



Meeting of the Village of Buffalo Grove Planning and Zoning Commission

Regular Meeting
June 5, 2024 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 Petition to the Village of Buffalo Grove for Approval of an Amendment to the Planned Unit Development and Preliminary Plan for Joyce Kilmer School and Park, with Variations from the R-5 One Family Dwelling District Requirements Related to Setbacks, to Accommodate a Temporary Awning and Modular Classroom on the Subject Properties, and to Allow a Portion of the Existing School Building to Encroach on the Park Property at 655 Golfview Terrace. (Trustee Weidenfeld) (Staff Contact: Kelly Purvis)
2. Consideration of a Petition to the Village of Buffalo Grove for an Amendment to the Residential PUD, Final Plat of Subdivision, and Preliminary Plan Approved by Ordinance No. 2023-106 to Allow Changes to the Approved Plans for a 41-Unit Townhome Development on the Subject Properties at 22771-22825 N. Prairie Road. (Trustee Weidenfeld) (Staff Contact: Kelly Purvis)

III. Regular Meeting

A. Other Matters for Discussion

B. Approval of Minutes

1. Planning and Zoning Commission - Regular Meeting - May 15, 2024 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 Petition to the Village of Buffalo Grove for Approval of an Amendment to the Planned Unit Development and Preliminary Plan for Joyce Kilmer School and Park, with Variations from the R-5 One Family Dwelling District Requirements Related to Setbacks, to Accommodate a Temporary Awning and Modular Classroom on the Subject Properties, and to Allow a Portion of the Existing School Building to Encroach on the Park Property at 655 Golfview Terrace.

Recommendation of Action

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

Claudia Welp of CAGE Engineering has petitioned the Village on behalf of Community Consolidated School District 21 (D21) for approval of plans to construct a temporary modular classroom on the Joyce Kilmer School and Park properties. The school property is approximately 3.4-acres in area and the park is 6.6-acres in area. The school/park site is located on the east side of Golfview Terrace near the intersection with Raupp Boulevard.

The Planning & Zoning Commission (PZC) shall open the public hearing and take public testimony concerning the requests for approval of an Amendment to the Planned Unit Development and Preliminary Plan for Joyce Kilmer School and Park, with Variations from the R-5 One Family Dwelling District requirements related to setbacks, to accommodate a temporary awning and modular classroom on the subject properties, and to allow a portion of the existing school building to encroach onto the park property located at 655 Golfview Terrace. The PZC shall make a recommendation to the Village Board concerning the requests.

ATTACHMENTS:

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

Trustee Liaison
Weidenfeld

Staff Contact
Kelly Purvis, Community Development

Wednesday, June 5, 2024	
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**VILLAGE OF BUFFALO GROVE
PLANNING & ZONING COMMISSION
STAFF REPORT**



MEETING DATE:	June 5, 2024
SUBJECT PROPERTY LOCATION:	655 Golfview Terrace – Joyce Kilmer School and Park
PETITIONER:	Claudia Welp, CAGE Engineering, on behalf of Community Consolidated School District 21
PREPARED BY:	Kelly Purvis, Deputy Community Development Director
REQUEST:	Petition to the Village of Buffalo Grove for approval of an Amendment to the Planned Unit Development and Preliminary Plan for Joyce Kilmer School and Park, with Variations from the R-5 One Family Dwelling District requirements related to setbacks, to accommodate a temporary awning and modular classroom on the subject properties, and to allow a portion of the existing school building to encroach on the park property.
EXISTING LAND USE AND ZONING:	The properties are zoned R-5 Residential District and currently improved with a public elementary school and public park.
COMPREHENSIVE PLAN:	The 2009 Village of Buffalo Grove Comprehensive Plan calls for properties to be Public/Semi Public (school property) and Parks/Open Space (park property).

BACKGROUND

Claudia Welp of CAGE Engineering has petitioned the Village on behalf of Community Consolidated School District 21 (D21) for approval of plans to construct a temporary modular classroom on the Joyce Kilmer School and Park properties. The school property is approximately 3.4-acres in area and the park is 6.6-acres in area. The school/park site is located on the east side of Golfview Terrace near the intersection with Raupp Boulevard (see Figure 1).

The school and park properties were dedicated to the Village as part of the Buffalo Grove Unit 7 Subdivision and the Planned Unit Development of the Oak Creek Condos and Apartments approved by Ordinance No. 1971-005. While the school site was later conveyed to the school district, a title search has failed to show a record that the park site was conveyed to the park district as intended. For this reason, there is a condition of approval suggested in the PZC motion that the Village, Park District and D21 work together to ensure the Park District has ownership over the park parcel.

PROPOSED PROJECT

D21 has a shortage of classrooms to accommodate the current student enrollment. The School District is proposing to construct a



Figure 1. Site Aerial – Existing Conditions

4,860 square foot temporary modular structure on the asphalt basketball courts at the southwest face of Joyce Kilmer School. The structure would be in place for two-three years while the School District comes up with a more permanent solution. The modular building would be constructed entirely on the park property, however an awning providing a covered walkway from the school to the modular building will cross over the property lines between the school and park. The modular building will contain four classrooms, three bathrooms and a staff office. The building will have an exterior ADA ramp, which would also be protected by the awning.

Since the modular building and awning structures will be on the park property, D21 and the Park District are working on an Intergovernmental Agreement (IGA), a draft of which is attached, to outline the terms and expectations of the School District's use of the land.

The project requires approval of an amendment to the PUD and preliminary plan, and variations from the R-5 District regulations related to building setbacks to accommodate the proposed construction of the modular building and awning structure. Since a portion of the existing school building also encroaches onto the park parcel, it is recommended that the Village grant the zoning relief to allow that encroachment at this time as well. The following report provides a summary of the project and requests.

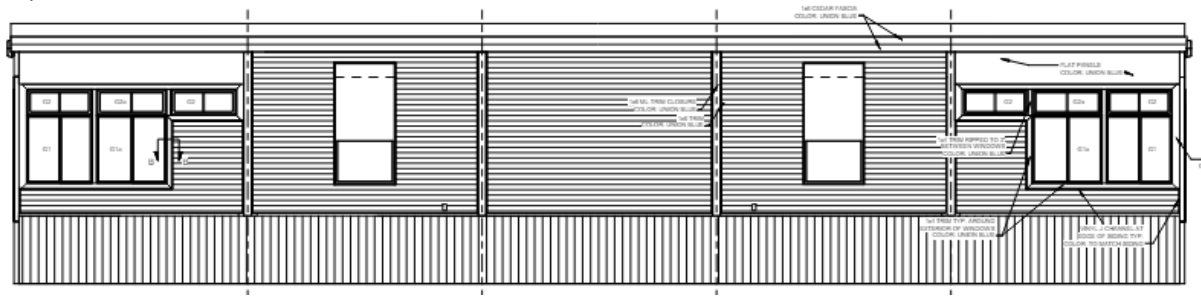


Figure 2. Modular Classroom Building – South Elevation

PLANNING & ZONING ANALYSIS

Use:

Schools are Special Uses in all residential districts. The proposed modifications to the site require an amendment to the PUD (a type of Special Use) that was granted in 1971. The 2009 Comprehensive Plan indicates that this site should remain Public/Semi Public (school) and Parks/Open Space (park).

Setbacks and bulk requirements:

The modular building will be constructed about 14 feet south of the interior property line between the school and park sites, which meets the minimum setback requirement for the R-5 district of 6 feet. The awning structure will connect the school building to the modular classroom building and will cross over the property line resulting in the need for a variation from the interior side yard setback requirement.

Both the modular building and the awning structure will comply with all other bulk requirements.

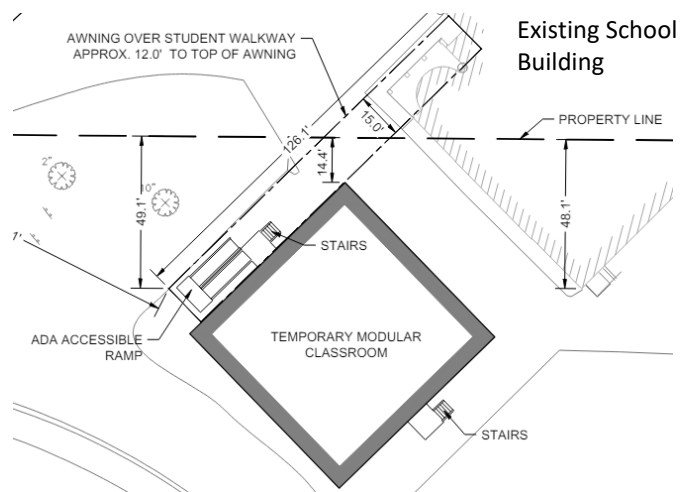


Figure 3. Site Plan

As previously noted, the existing school building encroaches onto the park property by about 48 feet. While an easement was granted to allow the building to encroach, the appropriate zoning relief was not granted. The building addition has been in place since approximately 1995. It is recommended that this issue be cleaned up, and zoning relief be provided as part of the current proposal.

Traffic, Vehicular Access and Circulation:

The proposed changes will be isolated to the asphalt area to the southwest of the school and will not impact traffic, site access or circulation.

Parking:

There are no changes proposed to the parking on the school site.

Landscaping:

There will be no changes to the current landscaping on-site as part of the project.

Lighting:

No new lighting is proposed.

Signage:

No new signage is proposed.

Stormwater & Engineering:

The Village's Engineers have reviewed the preliminary plans and do not have any concerns about stormwater as there will be no new impervious surface added to the site. Engineering staff will work with D21 regarding utility connections for the modular building.

DEPARTMENTAL REVIEWS

Village Department	Comments
Engineering	The Village Engineer has reviewed the preliminary engineering plans and does not have any concerns.
Fire	The Fire Department has reviewed the plans and does not have any concerns.
Building	The Building Division has reviewed the plans 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, there have been three calls received by staff asking general questions.

STANDARDS

- A. 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.
- B. 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.
- C. 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 an Amendment to the Planned Unit Development and Preliminary Plan for Joyce Kilmer School and Park, with Variations from the R-5 One Family Dwelling District

requirements related to setbacks, to accommodate a temporary awning and modular classroom on the subject properties, and to allow a portion of the existing school building to encroach onto the park property located at 655 Golfview Terrace, subject to the conditions in the suggested PZC Motion below due to the following reasons:

- The proposed improvements are designed to serve the needs of the current student population;
- The modular building and awning structures are temporary, and the site will be restored to its current condition or better once the temporary structures are removed;
- The existing school addition has been in place since 1995, and is permitted through a perpetual easement;
- The variations requested are reasonable and will not impact the character of the surrounding neighborhood.

ACTION REQUESTED

The Planning & Zoning Commission (PZC) shall open the public hearing and take public testimony concerning the requests for approval of an Amendment to the Planned Unit Development and Preliminary Plan for Joyce Kilmer School and Park, with Variations from the R-5 One Family Dwelling District requirements related to setbacks, to accommodate a temporary awning and modular classroom on the subject properties, and to allow a portion of the existing school building to encroach onto the park property located at 655 Golfview Terrace. The PZC shall make a recommendation to the Village Board concerning the requests.

Suggested PZC Motion:

The PZC recommends approval of an Amendment to the Planned Unit Development and Preliminary Plan for Joyce Kilmer School and Park, with Variations from the R-5 One Family Dwelling District requirements related to setbacks, to accommodate a temporary awning and modular classroom on the subject properties, and to allow a portion of the existing school building to encroach onto the park property located at 655 Golfview Terrace, subject to the following conditions:

1. *The proposed 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. *The modular classroom, awning and all improvements associated with the temporary classrooms shall be removed from the properties within 3 years, and the site shall be restored to the existing condition or better.*
4. *Approval is subject to the execution and approval of all necessary documents including, but not limited to, easements and conveyance documents between the Village of Buffalo Grove, Buffalo Grove Park District and Community Consolidated School District 21, as approved by the Village Board and subject to final review and approval by the Village Attorney.*

ATTACHMENTS

- Narrative Description
- Plats of Survey
- Site Plans
- Preliminary Engineering Plans
- Elevations
- Floor Plans
- Response to PUD, Special Use & Variation Standards
- Draft IGA (D21 and Park District)

May 10, 2024

Kelly Purvis
Deputy Director of Community Development
Village of Buffalo Grove
50 Raupp Blvd
Buffalo Grove, IL 60089

RE: Prefiling Conference Project Description for School District 21 –
Mobile Classroom Building at Joyce Kilmer Elementary School
655 Golfview Terrace, Buffalo Grove, IL 60089

Project Narrative

Joyce Kilmer Elementary School currently faces a classroom shortage for the 2024-2025, and 2025-2026 school years. With the need for more space, it is in the best interest of School District 21 to install a modular classroom building to house four classrooms. The building will be used for 3 years until reallocation of students can be completed.

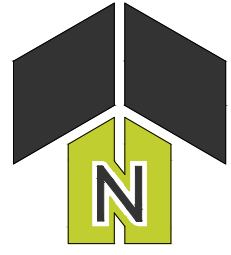
The proposed mobile classroom building is located at the southwest face of Joyce Kilmer Elementary School on Buffalo Grove Park District's property. This piece of property currently consists of an asphalt lot and baseball field with landscaping. This location was chosen so that the mobile classroom could be placed on the existing asphalt so as to not add impervious area to the site and to allow for easy rehabilitation once the classrooms are removed.

The total square footage of the building 4,860 sf. A sanitary connection will be made to the existing school's connection and a water connection will be made off of Golfview Terrace and will follow the Village of Buffalo Grove and MWRD ordinances. The interior of the building consists of four classrooms, three bathrooms, and an office. The exterior of the building will have an ADA ramp in order to reach the elevated door and a potential awning covering the path from the ramp to the exterior door of Joyce Kilmer Elementary School to shield students and teachers from the weather.

PLAT OF SURVEY

LEGAL DESCRIPTION

LOT "B" IN BUFFALO GROVE UNIT NO. 7, BEING A SUBDIVISION OF SECTIONS 4 AND 5, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 17, 1965 AS DOCUMENT NUMBER 14497804, IN COOK COUNTY, ILLINOIS.



0 60' 120'
1" = 60' (HORIZONTAL)

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING GPS OBSERVATIONS

CLIENT:

COMMUNITY CONSOLIDATED SCHOOL
DISTRICT 21
959 WEST DUNDEE ROAD
WHEELING, IL

CURRENT P.I.N.:

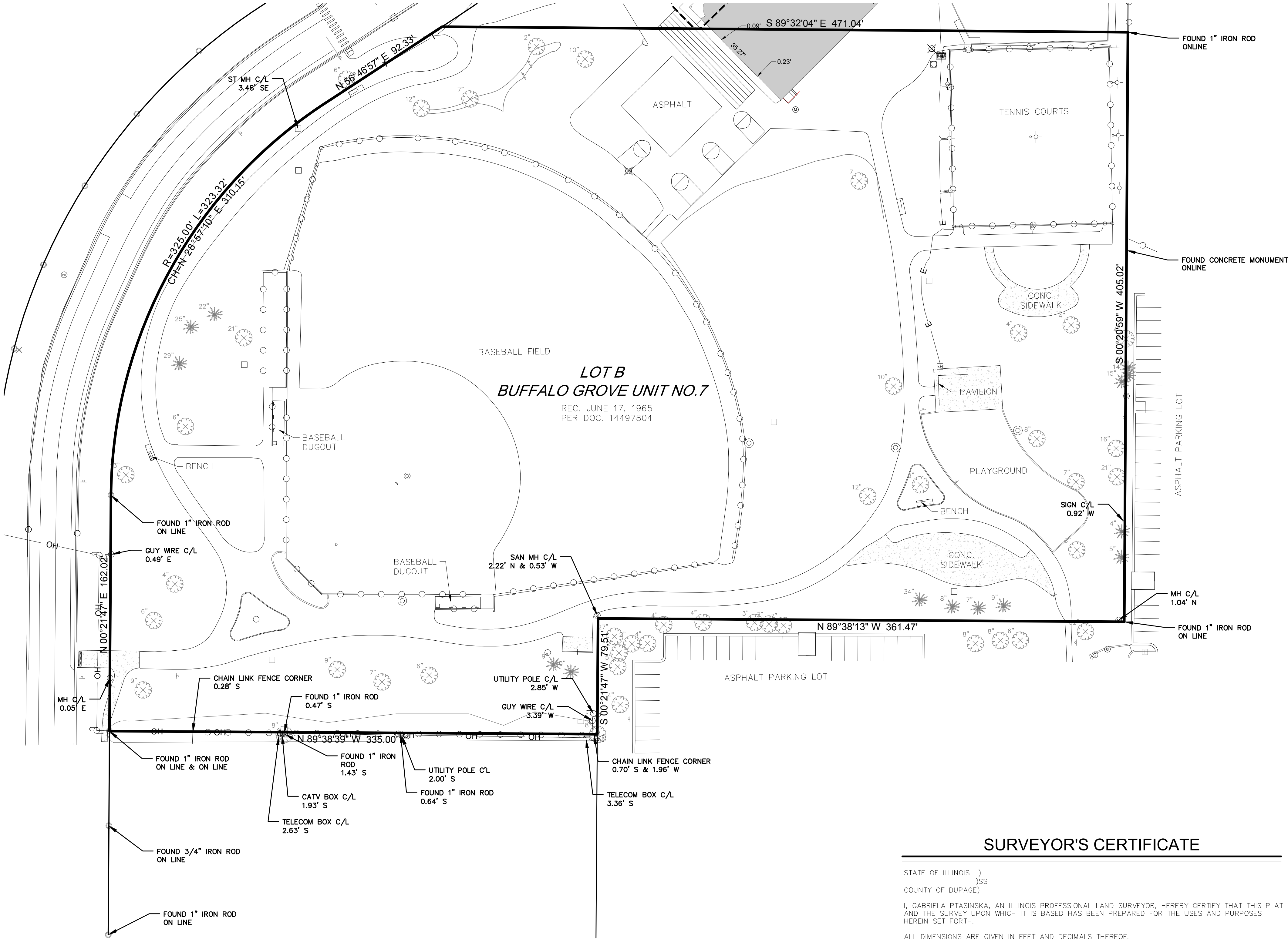
03-04-300-008

SURVEYED AREA

287588 SQUARE FEET (6.60 AC±)

LEGEND

BOUNDARY LINE =		EX. MISC. UTILITY =	
R.O.W. LINE =		EX. TELEPHONE MARK =	
EASEMENT LINE =		EX. TELEPHONE PEDESTAL =	
PAVEMENT LINE =		EX. ELECTRIC JUNCTION BOX =	
CURB & GUTTER =		EX. ELECTRIC HANDHOLE =	
DEPRESSED CURB & GUTTER =		EX. ELECTRIC TRANSFORMER =	
CONCRETE WALK =		EX. ELECTRIC METER =	
SANITARY LINE =		EX. UTILITY POLE =	
STORM LINE =		EX. GUY WIRE =	
WATERMAIN LINE =		EX. LIGHT POLE =	
BURIED ELECTRIC LINE =		EX. STREET LIGHT =	
BURIED TELEPHONE LINE =		EX. ELECTRIC MARK =	
BURIED GAS LINE =		EX. GAS MARK =	
OVERHEAD UTILITY LINE =		EX. GAS METER =	
EX. FOUND CUT CROSS =		EX. GAS VALVE =	
EX. FOUND IRON ROD W/ YELLOW "JACOB & HEFNER CAP" AT CORNER		EX. GATE POST =	
EX. SANITARY MANHOLE =		EX. BOLLARD =	
EX. STORM CLEANOUT =		EX. SIGN =	
EX. STORM MANHOLE =		EX. BUILDING =	
EX. INLET =		EX. CONCRETE =	
EX. CATCH BASIN =		EDGE OF PAVEMENT =	
EX. DOWNSPOUT =		CONCRETE =	
EX. FLARED END SECTION =		MUNICIPAL UTILITY & DRAINAGE EASEMENT =	
EX. HYDRANT =		MUNICIPAL STORMWATER DETENTION EASEMENT =	
EX. VALVE BOX =		PUBLIC UTILITY EASEMENT =	
EX. VALVE VAULT =			
EX. WATER MARK =			
EX. SIAMESE CONNECTION =			



SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)
I, GABRIELA PTASINSKA, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED HAS BEEN PREPARED FOR THE USES AND PURPOSES HEREIN SET FORTH.
ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.
GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, A.D. 20____

FOR REVIEW

GABRIELA PTASINSKA
GPTASINSKA@CAGECIVIL.COM
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3983
LICENSE EXPIRES NOVEMBER 30, 2024

DESIGN FIRM PROFESSIONAL LICENSE NO. 184007577
LICENSE EXPIRES APRIL 30, 2025.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATE OF FIELD SURVEY: _____



BUFFALO PARK DISTRICT
BUFFALO GROVE, IL
PLAT OF SURVEY

REVISIONS



2200 CABOT DRIVE, STE.
325 LISLE, IL 60532
P: 630.598.0007
WWW.CAGECIVIL.COM

PLAT OF SURVEY

CLIENT:

COMMUNITY CONSOLIDATED SCHOOL
DISTRICT 21
959 WEST DUNDEE ROAD
WHEELING, IL

CURRENT P.I.N.:

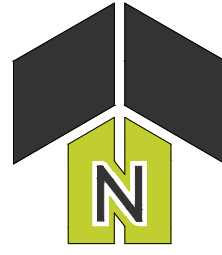
03-04-300-007

SURVEYED AREA

148,252 SQUARE FEET (3.40 AC±)

LEGAL DESCRIPTION

LOT "A" IN BUFFALO GROVE UNIT NO. 7, BEING A SUBDIVISION OF SECTIONS 4 AND 5, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 17, 1965 AS DOCUMENT NUMBER 14497804, IN COOK COUNTY, ILLINOIS.



1" = 40' (HORIZONTAL)

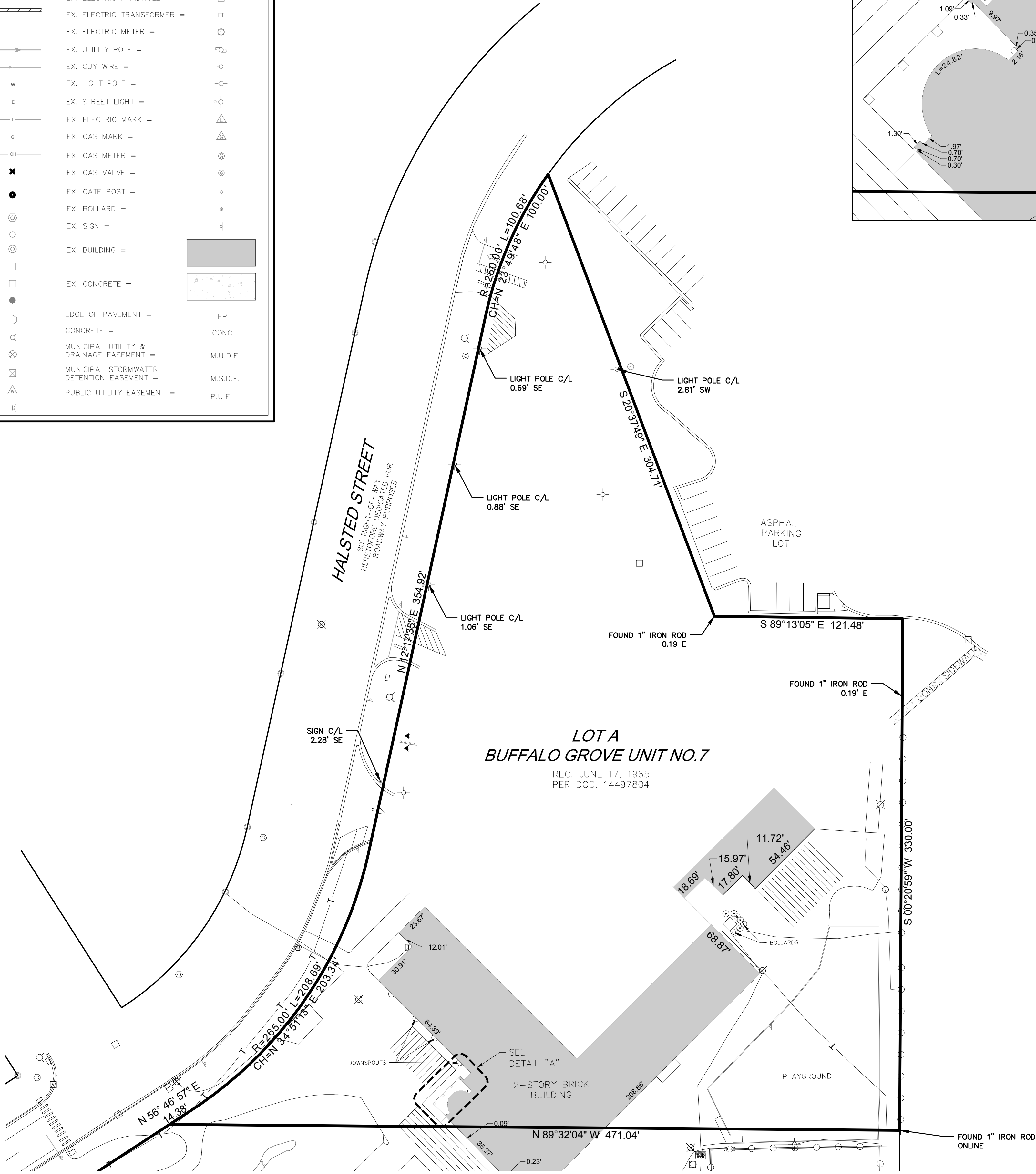
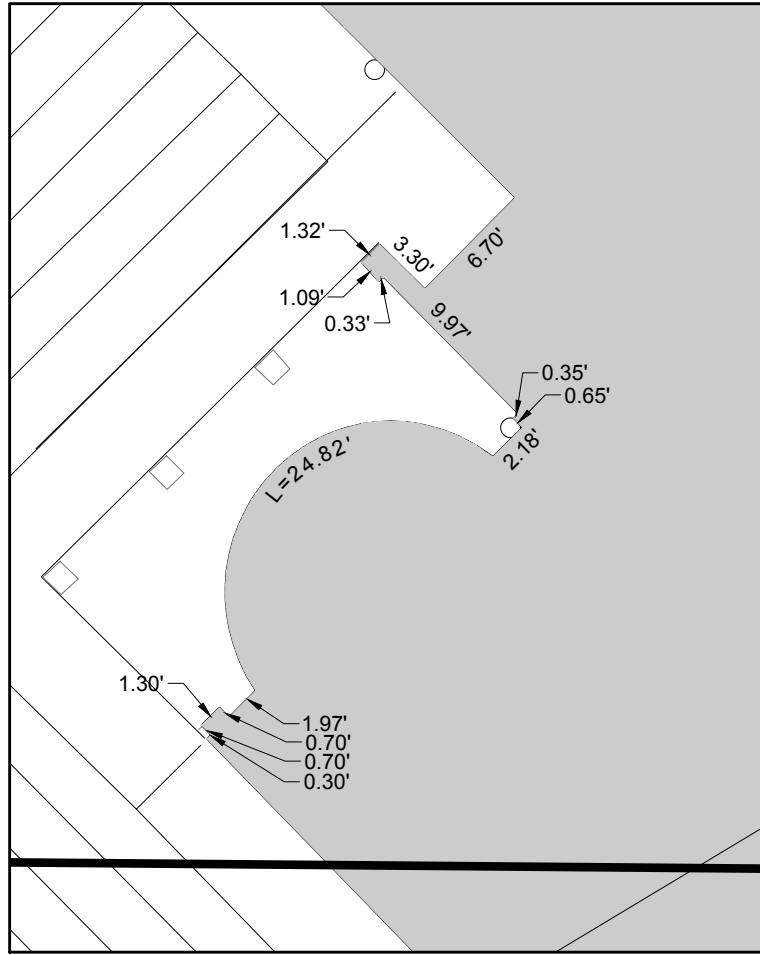
BASIS OF BEARINGS

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LEGEND

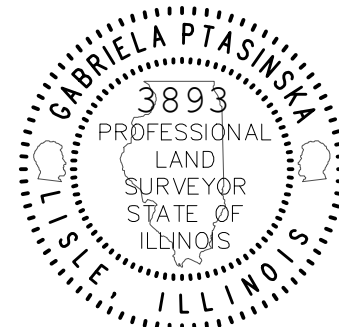
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R.O.W. LINE =	—	EX. TELEPHONE MARK =	⚡
EASEMENT LINE =	- - -	EX. TELEPHONE PEDESTAL =	⊞
PAVEMENT LINE =	=====	EX. ELECTRIC JUNCTION BOX =	⊞
CURB & GUTTER =	=====	EX. ELECTRIC HANDHOLE =	⊞
DEPRESSED CURB & GUTTER =	=====	EX. ELECTRIC TRANSFORMER =	⊞
CONCRETE WALK =	=====	EX. ELECTRIC METER =	⊞
SANITARY LINE =	—	EX. UTILITY POLE =	⊞
STORM LINE =	—	EX. GUY WIRE =	⊞
WATERMAIN LINE =	—	EX. LIGHT POLE =	⊞
BURIED ELECTRIC LINE =	—	EX. STREET LIGHT =	⊞
BURIED TELEPHONE LINE =	—	EX. ELECTRIC MARK =	⊞
BURIED GAS LINE =	—	EX. GAS MARK =	⊞
OVERHEAD UTILITY LINE =	—	EX. GAS METER =	⊞
EX. FOUND CUT CROSS =	✕	EX. GAS VALVE =	⊞
EX. FOUND IRON ROD W/ YELLOW "JACOB & HEFNER CAP" =	●	EX. GATE POST =	⊞
EX. SANITARY MANHOLE =	⊞	EX. BOLLARD =	⊞
EX. STORM CLEANOUT =	⊞	EX. SIGN =	⊞
EX. STORM MANHOLE =	⊞	EX. BUILDING =	⊞
EX. INLET =	⊞	EX. CONCRETE =	⊞
EX. CATCH BASIN =	⊞		
EX. DOWNSPOUT =	⊞		
EX. FLARED END SECTION =	⊞		
EX. HYDRANT =	⊞		
EX. VALVE BOX =	⊞		
EX. VALVE VAULT =	⊞		
EX. WATER MARK =	⊞		
EX. SIAMESE CONNECTION =	⊞		
		EDGE OF PAVEMENT =	EP
		CONCRETE =	CONC.
		MUNICIPAL UTILITY & DRAINAGE EASEMENT =	M.U.D.E.
		MUNICIPAL STORMWATER DETENTION EASEMENT =	M.S.D.E.
		PUBLIC UTILITY EASEMENT =	P.U.E.

