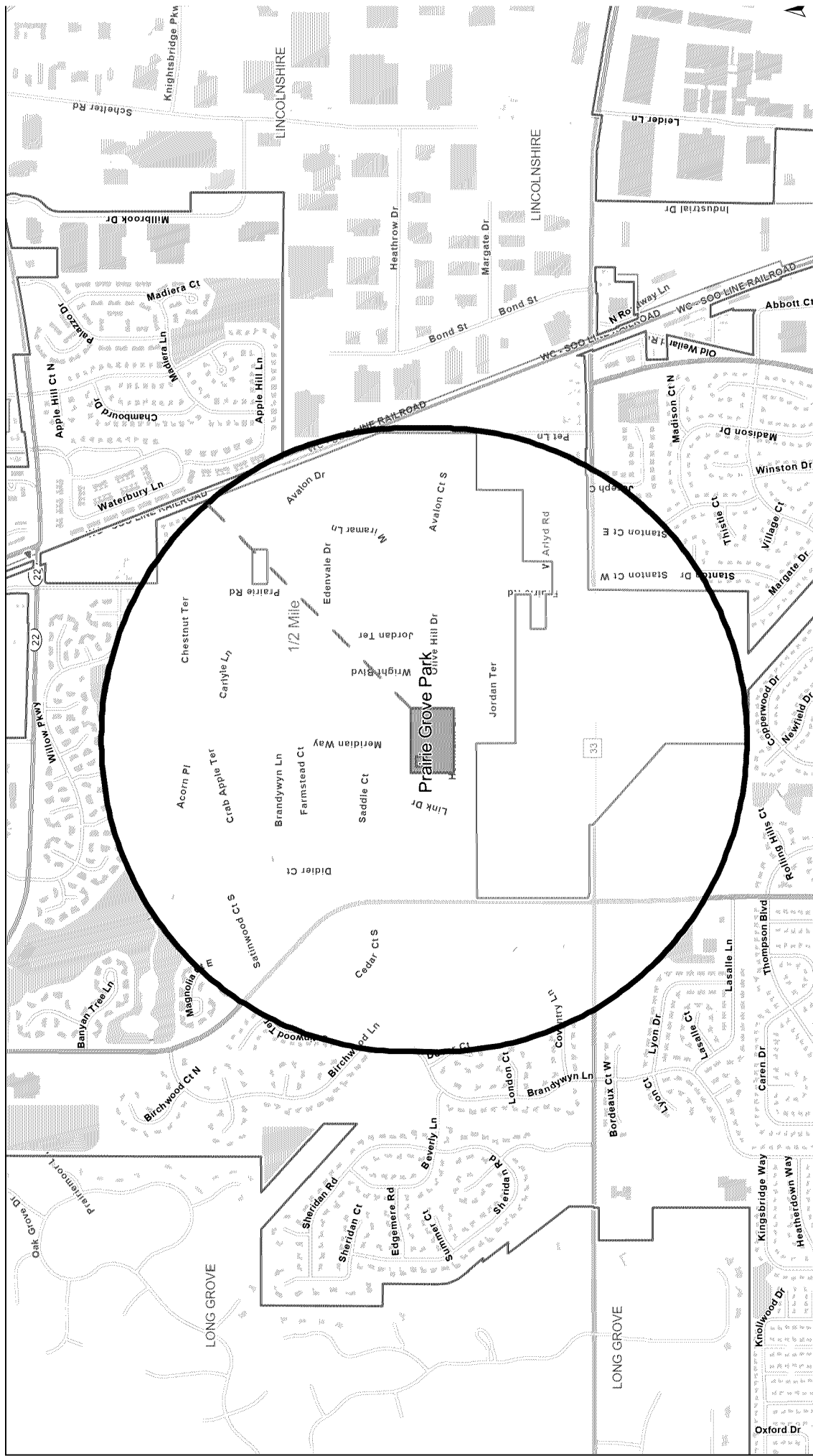
SCALE: 1" = 30'-0"

0 15' 30' 60' 90'

North

LEGEND

[Symbol]	Concrete Paving
[Symbol]	Asphalt Paving
[Symbol]	Split Rail Fence



Print Date: 3/9/2023

0 0.5 1 mi

Notes

1/2 Mile from Prairie Grove Park

Disclaimer: The GIS Consortium and MCP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

Kelly Purvis

From:
Sent: Monday, March 6, 2023 8:48 AM
To: Kelly Purvis
Cc: Andrew Binder; Nicole Woods
Subject: Re: Prairie Grove Park Line of Sight Concern/Parking

The main questions/concerns I have been hearing from my neighbors are as follows:

1. Dog Area
 - A. Highest utilization of the park comparable to the kid's play area are folks with dogs.
 - B. It would be nice to have a small area fenced in dog park, walk, run to accommodate these residents.
 - C. Impact would go beyond Easthaven, Link Crossing, and the Prairie Grove Subdivision. Folks from neighborhoods east of Prairie Road also utilize the park with their dogs.
 - D. Aligns with the Villages vision to be a dog friendly community (ban of retail sales of dogs, cat, rabbits in 2019) and provide additional and much needed local access in addition to Happy Tails Park.
2. Kid's Play Area
 - A. Location of kid's play area with proximity to the road (potentially can it be moved 15-20 feet southwest)
 - B. Blind curve with proximity to kid's play area (I believe addressed with parking restrictions).
 - C. Will the plan include more swings (1 more regular, 1 more tot) for neighborhood children as there is often a wait currently in the 2, 2 setup?
3. Parking/Traffic
 - A. Park districts programs the park by dropping of soccer goals each Spring removing them in the Fall, with about 10-20 participants impacting traffic in the area.
 - B. Stop sign/yield sign at Hoffman, for merging onto Easthaven. Yield signs are in place for less congested intersections of Wright and Olive Hill and Jordan Terrace and Olive Hill.
 - C. Review of parking as Pickelball, Tennis, and Soccer programs may make this a destination park.

D. Many folks are conflicted, some against about adding parking but it seems almost necessary due to the direct/indirect Park district programming.

E. Will there be a 4-way stop at the proposed/alternate parking area?

4. Basketball Court

A. Can this be a full court basketball area? Many have driveway or half court areas in the neighborhood. Is another half-court necessary? Meridian is very close and has a basketball area.

5. Shelter Area/Picnic Tables

A. Currently, there are alcohol (Fireball) bottles found in the park, what can be done from a design perspective to minimize drinking in this area, if anything?

Hope this helps.

Thanks,

From: Kelly Purvis <KPurvis@vbg.org>

Sent: Thursday, March 2, 2023 12:13 PM

To:

Cc: Andrew Binder <ABinder@vbg.org>; Nicole Woods <NWoods@vbg.org>

Subject: RE: Prairie Grove Park Line of Sight Concern/Parking

Thanks for your comment. We recently discussed the project with our Engineers, who agree that this corner could be problematic. Our Village Engineer has indicated that he is going to post "no parking" signs on the corner to address this issue.

The Park District has indicated that they are not/will not be programming the park, however, if large groups are using the park and creating a parking issue currently, this is something we can/should discuss at the PZC meeting.

Please let me know if you would like this comment included as an attachment to the staff report (I will remove your name/contact information) or if you would like for me to summarize the concern at the meeting.

Best,

Kelly Purvis



THE VILLAGE OF
Buffalo Grove
ILLINOIS

Kelly Purvis, AICP | Deputy Community Development Director

50 Raupp Boulevard, Buffalo Grove Illinois 60089

Phone: 847.777.6047 | Fax: 847.459-0332

www.vbg.org

From:**Sent:** Thursday, March 2, 2023 11:57 AM**To:** Kelly Purvis <KPurvis@vbg.org>**Cc:** Andrew Binder <ABinder@vbg.org>; Nicole Woods <NWoods@vbg.org>**Subject:** Prairie Grove Park Line of Sight Concern/Parking

Hi Kelly

Wanted to bring forward a concern/question I had about Prairie Grove Park.

I was told by a neighbor that a youth soccer team has programming there in the spring. I have seen the programming in the fall for soccer.

There are between 10-20 kids who practice at the park.

The street parking in the blind curve fills up quickly.

I took a photo in the Fall of a few cars (mainly because I liked the color of the Kia Telluride), but 30 minutes later there were between 10-15 cars in the area. Not sure if demonstrates the potential line of sight concern near sunset.