DETAIL "A"



SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)
I, GABRIELA PTASINSKA, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED HAS BEEN PREPARED FOR THE USES AND PURPOSES HEREIN SET FORTH.
ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.
GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, A.D. 20____
FOR REVIEW
GABRIELA PTASINSKA
GPTASINSKA@CAGECIVIL.COM
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3893
LICENSE EXPIRES NOVEMBER 30, 2024
DESIGN FIRM PROFESSIONAL LICENSE NO. 184007577
LICENSE EXPIRES APRIL 30, 2025.
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
DATE OF FIELD SURVEY: _____



1 OF 1

SHEET NUMBER

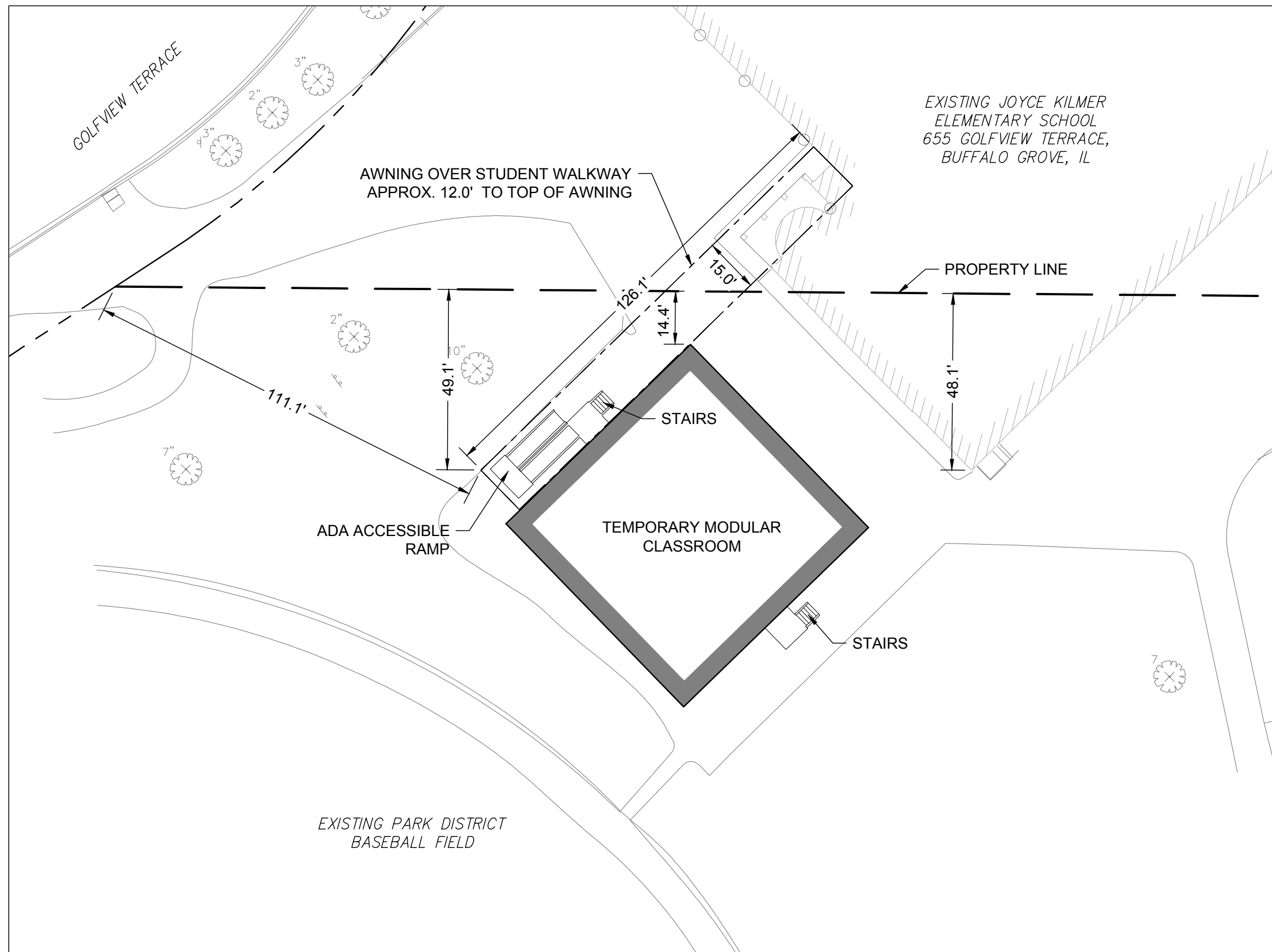
PROJ NO. 280274
DATE: 05/24/24
SCALE: 1"=40'

COMMUNITY CONSOLIDATED SCHOOL DISTRICT 21
BUFFALO GROVE, IL
PLAT OF SURVEY

REVISIONS

CAGE
CIVIL ENGINEERING

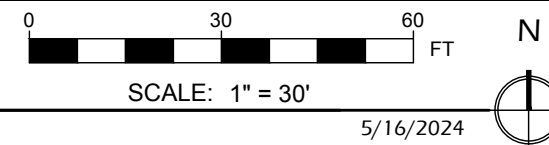
2200 CABOT DRIVE, STE. 325
LISLE, IL 60532
P: 630.598.0007
WWW.CAGECIVIL.COM



TEMPORARY MODULAR CLASSROOMS AT
JOYCE KILMER ELEMENTARY SCHOOL
655 GOLFVIEW TERRACE
BUFFALO GROVE, IL

SITE PLAN

SCALE: 1"=30' (11x17)



5/16/2024

C.1



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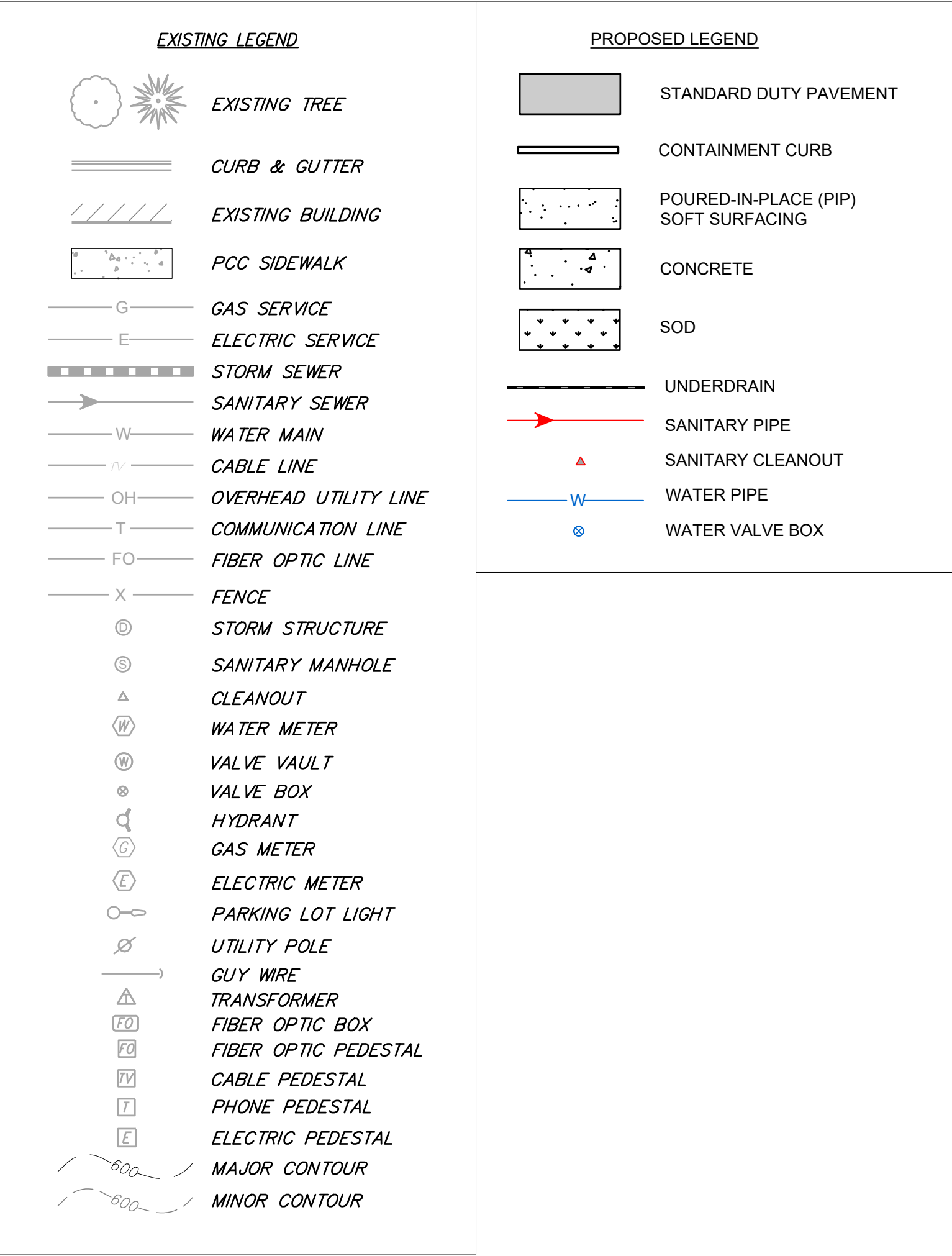
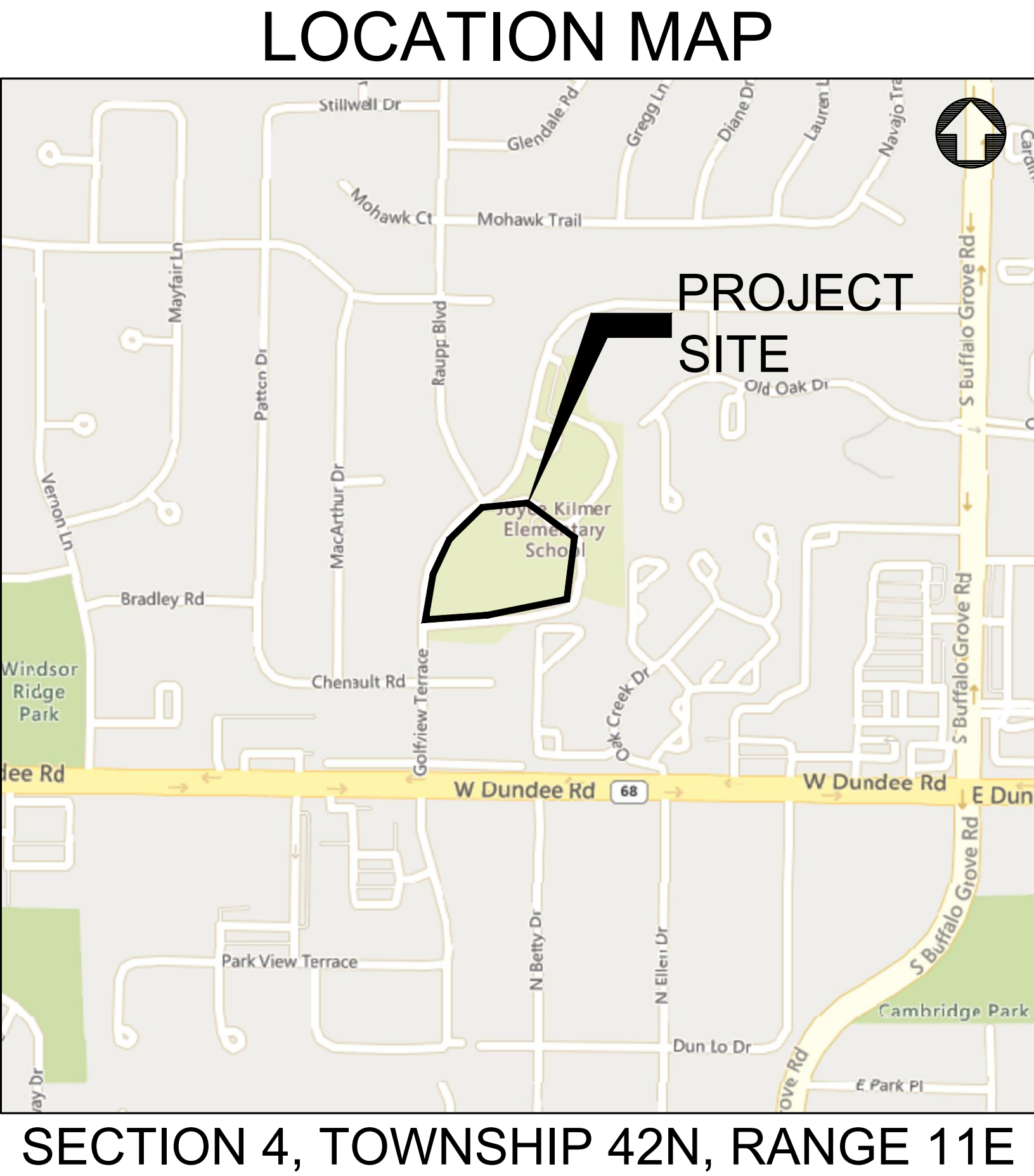
PROPOSED IMPROVEMENTS FOR

JOYCE KILMER ELEMENTARY SCHOOL

MOBILE CLASSROOMS

665 GOLFOVIEW TERRACE, BUFFALO GROVE, IL 60089

INDEX OF SHEETS	
Sheet Number	Sheet Title
C0.0	SITE LOCATION MAP & CIVIL LEGEND
C0.1	GENERAL NOTES & SPECIFICATIONS
C0.2	MWRD GENERAL NOTES
C1.0	SITE LAYOUT PLAN





architects
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www.arconassoc.com

MOBILE
CLASSROOMS

at

JOYCE KILMER
ELEMENTARY SCHOOL
655 GOLFOVIEW TERRACE
BUFFALO GROVE, ILLINOIS
60089

for the
COMMUNITY
CONSOLIDATED
SCHOOL DISTRICT 21

959 W Dundee Rd,
Wheeling, IL 60090



PROGRESS DRAWING –
NOT FOR CONSTRUCTION

REVISIONS	
No.	Date

Project Number:
24061

Issue Date:
MAY 10, 2024

Drawn by:
JDL

Sheet Title
SITE LOCATION MAP & CIVI
LEGEND

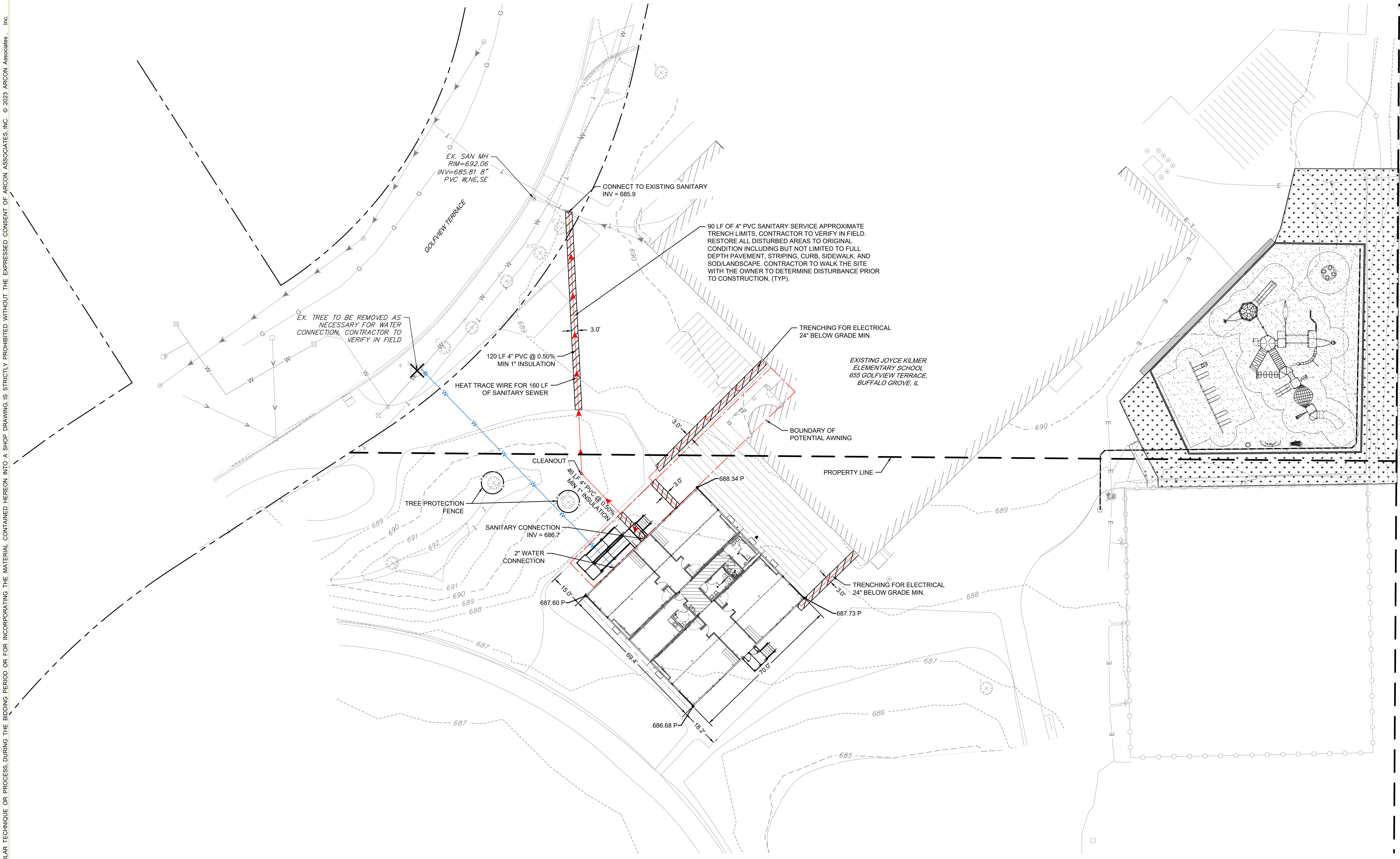
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UTILITY LEGEND

PROPOSED SANITARY SEWER

PROPOSED SANITARY CLEANOUT

PROPOSED WATER LINE

PROPOSED WATER VALVE BOX

PROPOSED ELECTRIC LINE

EXISTING SANITARY SEWER LINE

EXISTING WATER LINE

EXISTING STORM PIPE

EXISTING FIRE HYDRANT

EXISTING WATER VALVE

EXISTING SANITARY MANHOLE

SPOT ELEVATION

EXISTING MAJOR CONTOUR

EXISTING MINOR CONTOUR

600.00 P

600

600

ARCON

architects
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2050 south finley road, suite 40
lombard, illinois 60148
p. 630.495.1900
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PROGRESS DRAWING –
NOT FOR CONSTRUCTION

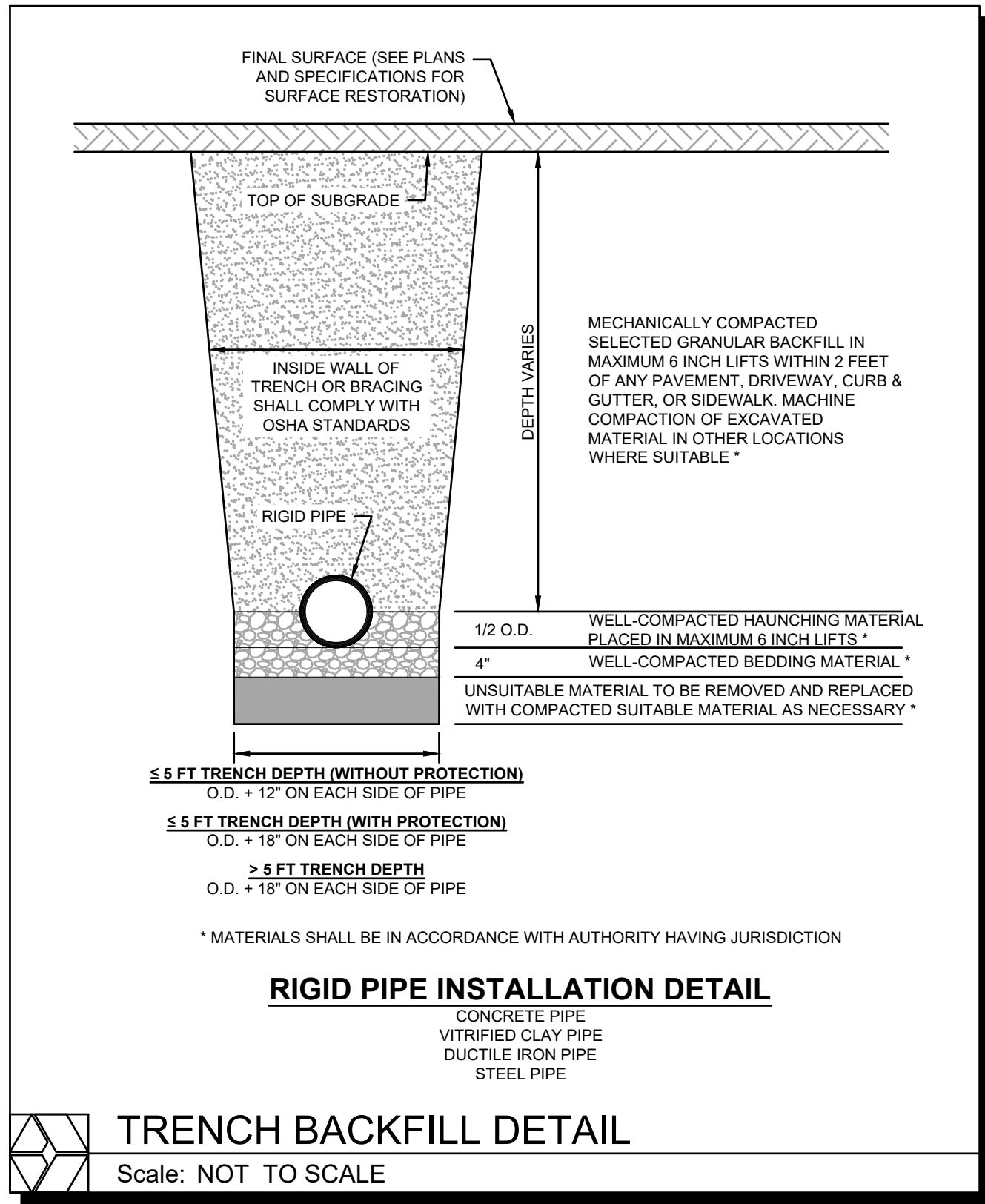
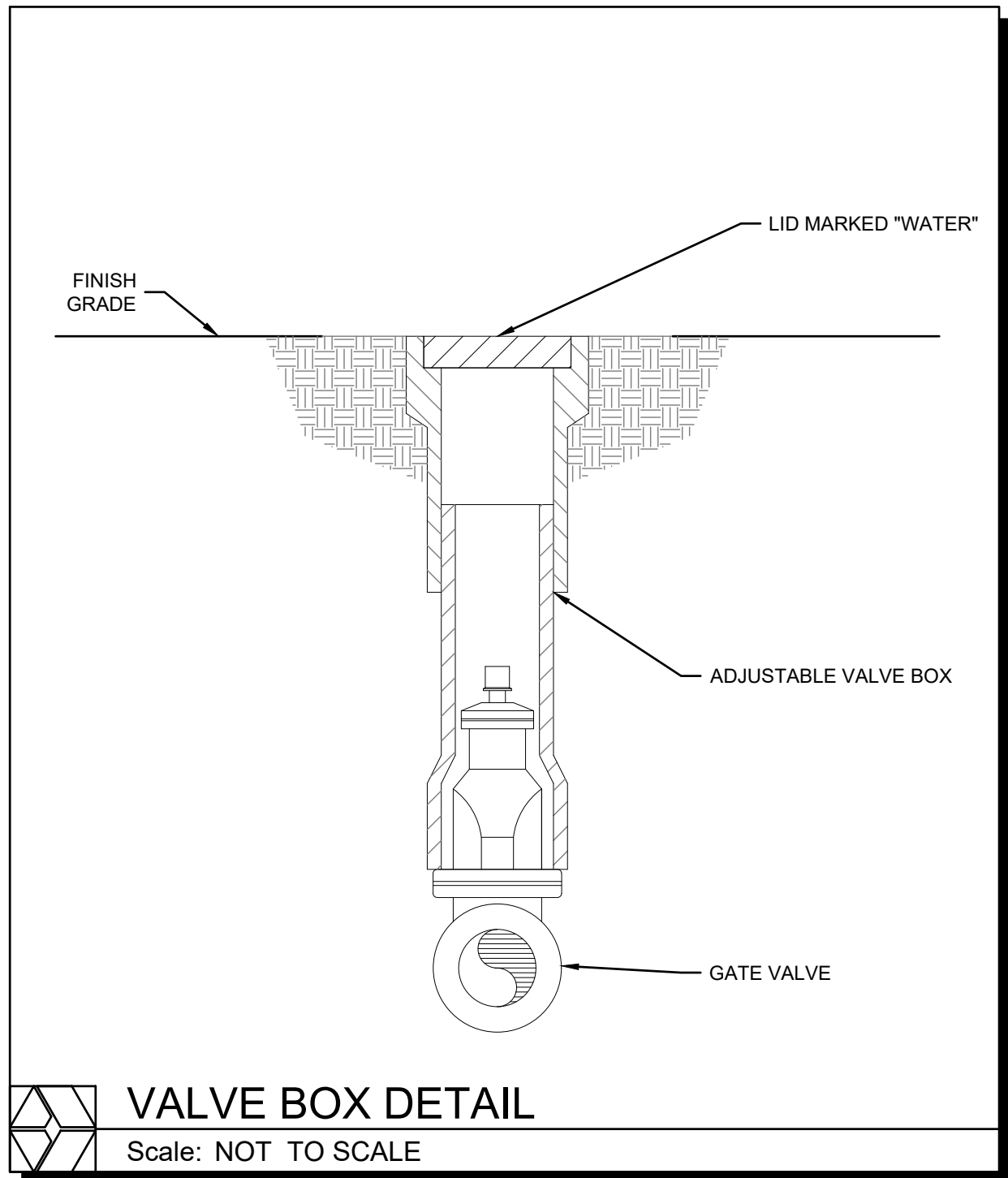
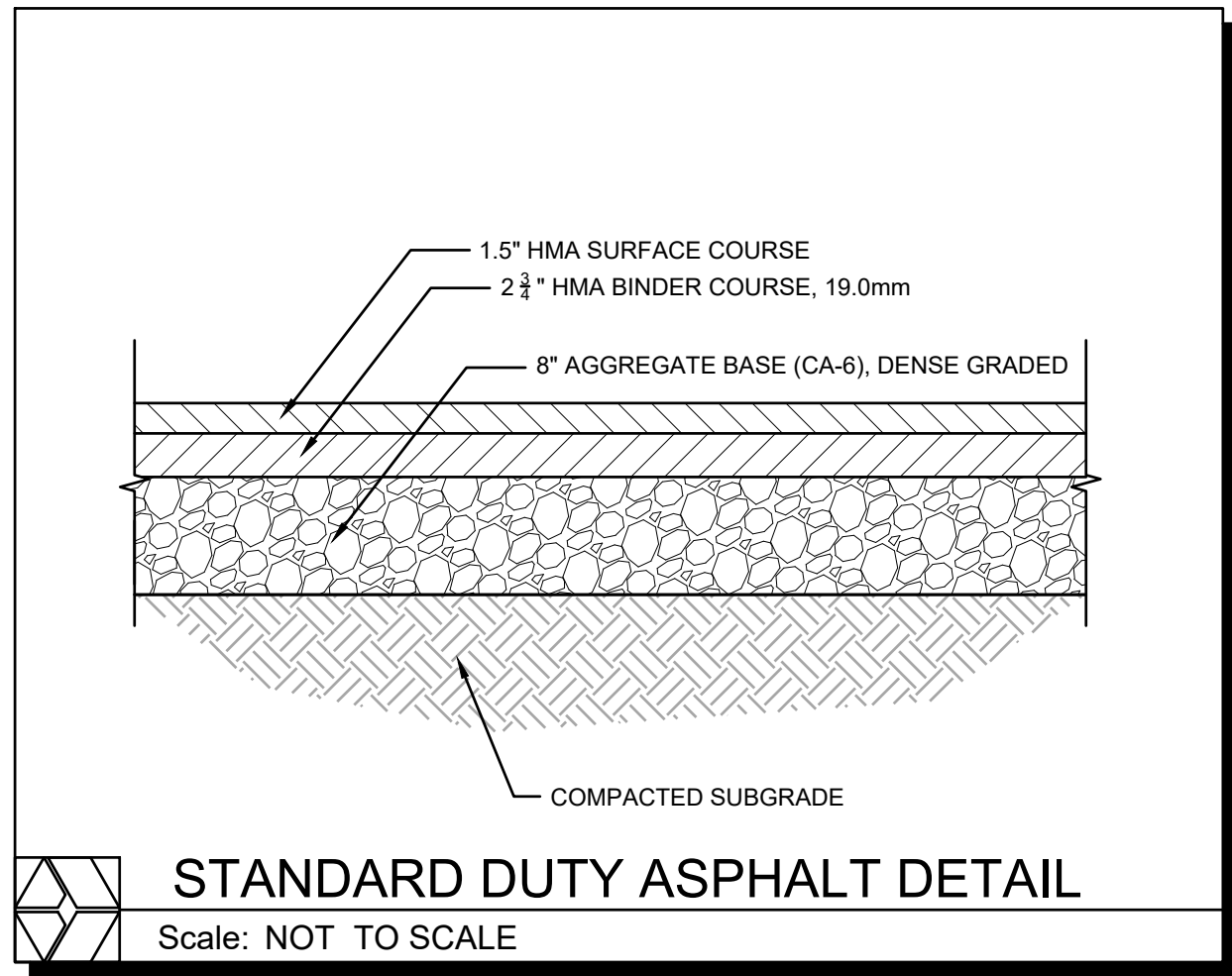
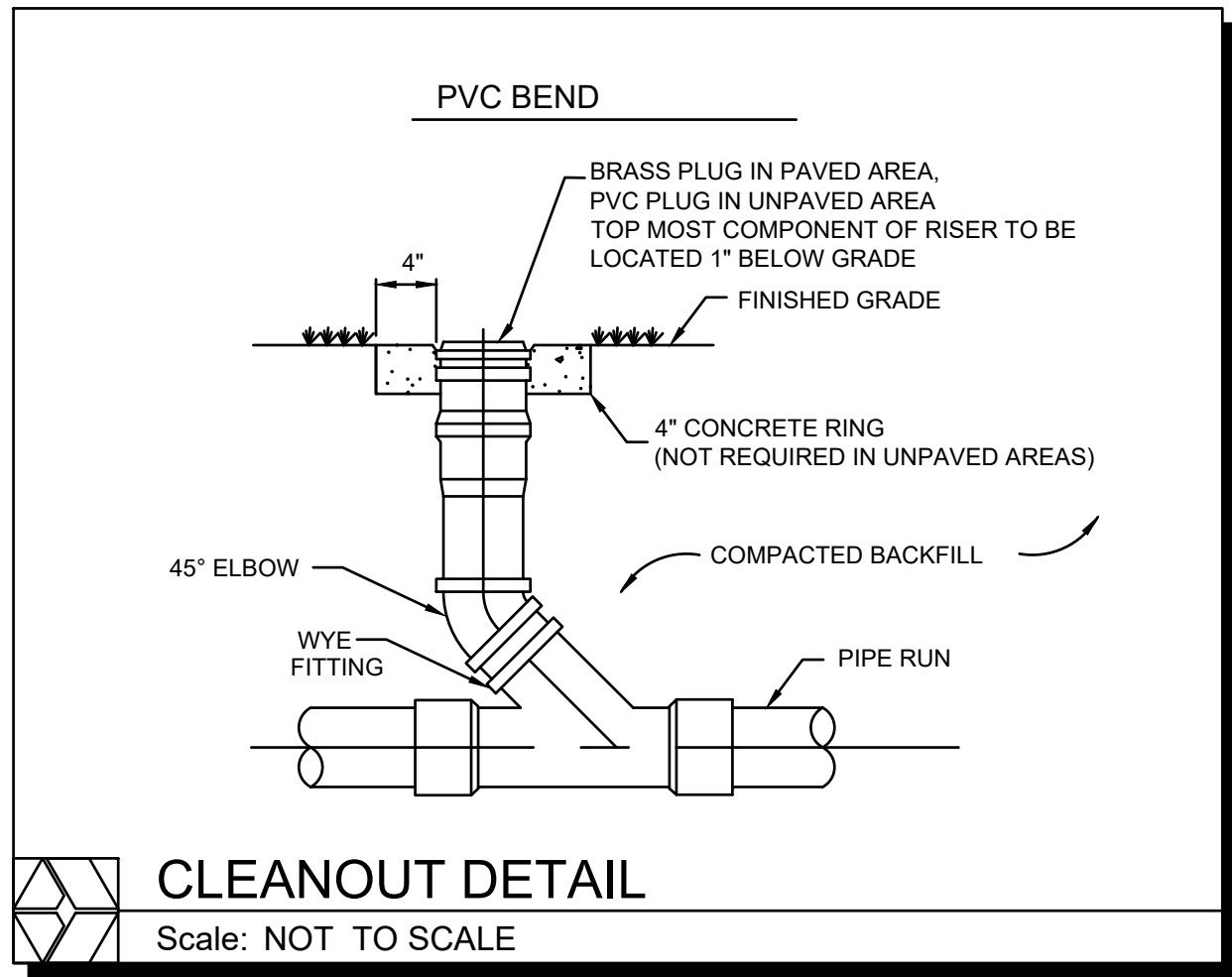
REVISIONS	
No.	Date

Project Number:
24061
Issue Date:
MAY 10, 2024
Drawn by:
JDL
Sheet Title
SITE LAYOUT PLAN

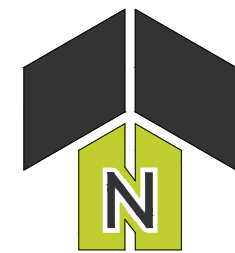
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Sheet Number

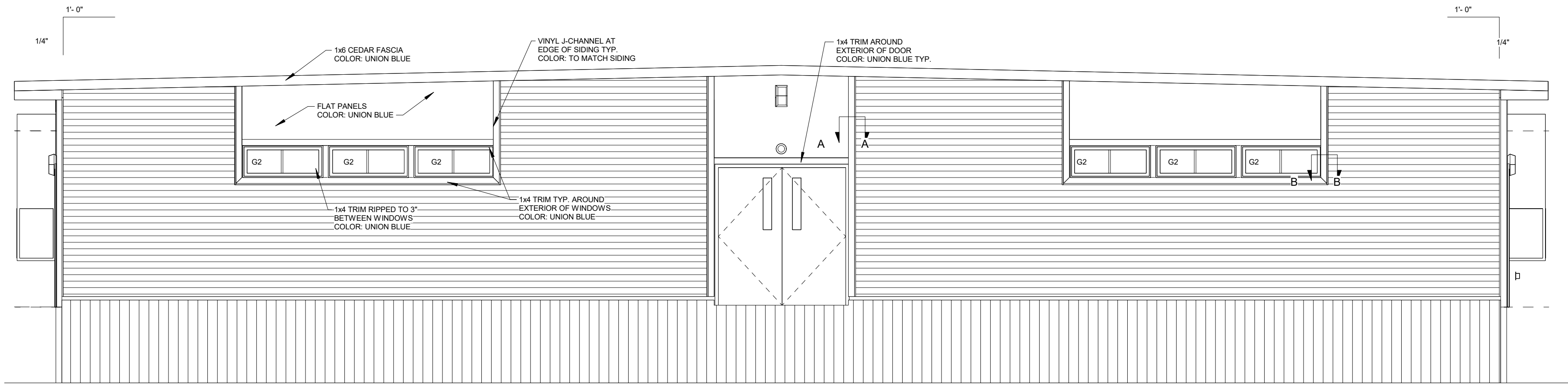
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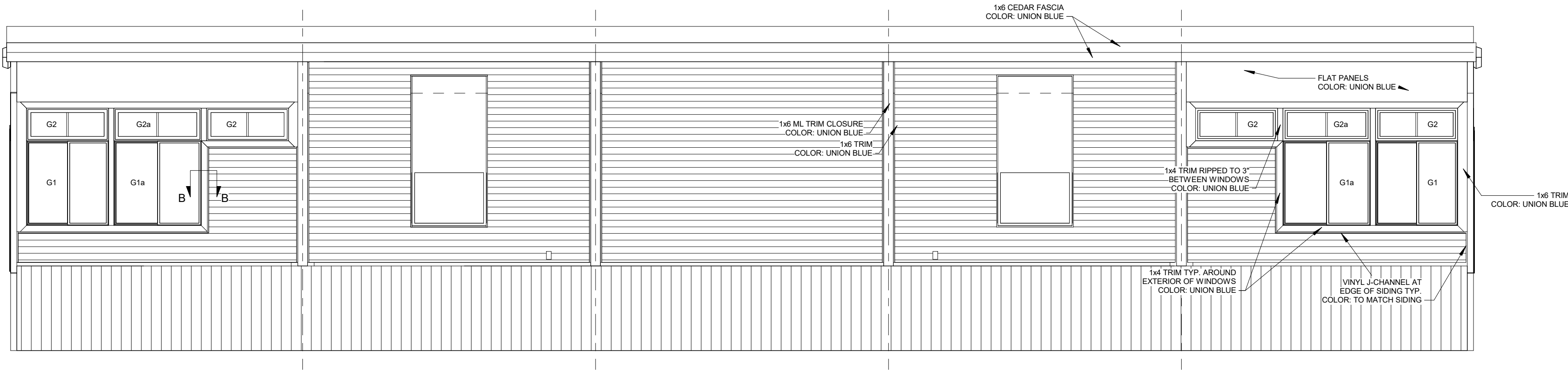
JULIE
CALL BEFORE
YOU DIG
811



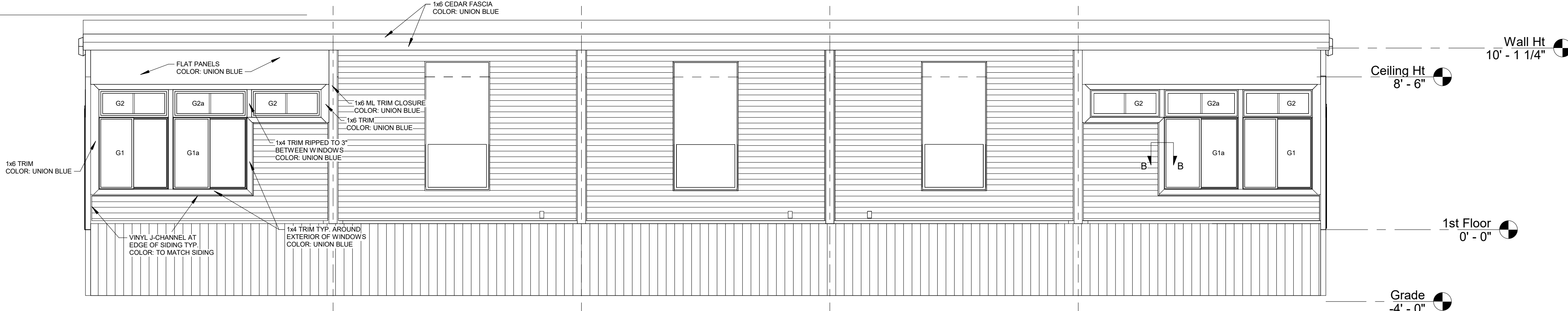
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1" = 20' (HORIZONTAL)



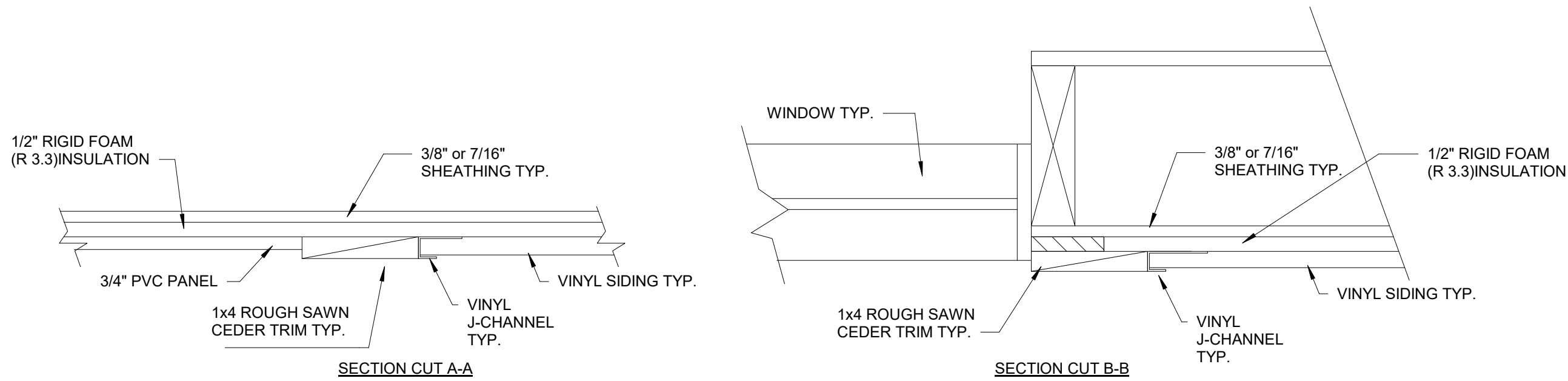
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1/4" = 1'-0"



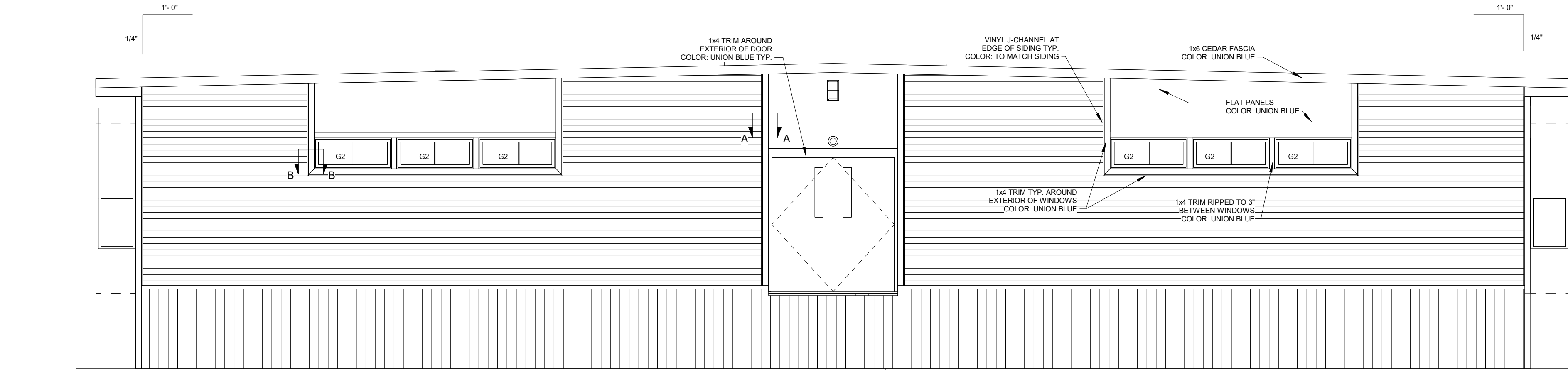
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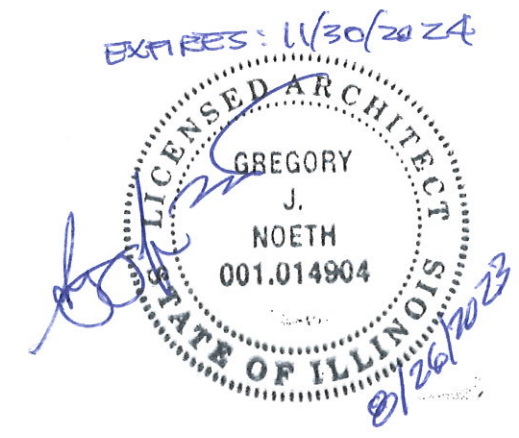
2 North Elevation
1/4" = 1'-0"



5 EXTERIOR TRIM DETAILS
3" = 1'-0"



4 West Elevation
1/4" = 1'-0"



No.	Description	Date	No.	Description	Date

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Whitley East LLC
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LEOLA, PA 17540
PHONE: 717.656.2081
www.whitleyman.com

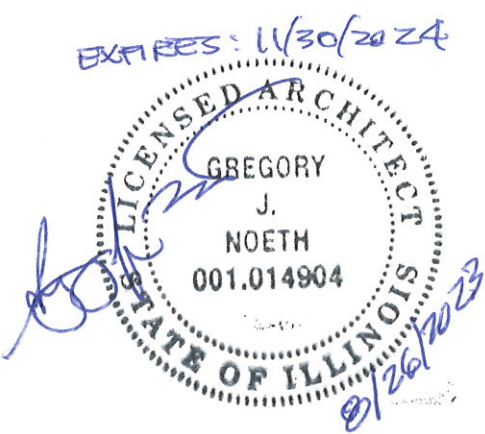
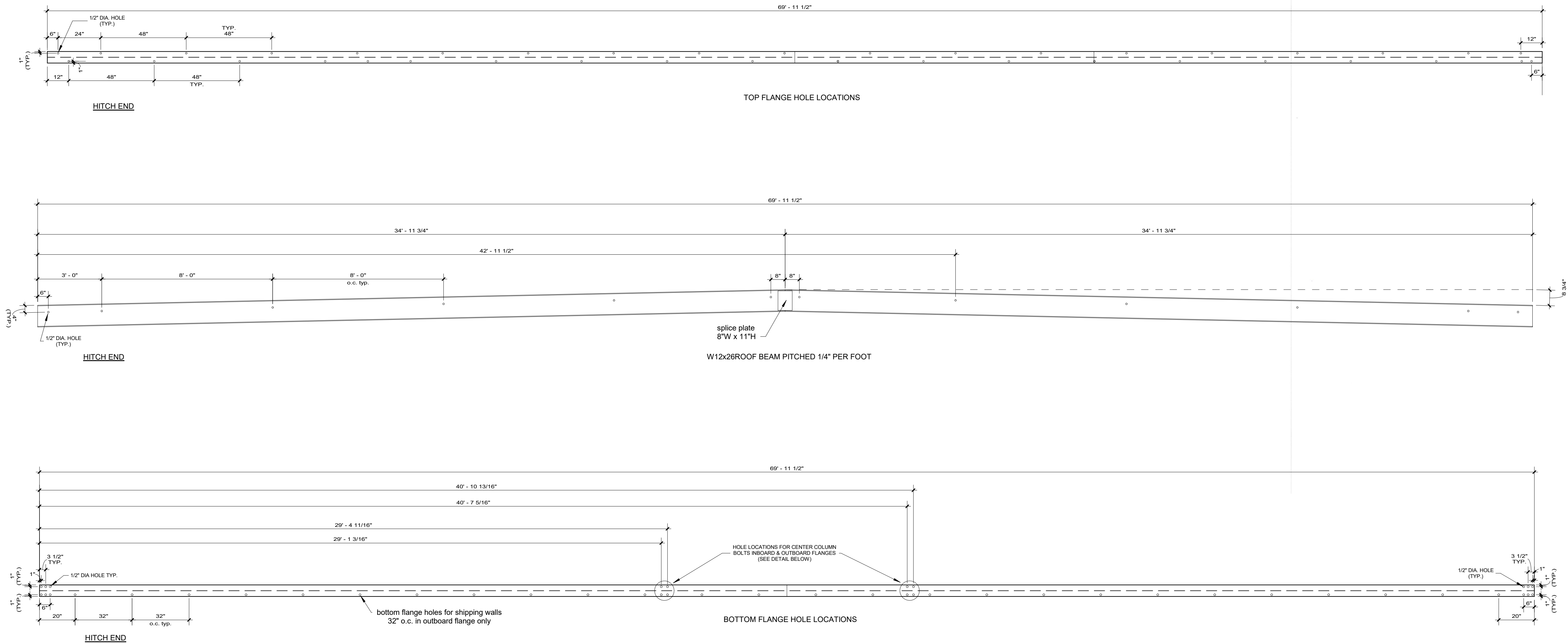
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dba: Modular Builders
2756 & 3089 E. FORT WAYNE ROAD
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ROCHESTER, IN 46975
PHONE: 574.223.4934
www.whitleyman.com

Drawn By:
RLH
Checked By:
AP
Rev:

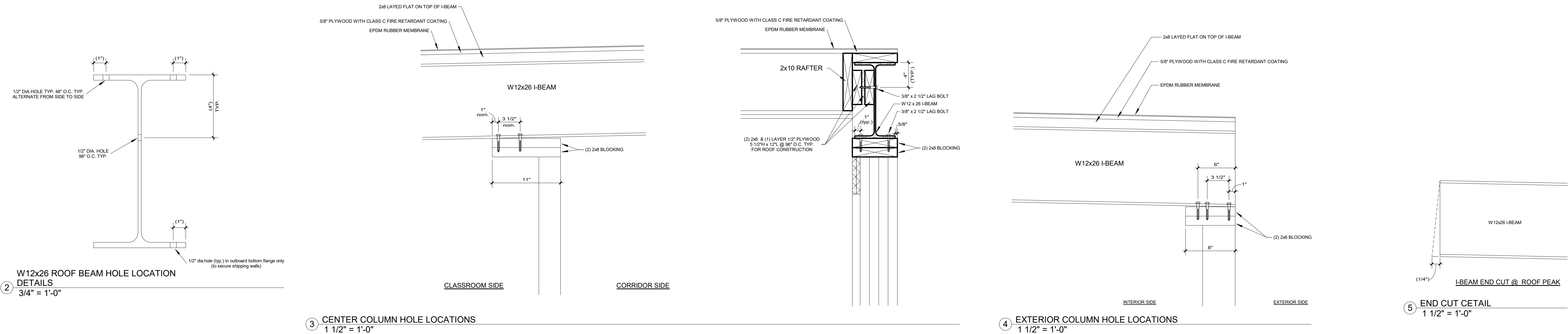
EXTERIOR ELEVATIONS

Model# 7618
(5)- 70'-0"x13'-9" Modules

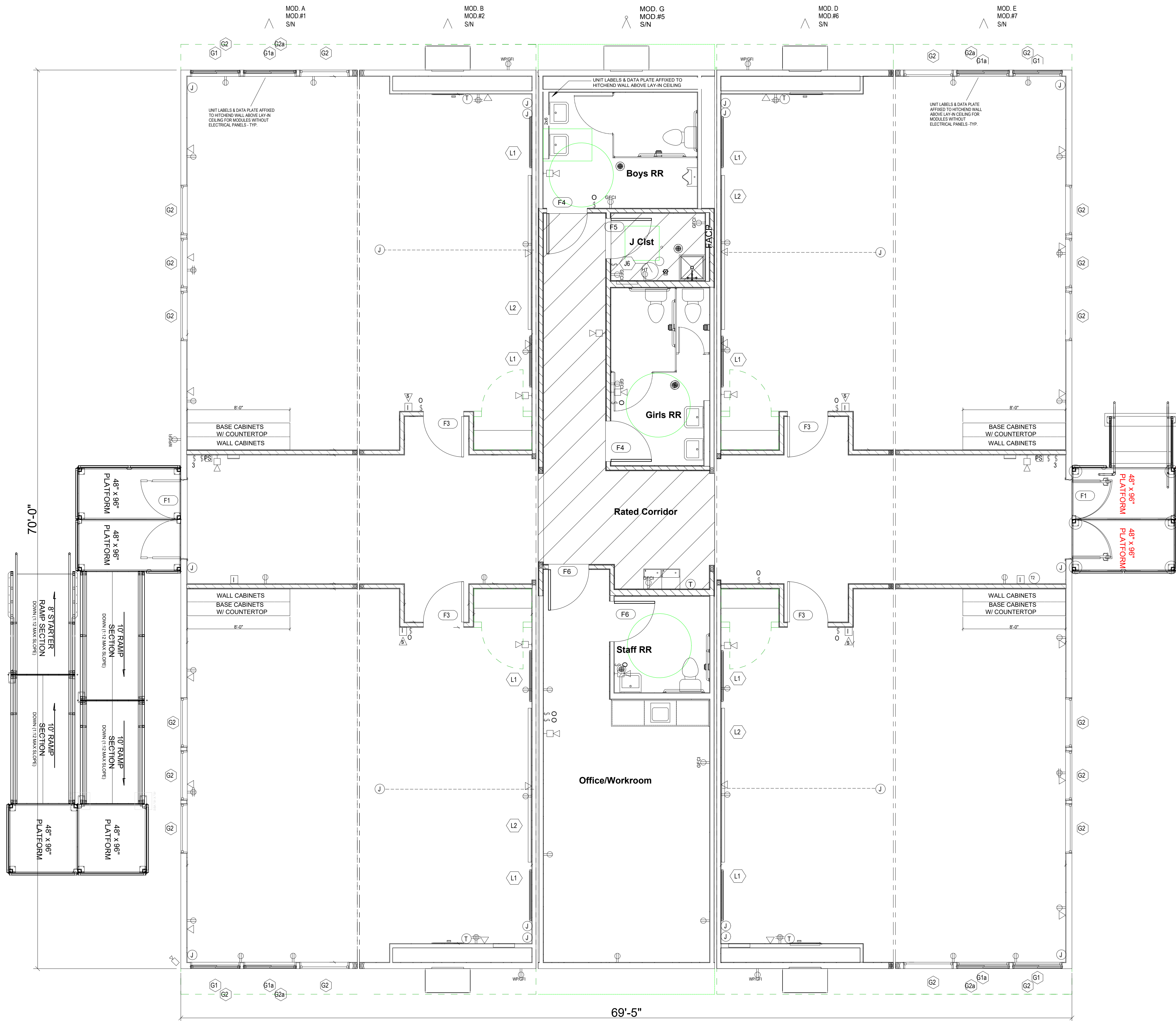
Serial No.	Date:
Quote No.	6-15-23
Model No.	Scale:
7618	As indicated
Job No.	Page No.
	A1.0



1 W12x26 ROOF BEAM DETAILS
3/8" = 1'-0"



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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: Minimum areas have been met and are not being adjusted.

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

Response: The building will not have a detrimental influence on the surrounding neighborhood. The building will be placed on top of existing asphalt and not create any new impervious area and will only be occupied during school hours.

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

Response: The building will be placed on top of existing asphalt and will not disturb any streams, wooded areas, floodplain areas, or other physical features. Once the building is removed, the site will be restored to its original condition, or better.

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: All requirements are being met within the planned unit development. The only proposed variance is regarding a setback from the northern property line.

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: The development of the property will not create any outlots and the building is not a permanent structure so the lot will be returned to its original condition.



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

SPECIAL USE STANDARDS

1. The special use will serve the public convenience at the location of the subject property; or the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
Response: The building will not have a detrimental influence on the surrounding neighborhood. The building will be placed on top of existing asphalt and not create any new impervious area and will only be occupied during school hours.
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 building will be in harmony with the district in which it is located in regards to appearance and function.
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 building will not negatively impact the enjoyment of the property or impair property valuations within the neighborhood. The building will be removed and the site restored to its original condition after a period of 2-3 years.
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 nature, location, and size on the building will not hinder the development of the surrounding area. The building footprint is minimized and it is not a permanent structure.
5. Adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided;
Response: The building will provide all necessary utilities and not require access roads or any other facilities.
6. Parking areas shall be of adequate size for the particular special use, which areas shall be properly located and suitably screened from adjoining residential uses, and the entrance and exit driveways to and from these parking areas shall be designed so as to prevent traffic hazards, eliminate nuisance and minimize traffic congestion in the public streets.
Response: No parking areas are proposed on the site.

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

Criteria for Zoning Variation.

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

Response:

Variance 1 and 2: Awning at 0' setback, crossing over property line and temporary classrooms at 14.4' setback

- The awning will be used for student safety as it allows students and teachers to be shielded from weather such as rain or snow when traveling in between the modular classrooms and the main building of Joyce Kilmer Elementary School. The lack of an awning would negatively affect the students and teachers at Joyce Kilmer Elementary School, especially those who will be using the modular classrooms frequently.

Variance 3: Existing building at 0' setback

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

Response:

Variance 1 and 2:

- The modular classrooms are needed to relieve a temporary classroom shortage for the 2024-25, 2025-26, and 2026-27 school years. After a period of three years, the modular classrooms and awning will be removed as School District 21 reallocates classroom space.

Variance 3: The existing building was built over the property line and is within existing easements.

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

Response:

The awning structure and temporary classrooms will have minimal impact on the surrounding neighborhood and will allow for students who need classrooms to have a place to go. Classrooms and awnings will be removed after a period of three years.

**INTERGOVERNMENTAL AGREEMENT BETWEEN COMMUNITY
CONSOLIDATED SCHOOL DISTRICT NO. 21 AND BUFFALO GROVE PARK
DISTRICT REGARDING JOYCE KILMER SCHOOL**

THIS INTERGOVERNMENTAL AGREEMENT ("Agreement") is made and entered into as of the date that the last of the Parties signs this Agreement (the "Effective Date"), and is between and among BOARD OF EDUCATION, COMMUNITY CONSOLIDATED SCHOOL DISTRICT NO. 21, Cook County, Illinois (the "School District") and BOARD OF COMMISSIONERS, BUFFALO GROVE PARK DISTRICT, Cook and Lake Counties, Illinois (the "Park District"). Collectively, the School District and the Park District, are the "Parties".

IN CONSIDERATION OF, and in reliance upon, the recitals and the mutual covenants set forth in this Agreement, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and in the exercise of their powers and authority under the Intergovernmental Cooperation Act, 5 ILCS 220/3 *et seq.*, and the intergovernmental cooperation provisions of Article VII, Section 10 of the Illinois Constitution of 1970, the Parties mutually agree as follows:

SECTION 1. RECITALS.

A. The School District is an Illinois public school district organized pursuant to the Illinois School Code, 105 ILCS 5/1-1 *et seq.*

B. The Park District is an Illinois park and recreational district organized pursuant to the Illinois Park District Code, 70 ILCS 1205/1-1 *et seq.*

C. The School District operates the Joyce Kilmer School located at 655 Golfview Drive in Buffalo Grove (the "Kilmer School") which is situated primarily on Cook County tax parcel 03-04-300-007-0000 owned by the School District. A portion of the Kilmer School at the south end of the building consisting of +/-5,852 square feet extends on to Cook County tax parcel 03-04-300-008-0000 which is owned by the Park District. A site layout plan depicting the campus of the Kilmer School and the position of the school building across the two tax parcels is attached hereto as Exhibit A.

D. On October 16, 1997, the Park District granted a perpetual easement to the School District for the portion of Kilmer School extending onto the Park District's property with such easement recorded in the Office of the Cook County Recorder of Deeds as Document No. 97795729.

E. In addition to the portion of Kilmer School located on the Park District's property, the Kilmer School includes a basketball court area and other open space adjacent to the Kilmer School. Since the Kilmer School was constructed in 1995, the School District has maintained those areas of the Kilmer School campus at its expense even though the improvements are situated on Park District land.

F. In recent years, enrollment at the Kilmer School has grown to the point that the School District requires the installation of mobile classrooms to accommodate this increased student enrollment.

G. To provide access to necessary utilities and situate the mobile classrooms in close proximity to the Kilmer School, the most cost-effective, practical, and safe location for the mobile classrooms is on the basketball court area directly south of the Kilmer School. The School District will install and maintain the mobile classrooms at its sole cost and expense. A depiction of the mobile classrooms on the basketball court is attached hereto as Exhibit B.

H. It is the expectation of the Parties that the use of mobile classrooms will be a temporary solution to increased student enrollment and that the mobile classrooms will be removed within five (5) years of the Effective Date.

I. The Parties further agree that it may be in their mutual best interests to explore a conveyance to the School District of that portion of the Park District's property improved with and maintained by the School District for the Kilmer School.

J. The Parties now desire to enter into this Agreement to memorialize their mutual agreement and understanding, and to set forth their rights and responsibilities regarding the installation of mobile classrooms at the Kilmer School.

SECTION 2. INCORPORATION OF RECITALS.

The Parties agree that all recitals set forth above are correct and are fully incorporated into this Agreement.

SECTION 3. INSTALLATION OF MOBILE CLASSROOMS.

A. The School District, at its sole expense, will apply to the Village of Buffalo Grove (the "Village") for necessary approvals and permits to allow for the installation of the mobile classrooms. The Park District agrees to cooperate with the School District in following the Village's approval process, including signing any applications or permit-related documents reasonably necessary to secure Village approvals.

B. Following the issuance of required approvals and permits from the Village, the School District, at its sole expense, shall install, complete all utility connections, and operate the mobile classrooms. The School District shall employ best practices for the installation and will repair or restore any areas of Park District property temporarily disturbed during such installation.

C. To the extent required, the School District shall seek and obtain approval by the North Cook Intermediate Service Center for the use of the mobile classrooms.

D. At such time as the mobile classrooms are no longer needed, the School District shall remove them and restore the basketball court area to the condition in effect prior to the installation.

SECTION 4. TERM; REMEDIES.

A. Term and Termination. The term of this Agreement will commence on the Effective Date. This Agreement may be terminated by either Party by providing written notice with no less than 360-days' advanced notice of such termination. The Agreement may also be

terminated by the mutual written agreement of the Parties. In addition to the foregoing, this Agreement may be terminated for cause by any Party. For purposes of this Agreement, "cause" is defined as a Party's material failure to perform its duties under this Agreement. The terminating Party must provide sixty (60) days prior written notice setting forth the nature of the breach or material failure to perform under this Agreement to the other party in the event of a termination for cause. The non-terminating Party will have a 60-day period, running from the date of delivery of such written notice, in which to cure the material failure identified in the notice.

B. Remedies. In addition to the right to terminate under Section 4.A above, a non-defaulting Party will be entitled to exercise all remedies available at law or in equity with respect to any default under this Agreement, including without limitation, specific performance of the terms of this Agreement. In the event of enforcement of this Agreement pursuant to litigation, the prevailing Party will be entitled to recover reasonable attorneys' fees and costs incurred in enforcement of the terms of this Agreement. Notwithstanding the foregoing, a non-defaulting Party will be entitled to recover only its actual, direct damages, plus costs and expenses of enforcement. All rights to consequential, punitive, or exemplary damages are expressly waived by each Party. Each Party hereby expressly waives any right to trial by jury.

SECTION 5. GENERAL PROVISIONS.

A. Notices. All notices required or permitted to be given under this Agreement must be given by the parties by: (i) personal delivery; (ii) deposit in the United States Registered Mail, return receipt requested, enclosed in a sealed envelope with first class postage thereon; or (iii) deposit with a nationally recognized overnight delivery service, addressed as stated in this Section 8.A. The address of any party may be changed by written notice to the other parties. Any mailed notice will be deemed to have been given and received within three days after the same has been mailed and any notice given by overnight courier will be deemed to have been given and received within 24 hours after deposit. Notices and communications to the parties must be addressed to, and delivered at, the following addresses:

To School District:	Community Consolidated School District No. 21 959 Dundee Rd. Wheeling, IL 60090 Attn.: Asst. Supr. for Finance & Operations
---------------------	--

To Park District:	Buffalo Grove Park District Alcott Center 530 Bernard Dr. Buffalo Grove, IL 60089 Attn.: Executive Director
-------------------	---

B. Time of the Essence. Time is of the essence in the performance of all of the terms and conditions of this Agreement.

C. Governing Law. This Agreement is to be governed by, construed, and enforced in accordance with the laws of the State of Illinois.