02/1/2023

**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, FEBRUARY 1, 2023**

Call to Order

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

Public Hearing/Items for Consideration

1. A Public Hearing to Consider a Request to the Village of Buffalo Grove for Approval of a Preliminary Plan to Construct an Off-Street Parking Facility at 901 Corporate Grove Drive. (Trustee Pike) (Staff Contact: Andrew Binder)

A Public Hearing to Consider a Request to the Village of Buffalo Grove for Approval of a Preliminary Plan to Construct an Off-Street Parking Facility at 901 Corporate Grove Drive. (Trustee Pike) (Staff Contact: Andrew Binder)

Binder, Associate Planner, presented the Planning and Zoning Commission with an overview of the petitioners request for approval of a preliminary plan to construct an off-street parking facility at 901 Corporate Grove Drive.

The petitioners were sworn in.

Com. Richards asked staff if there were any variations being requested by the petitioners.

Binder said no.

Chairperson Cesario asked staff if there were any ground water issues with the construction of the off-street parking.

Binder said no.

Com. Worlikar asked the petitioners if there was any proposed lighting for the parking lot.

Gano, petitioner, said there would be sufficient lighting as well as emergency call centers throughout the parking lot for their employees.

Com Worlikar asked if there are any parking restrictions and how they will make sure it is just staff.

Gano said they have their own security.

Com. Au asking if there is clear signage for the parking lot.

Gano spoke to the design of the lot and the additional landscaping and signage.

Com. Au asked if there was a cross walk for the employees to cross the street.

Gano said there will be sidewalks and a cross walk on each side.

Com. Au asked how busy the street is.

Gano said the road they are located on is not a short cut for drivers and is also located in an industrial area that does not see high traffic.

com. Spunt asked about lighting.

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Gano said there would be sufficient lighting, comparable and consistent with the other parking lots.

Com. Spunt asked if there had been any complaints.

Gano said they have received no complaints about the lighting.

Com. Weinstein reference a photo including in the staff's presentation and asked if employees are parking on the street.

Gano explained the picture used in staff's presentation was old and was taken during at time when they had an event with approval from the Village to park on the street/

Com. Weinstein asked about the main entrance to the building and how staff who parking in the new lot will navigate to the entrance.

Gano pointed out the different entrances to their building and the parking assignments they are currently working on for their staff that makes sense.

The village staff report was entered as exhibit one.

Gano thanked the Planning and Zoning Commission for their time.

The public hearing was closed at 7:47 PM.

Com. Weinstein made a motion to recommend approval to the Village Board for the Preliminary Plan for an off-street parking facility at 901 Corporate Grove Drive, 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. Any incidental or directional signage for the site will be reviewed and administratively approved by Village staff.*
- 3. The landscaping and parking lot screening shall be maintained by the property owner or tenant in perpetuity.*
- 4. Final Engineering plans shall be revised in a manner acceptable to the Village as required.*

Com. Richards seconded the motion.

Chairperson Cesario spoke to the commonality of the parking lot in these zoning areas.

Com. Richards spoke in favor of the motion.

RESULT: RECOMMENDATION TO APPROVE [UNANIMOUS]

Next: 2/6/2023 7:30 PM

AYES: Spunt, Cesario, Khan, Weinstein, Au, Richards, Worlikar, Davis

ABSENT: Adam Moodhe

2. A Public Hearing to Consider Requests for a Text Amendment, Special Use, Preliminary Plan, and Zoning Variations to Allow the Relocation of the Village of Buffalo Grove's Public Works Department to a Facility Located at 1650 Leider Lane, and to Allow Construction of New Accessory Structures on the Property for the Storage of Salt and Other Dry Materials (Trustee Johnson) (Staff Contact: Kelly Purvis)

Purvis, Deputy Community Development Director, presented the Planning and Zoning Commission with an overview of the petitioners request for Text Amendment and a

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Special Uses to allow a Public Works Facility on the subject property with outside storage of materials, Preliminary Plan approval, and Variations from the Zoning Code related to the placement of accessory structures on the property and outside storage of materials.

The petitioners were sworn in.

Monico, Buffalo Grove Village Engineer, provided additional information regarding the proposed special uses.