D. Insurance. The Parties will, each at their sole cost and expense, procure and maintain during the life of the Agreement the following insurance coverages and minimum policy limits: **[CONFIRM COVERAGE WITH DISTRICT'S INSURANCE BROKER]**

General Comprehensive Liability: \$1,000,000 combined single limit per occurrence for bodily injury, personal injury, death, and property damage with sexual abuse endorsement. Minimum general aggregate shall be no less than \$2,000,000.

Public Liability: \$1,000,000 combined single limit per occurrence. Minimum general aggregate shall be no less than \$1,000,000.

Automobile Liability: \$1,000,000 combined single limit per accident for bodily injury and property damage.

Workers' Compensation: Workers' Compensation insurance shall at least be the minimum as specified by statutes of the State of Illinois.

Employer's Liability: \$1,000,000 per incident

Excess Liability: \$5,000,000 per occurrence and in the aggregate.

E. Amendments and Modifications. No amendment or modification to this Agreement will be effective until it is reduced to writing and approved and executed by each of the Parties in accordance with all applicable statutory procedures.

F. Third Party Beneficiary. There are no third-party beneficiaries under this Agreement.

G. Counterpart Signatures. This Agreement may be executed in any number of counterparts, each of which will be deemed to be an original, but all of which together will constitute one and the same instrument.

[SIGNATURES ON FOLLOWING PAGE]

DRAFT 4-29-2024

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the Effective Date.

ATTEST:

**BOARD OF EDUCATION,
COMMUNITY CONSOLIDATED
DISTRICT NO. 21**

Its: _____ By: _____
Board Secretary Board President

Dated: _____

ATTEST:

**BOARD OF COMMISSIONERS,
BUFFALO GROVE PARK DISTRICT**

Its: _____ By: _____
Board Secretary Board President

Dated: _____

Attachment: Plan Set (655 Golfview Terrace - Joyce Kilmer School & Park - Modular Classroom)



Action Item : Consideration of a Petition to the Village of Buffalo Grove for an Amendment to the Residential PUD, Final Plat of Subdivision, and Preliminary Plan Approved by Ordinance No. 2023-106 to Allow Changes to the Approved Plans for a 41-Unit Townhome Development on the Subject Properties at 22771-22825 N. Prairie Road.

Recommendation of Action

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

On August 21, 2023, the Village Board approved Ordinance No. 2023-106 granting approval of a Residential Planned Unit Development with Variations to allow the construction of a 41- unit townhome development. Subsequent to the approvals, Prairie Point Partners Buffalo Grove LLC, is proposing to sell the property to Projades, LLC. Projades is proposing changes to the approved plans as outlined in the attached staff report.

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

ATTACHMENTS:

- Staff Report (PDF)
- Plan Set (PDF)
- Variation Standards - Prior Proposal (PDF)
- Ordinance 2023-106 (PDF)

Trustee Liaison
Weidenfeld

Staff Contact
Kelly Purvis, Community Development

Wednesday, June 5, 2024

MEETING DATE:	June 5, 2024
SUBJECT PROPERTY:	22771-22825 N. Prairie Road
PETITIONER:	Ram Prashanta, Projades
PROPERTY OWNERS:	Prairie Point Partners Buffalo Grove, LLC
PREPARED BY:	Kelly Purvis, Deputy Director of Community Development
REQUEST:	Petition to the Village of Buffalo Grove for an amendment to the Residential PUD, Final Plat of Subdivision, and Preliminary Plan approved by Ordinance No. 2023-106 to allow changes to the approved plans for a 41-unit townhome development on the subject properties.
LAND USE AND ZONING:	The subject property was recently annexed into Buffalo Grove and zoned R-9 Multiple-Family Dwelling District. One of the properties is vacant and the other is improved with a vacant single-family home.
COMPREHENSIVE PLAN:	The 2019 Prairie View Station Area Plan calls for the property to be developed with a mixed-use building, attached single-family (primarily), and open space.

BACKGROUND

On August 21, 2023, the Village Board approved Ordinance No. 2023-106 granting approval of a Residential Planned Unit Development with Variations to allow the construction of a 41-unit townhome development. Subsequent to the approvals, Prairie Point Partners Buffalo Grove LLC, is proposing to sell the property to Projades, LLC. Projades is proposing changes to the approved plans including:

1. Constructing the townhome units as a for-sale product instead of a rental product.
 - a. This change requires the creation of a Homeowner’s Association instead of having a management company tend to the common areas of the site. Covenants, Conditions, and Restrictions (CCRs) have been drafted and reviewed by the Village Attorney.
 - b. This change has also resulted in modifications to the Final Plat of Subdivision, as each building will be its own lot (7 lots in total) with



Figure 1. Site Location Map

common areas within Outlot A. This will make transfer of ownership to the homeowners easier with an assessment plat to parcel off each unit for sale.

2. Updates to the building elevations.
3. A new sign design which coordinates with the building elevations.
4. A slight modification to the building footprints to allow covered entrances to the units and second story bay window accents.
5. A modification to the floor plans to allow an optional fourth bedroom and third full bathroom instead of a den on the lower level of the units.

Except for the covered entrances and accent bay windows, the footprints of the seven buildings and the overall site design will remain the same, and therefore, the original variations to the Zoning Ordinance for setbacks, building placement, and accessory structure placement approved by Village Ordinance No. 2023-106 are still required. While there are minor changes proposed that do require an amendment to Ordinance No. 2023-106, most of the project will remain in substantial compliance with the approved plans. Additional information regarding the proposed changes is provided below. Attached to this staff report are documents showing revisions to the approved plans. Any plans that have not been included in the plan set will remain in substantial conformance with Ordinance No. 2023-106 and the approved plan set.

PLANNING AND ZONING ANALYSIS

Plat of Subdivision

As previously indicated, the change from rental to for-sale townhomes requires a modification to the approved Plat of Subdivision. The rental project Plat of Subdivision showed all buildings and common areas as a single lot. This arrangement lends itself well to situations where there is a single ownership entity and there is a management company responsible for maintaining the site. With the change to a for-sale townhome project, an HOA will be established to maintain common areas (shown within Outlot A) and the townhome units will be parceled out and sold off to individual owners. The revised Plat is included in the plan set and is subject to final review and approval of the Village Attorney.

Building Elevations

The most notable changes to the development plans are to the building elevations. As shown in Figures 2 and 3, Projades is proposing to add a stone veneer in addition to Hardie Board siding (the primary material of the prior proposal). The roof line is slightly altered, a more neutral color pallet is proposed, covered entrances to the units have been added, and additional second-story bay windows have been added to provide some additional dimension to the buildings. Window



Figure 2. Prairie Point Townhomes – Approved Elevations



Figure 3. Prairie Pointe Townhomes – Proposed Elevations

placement and the size of the windows have also been modified. The new building elevations are more traditional in style and similar to other homes in the surrounding neighborhoods.

Building Footprint

As noted above, the building footprints have been slightly altered due to some of the changes to the elevations, including the covered entrances to the units, and the second-story bay window accents on some of the units. These modifications do not impact any required building setbacks and remain in compliance with the Village Code.

Sign Design

A sample design for the monument sign has been submitted. While the sign generally coordinates with the proposed building elevation changes, a fully dimensioned plan that conforms to the Village's Sign Code will need to be submitted as part of the building permit application.



Figure 4. Proposed Monument Sign

Floor Plans

The townhome project received approval for 41-units with 3 bedrooms, 2 ½ bathrooms, a den and 2-car garages. Projades would like to offer purchasers an optional fourth bedroom and third full bathroom on the lower level of the townhomes in lieu of a den. There are other minor modifications to the floor plans including the addition of a loft on the top level of the units.

Student Generation/Impact Fees

The optional fourth bedroom alters the estimated number of students expected to be generated by the development and subsequently the development donations required to be paid to the school districts. A fiscal impact analysis, prepared by The Perman Group has been included in the PZC packet. The Village Code estimates that the development could generate between 12-20 elementary school aged children and between 3-8 high school aged children depending upon the number of owners that opt for the fourth bedroom. The school donations for a 4-bedroom unit are nearly double that of a 3-bedroom unit (\$2,128.55 vs \$1,144.59), resulting in this development's school donation ranging from \$46,928.19 - \$87,270.55, depending upon the number of 4-bedroom units. Both school districts (District 125 and District 103) have been notified of the development's modifications.

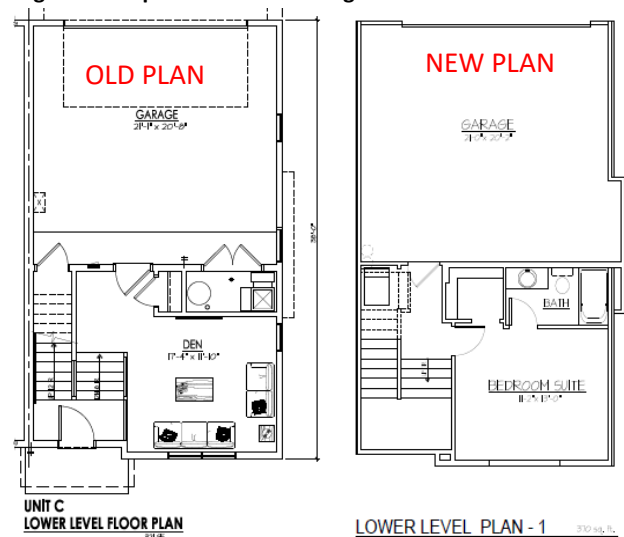


Figure 5. Approved and Proposed Floor Plans – Level 1

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.

The prior petitioner's responses to the Zoning Variation standards from their 2023 request are still applicable, as none of the variations have changed. Those responses have been included in the PZC Packet for reference.

DEPARTMENTAL REVIEWS

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

PUBLIC COMMENTS

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

STAFF RECOMMENDATION

Staff recommends approval of an amendment to the Residential PUD, Final Plat of Subdivision, and Preliminary Plan approved by Ordinance No. 2023-106 to allow changes to the approved plans for a 41-unit townhome development, to be called Prairie Pointe Townhomes, located at 22771-22825 N. Prairie Road.

ACTION REQUESTED

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

Suggested PZC Motion:

The PZC recommends approval of an amendment to the Residential PUD, Final Plat of Subdivision, and Preliminary Plan approved by Ordinance No. 2023-106 to allow changes to the approved plans for a 41-unit townhome development, to be called Prairie Pointe Townhomes, located at 22771-22825 N. Prairie Road, subject to the following conditions:

- a. The proposed development of 41 attached single-family units shall conform to the plans and conditions provided in the staff report and in the amended Planned Development Ordinance.*
- b. The Plat of Subdivision shall be submitted in a manner acceptable to the Village Engineer and the Village Attorney.*
- c. A Sign permit for the monument sign shall be submitted in compliance with the Village Sign Code.*
- d. All other conditions of approval included in Ordinance No. 2023-106 are applicable.*

ATTACHMENTS

- Project Narrative
- Letter Requesting Changes
- Modified Site Plan
- Updated Elevations
- Updated Floor Plan
- Updated Color Renderings
- Updated Material Board and Cut Sheets
- Fiscal Impact/Student Generation Analysis
- CCR's
- PUD and Special Use Standards
- Ordinance No. 2023-106



Dated : April 12th 2024

NARRATIVE STATEMENT

Project Name : Prairie Pointe
 Address : 22825 N PRAIRIE ROAD Buffalo Grove IL
 Type : 41 Townhomes
 Applicant : PROJADES, LLC

Introduction : We are excited to present our new construction townhomes for sale subdivision, a modern and vibrant community designed to meet the needs of today's homebuyers. Located at 22825 N PRAIRIE RD, Buffalo Grove IL our development offers an unparalleled blend of convenience, comfort, and style.

Location : It is strategically located at the intersection of Rt 22 and Prairie Road and is within walking distance to Metra train stop, providing easy access to major thoroughfares, shopping centers, schools, parks, and recreational facilities. The community is also well-connected to public transportation options, making it an ideal choice for commuters.

Design and Architecture: The townhouses feature contemporary architecture with a focus on aesthetics and functionality. Each unit is thoughtfully designed to maximize space and natural light, offering open floor plans, high ceilings, and large windows. Quality finishes and modern fixtures complement the sleek design, creating a welcoming and elegant living environment.

33 W Higgins Rd Ste 720 South Barrington IL 60010
www.projades.com info@projades.com
 224.215.6477 (Voice) Fax (973) 556-1955

Attachment: Plan Set (22771-22825 N. Prairie Road - Prairie Pointe Townhomes - Projades LLC)



The townhouses offer a variety of floor plans to suit different preferences and lifestyles, including:

- Multiple bedrooms and bathrooms.
- Modern kitchens with high-quality appliances and finishes.
- Private outdoor spaces such as balconies or patios.
- Attached garages for convenient parking and storage.
- Energy-efficient features for sustainable living.

Target Market: Our townhouse subdivision is designed to appeal to a diverse range of homebuyers, including:

- Young professionals seeking a stylish and convenient living space.
- Families looking for a safe and friendly community.
- Empty nesters and retirees who value low-maintenance living.

Conclusion : We believe our new construction townhouse subdivision offers an exceptional opportunity for individuals and families to own a beautiful home in a desirable location. With its modern design, extensive amenities, and thoughtful features, this community is poised to become a sought-after destination for discerning homebuyers.



Dated : May 16th 2024

PROJADES LLC
33 W HIGGINS RD
Ste 720 - 725
SOUTH BARRINGTON IL 60010

SUBJECTS : Changes requested from PROJADES for PRAIRIE POINTE

PROJADES NAME : Prairie Pointe
Address : 22825 & 22771 N PRAIRIE ROAD Buffalo Grove IL
Type : 41 Townhomes
Applicant : PROJADES, LLC

Listed below are the changes we are requesting

- Change in ownership/development entity
- For sale product vs. rental product
 - ◆ Plat of subdivision; 7 lots instead of 1
 - ◆ CCRs for HOA rather than a management company
- The building materials/elevations
- Covered entrances to the buildings (and the front yard setback)
- Floor plan – with optional additional bedroom/bathroom instead of den
- The monument sign design

Other than the above mentioned items, everything else will substantially comply with the approved project plans.

Sincerely
PROJADES LLC

Attachment: Plan Set (22771-22825 N. Prairie Road - Prairie Pointe Townhomes - Projades LLC)

PRAIRIE POINTE SUBDIVISION

PERMANENT INDEX NUMBERS:
15 - 21 - 200 - 032
15 - 21 - 200 - 014

BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LAKE COUNTY, ILLINOIS.

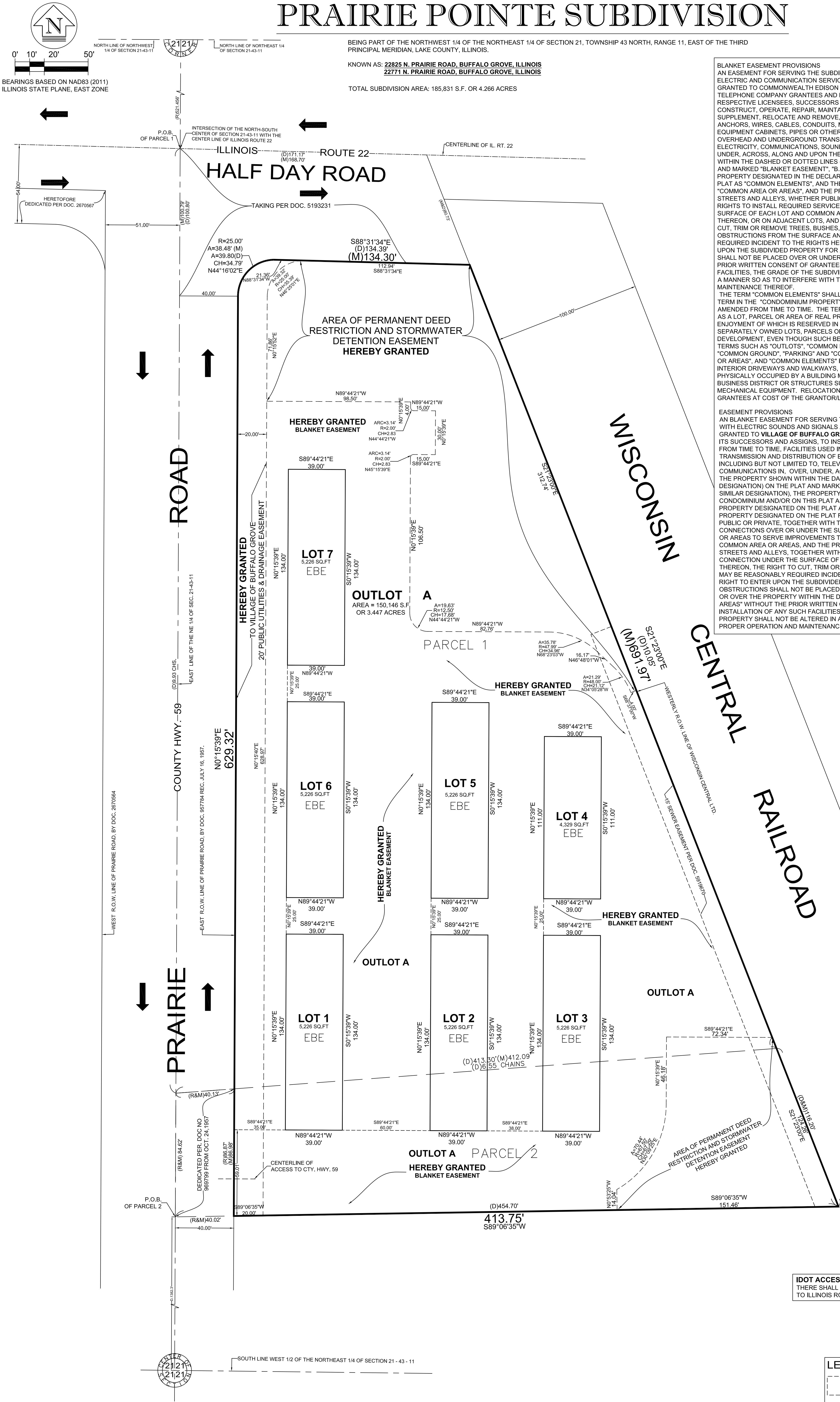
KNOWN AS: 22825 N. PRAIRIE ROAD, BUFFALO GROVE, ILLINOIS
22771 N. PRAIRIE ROAD, BUFFALO GROVE, ILLINOIS

TOTAL SUBDIVISION AREA: 185,831 S.F. OR 4.266 ACRES

BLANKET EASEMENT PROVISIONS
AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO COMMONWEALTH EDISON COMPANY, AT&T COMMUNICATIONS, SBC TELEPHONE COMPANY GRANTEES AND NORTH SHORE GAS COMPANY, THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS, PIPES OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS AND GAS 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 "BLANKET EASEMENT", "B.U.E." (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, 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 SUBSURFACE 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 OR UNDER GRANTEES' FACILITIES 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.
THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2(C), 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 AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING" AND "COMMON AREA". THE TERM "COMMON AREA OR AREAS", AND "COMMON ELEMENTS" INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING MARKED "NON EASEMENT AREA", SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT. RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

EASEMENT PROVISIONS
AN BLANKET 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 RADIO SIGNALS AND COMMUNICATIONS 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 "BLANKET EASEMENT", "B.U.E." (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, 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, 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 WITHIN THE DOTTED LINES MARKED "NON EASEMENT AREAS" 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.

Area Table		
LOT #	SQ.FT.	ACRE
1	5,226	0.120
2	5,226	0.120
3	5,226	0.120
4	4,329	0.099
5	5,226	0.120
6	5,226	0.120
7	5,226	0.120
OUTLOT A	150,146	3.447
TOTAL	185,831	4.266



IDOT ACCESS NOTE:
THERE SHALL BE NO VEHICULAR ACCESS FROM OUTLOT A TO ILLINOIS ROUTE 22 (HALF DAY ROAD).

LEGEND	
	15' SEWER EASEMENT PER DOC. 5919670
	PROPOSED LOT LINE
	PROPOSED LOT NUMBER
	EXISTING LOT NUMBER
	EXCEPTION TO BLANKET EASEMENT
	TRAFFIC FLOW DIRECTIONAL'S

PROJECT No.:
2022-30698-1
ISSUE DATE:
05/01/2023
SCALE: 1"=30'
SHEET NUMBER
2 OF 2

PLAT PREPARED FOR:
CORNERSITE LLC
3190 DOOLITTLE DR.
NORTHBROOK, IL 60062
TEL. 847-230-1344

PLAT PREPARED BY:
UNITED SURVEY SERVICE, LLC
CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, IL 60305
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887
E-MAIL: USURVEY@USANDCS.COM

NO.	REVISIONS	DATE
1	REVISED	4/18/24
2	REVISED	5/2/24
3		
4		
5		
6		

SEND TAX BILL TO :
**PRAIRIE POINTE PARTNERS
BUFFALO GROVE, LLC**
1946 W LAWRENCE AVENUE CHICAGO,
ILLINOIS 60640

PRAIRIE POINTE SUBDIVISION

MAIL PLAT TO:
VILLAGE OF BUFFALO GROVE
50 RAUPP BOULEVARD,
BUFFALO GROVE, IL 60089

OWNER'S CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)
THIS IS TO CERTIFY
THAT **PRAIRIE POINTE PARTNERS BUFFALO GROVE, LLC** IS THE OWNER OF THE
LAND DESCRIBED IN THE ANNEXED PLAT, AND THAT HE/SHE HAS CAUSED THE SAME
TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON FOR THE USES AND
PURPOSES HEREIN SET FORT, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE
SAME UNDER THE STYLE AND TITLE HEREON INDICATE.

ADDITIONALLY, WE HEREBY CERTIFY THAT THE PROPERTY HEREON DESCRIBED IS
LOCATED WITHIN THE BOUNDARIES OF:

STEVENSON HIGH SCHOOL DISTRICT #125
LINCOLNSHIRE-PAIRIE VIEW SCHOOL DISTRICT #103

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

BY: _____
OWNER'S SIGNATURE TITLE:

ADDRESS: **PRAIRIE POINTE PARTNERS BUFFALO GROVE, LLC**
1946 W LAWRENCE AVENUE
CHICAGO, ILLINOIS 60640

NOTARY CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

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 PERSON WHOSE NAME IS
SUBSCRIBED TO THE FOREGOING INSTRUMENT AS OWNER OF THE PROPERTY
DESCRIBED HEREON, APPEARED BEFORE ME THIS DAY IN PERSON AND
ACKNOWLEDGED _____ SIGNED THE SAID INSTRUMENT AS
OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET
FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF
_____, 20__.

BY: _____
NOTARY PUBLIC

COMMISSION EXPIRES _____

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE) SS
THE INSTRUMENT FILED FOR RECORD IN THE RECORDER'S OFFICE OF LAKE COUNTY, ILLINOIS,
ON THIS ____ DAY OF ____ 20__, A.D., AT ____ O'CLOCK ____ M.
AND RECORDED AS DOCUMENT NUMBER ____.

COUNTY RECORDER

CERTIFICATE OF THE COUNTY CLERK

STATE OF ILLINOIS)
COUNTY OF LAKE) SS
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 LAKE COUNTY, ILLINOIS.

DATED THIS ____ DAY OF _____ 20__, A.D., AT ____ O'CLOCK, AT
_____, ILLINOIS.

BY: _____
LAKE COUNTY CLERK

APPROVED BY THE PLAN COMMISSION OF THE CITY OF HIGHLAND PARK, THIS DAY OF
_____, A.D.

CHAIR

DRAINAGE STATEMENT:

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF THE SURFACE WATERS
WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF,
OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS
HAVE BEEN MADE FOR THE 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 THE CONSTRUCTION OF THE SUBDIVISION.

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

OWNER

OWNER

BY: _____
ENGINEER

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS
DEPARTMENT OF TRANSPORTATION WITH RESPECT
TO ROADWAY ACCESS PURSUANT OF §2 OF
"AN ACT TO REVISE THE LAW IN RELATION TO PLATS,"
AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS
CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR
ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL, BE
REQUIRED BY THE DEPARTMENT.

JOSE RIOS, P.E.
REGION ONE ENGINEER

BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD
PRINCIPAL MERIDIAN, LAKE COUNTY, ILLINOIS.

KNOWN AS: **22825 N. PRAIRIE ROAD, BUFFALO GROVE, ILLINOIS**
22771 N. PRAIRIE ROAD, BUFFALO GROVE, ILLINOIS

TOTAL SUBDIVISION AREA: 185,831 S.F. OR 4.266 ACRES

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 "EASEMENT". ALSO GRANTED HERewith 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 BLANKET EASEMENTS
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. DETENTION BASIN AND WETLANDS WILL BE OWNED AND MAINTAINED BY THE
HOMEOWNERS ASSOCIATION, AND THE VILLAGE SHALL HAVE THE RIGHT, BUT NOT THE
OBLIGATION, TO PERFORM MAINTENANCE SHOULD THE HOA FAIL TO DO SO, AND THE
VILLAGE SHALL BE REIMBURSED FOR ANY COSTS INCURRED.

CORPORATE AUTHORITY'S CERTIFICATE:

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

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 _____, A.D. 20__.

BY: _____
VILLAGE PRESIDENT

ATTEST: _____
VILLAGE CLERK

PLAN COMMISSION'S CERTIFICATE:

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

APPROVED AND ACCEPTED BY THE PLAN COMMISSION OF THE VILLAGE OF BUFFALO
GROVE, COOK AND LAKE COUNTIES, ILLINOIS, AT A MEETING HELD THIS ____ DAY
_____, A.D. 20__.

BY: _____
CHAIRMAN OF THE PLAN COMMISSION

ATTEST: _____
SECRETARY

VILLAGE COLLECTOR CERTIFICATE:

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

I, _____ COLLECTOR FOR THE VILLAGE OF BUFFALO GROVE, COOK
AND LAKE COUNTIES, ILLINOIS, DO HEREBY CERTIFY THAT I FIND NO DELINQUENT
GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT
SPECIAL ASSESSMENTS DUE AGAINST THE LAND INCLUDED IN THE PLAN HEREON
DRAWN.

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

BY: _____
VILLAGE COLLECTOR

VILLAGE ENGINEER'S CERTIFICATE:

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

I, _____ ENGINEER OF THE VILLAGE OF BUFFALO GROVE DO
HEREBY APPROVE THIS PLAT WHICH MEETS THE MINIMUM REQUIREMENTS
OF THE SAID CITY.

COOK AND LAKE COUNTIES, ILLINOIS, THIS ____ DAY OF _____, A.D. 20__.

BY: _____
VILLAGE ENGINEER

CERTIFICATE OF HIGHWAY ACCESS AUTHORITY:

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

THIS PLAT IS HEREBY APPROVED THIS ____ DAY OF _____, A.D. 20__
BY THE COUNTY ENGINEER OF LAKE COUNTY PURSUANT TO CHAPTER 765, ACT 205, SECTION
2 OF THE ILLINOIS COMPILED STATUTES, AS AMENDED, AS TO ROADWAY ACCESS TO COUNTY
HIGHWAY 59 ALSO KNOWN AS N. PRAIRIE ROAD. DIRECT ACCESS EITHER TO OR FROM
COUNTY HIGHWAY 59 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

STATE OF ILLINOIS)
) SS:
COUNTY OF LAKE)
PERMANENT DEED RESTRICTION COVENANT BY PLAT

AS DESCRIBED ON THIS PLAT, FEE OWNER OF THE FOLLOWING DESIGNATED AND DESCRIBED
REAL PROPERTY DESCRIBED HEREON AS PARCEL 1 AND 2 IN THE SURVEYORS CERTIFICATE,
LOCATED IN THE VILLAGE OF BUFFALO GROVE, COUNTY OF LAKE, STATE OF ILLINOIS:
HEREBY MAKES THE FOLLOWING DECLARATIONS AS TO LIMITATIONS, RESTRICTIONS AND USES
TO WHICH THOSE AREAS DESIGNATED AS AREA OF PERMANENT DEED RESTRICTION AND
STORMWATER DETENTION EASEMENT IN SAID PROPERTY MAY BE PUT, AND SPECIFIES THAT
SUCH DECLARATIONS SHALL CONSTITUTE COVENANTS TO RUN WITH ALL THE LAND, AS
PROVIDED BY LAW, AND SHALL BE BINDING ON ALL PARTIES AND THEIR SUCCESSORS, AND ALL
PERSONS CLAIMING UNDER THEM, AND FOR THE BENEFIT OF AND LIMITATIONS ON ALL FUTURE
OWNERS OF SAID PROPERTY AND THE SURROUNDING AND DOWNSTREAM AND UPSTREAM
AREAS, THIS DECLARATION BEING IN COMPLIANCE WITH APPLICABLE WETLAND REGULATIONS,
STORMWATER AND DRAINAGE RULES, AND ORDINANCES AS SPECIFIED HEREIN:
1. PURPOSE.
THE PURPOSE OF THIS RESTRICTIVE COVENANT IS TO PERPETUALLY PRESERVE THE
WETLAND(S) AND ASSOCIATED BUFFERS) IN THEIR NATURAL CONDITION. SPECIFICALLY, THIS
COVENANT WILL SERVE TO PROTECT THE WETLAND AND BUFFER AREAS IDENTIFIED IN THE
PERMIT DOCUMENTS.
2. PROHIBITED ACTIONS, ANY ACTIVITY ON, OR USE OF, THE WETLAND AND BUFFER THAT IS
INCONSISTENT WITH THE PURPOSE OF THIS COVENANT IS EXPRESSLY PROHIBITED, BY WAY OF
EXAMPLE, BUT NOT BY WAY OF LIMITATION, THE FOLLOWING ACTIVITIES AND USES ARE
EXPLICITLY PROHIBITED:
I. DIVISION, ANY DIVISION OR SUBDIVISION OF THE WETLAND AND BUFFER AREAS IS
PROHIBITED.
II. COMMERCIAL ACTIVITIES, ANY COMMERCIAL ACTIVITY ON THE WETLAND AND BUFFER
AREAS, EXCEPT FOR PASSIVE RECREATIONAL ACTIVITY, IS PROHIBITED.
III. INDUSTRIAL ACTIVITIES, ANY INDUSTRIAL ACTIVITY ON THE WETLAND AND BUFFER
AREAS IS PROHIBITED.
IV. CONSTRUCTION, THE PLACEMENT OR CONSTRUCTION OF ANY HUMAN-MADE
STRUCTURE OR FEATURE ON THE
WETLAND AND BUFFER AREAS INCLUDING, BUT NOT LIMITED TO, BUILDINGS, FENCES, ROADS,
AND PARKING LOTS IS PROHIBITED.
V. VEGETATION, ANY CUTTING, MOWING, PLOWING, OR REMOVAL OF TREES OR OTHER
VEGETATION IN THE WETLAND AND BUFFER AREAS IS PROHIBITED, EXCEPT FOR THE CUTTING
OR REMOVAL OF TREES WHICH POSE A THREAT TO HUMAN LIFE OR PROPERTY. REMOVAL OF
NON-NATIVE VEGETATION FROM THE WETLAND AND BUFFER AREAS IS PERMITTED, IF
CONDUCTED IN ACCORDANCE WITH AN APPROVED MAINTENANCE PLAN.
VI. LAND SURFACE ALTERATION, ANY ALTERATION OF THE LAND SURFACE IN THE WETLAND
AND BUFFER AREAS IS PROHIBITED, INCLUDING, BUT NOT LIMITED TO, THE REMOVAL OF TOPSOIL,
DREDGED OR FILL MATERIAL, EXCAVATION, AND GRADING, IN ADDITION, MINING OF ANY
SUBSTANCE THAT MUST BE QUARRIED OR REMOVED BY METHODS THAT WILL CONSUME OR
DEplete THE SURFACE STATE, INCLUDING, BUT NOT LIMITED TO, THE REMOVAL OF TOPSOIL,
SAND, GRAVEL, ROCK, AND PEAT, AND EXPLORING FOR, DEVELOPING, AND EXTRACTING OIL,
GAS, HYDROCARBONS, OR PETROLEUM PRODUCTS ARE ALL PROHIBITED ACTIVITIES IN THE
WETLAND AND BUFFER AREAS.
VII. UTILITIES, UNLESS INCLUDED AS PART OF THE PERMITTED PLANS, NO UNDERGROUND
OR OVERHEAD UTILITY LINES SHALL BE ALLOWED IN THE WETLAND AND BUFFER AREAS,
INCLUDING, BUT NOT LIMITED TO SEWER, WATER, ELECTRICAL, GAS, TELEPHONE, AND CABLE
TELEVISION. EXISTING LINES MAY REMAIN, BUT ANY PROPOSED MAINTENANCE WORK
REQUIRING INTRUSION INTO WETLAND AND BUFFER AREAS SHALL REQUIRE PRIOR WRITTEN
AUTHORIZATION FROM THE LAKE COUNTY STORMWATERMANAGEMENT COMMISSION ("SMC"),
EXCEPT FOR EMERGENCY REPAIR OF UTILITY LINES THAT POSE A THREAT TO HUMAN HEALTH
AND SAFETY.
VIII. DUMPING, WASTE, DEBRIS, AND UNSIGHTLY OR OFFENSIVE MATERIAL IS NOT ALLOWED
AND MAY NOT BE ACCUMULATED ON THE WETLAND AND BUFFER AREAS.
IX. WATER COURSES, NATURAL WATER COURSES, LAKES, WETLANDS, OR OTHER BODIES
OF WATER MAY NOT BE ALTERED. OFF-ROAD RECREATIONAL VEHICLES, MOTORIZED OFF-ROAD
VEHICLES INCLUDING, BUT NOT LIMITED TO, SNOWMOBILES, DUNE BUGGIES, ALL-TERRAIN
VEHICLES, AND MOTORCYCLES MAY NOT BE OPERATED ON THE WETLAND AND BUFFER AREAS,
EXCEPT ON DESIGNATED TRAILS SHOWN ON THE PERMITTED PLANS.
XI. SIGNS AND BILLBOARDS, BILLBOARDS ARE PROHIBITED. SIGNS ARE PROHIBITED,
EXCEPT THE FOLLOWING SIGNS MAY BE DISPLAYED TO SPECIFICALLY STATE: 1) THE NAME AND
ADDRESS OF THE PROPERTY OR THE OWNER'S NAME; 2) THE AREA IS A PROTECTED
WETLAND/CONSERVATION AREA; 3) PROHIBITION OF ANY UNAUTHORIZED ENTRY
OR USE; OR 4) AN ADVERTISEMENT FOR THE SALE OR RENT OF THE PROPERTY.
3. TERM. THIS COVENANT IS TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES
AND THEIR SUCCESSORS AND ALL PERSONS CLAIMING UNDER THEM, AND ALL PUBLIC
AGENCIES, FOR PERPETUITY FROM THE DATE THESE COVENANTS ARE RECORDED.
4. ENFORCEMENT. ENFORCEMENT SHALL BE BY PROCEEDINGS AT LAW OR IN EQUITY AGAINST
ANY PERSON VIOLATING OR THREATENING TO VIOLATE ANY COVENANT EITHER TO RESTRAIN
VIOLATION OR TO RECOVER DAMAGES. ENFORCEMENT MAY BE UNDERTAKEN BY ANY
GRANTOR OR GRANTEE IN THE CHAIN OF TITLE, ANY ADJOINING PROPERTY OWNER, ANY
PROPERTY OWNER LYING DOWNSTREAM OR UPSTREAM ADVERSELY EFFECTED BY ANY
VIOLATION OR THREAT TO VIOLATE THIS COVENANT, THE HOST MUNICIPALITY, THE SMC, OR
THE U.S. ARMY CORPS OF ENGINEERS ("USACE").
5. REFERENCE. THIS RESTRICTIVE COVENANT SHALL BE REFERENCED ON THE DEED OR OTHER
INSTRUMENTS OF CONVEYANCE FOR SAID PROPERTY.

THE DETENTION BASIN AND WETLANDS WILL BE OWNED AND MAINTAINED BY THE HOA AND THE
VILLAGE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO PERFORM MAINTENANCE
SHOULD THE OWNER FAIL TO DO SO, AND THE VILLAGE SHOULD BE REIMBURSED FOR ANY
COSTS INCURRED.

PERMISSION TO RECORD CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)
I, ROY G. LAWNICZAK, A REGISTERED PROFESSIONAL ILLINOIS LAND SURVEYOR NO.
35 - 2290, DO HEREBY CERTIFY GRANT PERMISSION TO _____ TO RECORD
THIS PLAT AND PROVIDE A COPY OF SAME.

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

BY: _____
ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2024
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2025

LAND SURVEYOR'S CERTIFICATION:

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I, ROY G. LAWNICZAK, A REGISTERED PROFESSIONAL ILLINOIS LAND SURVEYOR NO.
35 - 2290, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING
DESCRIBED PROPERTY:

PARCEL 1
A PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 43 NORTH,
RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND DESCRIBED AS FOLLOWS: BEGINNING AT
THE CENTER OF THE HALF DAY AND MCHENRY ROAD AND THE QUARTER SECTION LINE RUNNING
NORTH AND SOUTH THROUGH THE ABOVE MENTIONED SECTION 21; THENCE RUNNING SOUTH
ALONG SAID QUARTER SECTION LINE 9.93 CHAINS; THENCE WEST 6.55 CHAINS TO THE WEST LINE
OF THE RIGHT OF WAY OF THE WISCONSIN CENTRAL RAILWAY (NOW CALLED MINNEAPOLIS, ST.
PAUL AND SAULT STE. MARIE RAILWAY); THENCE NORTHWESTERLY ALONG SAID WEST LINE OF
SAID RIGHT OF WAY 10.50 CHAINS TO THE CENTER OF THE ABOVE MENTIONED HALF DAY AND
MCHENRY ROAD; THENCE WEST 2.64 CHAINS TO THE POINT OF BEGINNING, IN LAKE COUNTY,
ILLINOIS.

PARCEL 2
THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 43 NORTH, RANGE
11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON
THE WEST LINE OF THE NORTHEAST 1/4, 1382.3 FEET NORTH OF THE SOUTHWEST CORNER
THEREOF; THENCE NORTH ON SAID WEST LINE OF THE NORTH EAST 1/4, 84.62 FEET; THENCE
NORTHEASTERLY WITH AN ANGLE OF 85 DEGREES 09 MINUTES TO THE RIGHT OF THE LAST
MENTIONED LINE, AS PRODUCED NORTHERLY 413.3 FEET TO THE WESTERLY RIGHT OF WAY LINE
OF THE SOO LINE RAILROAD; THENCE SOUTHEASTERLY ON THE WESTERLY LINE OF SAID
RAILROAD RIGHT OF WAY, 116.2 FEET; THENCE WESTERLY 454.7 FEET TO THE POINT OF
BEGINNING, IN LAKE COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE SUBJECT PROPERTY IS DESIGNATED AS UNSHADED ZONE "X",
DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS
SHOWN IN THE FLOOD INSURANCE RATE MAP (FIRM) THE VILLAGE OF BUFFALO GROVE, ILLINOIS,
COMMUNITY NUMBER 170357, PANEL NUMBER 0286K, MAP 17097C0254K EFFECTIVE DATE
SEPTEMBER 18, 2013, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

THE PLAT HEREON DRAWN IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND
ACCURATELY DEPICTS SAID PROPERTY. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS
THEREOF. I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAT HEREON DRAWN IS
SITUATED WITHIN THE CORPORATE LIMITS OF A MUNICIPALITY WHICH HAS ADOPTED A
COMPREHENSIVE PLAN AND WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY
DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE.

I FURTHER CERTIFY THAT NO PART OF THE PROPERTY COVERED BY THIS PLAT OF SUBDIVISION IS
SITUATED WITHIN 500 FEET OF A SURFACE DRAIN OR WATER COURSE SERVING A TRIBUTARY
AREA OF 640 ACRES OR MORE.

I FURTHER CERTIFY THAT MONUMENTS DESIGNATED IRON PIPES AND / OR CONCRETE
MONUMENTS ON THIS PLAT HAVE BEEN SET AT ALL LOT CORNERS.

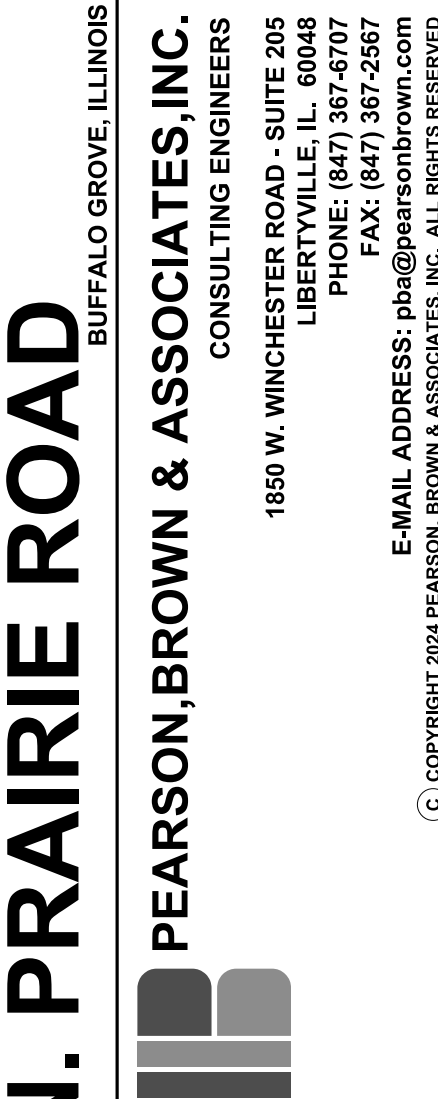
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A
BOUNDARY SURVEY.

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A
TEMPERATURE OF 68 DEGREES FAHRENHEIT.

GIVEN UNDER MY HAND AND SEAL THIS 2nd DAY OF MAY, 2024 AT RIVER FOREST, ILLINOIS.

BY: _____
ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2024
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2025

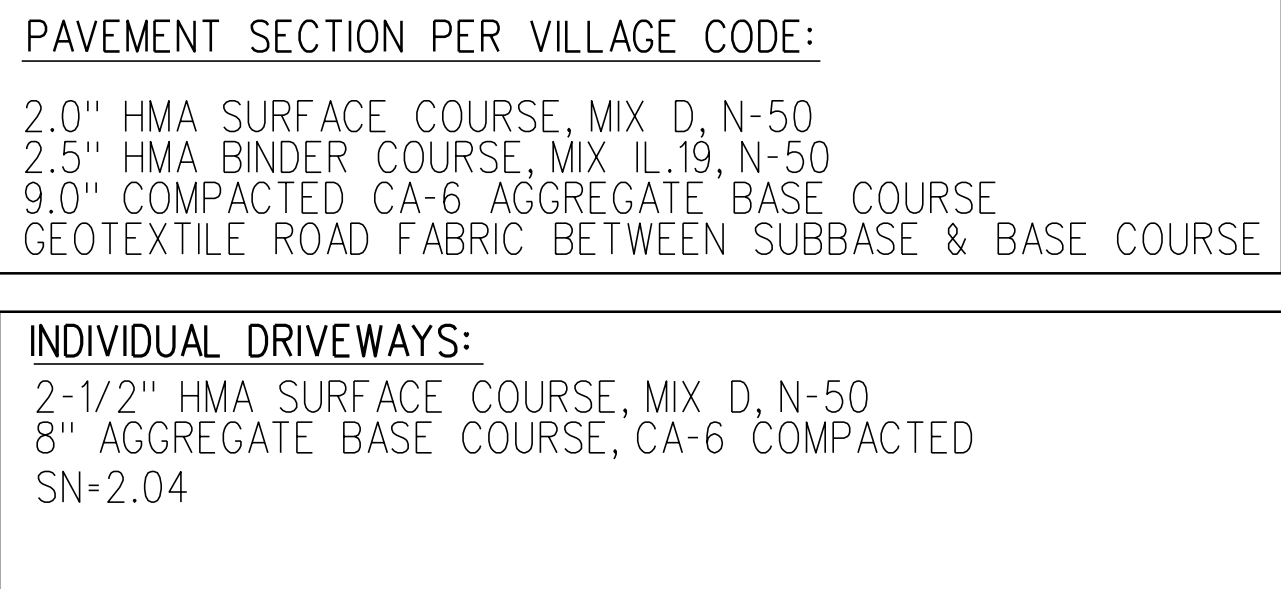
PROJECT No.: 2022-30698-1	PLAT PREPARED FOR: CORNERSITE LLC 3190 DOOLITTLE DR. NORTHBROOK, IL 60062 TEL. 847-230-1344	PLAT PREPARED BY: UNITED SURVEY SERVICE, LLC CONSTRUCTION AND LAND SURVEYORS 7710 CENTRAL AVENUE, RIVER FOREST, IL 60305 TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887 E-MAIL: USURVEY@USANDCS.COM	NO.	REVISIONS	DATE
ISSUE DATE: 05/01/2023			1	REVISED	4/18/24
SCALE: 1"=30'			2	REVISED	5/2/24
SHEET NUMBER 1 OF 2			3		
			4		
			5		
			6		



REVISIONS

SHEET NUMBER

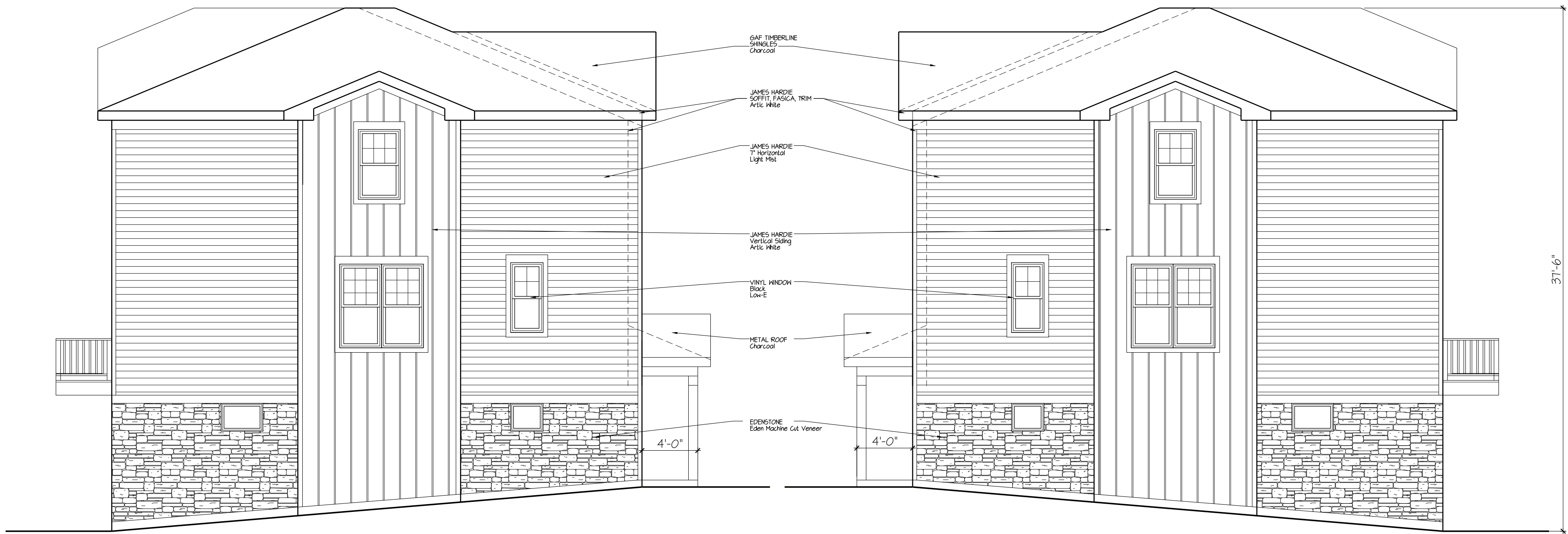
OF 12 SHEETS





FRONT ELEVATION - plan 1

Building 1, 6, 7



LEFT SIDE ELEVATION

RIGHT SIDE ELEVATION

JOHN NELSON – ARCHITECT, INC.

CBO ARCHITECT NCARB

1420 WHISPERING SPRING CIRCLE
Palatine, Illinois 60074
Jesus Serrato Ph: 847.815.8557



Jesus Serrato
847.815.8557

NO.	DATE	BY	ISSUED FOR
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Prairie Pointe
Townhomes

N. Prairie Road
Buffalo Grove, Illinois
Exterior Elevations - plan 1 - 2.5 Story

DATE:	4/15/24
DRAWN:	LE
CHECKED:	JS
PROJECT NO.	2024-03

Sheet No.

A1



REAR ELEVATION

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JOHN NELSON – ARCHITECT, INC.
CBO ARCHITECT NCARB
1420 WHISPERING SPRING CIRCLE
Palatine, Illinois 60074
Jesus Serrato Ph: 847.815.8557



Jesus Serrato
847.815.8557

NO.	DATE	BY	ISSUED FOR
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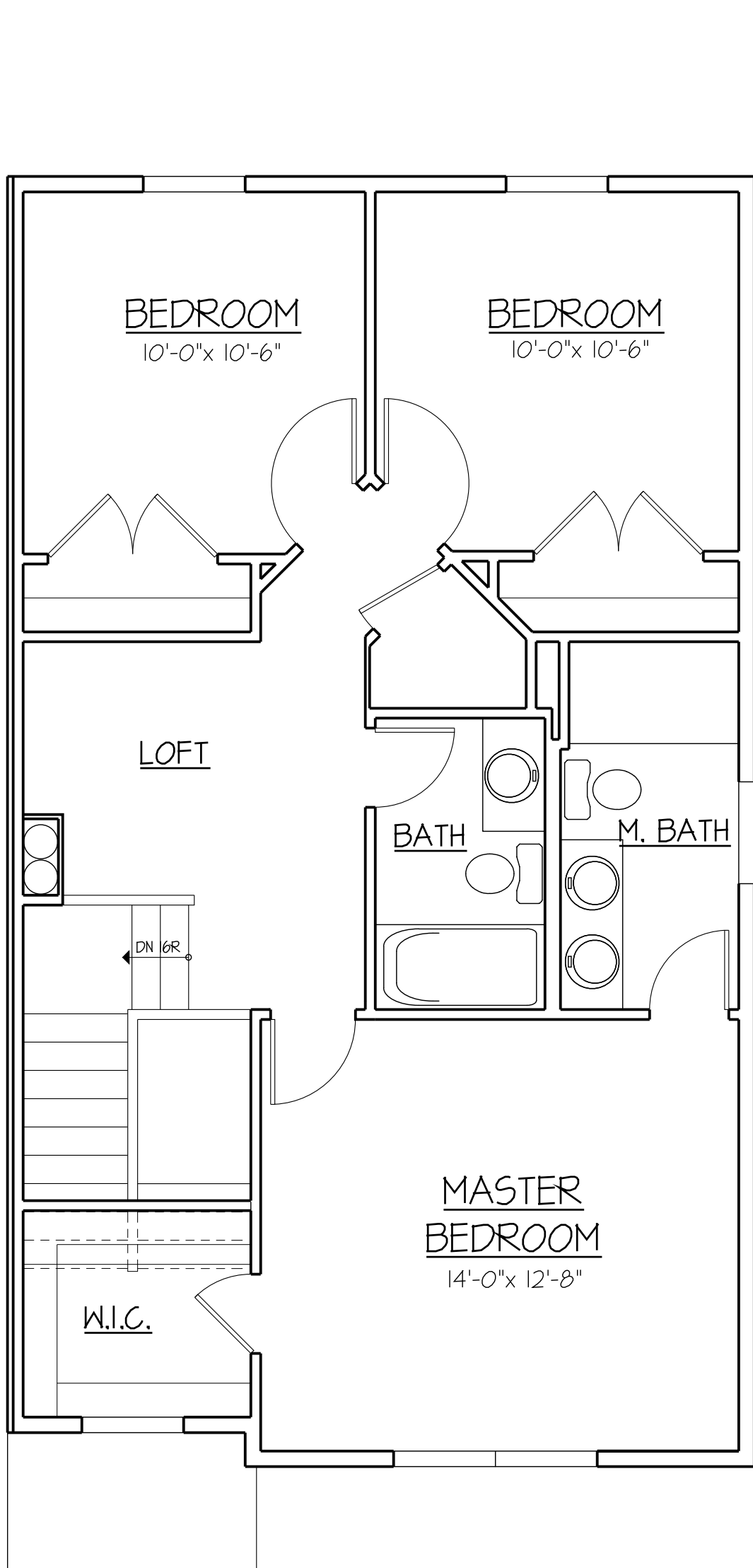
Prairie Pointe
Townhomes
N. Prairie Road
Buffalo Grove, Illinois
Rear Elevation - plan 1 & 2

DATE:	4/15/24
DRAWN:	LE
CHECKED:	JS
PROJECT NO.	2024-03

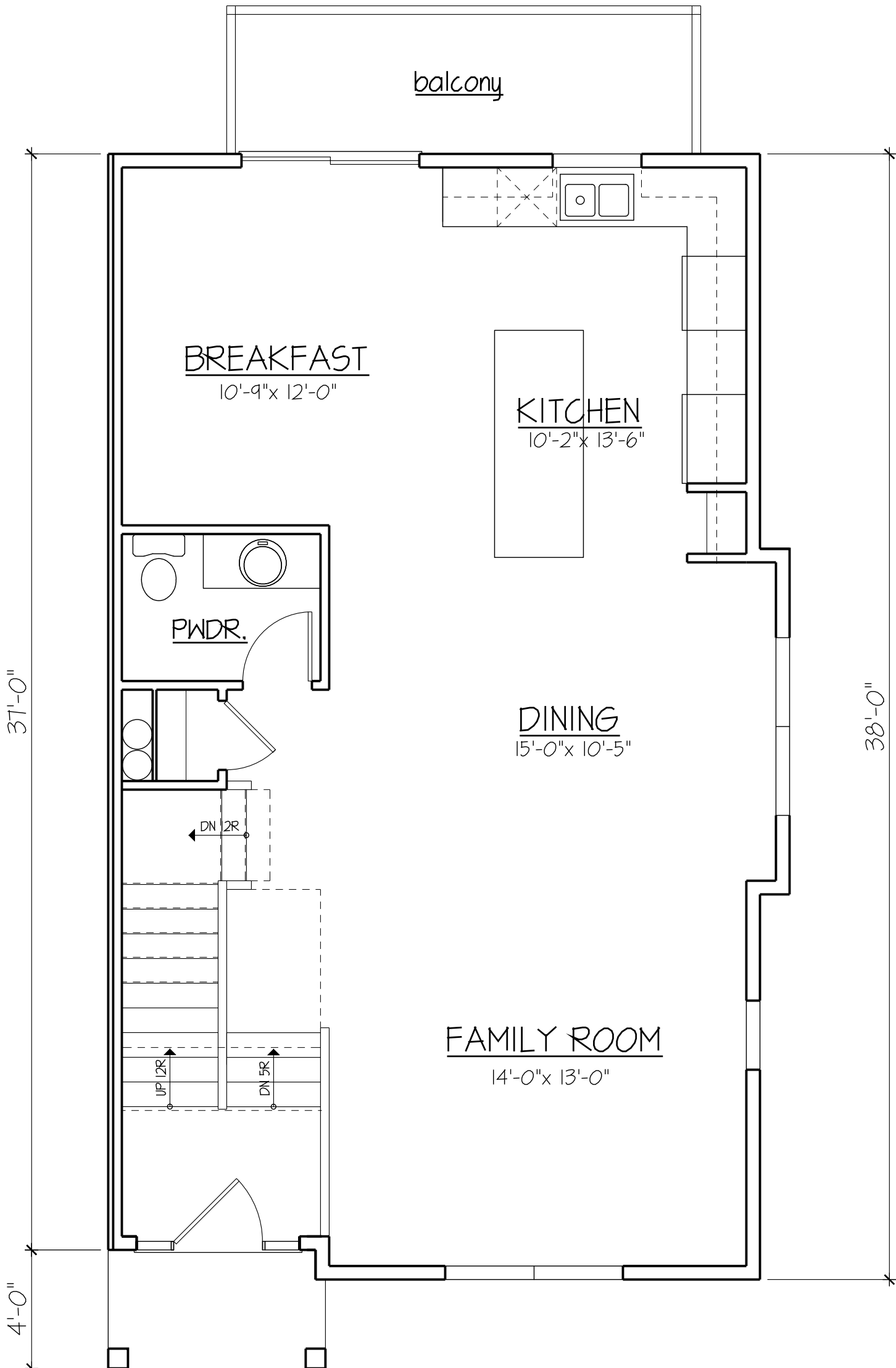
Sheet No.

A2

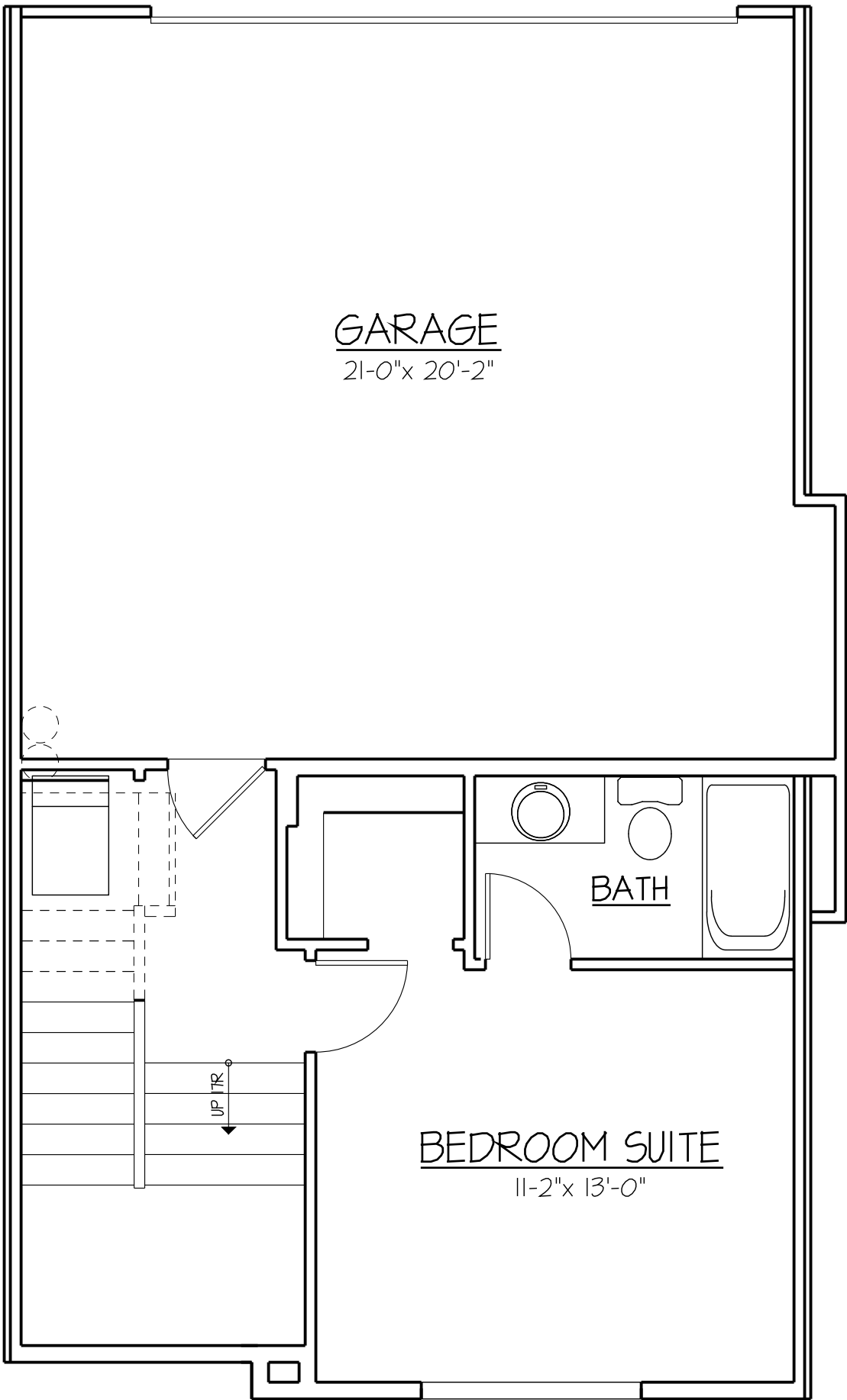
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SECOND FLOOR PLAN 768 sq. ft.



FIRST FLOOR PLAN - 1 834 sq. ft.



LOWER LEVEL PLAN - 1 370 sq. ft.

JOHN NELSON – ARCHITECT, INC.
CBO ARCHITECT NCARB
1420 WHISPERING SPRING CIRCLE
Palatine, Illinois 60074
Jesus Serrato Ph: 847.815.8557



Jesus Serrato
847.815.8557

NO.	DATE	BY	ISSUED FOR
1	4/15/24	LE	DATE: 4/15/24
2			DRAWN: LE
3			CHECKED: JS
4			PROJECT NO. 2024-03

Prairie Pointe
Townhomes
N. Prairie Road
Buffalo Grove, Illinois
Floor Plan

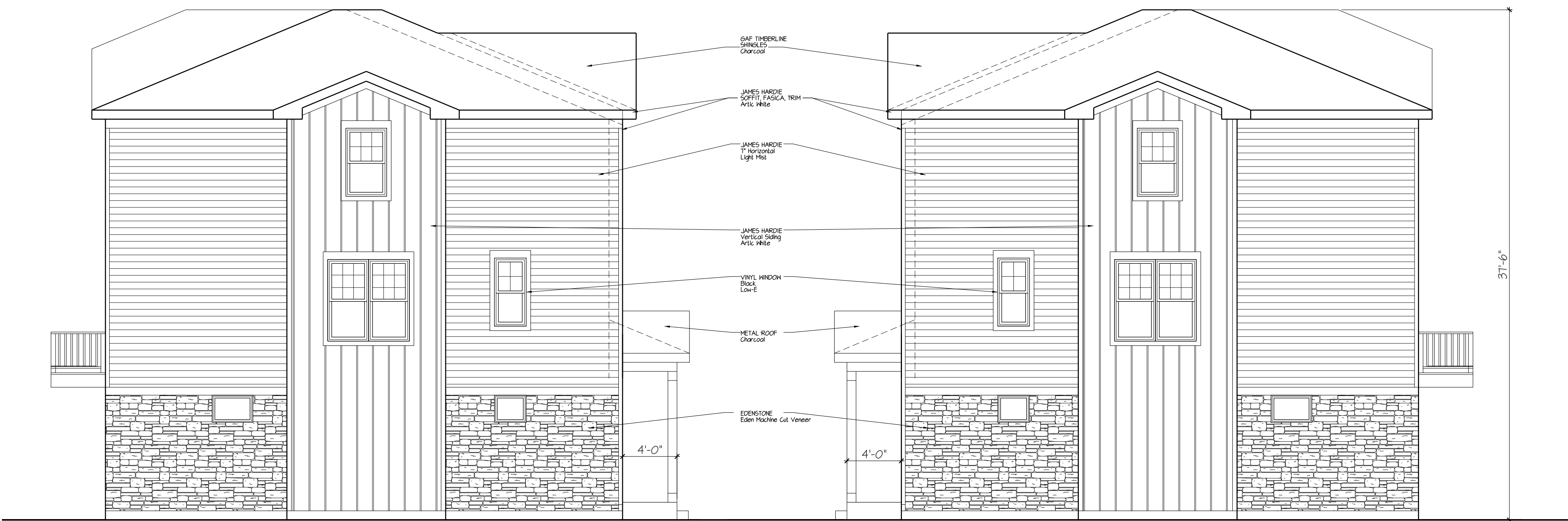
DATE:	4/15/24
DRAWN:	LE
CHECKED:	JS
PROJECT NO.	2024-03

Sheet No.
A3



FRONT ELEVATION - plan 2

Building 2, 3, 4, 5



LEFT SIDE ELEVATION

RIGHT SIDE ELEVATION

JOHN NELSON – ARCHITECT, INC.