Com. Richards asked about the tenant that is situated to the south of the building, who will be very close in proximity to their operation.

Warnstedt, Buffalo Grove Assistant Public Works Director, said they met with their neighbors to the south to talk about the proposed work and they were receptive to them

Com. Richards asked the petitioner asked about runoff that may come from their site.

Wesolowski, engineer from GHA, spoke to the stormwater plan. He described the roof that will overhang the raw to help mitigate those issues. He explained that the water will be directed away, which will be drained to the storm sewer.

Johnson, Buffalo Grove Assistant Public Works Director, said the public works department also uses inlet filters as a best practice that will catch any debris and dispose of it properly.

Com. Richards asked about the other chemicals and materials that may spill.

Warnstedt provided additional detail on their triple basins and wash stations.

Chairperson Cesario asked if there is any runoff or discharge at their current facility.

Johnson explained their spill protection plan.

Com. Spunt asked if there would be any smell coming from their operation.

Johnson said there is a smell, but as material settles so does the smell. He noted the material and smell is contained and would not be noticable unless very close by.

Com. Spunt asked about the design of the salt dome.

Warnstedt reviewed the design of the new salt dome, which is very similar to what they have at their current location.

Com. Spunt asked if there were going to be any charging stations for electric vehicles.

Johnson commented on the charging stations.

Com. Weinstein referenced packet page 28.

Com. Weinstein asked about the boundary between their building and the building right next door.

Monico said there is currently a 10-foot fence, and they will be reducing it to 8 foot fence.

Com. Worlikar asked about the "blue box" shown on the plans as - temporary storage - and the materials for it.

Johnson said it is paved area, but it will be replaced with mountable stone.

Chairperson Cesario asked about parking availability.

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Purvis confirmed the parking was adequate.

Chairperson Cesario talked about the permitted use in that district and believed the new public works operation would fit in to the neighborhood.

The public hearing was closed at 8:21 PM.

The Commissioners spoke in favor of the motion.

Com. Weinstein made a motion to recommend approval for the following requests in order to allow the relocation of the Village of Buffalo Grove's Public Works Department to a new facility located at 1650 Leider Lane, and to allow construction of new accessory structures on the property for the storage of salt and other dry materials:

- 1. A Zoning Code Text Amendment to Section 17.48.020 - Industrial District, to add "Public Works Facility" to the list of Special Uses for the district;*
- 2. A Special Use to allow a Public Works facility in the Industrial District;*
- 3. A Special Use for outside storage of materials;*
- 4. The following Zoning Variations:*
 - a. A Variation from Section 17.32.020 to allow a salt storage dome to be constructed in the rear yard, closer than 3 feet from the interior property line;*
 - b. A Variation from Section 17.32.020 to allow material storage structures to be constructed within the required side yard setback and closer to the street than the midpoint of the principal building;*
 - c. A Variation from Section 17.48.020(C)9 to allow outside storage of materials that will not be fully enclosed; and*
 - d. Preliminary Plan approval;*

Subject to the following conditions:

A. The proposed development shall be developed in substantial conformance with the plans attached as part of the petition.

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

C. Any directional or incidental signage added to the sign package shall be reviewed administratively by staff.

D. The Special Use is granted to the Village of Buffalo Grove Public Works Department to operate at 1650 Leider Lane, which shall not run with the land.

E. The Special Use granted to the Buffalo Grove Public Works Department is assignable to subsequent petitioners seeking assignment of this special use as follows:

i. 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.

ii. 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.

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Com. Richards seconded the motion.

RESULT:	RECOMMENDATION TO APPROVE [UNANIMOUS]
	Next: 2/21/2023 7:30 PM
AYES:	Spunt, Cesario, Khan, Weinstein, Au, Richards, Worlikar, Davis
ABSENT:	Adam Moodhe

Regular Meeting

Other Matters for Discussion

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

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

Chairman's Report

Chairperson Cesario discussed the Village Board meeting he attended.

Committee and Liaison Reports

Staff Report/Future Agenda Schedule

Purvis provided updates on the future meeting schedule.

Public Comments and Questions

Adjournment

The meeting was adjourned at 8:27 PM

Action Items

Kelly Purvis

APPROVED BY ME THIS 1st DAY OF February, 2023

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