CBO ARCHITECT NCARB

1420 WHISPERING SPRING CIRCLE
Palatine, Illinois 60074

Jesus Serrato Ph: 847.815.8557


Jesus Serrato
847.815.8551

NO.	DATE	BY	ISSUED FOR
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Prairie Pointe
Townhomes

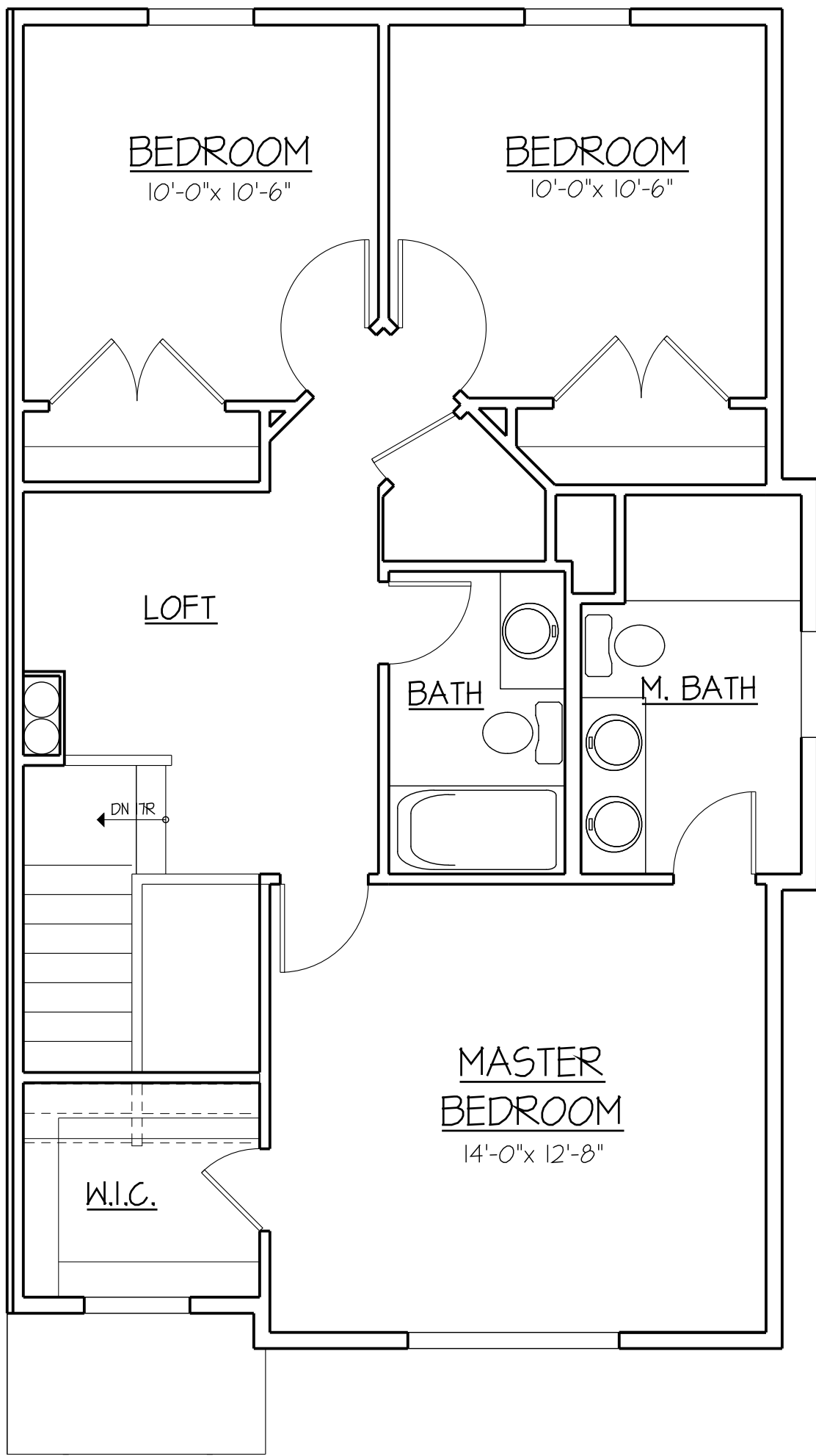
N. Prairie Road
Buffalo Grove, Illinois

Exterior Elevations - plan 2 - 3-story

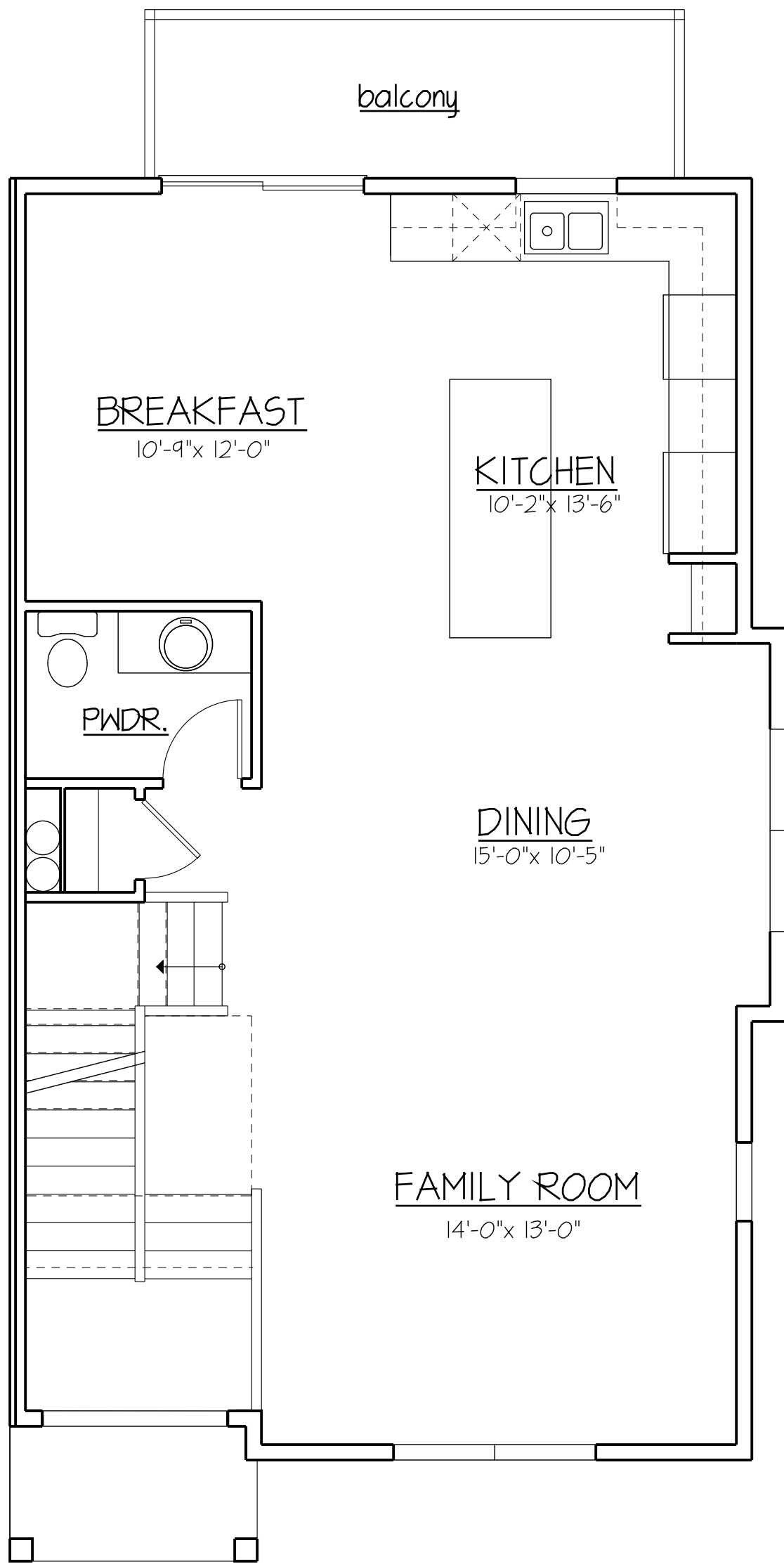
DATE:	4/15/24
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PROJECT NO.	2024-03

Sheet No.

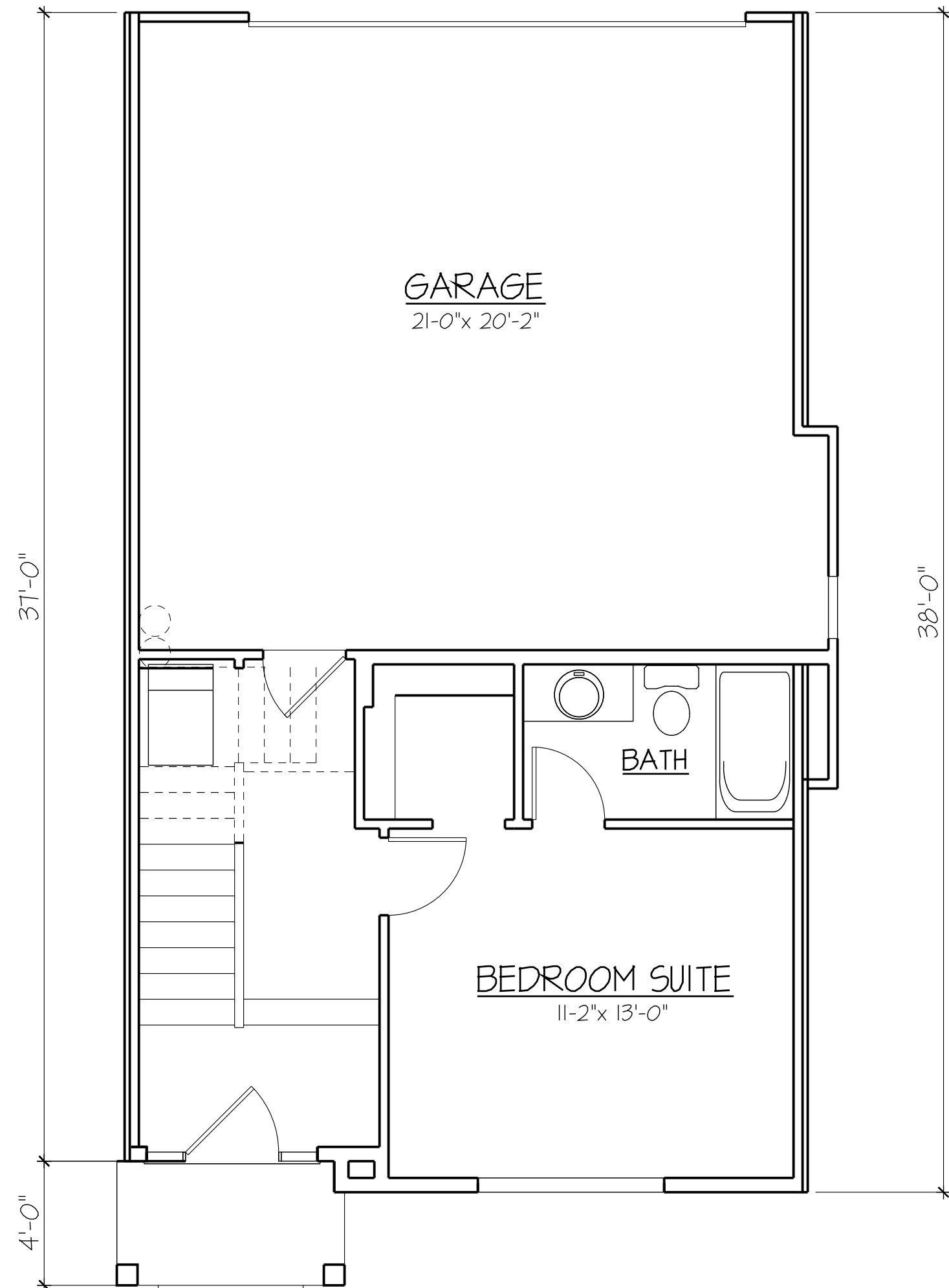
B1



SECOND FLOOR PLAN 768 sq. ft.



FIRST FLOOR PLAN - 2 834 sq. ft.



LOWER LEVEL PLAN - 2 370 sq. ft.

JOHN NELSON – ARCHITECT, INC.
CBO ARCHITECT NCARB
1420 WHISPERING SPRING CIRCLE
Palatine, Illinois 60074
Jesus Serrato Ph: 847.815.8557



NO.	DATE	BY	ISSUED FOR
1	11/15/23	JS	1st Floor Plan
2	11/15/23	JS	2nd Floor Plan
3	11/15/23	JS	Lower Level Plan
4	11/15/23	JS	First Floor Plan - 2
5	11/15/23	JS	Second Floor Plan
6	11/15/23	JS	Lower Level Plan - 2
7	11/15/23	JS	First Floor Plan - 2
8	11/15/23	JS	Second Floor Plan
9	11/15/23	JS	Lower Level Plan - 2
10	11/15/23	JS	First Floor Plan - 2
11	11/15/23	JS	Second Floor Plan
12	11/15/23	JS	Lower Level Plan - 2
13	11/15/23	JS	First Floor Plan - 2
14	11/15/23	JS	Second Floor Plan
15	11/15/23	JS	Lower Level Plan - 2
16	11/15/23	JS	First Floor Plan - 2
17	11/15/23	JS	Second Floor Plan
18	11/15/23	JS	Lower Level Plan - 2
19	11/15/23	JS	First Floor Plan - 2
20	11/15/23	JS	Second Floor Plan
21	11/15/23	JS	Lower Level Plan - 2
22	11/15/23	JS	First Floor Plan - 2
23	11/15/23	JS	Second Floor Plan
24	11/15/23	JS	Lower Level Plan - 2
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28	11/15/23	JS	First Floor Plan - 2
29	11/15/23	JS	Second Floor Plan
30	11/15/23	JS	Lower Level Plan - 2
31	11/15/23	JS	First Floor Plan - 2
32	11/15/23	JS	Second Floor Plan
33	11/15/23	JS	Lower Level Plan - 2
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91	11/15/23	JS	First Floor Plan - 2
92	11/15/23	JS	Second Floor Plan
93	11/15/23	JS	Lower Level Plan - 2
94	11/15/23	JS	First Floor Plan - 2
95	11/15/23	JS	Second Floor Plan
96	11/15/23	JS	Lower Level Plan - 2
97	11/15/23	JS	First Floor Plan - 2
98	11/15/23	JS	Second Floor Plan
99	11/15/23	JS	Lower Level Plan - 2
100	11/15/23	JS	First Floor Plan - 2

Prairie Pointe
Townhomes
N. Prairie Road
Buffalo Grove, Illinois
Plan 2 - Floor Plan

DATE:	4/15/24
DRAWN:	LE
CHECKED:	JS
PROJECT NO.	2024-03

Sheet No.
B2





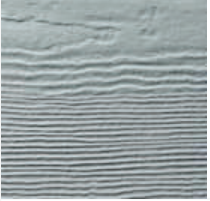
Attachment: Plan Set (22771-22825 N. Prairie Road - Prairie Pointe Townhomes - Projades LLC)



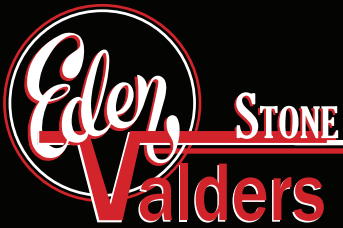


DATED : APR 23 2024

PROJECT	PRAIRIE POINTE SUBDIVISION
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MATERIAL SUMMARY					
	MATERIAL TYPE	MANUFACTURE	PRODUCT	CUT SHEET	REF
1	EXTERIOR STONE	EDEN STONE	EDEN MACHINE CUT VENNER	ATTACHED	
2	WINDOW	JELDWEN	DUAL PANE	ATTACHED	
3	SIDING	JAMES HARDIE	VERTICAL SIDING	ATTACHED	
4	ROOF	GAF TIMBERLINE	Charcoal	ATTACHED	
5	SIDING	JAMES HARDIE	HORIZONTAL SIDING	ATTACHED	
6	METAL ROOF	GIBRALTOR	SM- RIB #	ATTACHED	

Attachment: Plan Set (22771-22825 N. Prairie Road - Prairie Pointe Townhomes - Projades LLC)



EDEN MACHINE CUT VENEER



PACKAGING

Full Veneer - 3000lbs or 4000lbs on wooden pallets with stretch wrap

Thin Veneer - Small boxes include 8 sqft per box for flats or 6 lft per box for corners. Large crates include 120 sqft for flats or 70 lft for corners.

ASTM C97

Max. Water Absorption 0.20%

Min. Density 170 pcf

ASTM C170

Min. Compressive Strength 33,000 psi

GEOLOGY

Dolomitic Limestone

ORIGIN

Eden, WI

DESCRIPTION

Machine splitface. Natural cleft top and bottom. Snapped ends.

COLOR

White to light gray, buffens as it ages

COVERAGE

Full Veneer - Approximately 38 sqft per ton

LENGTHS

Random 8 to 36 inches (203 to 914 mm)

HEIGHTS

Full Veneer - Random heights between 2 to 6 inches (51 to 152 mm), 6 to 9 inches (152 to 229 mm), or 9 to 12 inches (229 to 305 mm)

Thin Veneer - Random heights between 2 to 6 inches (51 to 152 mm), 6 to 9 inches (152 to 229 mm)

WEIGHT

Approximately 173 lbs per cubic foot

THICKNESS

Full Veneer - 3-1/2 to 4-1/2 inches (89 to 114 mm) with some up to 5 inches (127 mm) maximum

Thin Veneer - 3/4 to 1-1/2 inches (19 mm to 38 mm)

Eden-Valders Stone
www.evstone.net

W4520 Lime Rd. Eden, WI 53019
(920) 477-2521
318 W Washington St. Valders, WI 54245
(920) 775-4151

HardiePlank® Lap Siding Product Description

HardiePlank lap siding is factory-primed fiber-cement lap siding available in a variety of styles and textures. Please see your local James Hardie® product dealer for product availability. HardiePlank® lap siding comes in 12 ft. lengths. Nominal widths from 5 1/4 in. to 12 in. create a range of exposures from 4 in. to 10 3/4 in.

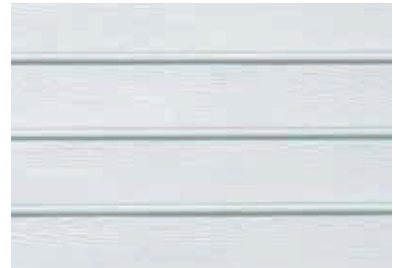
HardiePlank lap siding is also available with ColorPlus® Technology as one of James Hardie's prefinished products. ColorPlus Technology is a factory applied, oven-baked finish available on a variety of James Hardie siding and trim products. See your local dealer for details and availability of products, colors and accessories.



Select Cedarmill®



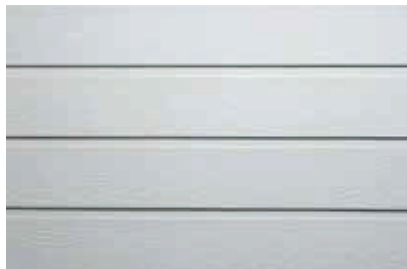
Smooth



Beaded Cedarmill®



Beaded Smooth



Custom Colonial Roughsawn®



Custom Colonial Smooth®



GAF

TimberlineHDZ[®]

High Definition[®] Lifetime[†] Shingles



As featured on *This Old House*, the Timberline HDZ[®] Shingles installed here are Oyster Gray.

Millions of families have found shelter and peace of mind under a Timberline[®] roof.

And now, a good thing just got even better again.

We protect what matters most[™]

GAF

GIBRALTAR

SPECIFICATIONS

SM-RIB ROOFING PANELS

#987637

29 Gauge Galvalume Steel • 12 ft. lengths • Polyester Paint over Primer

Slate

**Code Approvals¹**UL Fire Resistant Directory **#R20735**Florida Building **#FL-11175.1**

1. Code Approval numbers may have changed since publication.
For the most recent code approval numbers, contact our
Technical Department or refer to the appropriate code agency.

Testing Data & SpecificationsAccelerated Testing 2000 hours - **ASTM G23**Salt Spray Testing 1000 hours - **ASTM B117**Fire Testing - **ASTM E108** or **UL 790**Wind Driven Rain - **TAS 100**

THE PERMAN GROUP

PUBLIC AFFAIRS STRATEGY
PUBLIC POLICY COMMUNICATIONS

May 23, 2024

Mr. Ram Prashantha
Projades, LLC
33 W. Higgins Rd., Suite 723-25
South Barrington, IL 60010

Dear Mr. Prashantha:

The Perman Group was asked by Projades to evaluate the fiscal/economic impact of a proposed residential development called Prairie Pointe to be built at 22771-22825 Prairie Rd. in Buffalo Grove, IL. The proposed project consists of: 41 for-sale townhomes within Seven, 2-story buildings (Six, 6-unit buildings and one, 5-unit building) on 4.25 acres in Buffalo Grove. The property is located in the South Subarea featured in the Prairie View Station Area Plan, which was adopted by the Village of Buffalo Grove as part of its Comprehensive Plan in 2019.

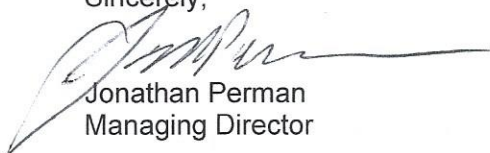
The units are expected to range between 1,800-2,000 square feet and will include 3 and 4 bedrooms, a den, 2 ½ bathrooms, and a rear-loaded two-car garage. With an estimated average sale price of \$575,000., the townhomes would appeal to young families, empty-nesters looking to downsize, or anyone seeking a convenient location near the North Central Service Metra train line.

Our evaluation includes: the absorption rate and projected population, the tax revenues that will accrue to the Village of Buffalo Grove and the other local taxing bodies, the attendant costs to those taxing bodies, the net present value of net revenues to the taxing bodies over 13 years, and our conclusions of the fiscal impact from the proposed project that will benefit the Buffalo Grove community.

Besides our internal calculations using well-recognized formulas, we based our conclusions on data provided by Projades; formulas from both the Illinois School Consulting/Associated Municipal Consultants, Inc. (1996); and from Rutgers University, Center for Urban Policy Research, Residential Demographic Multipliers, Estimates for the Occupants of New Housing, June 2006, and other sources identified in the report.

The Village of Buffalo Grove, Stevenson High School District 125 and Lincolnshire-Prairie View District 103, and the other taxing bodies, such as the Vernon Area Public Library District, will see significant dollars resulting from the project when it is fully occupied. Before the project is complete, the Village of Buffalo Grove will benefit from substantial construction and permit fees.

Sincerely,



Jonathan Perman
Managing Director

Attachment: Plan Set (22771-22825 N. Prairie Road - Prairie Pointe Townhomes - Projades LLC)

1.0 Absorption Rates, Population and School Age Estimates (Table 1)

The absorption rate assumes the following schedule for the residential units. It is based on the developer's projections today for regulatory approval, construction, and a marketing campaign for the sale of the units.

2025	Construction
1 st Q 2026	Occupancy begins
End of 2026	Occupancy reaches 100%

The project expects to have a full population of 110. This number is reached by using a weighted average of household size based on the type of unit, according to formulas from Rutgers University, Center for Urban Policy Research, Residential Demographic Multipliers, Estimates for the Occupants of New Housing, June 2006. Their formulas are specifically for Illinois public school districts and unlike some other studies, use explicit estimates for single-family attached 3- and 4-bedroom structures. It assumes 21 units are 3BR and 20 units are 4 BR, which is the ratio we understand the developer is planning.

With regard to school age population, we used the same study with the following estimates:

**3 BR attached townhomes generate: .09 public K-8 grade school students/unit
.06 public high school students/unit**

**4 BR attached townhomes generate: .39 public K-8 grade school students/unit
.17 public high school students/unit**

For Prairie Pointe, this calculates to:

**21 3 BR units for a total of: 1.9 public K-8 grade school students
1.3 public high school students**

**20 4 BR units for a total of: 7.8 public K-8 grade school students
3.4 public high school students**

The total student populations would be 10 elementary school students and 5 high school students.

The Village of Buffalo Grove Code, by contrast, uses formulas from 1996 Ehlers study that are 28 years old and that project the following:

**3 BR attached townhomes generate: .292 public K-8 grade school students/unit
.059 public high school students/unit**

**4 BR attached townhomes generate: .476 public K-8 grade school students/unit
.173 public high school students/unit**

For Prairie Pointe, this calculates to:

**21 3 BR units for a total of: 6.42 public K-8 grade school students
1.45 public high school students**

**20 4 BR units for a total of: 9.52 public K-8 grade school students
3.46 public high school students**

The total student populations would be 16 elementary school students and 5 high school students.

Given this data, we have elected to use the more recent Rutgers Univ. 2006 estimates for school children. While our 3 BR estimates round up to 10, we have added one more student for a total of 11 elementary students. Our estimates of high school students comport with the Ehlers study but considering the proximity of the project to Stevenson High School, we have added one more student for a total 6 high school students. Thus, our study yields the following:

**21 3 BR units for a total of: 3 public K-8 grade school students
2 public high school students**

**20 4 BR units for a total of: 8 public K-8 grade school students
4 public high school students**

Thus, the proposed Prairie Point development is expected to yield: **11 K-8 students**, and **6 high school students**.

2.0 Taxable Revenue Projections (Table 2)

2.1 Property Taxes

Based on the last Lake County quadrennial reassessment (2023), at 22771-22825 Prairie Rd., the taxes paid on the property in 2024 (for the 2023 tax year) was \$17,226.

Future quadrennial reassessment years occur in 2027, 2031, and every four years thereafter. Taxes based on the reassessment are due in the following years, respectively.

Property taxes are adjusted in the study in the year after any change in use or reassessment.

The study uses a 3% growth rate in assessment for a compounded 4-year increase between reassessments of 12.55%.

Since the property has never been developed and has largely been used for passive purposes, and since there are few attached townhomes for sale in Buffalo Grove, developing an estimate for the development's property taxes has been calculated using the following methods.

Effective Tax Rate Model

The Civic Federation of Chicago in March 2023, released its yearly report of effective tax rates in the Chicago metro area. An effective tax rate is the actual dollars paid by the taxpayer as a percentage of true market value. Buffalo Grove's effective tax rate for the 2019 tax year is 3.09%. Our small survey of comparable existing attached townhomes in Buffalo Grove shows effective tax rates of around 2.8%. For purposes of this report, we have used a 3.0% effective tax rate.

The developer estimates the true market value of the property, when the 41 attached townhomes are completed to be \$23,575,000, based on an average sales price of \$575,000 per unit. At a 3.0% effective tax rate, the property taxes would be **\$707,250**, when the development is fully occupied in 2026, more than 41 times more than the property taxes paid in 2024.

In the 2022 tax year (paid in 2023), Lincolnshire-Prairie View School District #103 accounted for 37.4% of a property tax bill and Stevenson High School District #125 accounted for 36.2% of a tax bill. The Lincolnshire-Riverwoods Fire Protection District is 9.7% of the tax bill. The Vernon Area Library District is 3.6% of the tax bill. The Township of Vernon is 1.1% of the tax bill. Other tax districts for Lake account for the remaining 12%.

Beginning in 2023 (paid in 2024), the following distribution is used for the developed property's tax bill, based on the 2023 tax bill for Buffalo Grove properties near the project's land.

Village of Buffalo Grove = 8.8%
 School District #103 = 34.5%
 School District #125 = 32.6%
 Lincolnshire-Riverwoods Fire Protection District = 8.8%
 Vernon Area Library = 3.3%
 Twp. Of Vernon = 1.2%
 All other Lake County Taxing Districts = 10.8%

Beginning in 2024 (paid in 2025), the study assumes the following distribution:

Village of Buffalo Grove = 9.1%
 School District #103 = 35.8%
 School District #125 = 33.8%
 Buffalo Grove Park District = 5.5%
 Vernon Area Library = 3.4%
 Twp. Of Vernon + Roads & Bridge = 1.4%
 All other Lake County Taxing Districts = 11.1%

The additional property taxes generated by the project will increase the tax base for all of the taxing bodies cited above. Whether those taxing bodies choose to increase their levy to capture those incremental taxes or hold their levy constant (and reduce the amounts area residents have to pay) is a policy choice for each taxing body.

2.2 Household Income of Residents Living in Project (Table 3)

The median household income in the project is about \$190,000 when the development is opened in 2026. This is derived by taking the median value of a home in Buffalo Grove (\$380,700) according to the U.S. Census Bureau American Community Survey (2022) divided by median household income in Buffalo Grove (\$127,553), which provides a 3-1 ratio of home value to income or \$191,667. We also calculated the yearly income needed to acquire a 30-year conventional mortgage at 7% interest on a home valued at \$575,000, including property taxes of \$17,500 plus home insurance. That equated to \$187,423 as the necessary yearly income. The growth in household income is estimated at 3% per year.

2.3 Sales Taxes from Residents Living in the Project (Tables 2 & 4)

The study assumes the average household spends 20% of their annual income on convenience goods, of which 70% are purchased locally. The study also assumes the average household spends 10% of their annual income on comparison goods, of which 30% is purchased locally.

So, for example, in 2027, when the project is fully occupied, it is expected that the Village of Buffalo Grove will receive \$665 per household x 41 households = **\$27,265 (see Table 4)**. The study conservatively estimates in 2026, only 50% of sales tax revenue of the later years, when the development is fully occupied for the entire year.

The sales tax revenues identified here are only for direct spending by residents and do not include anticipated visitor spending or further economic benefits that often occur as new residents create demand for new businesses or expansion of existing businesses.

The study uses a 3% growth rate for each year.

Sales taxes include both the 1% municipal sales tax (returned from the state) and the 1% Home Rule sales tax.

2.4 State Share Local Use Tax (Table 2)

The Village is expected to receive in 2024, \$1,730,000 or \$109.74 per household. The evaluation has kept the state income tax revenues level through the study period and bases it on the current Village of Buffalo Grove household population and the number of units occupied in Prairie Pointe.

The study assumes a one-year lag for receiving state local use taxes so that in 2027, one year after the development is fully occupied, the Village of Buffalo Grove will receive \$4,499.

2.5 State Income Taxes (Table 2)

State income tax estimates are based on the total population absorption rates cited earlier. The Village of Buffalo Grove is budgeted to receive \$6,530,000 in its share of state income taxes in 2024 (Village of Buffalo Grove Budget). The study assumes a one-year lag for receiving state income taxes.

The most recent U.S. Census household population estimate for Buffalo Grove is 15,764 (2018-22). That amounts to \$414 per household x 41 units = **\$16,974**, the income tax generated for the Village of Buffalo Grove, in the year (2027), one year after the building is fully occupied. The evaluation has kept the state income tax revenues level through the study period and bases it on the current Village of Buffalo Grove household population and the number of units occupied in Prairie Pointe.

2.6 Motor Fuel Tax (Table 2)

In 2024, the Village of Buffalo Grove is budgeted to receive \$1,814,900 in motor fuel taxes from the State of Illinois, plus \$682,700 from its local tax for a total of \$2,497,600. This amounts to \$158.44 per household.

Since Buffalo Grove will not capture additional motor fuel taxes from the project until after it is occupied, we do not show motor fuel tax revenue until 2027. So, for example, in 2027, when the project is fully occupied, it is anticipated the Village of Buffalo Grove will receive an estimated \$158.44 x 41 household units = **\$6,496**, annually.

The study assumes a one-year lag for receiving state motor fuel taxes. The evaluation has kept the state motor fuel tax revenues level through the study period because of the uncertainties in driving behavior in the future. Also, even though most of the households in Prairie Pointe will own cars, they still will also take taxis and ridesharing vehicles which will purchase motor fuel.

2.7 Utility Taxes (Table 2)

In 2024, the Village of Buffalo Grove is budgeted to receive tax revenue from the combined accounts of Electric Use Tax and Natural Gas Utility Tax, totaling \$2.7 million. In 2026, when the building is fully occupied, the Village of Buffalo Grove is expected to generate \$2,700,000/15,764 households = \$171.28 per household. So, multiplying \$171.28 x 41 units = **\$7,022** annually.

The study assumes immediate collection of utility taxes. The evaluation has kept the utility tax revenues level through the study period because of the uncertainties in consumer behavior in the future with respect to electricity and natural gas.

2.8 Telecommunications Taxes (Table 2)

In 2024, the Village of Buffalo Grove is budgeted to receive \$650,000 from the Telecommunications Tax. In 2026, when the building is fully occupied, Buffalo Grove is expected to generate $\$650,000 / 15,764 \text{ households} = \$41.23 \text{ per household}$. So, multiplying $\$41.23 \times 41 \text{ units} = \$1,690$ annually.

The study assumes immediate collection of telecommunications taxes. The evaluation has kept the telecommunications tax revenues level through the study period because of the uncertainties in consumer behavior in the future with respect to telecommunications usage.

2.9 Buffalo Grove Library District Fees (Table 2)

The Village of Buffalo Grove, according to its municipal code, levies a fee of \$93.85/person for library services. With 110 new residents in the development at \$93.85 each, that will yield \$10,323 annually to the Indian Trails Public Library District.

The study assumes immediate collection of public library fees. The evaluation has kept these fee revenues level through the study period because of the uncertainties in how the fees will be assessed in the future.

2.10 Buffalo Grove School, Parks, and Library Donations (Table 2)

Based on the Village of Buffalo Grove's requirements for school and parks donations, the project will provide a Cash in Lieu of Land payment in the amounts as follows for Single Family Attached 3 BR & 4 BR units:

Elementary School District #103 (grades K-8): $\$965.03 \times 21 \text{ 3 BR units} = \$20,265.63$

High School District #125: $\$179.57 \times 21 \text{ 3 BR units} = \$3,771$

Elementary School District #103 (grades K-8): $\$1,602.03 \times 20 \text{ 4R units} = \$32,040.60$

High School District #125: $\$526.52 \times 20 \text{ 4 BR units} = \$10,530.40$

Parks B ($\$4,186.00$) $\times 21 \text{ 3 BR units} = \$87,906$

Parks B ($\$5,503.75$) $\times 20 \text{ 4 BR units} = \$110,075$

Library: $\$224.49 \times 21 \text{ 3 BR units} = \$4,714.29$

Library : $\$295.16 \times 20 \text{ 4 BR units} = \$5,903.20$

The study assumes these donations will be made in 2025.

2.11 Construction and Other Permit Fees (Table 2)

Construction Fees, as well as fees for inspections, occupancy, electric permits, plumbing water/sewer, gas piping, mechanical permits, lift fees, signs and awnings fees, fire plan reviews, zoning and plan review fees, and other municipal fees associated with the construction that are charged to the developer by the Village of Buffalo Grove are estimated to be a total of at least **\$250,000 over two years (2024-2025)**. At this stage of development process, this is an estimate based on the kinds of fees seen in similar projects of this size in Chicago's North Suburbs, and the estimate is intentionally low given the lack of information available now.

3.0 Public Expenses Projections

3.1 Village of Buffalo Grove Expenses (Table 5)

The cost to the Village of the additional 110 residents is calculated as follows. Included were all major budget categories.

Total FY 2023 estimated actuals budget = \$110,411,810.

The costs are then adjusted downward to fairly distribute the costs of public services between residential and non-residential uses. The study estimates 41.4% can be attributed to servicing single-family residential uses (CMAQ Community Data Snapshot, Buffalo Grove, 2023). Therefore, the \$110,411,810 in relevant municipal expenditures is expressed as the 41.4% attributed to residential land use. $110,411,810 \times .414 = \$45,710,489/42,482 \text{ population} = \$1,076 \text{ average cost per new resident}$.

The report also takes into account that Prairie Pointe is a Smart Growth development and therefore the incremental costs of providing services to such a project are less than in typical single-family neighborhoods where the relatively larger acreage results in a higher cost of service per capita. According to a 2013 Smart Growth America study, "Building Better Budgets: A National Examination of the Fiscal Benefits of Smart Growth Development", the cost of providing upfront infrastructure for smart growth developments is about 1/3 less than conventional suburban developments and the ongoing delivery of municipal services is 10% less.

Smart Growth development is characterized, according to the study, "by more efficient use of land, a mixture of homes, businesses and services located closer together; and better connections between streets and neighborhoods". It also notes that more walkable neighborhoods and more public transportation options as features of Smart Growth.

The proposed development meets the characteristics of Smart Growth development and therefore our study decreases the yearly municipal cost to servicing the 110 new residents by 10%.

$\$1,076 \times 110 \text{ new residents} = \$118,360 \text{ minus } 10\% (11,836) = \$106,524 \text{ yearly municipal cost to the Village of Buffalo Grove}$.

A three percent growth rate in expenses is used per year, and is adjusted from the 2023 baseline.

So, for example, in 2026, when the project is fully occupied, the cost to the Village will be **\$116,402**.

4.0 School Impact Fiscal Analysis (Table 6)

The proposed project is in the Lincolnshire-Prairie View elementary School District #103 and Stevenson High School District #125, and the study assumes all school children generated from the property will attend those schools – although we do know some families may choose parochial or private schools.

The pro-rata share of property taxes collected for Prairie Point will go directly to these two school districts.

As noted earlier, once the project is completed in 2025, we assume Lincolnshire-Prairie View School District #103 will be 35.8% of a property tax bill and Stevenson High School District #125 accounted for 33.8% of a tax bill, based on the latest property tax bill available (2023). The report uses these same percentages of tax bills throughout the study period. We also assume an annual 3% increase in school operating costs per pupil. We also assume that in 2026, about half of the total students will be enrolled compared to 2027 and beyond as sales of the townhomes will be made throughout the 2026 year.

Using the formulas cited earlier the proposed development is expected to yield **11 elementary school age children** and **6 high school students** (see Table 1).

Over the course of the study period, 2026-2036, the Lincolnshire-Prairie View District #103 will receive **\$114,863 in net property tax revenue + the school donation**.

Stevenson High School District #125, between 2026-2036, will receive **\$810,153 in net property tax revenue + the school donation**.

The operating expense per student in 2023 in District #103 was \$18,029; and in District #125 it was \$24,175, according to the Illinois School Report Card.

Therefore, in 2027, when the project is fully occupied, we estimate the cost of 11 elementary school students @ \$21,737 each = \$239,107. We estimate the cost of 6 high school students @ \$27,210, each = \$163,260.

Conclusions

The proposed Prairie Pointe project offers significant new positive fiscal impact to the Village of Buffalo Grove and its school districts. Consider first the current property yields only **\$14,478** in property tax revenue. The new development, by contrast, offers **\$707,260** in property tax revenue in 2027 (see Table 2). By 2029, property tax revenue will have grown to **more than \$750,000 annually**. As with residential projects of this type, most of this new revenue will be in the form of new property taxes but there will be considerable other kinds of revenue too (see Table 2).

Analyzing the new revenue of each of the major taxing bodies, the study finds the Village of Buffalo Grove receiving an immediate infusion of new dollars from the construction building permit fees of more than **\$250,000 over two years**. **Starting in 2027, the Village of Buffalo Grove is predicted to receive more than \$138,000 of new revenue and that figure will ramp up to over \$156,000 annually by 2033** (see Table 5).

Whenever a new residential development is constructed, there are attendant costs to the major taxing bodies. For the Village of Buffalo Grove, those costs are for some nominal additional services necessary to accommodate increases in population resulting from the new development (see Table 5). Nonetheless, **the project is a net positive for the Village over the 13-year period with more than \$342,000 in net revenue.**

Looking at the expected Net Revenue for the project (see Table 7); the first year (2024) brings \$142,226, mainly from building permit and impact fees. By 2030, the annual Net Tax Revenue is \$278,969, primarily from property taxes (see Table 7).

Even more striking is **the proposed project is estimated to generate over \$3.1 million of new Net Revenue in 13 years** to the Village of Buffalo Grove and the two school districts and other taxing bodies (see Table 7).

On a Net Present Value basis, the project's tax and fee revenue (2024-2036) is worth \$1,991,859, using a discount rate of 6% (see Table 7).

From a benefit/cost perspective, the proposed project is a winner for both the local governmental taxing bodies and for the Buffalo Grove economy. With no real economic activity on the property, this project offers a substantial opportunity to create jobs, local income, and tax revenue.

Table 1
Absorption Rates, Population, and School Age

Type of Unit	Available Units	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
3 BR Townhome	21	21	21	21	21	21	21	21	21	21	21	21
4 BR Townhome	20	20	20	20	20	20	20	20	20	20	20	20
Total	41	41	41	41	41	41	41	41	41	41	41	41

Type of Unit	Population	75%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
3 BR Townhome	2.28 persons/unit	36	48	48	48	48	48	48	48	48	48	48
4 BR Townhome	3.09 persons/unit	46	62	62	62	62	62	62	62	62	62	62
Total		82	110	110	110	110	110	110	110	110	110	110

Elementary School Age	6	11	11	11	11	11	11	11	11	11	11	11
High School Age	3	5	5	5	5	5	5	5	5	5	5	5
Total School Age	9	16	16	16	16	16	16	16	16	16	16	16

Table 2
Estimated Project Tax Revenue

Type of Tax	2023	2024	2025	2026	2027	2028	2029
Residential Property Tax	0	0	0		707,260	728,478	750,332
Land Property Tax	14,478	17,226	17,743	18,275			
Total Property Tax	14,478	17,226	17,743	18,275	707,260	728,478	750,332
Sales Tax from Residents Living in the Project	0	0	0	12,920	27,281	28,099	28,942
State Share Local Use Tax					4,499	4,499	4,499
State Income Tax	0	0	0	0	16,974	16,974	16,974
Motor Fuel Tax	0	0	0	0	6,496	6,496	6,496
Utility Tax	0	0	0	7,022	7,022	7,022	7,022
Telecommunications Tax	0	0	0	1,690	1,690	1,690	1,690
Library Fees				10,323	10,323	10,323	10,323
Construction Permit Fees, Inspections		125,000	125,000				
Parks & Library Donations		0	208,598	0	0	0	0
Total Tax Revenue to all taxing bodies	\$ 14,478	\$ 142,226	\$ 351,341	\$ 50,230	\$ 781,545	\$ 803,581	\$ 826,278
Village of Buffalo Grove Property Tax Share	\$ -	\$ 15,159	\$ 16,146	\$ 1,663	\$ 64,361	\$ 66,291	\$ 68,280
Buffalo Grove Park District	\$ -	\$ -	\$ 9,759	\$ 10,051	\$ 388,993	\$ 400,663	\$ 412,683
Vernon Area Library District Prop. Tax Share	\$ 521	\$ 568	\$ 603	\$ 621	\$ 24,047	\$ 24,768	\$ 25,511
Township of Vernon + Roads and Bridges	\$ 159	\$ 207	\$ 248	\$ 256	\$ 9,902	\$ 10,199	\$ 10,505
District #103 Property Tax Share incl. donation	\$ 5,415	\$ 5,943	\$ 58,657	\$ 6,542	\$ 253,199	\$ 260,795	\$ 268,619
District #125 Property Tax Share incl. donation	\$ 5,241	\$ 5,616	\$ 20,298	\$ 6,177	\$ 239,054	\$ 246,225	\$ 253,612
Prop. Tax to other Lake County districts	1,737	1,860	1,969	2,029	78,506	80,861	83,287
Lincolnshire-Riverwoods Fire Protection Dist.	1,404	1,516					
Type of Tax	2030	2031	2032	2033	2034	2035	2036
Residential Property Tax	772,842	796,027	819,908	844,505	869,841	895,936	922,814
Land Property Tax	0	0	0	0	0	0	0
Total Property Tax	772,842	796,027	819,908	844,505	869,841	895,936	922,814
Sales Tax from Residents Living in the Project	29,810	30,705	31,626	32,574	33,552	34,558	35,595
State Share Local Use Tax	4,499	4,499	4,499	4,499	4,499	4,499	4,499
State Income Tax	16,974	16,974	16,974	16,974	16,974	16,974	16,974
Motor Fuel Tax	6,496	6,496	6,496	6,496	6,496	6,496	6,496
Utility Tax	7,022	7,022	7,022	7,022	7,022	7,022	7,022
Telecommunications Tax	1,690	1,690	1,690	1,690	1,690	1,690	1,690
Library Fees	10,323	10,323	10,323	10,323	10,323	10,323	10,323
Construction Permit Fees, Inspections, etc..	0	0	0	0	0	0	0
Total Tax Revenue to all taxing bodies	\$ 849,656	\$ 873,736	\$ 898,538	\$ 924,083	\$ 950,397	\$ 977,498	\$ 1,005,413
Village of Buffalo Grove Property Tax Share	\$ 70,329	\$ 72,438	\$ 74,612	\$ 76,850	\$ 79,155	\$ 81,530	\$ 83,976
Buffalo Grove Park District Prop. Tax Share	\$ 425,063	\$ 437,815	\$ 450,949	\$ 464,478	\$ 478,412	\$ 492,765	\$ 507,548
Vernon Area Library District Prop. Tax Share	\$ 26,277	\$ 27,065	\$ 27,877	\$ 28,713	\$ 29,575	\$ 30,462	\$ 31,376
Township of Vernon + Roads and Bridges	\$ 10,820	\$ 11,144	\$ 11,479	\$ 11,823	\$ 12,178	\$ 12,543	\$ 12,919
District #103 Property Tax Share	\$ 276,677	\$ 284,978	\$ 293,527	\$ 302,333	\$ 311,403	\$ 320,745	\$ 330,367
District #125 Property Tax Share	\$ 261,221	\$ 269,057	\$ 277,129	\$ 285,443	\$ 294,006	\$ 302,826	\$ 311,911
Prop							

Attachment: Plan Set (22771-22825 N. Prairie Road - Prairie Pointe Townhomes - Projades LLC)

Table 3
Estimated Household Income

Type of Unit	# of Units	Sale Price	Est. Household Income	Total Income
3 BR & 4 BR	41	\$ 575,000	\$ 190,000	\$ 7,790,000
Total	41		190,000	\$ 7,790,000
Weighted Avg. Household Income			\$	190,000

Table 4: Estimated Per Household Spending & Sales Tax Revenue

Type of Spending	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Household Income	190,000	195,700	201,571	207,618	213,847	220,262	226,870	233,676	240,686	247,907	255,344
20% Convenience Goods	38,000	39,140	40,314	41,524	42,769	44,052	45,374	46,735	48,137	49,581	51,069
10% Comparison Goods	19,000	19,570	20,157	20,762	21,385	22,026	22,687	23,368	24,069	24,791	25,534
70% Local Spent Convenience Goods	26,600	27,398	28,220	29,067	29,939	30,837	31,762	32,715	33,696	34,707	35,748
30% Local Spent Comparison Goods	5,700	5,871	6,047	6,229	6,415	6,608	6,806	7,010	7,221	7,437	7,660
Taxable Share Convenience Goods	532	548	564	581	599	617	635	654	674	694	715
Taxable Share Comparison Goods	114	117	121	125	128	132	136	140	144	149	153
Total Sales Tax Rev. per Household	646	665	685	706	727	749	771	794	818	843	868
Total Sales Tax Generated by Project	12,920	27,281	28,099	28,942	29,810	30,705	31,626	32,574	33,552	34,558	35,595

Table 5
Estimated Village of Buffalo Grove Cost and Net Revenue

Year	2023	2024	2025	2026	2027	2028	2029
<i>Village of Buffalo Grove Total Revenue</i>	-	140,159	141,146	47,184	138,646	141,394	144,266
<i>New Residents Added</i>	0	0	0	110	110	110	110
<i>Additional Municipal Cost</i>				116,402	119,894	123,491	127,196
Village of Buffalo Grove Net Revenue	0	140,159	125,000	-69,218	18,752	17,903	17,070

	2030	2031	2032	2033	2034	2035	2036
<i>Village of Buffalo Grove Total Revenue</i>	147,143	150,147	153,242	156,428	159,711	163,092	166,575
<i>New Residents Added</i>	110	110	110	110	110	110	110
<i>Additional Municipal Cost</i>	131,012	134,942	138,991	143,160	147,455	151,879	156,435
Village of Buffalo Grove Net Revenue	16,131	15,205	14,251	13,268	12,256	11,213	10,140

School District Net Revenue
Table 6

District #103	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Property Tax Revenue	18,275	707,260	728,478	750,332	772,842	796,027	819,908	844,505	869,841	895,936	922,814
School Share @35.8%	6,542	253,199	260,795	268,619	276,677	284,978	293,527	302,333	311,403	320,745	330,367
Additional per Student Cost	21,104	21,737	22,389	23,061	23,753	24,465	25,199	25,955	26,734	27,536	28,362
Less 11 Students Cost	105,520	239,108	246,282	253,670	261,280	269,119	277,192	285,508	294,073	302,895	311,982
School Donation (2025)	52,305										
Net Revenue	-46,673	14,091	14,513	14,949	15,397	15,859	16,335	16,825	17,330	17,850	18,385

District #125	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Property Tax Revenue	18,275	707,260	728,478	750,332	772,842	796,027	819,908	844,505	869,841	895,936	922,814
School Share @ 33.8%	6,177	239,054	246,225	253,612	261,221	269,057	277,129	285,443	294,006	302,826	311,911
Additional per Student Cost	26,417	27,210	28,026	28,867	29,733	30,625	31,543	32,490	33,464	34,468	35,502
Less 6 Students Cost	79,251	163,257	168,155	173,199	178,395	183,747	189,260	194,937	200,786	206,809	213,013
School Donation (2025)	14,301										
Net Revenue	-58,773	75,797	78,071	80,413	82,825	85,310	87,869	90,505	93,221	96,017	98,898

Table 7
Estimated Project Tax Revenue

Year	2024	2025	2026	2027	2028	2029	2030	2031
Total Tax & Fee Revenue	142,226	351,341	50,230	781,545	803,581	826,278	849,656	873,736
Village of Buffalo Grove Costs	-	-	116,402	119,894	123,491	127,196	131,012	134,942
District #103 Costs	0	0	105,520	239,108	246,282	253,670	261,280	269,119
District #125 Costs	0	0	79,251	163,257	168,155	173,199	178,395	183,747
Total Public Costs	-	-	301,173	522,259	537,928	554,065	570,687	587,808
Net Revenue	142,226	351,341	(250,943)	259,286	265,653	272,213	278,969	285,928
Cumulative Net Revenue	142,226	493,567	242,624	501,910	767,563	1,039,776	1,318,745	1,604,673
Net Present Value of Net Revenue	1,991,859							

Year	2032	2033	2034	2035	2036
Total Tax & Fee Revenue	898,538	924,083	950,397	977,498	1,005,413
Village of Buffalo Grove Costs	138,991	143,160	147,455	151,879	156,435
District #103 Costs	277,192	285,508	294,073	302,895	311,982
District #125 Costs	189,260	194,937	200,786	206,809	213,013
Total Public Costs	605,443	623,605	642,314	661,583	681,430
Net Revenue	293,095	300,478	308,083	315,915	323,983
Cumulative Net Revenue	1,897,768	2,198,246	2,506,329	2,822,244	3,146,227

**DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS
AND EASEMENTS FOR PRAIRIE POINTE TOWNHOMES
HOMEOWNERS ASSOCIATION**

THIS DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR PRAIRIE POINTE TOWNHOMES HOMEOWNERS ASSOCIATION is made this ____ day of April, 2024 by Projades, LLC, an Illinois limited liability company ("Declarant"), as owner of the real property located in Buffalo Grove, Illinois and described in this Declaration.

WITNESSETH:

WHEREAS Declarant is the record owner of the real property subject to this Declaration (the "Property") which is legally described in Exhibit "A" attached hereto and made a part hereof by this reference; and

WHEREAS Declarant desires to subject the Property to the covenants, conditions, restrictions and easements hereinafter set forth for the benefit of each present and future owner thereof during the term of this Declaration; and

WHEREAS, the Property is being developed as a residential townhouse development, and this Declaration is for the benefit of the Property and for any and all subsequent owners thereof and shall inure to the benefit of and pass with the Property and each portion thereof and shall apply to and bind the successors in interest, and any owner thereof.

NOW, THEREFORE, the parties hereto hereby declare that the Property is and shall be held, transferred, sold and occupied subject to the covenants hereinafter set forth.

Property Addresses: 22771 N. Prairie Road & 22825 N. Prairie Road Lots 1-7, and Outlot A, Prairie View, IL 60069

Permanent Index No.: 15-21-200-014
15-21-200-032

Attachment: Plan Set (22771-22825 N. Prairie Road - Prairie Pointe Townhomes - Projades LLC)

ARTICLE 1

DEFINITIONS

The following words when used in this Declaration (unless the context shall prohibit) shall have the following meanings:

- 1.01 Architectural Control Committee. A committee of not fewer than three (3) nor more than five (5) Owners formed for the purposes hereinafter set forth in Article Seven.

- 1.02 Association. Prairie Pointe Townhomes Homeowners Association, an Illinois not for-profit corporation, and its successors and assigns.

- 1.03 Board. The Board of Directors of the Association, as constituted at any time or from time to time, in accordance with the applicable provisions hereof.

- 1.04 By-Laws. The By-Laws of the Association, as they may be amended from time to time, are contained in Article Five hereof.

- 1.05 Common Area. That portion of the Property intended to be devoted to the common use and enjoyment of the Owners and other parties described herein. The term "Common Area or Areas" is defined as a lot, parcel or area of real property, including landscaped real property, trees, and areas surfaced with walkways for the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the property, and the exterior elements of the Townhouse Structures. The Association is responsible for the administration, maintenance, repair and replacement of the Common Areas as set forth in Article 4 hereinbelow.

- 1.06 INTENTIONALLY OMITTED.

- 1.07 Deed. Each deed conveying a Townhouse to an Owner.

- 1.08 Developer. Projades, LLC.

- 1.09 Improvements. The Townhouse Buildings and other improvements constructed on the Property.

- 1.10 Inner Drive. That portion of the Common which shall contain easements for vehicular and pedestrian, ingress and egress, utility easements and landscaping, if any.

- 1.11 Prairie Pointe Townhomes of Buffalo Grove. The townhouse development constructed on the Property which is subject to this Declaration.

1.12 Occupant. Any person legally entitled to occupy and use any part or portion of a Townhouse.

- (a) Owner or Property Owner. The record owner other than the Developer, whether one or more persons or entities, of a fee simple title in any Townhouse.
- (b) Person. A natural person, firm, corporation, partnership, trustee or any legal entity, public or private.
- (c) Property. The real property situated in the Village of Buffalo Grove, Illinois and legally described in Exhibit "A" attached hereto.
- (d) Townhouse or Townhome. A residential attached single-family unit located on the Property designed and intended for independent residential use and such other uses permitted hereunder. Each Townhouse shall consist of a residential housing unit designed or intended for use as living quarters for a single family as constructed by Developer and the land on which such unit is located.
- (e) Townhouse Buildings. The structures are made up of the individual Townhomes. The Association has the exclusive responsibility to maintain the exterior elements of the Townhome structures, including the roof, gutters, downspouts, windows, doors and siding in order to ensure timely performance of maintenance, repairs and replacements and uniformity of quality, materials, and appearance.

ARTICLE 2

SCOPE OF DECLARATION AND CERTAIN PROPERTY RIGHTS

2.01 Property Subject to Declaration. Projades, LLC, as the owner of fee simple title to the Property, expressly intends to and, by recording this Declaration, does hereby subject and submit the Property to the provisions of this Declaration.

2.02 Conveyances Subject to Declaration. All easements, covenants, conditions, restrictions, reservations, liens, charges, rights, benefits, and privileges which are granted, created, reserved or declared by this Declaration shall be deemed to be covenants appurtenant, running with the land and shall at all times inure to the benefit of and be binding on any Person having at any time any interest or estate in a Townhouse, and their respective heirs, successors, personal representatives or assigns. Reference in any deed of conveyance, lease, mortgage, trust deed, other evidence of obligation, or other instruments to the provisions of this Declaration shall be sufficient to create and reserve all of the easements, covenants, conditions, restrictions, reservations, liens, charges, rights, benefits and privileges which are granted, created, reserved, or declared by this Declaration, as fully and completely as though they were set forth in their entirety in any such document.

2.03 Developer's Reserved Rights. Notwithstanding any provision herein to the contrary, until such time as Developer is no longer vested with or controls title to a Townhouse in

Prairie Pointe Townhomes Homeowner's Association: (i) Developer and its agents shall have the right to place and maintain on the Property model Townhomes, sales offices, advertising signs, parking spaces, and lighting in connection therewith, at such locations and in such forms as Developer may determine, in its discretion, to be used by Developer in connection with the promotion, sale, or lease of the Townhomes or of Improvements constructed or to be constructed on any part of the Property; and (ii) Developer, its agents and contractors, shall have the right to enter upon the Property for the purpose of completing construction of Improvements thereto and in connection therewith may store construction equipment and materials in appropriate areas in Townhomes owned by Developer without payment of any fee or charge whatsoever.

2.04 Separate Mortgages. Each owner shall have the right, subject to the provisions herein, to make a separate mortgage or encumbrance or other lien on his respective Townhouse. No Owner shall have the right or authority to make or create, or to cause to be made or created, any mortgage or encumbrance or other lien on or affecting any other part of the Property.

2.05 Separate Real Estate Taxes. Real estate taxes, special assessments and any other special taxes or charges of the State of Illinois or any duly authorized subdivision or agency thereof, are to be separately taxed to each Owner for his Townhouse.

2.06 Exclusion. The Townhomes which are subjected to this Declaration are considered to be FEE SIMPLE UNITS and the purpose of this Declaration is limited to the matters set forth herein as they relate to easements, party walls maintenance, repair and replacements, and restrictions. The Association shall also be responsible for the repair and replacement of the exterior elements of the Townhome Buildings as set forth in Article Four herein.

ARTICLE 3

EASEMENTS

3.01 Easement for Unintentional Encroachments. In the event that, by reason of construction, settlement or shifting any Townhome which is not owned by the Owner of said Townhome so encroaching, or said encroachment occurs upon any portion of the Common Area, or if by reason of the design or construction thereof, any pipes, conduits, ducts or other utility facilities serving more than one Townhome encroach or shall hereinafter encroach upon any part of any Townhome or, if by reason of the design or the construction of any Townhome it shall be necessary or advantageous for any Owner to occupy or use any portion of the Common Area for any reasonable use appurtenant to said Townhome, valid easements for the maintenance of such encroachment and for such use of the Common Area are hereby established and shall exist for the benefit of the Owner of the Townhome so encroaching; provided, however, that in no event shall a valid easement for any encroachment or use of the Common Area be created in favor of any owner if such encroachment or use is detrimental to or materially interferes with the reasonable use and enjoyment of the Townhome or Common Area burdened thereby or such encroachment results from the willful conduct of the Owner of the Townhome so encroaching.

3.02 Blanket Easement/Utility Easements. There shall be Blanket Easement granted and established for the provision of utilities as shown in Oulot A on the Plat of Subdivision. The Village of Buffalo Grove, ATT, Commonwealth Edison Company, North Shore Gas, all other public utilities serving the Property (including any utility company providing cable, microwave or other satellite television service) and their respective successors and assigns are hereby granted the right to lay, construct, renew, operate and maintain conduits, cables, pipes, mains, sanitary and storm sewers and services, drainage way sand sewages, ducts, wires, street lights and other equipment into and through the Common Area or other areas of the Property designated on the grant of easement made pursuant to this Declaration for the purpose of providing the Townhomes with such utilities.

[An easement is hereby reserved for and granted to North Shore Gas, its successors and assigns ("North Shore"), to install, operate, maintain, repair, replace and remove facilities used in connection with the transmission and distribution of natural gas in, over, under, across, along and upon the surface of the Property, together with the right 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, and the right to remove obstructions, including but not limited to, trees, bushes, roots and fences, as may be reasonably required incident to the rights herein given, and the right to enter upon the property for all such purposes. Obstructions shall not be placed over North Shore facilities or in, upon or over the property identified on the Plat of Survey for utility purposes without the prior written consent of North Shore. After installation of any such facilities, the grade of the property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.]

3.03 Access Easements. Each Owner of a Townhome is hereby granted a perpetual nonexclusive easement for pedestrian access, ingress and egress over and across the Common Areas. The easements hereinabove granted in Section 3.02 shall benefit the Owners and other occupants, from time to time, of the Townhomes and their respective guests and invitees. The Association, through its Board, shall have the right to establish, and thereafter amend and modify, rules and regulations in respect to the exercise of the easement rights granted in Section 3.02 by the persons benefited thereby.

3.04 Village of Buffalo Grove Easements. A perpetual non-exclusive easement for ingress and egress over the Common Areas, its employees, and agents for purposes of providing the Owners and the Property with public services as shall be provided by The Village of Buffalo Grove, from time to time to the Owners. Further, a Stormwater Detention Easement as designated on the Plat of Subdivision is granted to the Village of Buffalo Grove whom shall have the right but not the obligation to perform maintenance should the HOA fail to do so, and the Village shall be reimbursed for any costs incurred.

3.05 Construction Easement. Declarant reserves for itself and each owner an easement and right to overhang and encroach upon, over and on any portion of adjacent Townhomes with a roof, portico, retaining wall or other projection appurtenance or fixture to any building situated on the Property as the same exists on

the date of the recording hereof , but not otherwise, together with the right to go upon each such portion of an adjacent Townhome for the purpose of reconstructing, repairing, maintaining, inspecting or replacing such roof, portico, retaining wall or other projection, appurtenance or fixture to any such building. In the event that, by reason of the construction, settlement or shifting of any building as originally constructed or as now existing, any part of a residential unit encroaches or shall hereafter encroach upon any part of or any Townhome, or, if by reason of the design or construction of utility and ventilation systems, any main pipes, ducts or conduits serving more than one Townhome encroach or shall hereafter encroach upon any part of any Townhome, valid easements for the maintenance of such encroachment, are hereby established and shall exist for the benefit of such Townhome, so long as all or any part of the building which such Townhome is located shall remain standing, provided, however, that in no event shall a valid easement for any encroachment be created in favor of any Owner if such encroachment or use is detrimental to or interferes with the reasonable use and enjoyment of the adjacent Townhomes by the other Owners and if it occurred due to the willful conduct of any Owner.

3.06 General Provisions. All easements described in this Declaration are perpetual nonexclusive easements appurtenant, running with the land. They shall at all times inure to the benefit of and be binding on the Developer, the Owners, the entities referenced herein and the mortgagees from time to time of any Townhome and their respective heirs, administrators, executors, personal representatives, successors and assigns.

ARTICLE 4

USE, OCCUPANCY AND MAINTENANCE OF THE PROPERTY

4.01 General Maintenance Repair and Replacement of Townhouses. The Association shall furnish and be responsible, at the Association's expense, for all of the maintenance, repairs and replacements for the exterior of each Townhouse Building and the other Improvements located on the property and shall keep the Townhouse Buildings and other Improvements in good condition and repair. This obligation shall include the maintenance, repairs and replacements of all exterior surfaces of the Townhouse Buildings (including footings, foundations, windows, doors, siding, brick cladding, roof, gutters, downspouts, chimneys, patios, stoops, exterior lighting) and any other Improvements located on the Townhouse property, excluding those portions which are the responsibility of the Townhome owners. Other Improvements include the water and sanitary sewer lines from each Townhome Exterior to the point where such lines connect into the water and sewer lines owned and operated by the Municipality, all paved areas (including sidewalks, walkways and parking lot striping), the trash enclosures, fences, landscaping and irrigation equipment, and all exterior lighting. In addition, the Homeowners Association shall mow, care for, remove rubbish, water plants and shall maintain grass, shrubs, trees, and/or flowers as well as existing plant material to be preserved in and upon the common areas of the development as shown on the Plat of Subdivision, furnish and be responsible for snow removal, and shall maintain, repair, clean and replace any

subdivision entrance monuments, and any electrical systems and sprinkling systems for said areas and perform such maintenance and restoration as is needed for the natural areas. The owners shall be responsible for insuring their property and for maintaining all other aspects of the individual townhome units, including, without limitation, party walls, the interior areas of the Townhomes, which includes all interior wall and ceiling surfaces, flooring, plumbing and electrical supply components and fixtures and equipment, heating, ventilating and air conditioning systems, furnaces and air conditioning equipment, kitchen and bathroom cabinets, fixtures, household appliances, window washing and window screens. In the event any Townhouse is damaged or destroyed, the Owner shall replace, repair and/or restore the Townhouse to substantially the same condition and appearance as existed prior to such damage or destruction, but subject to the supervision of the Architectural Control Committee to ensure uniformity and standard quality of appearance and materials.

4.02 Party Walls and Shared Facilities. To the extent not inconsistent with the provisions of Section 4.01 and this Section 4.02, the general rules of law regarding party walls and of liability for property damage due to negligent or willful acts or omissions shall apply to all party walls and other shared facilities such as roofs. If a party wall or shared facility is destroyed or damaged by fire or other casualty any Owner who has used the party wall or shared facility may restore it, and if the other Owner thereafter makes use of the party wall or shared facility, the other owner shall contribute to the cost of restoration thereof in proportion to such use without prejudice, however, to the right of the Owner who restores such party wall or shared facility to call for a larger contribution from the other Owner under any rule of law regarding liability for negligent or willful acts or omissions. An Owner who, by his negligent or willful act, causes any party wall to be exposed to the elements, or any roof or ancillary structure to be damaged shall bear the entire cost of repair and restoration and of furnishing the necessary protection against such elements. The right of any Owner to contribution from any other Owner under this Section 4.02 shall be appurtenant to and run with the Townhouse owned by the Owner entitled to contribution and shall pass to the successors in title of such Owner entitled to such contribution. If either party sharing said party wall shall neglect or refuse to pay his share as aforesaid, the other party may have the party wall repaired or rebuilt and, in addition to any other remedy available to him by law, shall be entitled to have a mechanic's lien on the premises of the party so failing to pay in the amount of such defaulting party's share of the repair or rebuilding cost. Any repairing or rebuilding done hereunder shall be performed timely and in a good and workmanlike manner, and to the extent possible, accomplished without interruption to the normal usages of the Townhomes which share said party wall.

4.03 Utility Service. The Townhomes are served by individual water, gas and electric meters and the Owners shall bear all the costs of such separately metered utilities. The Association shall bear the cost of utility charges for the common elements.

4.04 Architectural Control. From and after the construction by Developer of any Townhouse or other Improvements, no building, fence, wall or other structure shall be

commenced, erected or maintained upon the Property, nor shall any exterior addition to or change or alteration to the exterior of a Townhouse be made (including, but not limited to, change of color, patios, windows, doors, storm doors and screens), until the plans and specifications showing the nature, kind, shape, height, materials, color and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Developer, or to the Architectural Control Committee if one has been established. Notwithstanding the foregoing, no chain link fence of any kind shall be installed, erected or maintained upon the Property. In the event the Developer fails to approve or disapprove such design and location within forty-five (45) days after said plans and specifications have been submitted to it, approval will not be required and this Section 4.04 will be deemed to have been fully complied with. All such plans shall be submitted to the Developer prior to submitting same to the Village of Buffalo Grove, if applicable.

4.05 Extinguishment of Rights. The rights set forth in Section 4.04 shall vest solely in the Developer until such time as: (i) the Developer voluntarily relinquishes such rights in favor of the Architectural Review Committee; or (ii) all Townhouses have been deeded to Owners other than the Developer, whichever event shall first occur. After the Developer no longer has such right, the powers and authority granted in Article Four shall vest in the Architectural Review Committee.

4.06 Residential Use Only. Townhouses shall be used only as a residence and no industry, business, trade, occupation or profession of any kind shall be conducted, maintained or permitted on any part of the Property except as permitted by law; provided, however, that no owner shall be precluded, with respect to his Townhouse from: (i) maintaining a personal professional library; (ii) keeping his personal business records or accounts therein; or (iii) handling his personal business or professional calls or correspondence therefrom. The foregoing notwithstanding, nothing in this Declaration shall be deemed to prohibit any person from working remotely from home so long as said work from home activities do not detract from the residential character of the Townhomes.

4.07 Decorating. Each Owner shall furnish and be responsible for, at his own expense, all of the decorating of the interior of his own Townhouse from time to time, including painting, wallpapering, washing, cleaning, paneling, floor covering, draperies, window shades, curtains, lamps and other furnishings and interior decorating, and shall be responsible for doing all such work in accordance with all applicable codes, laws and regulations.

4.08 No Signs. Owners shall not cause or permit anything to be placed on the outside walls of a Townhouse and no sign, awning, canopy, shutter, or antenna shall be affixed to or placed upon the exterior walls or roof or any part thereof without the prior consent of the Developer or the Architectural Review Committee, as applicable.

4.09 Pets. No animals of any kind shall be raised, bred, or kept in any Townhouse, except that dogs, cats, or other household pets may be kept in

Townhouses; provided, they are not kept, bred or maintained for any commercial purpose and provided such pets shall not be permitted to disturb the peaceful use and enjoyment of other Townhomes by Owners and Occupants in the development.

4.10 Proscribed Activities. No illegal, noxious or offensive activity shall be carried on in any Townhome nor shall anything be done therein, either willfully or negligently, which may be or become an annoyance or nuisance to the other Owners or occupants.

4.11 No Unsightly Uses. No clothes, sheets, blankets, laundry of any kind or other articles shall be hung out or exposed on any part of the Property. The Townhomes shall be kept free and clean of rubbish, debris, and other unsightly material. No temporary building, trailer, garage or building in the course of construction or other temporary structure situated on the Property shall be used, temporarily or permanently, as a residence.

4.12 Operation of Equipment. No owner shall overload the electrical wiring in any Townhome or operate any machines, appliances, accessories or equipment in such manner as to cause an unreasonable disturbance to others.

4.13 Trash. No lumber, metals, bulk materials, refuse or trash shall be kept, stored or allowed to accumulate, except building materials during the course of construction of any approved structure, on the Property. If trash or other refuse is to be disposed of by being picked up and carried away on a regular and recurring basis, containers shall be stored in such a manner so that they cannot be seen from adjacent and surrounding property.

4.14 Pipes. No water pipes, sewer pipes or drainage pipes shall be installed or maintained on the Property above the surface of the ground, except hoses and moveable pipes used for irrigation purposes and sump pump discharges.

4.15 Flagpoles. No flagpoles shall be installed upon any portion of any Townhome.

4.16 Parking Restrictions, Recreational Vehicles and Use of Garages. The Garages are to be used exclusively for the parking of vehicles owned and operated by the Owners or tenants, and the exterior parking spaces are not to be used for parking or storage, other than temporary parking for visitors. No vehicles of any kind may be kept, used or stored in or on the Townhouse unless they are in working order and are used and owned by the Owners or tenants. No exterior parking space may be used for the parking or storage of any motor vehicle, or for the storage of any property, other than with the express written permission of the Board. No trailers, boats, motor homes or other recreational vehicles shall be placed or parked upon any portion of any Townhouse. No commercial vehicles shall be permitted unless they may be and are parked in the garage of the Townhouse. No vehicles shall be parked in a manner which blocks or impedes pedestrian traffic along any sidewalk area. The Board is hereby granted authority to employ a towing company to remove vehicles violating

the foregoing parking restriction at the expense of the Owner of the Townhome violating the parking restriction or the Owner of such vehicle.

4.17 Advertising by Owner. No sign or other advertising device of any nature shall be placed upon any Townhouse except name and address plates, none of which shall exceed 120 square inches, without the prior written consent of the Developer or the Architectural Review Committee. The Developer may establish other criteria with respect to form and location of such signs. Notwithstanding the foregoing, the Developer reserves the right to erect such signs, whose size and design shall not be subject to the foregoing restrictions, as it may deem necessary on Townhouses until all Townhouses proposed to be built on the Property are sold by the Developer.

4.18 Drainage. No person shall obstruct, alter or in any way modify the established drainage pattern from on or over a Townhome, nor shall any person obstruct, alter or in any way modify any drainage devices and/or facilities now installed or to be installed by Developer. Developer reserves the right, but not the obligation, to enter upon any Townhouse to correct, as it may deem necessary, any drainage condition.

4.19 Landscaping and Snow Removal. The Association shall furnish and be responsible for the landscaping and snow removal for the Common areas and for snow removal of the steps and walkways which are appurtenant to the Townhomes, and which are not located on the Common Areas.

4.20 Outlot A. The Association shall maintain, repair, clean, mow, care for, remove rubbish, water plants and shall maintain grass, shrubs, trees, and/or flowers as well as existing plant material to be preserved in and upon Outlot A as shown on the Plat of Subdivision.

4.21 The Association shall own and maintain all stormwater infrastructure within the development with the exception of storm sewer connected to Prairie Road. This includes deed restricted stormwater detention areas/facilities listed in Article 8 and as shown on the Plat of Subdivision.

ARTICLE 5

ADMINISTRATION

5.01 Association. The Association has been or will be formed as an Illinois not-for-profit corporation under the General Not-For-Profit Corporation Act of the State of Illinois having the name "Prairie Pointe Townhomes Homeowners Association" (or one similar thereto) and shall, to the extent hereafter provided and subject to the limitations hereafter contained, be the governing body of the use, maintenance and repair of the Common Area. The Association shall not be deemed to be conducting a business of any kind, and all funds received by it shall be held and applied by it in trust for the use and benefit of owners in accordance with the provisions of this Declaration.

5.02 Membership. Every Owner of a Townhome shall be a member of the Association and such membership shall automatically terminate when he or she ceases to be an Owner. Membership is appurtenant to and shall not be separated from ownership of a Townhome. Each Owner by acceptance of a deed or other conveyance of a Townhome thereby becomes a member, whether or not this declaration of such membership is made a part of, incorporated by reference or expressed in said deed or conveyance. Continuing membership in the Association shall be compulsory and no owner of any interest in a Townhome shall have any right or power to disclaim, terminate, or withdraw from his or her membership in the Association or any of the obligations as such member, any such purported disclaimer, termination or withdrawal being null and void. There shall be one person with respect to every Townhome who shall be entitled to vote at any meeting of the Members. Such person shall be known as a "voting member." Such voting member may be the Owner or one of the groups comprising Owner of a Townhome or may be some person designated by such Owner to act as proxy on his or her behalf and who need not be an Owner. Such designation shall be made in writing to the Board and shall be revocable at any time by notice to the Board by the Owner.

5.03 Voting Rights. A voting member, including the Developer, shall be entitled to one vote for each Townhome owned by him or her.

5.04 Qualifications of Board. For a period commencing on the date this Declaration is executed and ending upon the qualification of the Board elected at the initial meeting of voting members, the Developer shall have the right to designate and select the persons who shall serve as members of the Board or elect to exercise itself the powers of the Board as provided herein. Except for directors so designated by Developer, each member of the Board shall be one of the Owners and shall reside in a Townhouse; provided, however, that in the event an Owner is a corporation, partnership, trust or other legal entity other than a natural person, then any designated agent of such corporation, trust, partnership or other legal entity, shall be eligible to serve as a member of the Board, so long as any such agent (other than a person designated by Developer) resides in a Townhouse.

5.05 Election of the Board. The initial Board designated by the Developer shall consist of three directors who shall serve without compensation. Such initial Board shall serve for a period commencing on the date the Association is formed by the filing of the Articles of Incorporation therefor in the office of the Secretary of State of Illinois and ending upon the qualification of the Board elected at the initial meeting of voting members held as provided in Section 5.06 hereof. At the initial meeting held as provided in Section 5.06 hereof, the voting members shall elect five (5) Board members who shall serve until the first annual meeting. In all elections for members of the Board, each voting member shall be entitled to vote on a non-cumulative voting basis and the candidates receiving the highest number of votes with respect to the number of offices to be filled shall be deemed to be elected except as otherwise provided herein. Each voting member shall be entitled to cast the number of votes equal to the positions on the Board being filled by such election. Members of the Board elected at the initial meeting shall serve until the first annual meeting. At the

first annual meeting of the voting members, five (5) Board members shall be elected. The election as between candidates receiving the same number of votes shall be determined by lot. All Board members shall serve in office for a term of one (1) year and may be re-elected to office upon the expiration of their terms. The Board shall act by majority vote of those present at its meeting when a quorum exists. Meetings of the Board may be called, held and conducted in accordance with such regulations as the Board may adopt. Four (4) members of the Board shall constitute a quorum.

5.06 Meetings of Voting Members.

- (a) Meetings of voting members shall be held at such places and times as shall be designated in any notice of a meeting by the Board. The presence in person or by proxy at any meeting of the voting members having a majority of the total votes shall constitute a quorum. Unless otherwise expressly provided herein, any action may be taken at any meeting of the voting members at which a quorum is present upon the affirmative vote of the voting members having a majority of the total votes present at such meeting. In the event that a quorum is not present at any meeting of the voting members, another meeting may be called by notice from the Board and the required quorum at such subsequent meeting shall be one-half (2) of the required quorum of the preceding meeting; provided that no such subsequent meeting shall be held more than sixty (60) days following the preceding meeting.
- (b) The initial meeting of voting members shall be held upon not less than twenty-one (21) days written notice from the Developer. Such notice must be given no later than sixty (60) days after the sale and conveyance of title to seventy-five (75%) percent of the total number of Townhouses which may be constructed by Developer on the Property, or 3 years after the recording of the declaration, whichever is earlier. Such notice may, at the discretion of the Developer, be given earlier. Thereafter, there shall be an annual meeting of the voting members on the second Tuesday of October of each succeeding year thereafter, or at such other reasonable date and at such time, and at such place, as may be designated by written notice from the Board.
- (c) Special meetings of the voting members may be called at any time for any reasonable purpose on not less than ten (10) days' notice from a majority of the Board or the voting members holding one-fourth (1/4) of the total votes.
- (d) Notices of meetings may be delivered personally or by mail to the voting members, addressed to each such voting member at the address given by him to the Board, or if no address shall be given, addressed to such voting member to the address of his Townhouse.

5.07 General Powers of the Board. The Board shall have the following powers subject to the provisions of this Declaration:

- (a) To adopt rules and regulations governing the use, maintenance and administration of the Common Areas and for the health, comfort, safety and general welfare of the owners and occupants thereof.

- (b) To provide for maintenance, repair and replacement with respect to the Common Area on the terms provided for herein, as well as the exterior of the Townhome Buildings as set forth in Section 4.01.
- (c) To enter into contracts on behalf of, and to purchase or secure in the name of the Association any materials, supplies, insurance (including directors and officers liability insurance), equipment, fixtures, labor, services (including the services of accountants and attorneys) required by the terms of the Declaration, or which in its reasonable opinion shall be necessary or proper for the operation or protection of the Association and its members and for the enforcement of the provisions of this Declaration.
- (d) To enter upon, and to have its contractors, subcontractors and agents enter upon, any Townhouse as may be required to exercise all of the rights and obligations granted to or imposed upon its pursuant to this Declaration or to correct any condition that in the Board's judgment is a nuisance or is damaging to any Owner or Occupant.
- (e) To enter into contracts, maintain one or more bank accounts (granting authority as the Board shall desire to one or more persons to draw upon such accounts), and generally, to have all the powers necessary and incidental to the operation and management of the Association.
- (f) To adjust the amount, collect and use any insurance proceeds to repair damaged or replace lost property; and if proceeds are insufficient to repair damaged or replace lost property, to assess the appropriate Members as provided herein in proportionate amounts to cover the deficiency.
- (g) To take such action as may be required to enforce the provisions of this Declaration and the rules and regulations made hereunder.
- (h) To grant non-exclusive easements in respect to, and to dedicate to or as directed by governmental authorities, portions of the Common Area and to execute and cause to be recorded such instruments as may be required in respect thereto.
- (i) To borrow money in the name of the Association to provide for the maintenance, repair or replacement of the Common Area; provided, however, that the Board shall not secure any such borrowings by encumbering the Common Area with a mortgage or trust deed without the affirmative vote of at least 66 2/3% of the votes of all the voting members of the Association. The Board shall, however, have the power to secure such borrowings by pledging and granting a security interest in the assessments due the Association hereunder.
- (j) To enter into a contract for the management of the Property with a manager or management company on such reasonable terms as the Board shall determine; provided, that any such contract shall be cancelable by the Association at the end of two (2) years from the date of recording of this Declaration.

- (k) To have standing and capacity to act in a representative capacity in relation to matters involving the Common Area of the Association on behalf of the Owners as their interests may appear.
- (l) To exercise any and all powers, rights and authorities provided in the Illinois General Not-For-Profit Corporation Act, as amended from time to time.

5.08 Meetings of the Board. The Board shall meet quarterly on the first Tuesday of January, April, July and October during the first year following the initial meeting of voting members held as provided in Section 5.06 hereof. Thereafter, meetings shall be scheduled by the Board at such times as its members shall determine to be necessary to satisfy the duties, obligations and requirements of the Board created by this Declaration. Meetings of the Board shall be open to all Owners, except for the portion of any meeting held: (a) to discuss litigation when an action against or on behalf of the Association has been filed and is pending in a court or administrative tribunal, or when the Board finds that such an action is probable or imminent; (b) to consider information regarding appointment, employment or dismissal of an employee; or (c) to discuss violations of rules and regulations of the Association or unpaid common expenses owed to the Association. Any Owner may record the proceeds at meetings required to be open, by tape, film or other means; provided, that the Board may prescribe reasonable rules and regulations to govern the right to make such recordings. Notice of such meetings shall be mailed or delivered at least 48 hours prior thereto, unless a written waiver of such notice is signed by the persons entitled to such notice before the meeting is convened.

5.09 Notice of Board Meeting Concerning Budgets or Assessments. Each owner shall be given written notice, mailed, or delivered no less than ten (10) and more than thirty (30) days prior to any meeting of the Board, concerning the adoption of the proposed annual budget or any increase, or establishment of an assessment.

5.10 Annual Accounting. The Board shall annually supply to all Owners an itemized accounting of the common expenses for the preceding year actually incurred or paid, together with a tabulation of the amounts collected pursuant to the budget or assessment. This accounting shall show the net excess or deficit of income over expenditures.

5.11 Proposed Budget. Each Owner shall be given, at least ten (10) days prior to the adoption by the Board, a copy of the proposed annual budget.

5.12 Insurance on Common Area. The Board shall have the authority to and shall obtain insurance for the Common Areas as follows:

- (a) Comprehensive General Liability insurance covering bodily injury and property damage insuring against hazards of premises/operation, death, personal injury liability, independent contractors and other extensions as deemed necessary by the Board. Such insurance shall provide limits of liability as deemed desirable by the Board, but in no

event for less than One Million Dollars (\$1,000,000). Such policy shall be endorsed to cover cross-liability claims of one insured against the other;

- (b) Worker's Compensation and Employer Liability (minimum amount \$100,000) as necessary to comply with applicable laws;
- (c) fidelity bond insurance covering any officer, director, managing agent or other person who handles or are responsible for funds of the Association, in an amount necessary to comply with the insurance requirements of the Federal National Mortgage Association; and
- (d) such other insurance in such amounts as the Board shall deem desirable.

The premiums for all of the insurance coverages described in this Section 5.12 shall be paid from the assessments described herein.

5.13 Liabilities. Neither the Developer, its officers, directors, shareholders or attorneys, the Board, the Association, members of the Board, officers of the Association, the Architectural Control Committee, the agents (including any management agent), and employees of any of them (collectively the "Protected Parties") shall be liable to the Owners or any other person for any mistake of judgment for any acts or omissions of any nature whatsoever in their respective positions, except for such acts or omissions found by a court of competent jurisdiction to constitute willful misfeasance, gross negligence, fraud or as otherwise provided in this Declaration. All owners, jointly and severally, shall indemnify, hold harmless, protect and defend any and all of the Protected Parties against all claims, suits, losses, damages, costs and expenses, including, without limitation, attorneys' fees and amounts paid in reasonable settlement or compromise incurred in connection therewith.

5.14 Books and Records. The Board shall maintain the following records of the Association available for examination and copying during normal business hours by any Owner or their mortgagees and their duly authorized agents or attorneys:

- (a) Copies of the recorded Declaration, other duly recorded covenants and any amendments, articles of incorporation of the Association, annual reports and any rules and regulations adopted by the Association or its Board. Prior to the organization of the Association, the Developer shall maintain and make available the records set forth in this subparagraph for examination and copying.
- (b) Records of the receipts and expenditures affecting the Common Areas, specifying and itemizing the maintenance and repair expenses of the Common Areas and any other expenses incurred, and copies of all contracts, leases, or other agreements entered into by the Association; and
- (c) The minutes of all meetings of the Association and the Board. The Association shall maintain these minutes for a period of not less than three (3) years.

A reasonable fee may be charged by the Association or its Board for the cost of copying.

5.15 Documents Availability Upon Resale. In the event of any resale of a Townhouse by an Owner other than the Developer, such, Owner may obtain from the Board and shall make available for inspection to the prospective purchaser, upon demand, the following:

- (a) a copy of this Declaration and any other rules and regulations of the Association;
- (b) a statement of any capital expenditures anticipated by the Association within the current or succeeding two (2) fiscal years;
- (c) a statement of the status and amount of any reserve for replacement fund and any portion of such fund earmarked for any specified project by the Board ;
- (d) a copy of the statement of financial condition of the Association for the last fiscal year for which such statement is available;
- (e) a statement of the status of any pending suits or judgments in which the Association is a party;
- (f) a statement setting forth what insurance coverage is provided for all Owners by the Association; and
- (g) an officer of the Association or such other party designated by the Board shall furnish the above information when requested to do so in writing and within thirty (30) days of the request.

A reasonable fee covering the direct out-of-pocket cost of providing such information and copying may be charged by the Association or its Board to an Owner for providing such information.

5.16 Officers and their Duties. The officers of the Association shall be a President, a Vice President, a Secretary, a Treasurer and such other officers as the Board shall see fit. All such officers shall be selected from members of the Board. The officers of the Association shall be elected annually by the Board at the regular annual meeting of the Board. If the election of officers shall not be held at such meeting, such election shall be held as soon thereafter as is convenient. Vacancies may be filled, or new offices created and filled by any meeting of the Board. Each officer shall hold office until his successor shall have been duly elected and shall have qualified. Any officer may resign at any time by giving written notice to the Board. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective. A vacancy in any office because of death, resignation, removal, disqualification or otherwise, may be filled by the Board for the unexpired portion of the term. The office of Vice President may be kept vacant for any period of time if the Board of Directors declines to fill such office during such period. Any one individual may hold more than one office; provided,

however, that no one; individual simultaneously may hold the offices of President and Secretary or President and Vice President.

The duties of the officers are as follows:

- (a) **President.** The President shall be the chief executive officer of the Association and shall, in general, supervise and control all of the business and affairs of the Association. He or she shall preside at all meetings of the members and of the Board of Directors; he or she may sign, with the Secretary or any other proper officer of the Association authorized by the Board of Directors, any deeds, mortgages, contracts, easements or other instruments which the Board of Directors has authorized to be executed and, in general, shall perform all duties incident to the office of president and such other duties as may be prescribed by the Board of Directors from time to time.
- (b) **Vice President.** In the absence of the President or in the event of the inability or refusal to act, the Vice President shall perform the duties of the President, and when so acting, shall have all the powers of, and be subject to, all the restrictions upon the President. Any Vice President shall perform such other duties as from time to time may be assigned by the President or by the Board.
- (c) **Treasurer.** The Treasurer shall keep the financial records and books of account of the Association and shall perform all duties incident to the office of treasurer and such other duties as from time to time may be assigned by the President or by the Board.
- (d) **Secretary.** The Secretary shall keep minutes of the meetings of the members and of the Board and, in general, perform all duties incident to the office of secretary and such other duties as from time to time may be assigned by the President or by the Board.

5.17 By-Laws. This Article Five shall constitute, and be deemed to be, the By-Laws of Prairie Pointe Townhomes Homeowners Association. Provisions of these By-Laws may be amended by affirmative vote of two-thirds (2/3) of Townhouse Owners in the manner set forth in Section 8.03 hereof.

ARTICLE 6

ASSESSMENTS

6.01 Personal Obligation. Each Owner (except for the Developer,) by acceptance of a deed for a Townhouse, whether or not it shall be so expressed in any such deed or other conveyance for such, Townhouse, hereby covenants and agrees to pay to the Association such assessments and fees as are levied pursuant to the provisions of this Declaration. Such assessments and fees, whether special or otherwise, not paid when due, together with interest thereon at the rate of ten (10%) percent per annum, late fees (as the Board shall, from time to time, determine), and costs of collection, including attorneys' fees incurred in respect thereto whether or not suit shall be instituted, shall be a charge and a continuing lien upon the Townhouse, against which such assessment is made. Furthermore, each such assessment, together

with such interest costs, late fees and other fees, shall be the personal obligation of the person who was the Owner of such Townhouse on the date upon which such assessment became due. No Townhouse or any interest therein may be transferred, sold or beneficial interest transferred (where title is held in land trust) by its Owner until such time as all outstanding assessments, together with any interest costs, late fees and other fees, are paid to the Association and any such transfer or sale in violation of this restriction shall be subject to the provisions hereof. The Developer, to the extent that it shall be an Owner of any Townhouses which are leased to any person, shall, as to each such leased Townhouse, be subject to the provisions of this Article from and after the first day of the month in which the Developer first receives rent for such Townhouse. Except as provided in the preceding sentence, the Developer shall not be liable for the payment of assessments hereunder, and portions of the Property owned by the Developer or Trustee shall not be subject to liens hereunder; provided, however, that the Developer shall pay the actual costs incurred by the Association attributable to the maintenance and repair of those portions of the Property owned by the Developer.

6.02 Purpose of Assessment. The assessments and fees levied by the Association shall be used for the following purposes: (a) paying the cost of maintenance, repair and insurance of the Common Area, easement and outlot areas, and the exterior maintenance, repair and replacement of the Townhome Buildings as described in Section 4.01, including the cost of labor, equipment, services (including electric utility charges, other utilities required by the association to serve common areas, security services, accountants, attorneys and other professional fees, licenses and permits) and the materials in connection therewith; (b) the establishment of such reasonable reserves, if any, as the Board deems appropriate; (c) the performance of the duties of the Board as set forth in this Declaration, including the enforcement of the provisions thereof; and (d) in general, carrying out the purposes of the Association as stated in this Declaration.

6.03 Annual Assessments. Each year, on or before December 1, the Board shall estimate the total amount (the "Aggregate Annual Assessment") necessary to provide the materials and services which will be required for the ensuing calendar year in the operation of the Association and shall notify each owner in writing as to the amount of the Aggregate Annual Assessment with a reasonable intention thereof and of the amount thereof allocable to such Owner. Except as provided in this Declaration, each Owner (with the exception of the Developer unless otherwise hereunder provided) shall be allocated that portion of the Aggregate Annual Assessment as shall be determined by dividing the Aggregate Annual Assessment by the total number of Townhouses on the Property. On or before January 1 of the ensuing year, and on the first day of each and every month of said year, each Owner shall be personally liable for and obligated to pay one twelfth (1/12) of the portion of the Aggregate Annual Assessment allocated to such owner unless it is determined by the Board that such payments shall be made on a different basis during the calendar year. Upon the creation of the Association, the Board shall determine an initial Aggregate Annual Assessment for the period commencing with the incorporation date of the Association and the end of the calendar year in which it is incorporated.

6.04 Special Assessments. In addition to the annual assessments authorized pursuant to Section 6.03, the Board may at any time or from time to time levy special assessments. Special assessments shall be levied for the purpose of defraying, in whole or in part, the cost incurred by the Association for any repair, replacement maintenance, service, labor, materials or capital improvement not provided for in the Aggregate Annual Assessment for the then current calendar year. Except for special assessments which in the aggregate shall not exceed in any one twelve-month period the sum of \$500.00 per assessed Townhouse, any special assessment shall first be approved by the affirmative votes of not less than one-half (1/2) of the votes cast at the annual or a special meeting of the Members called and held in accordance with the provisions hereof. Special assessments shall be allocated to each owner in the same manner as such Owner's respective share of the Aggregate Annual Assessment unless the Board shall determine that the benefits of any expense or any part thereof accrue to fewer than all of the Townhouses or to certain Townhouses in a greater degree than to other Townhouses, in which case the Board shall serve notice on the responsible parties of any such special assessment or part thereof, which notice shall consist of a written statement setting forth the reason therefor, the amount and date on which such assessment (or installment thereof) shall become due and payable. The Developer shall be liable for the payment of special assessments on only those Townhouses for which the Developer is obligated to pay a regular assessment.

6.05 Notice and Quorum. Written notice of any meeting called for the purpose of authorizing any special assessment requiring approval pursuant to Section 6.04 hereof shall be sent to all members not less than ten (10) days nor more than thirty (30) days in advance of the meeting. At such meeting, the presence in person or by proxy of Members entitled to cast at least one-half (1/2) of all the votes shall constitute a quorum.

6.06 Proof of Payment. Upon written demand of an Owner or mortgagee at any time, the Association shall furnish such owner or mortgagee a written certificate signed by an officer of the Association setting forth whether there are any unpaid annual or special assessments, interest, costs, late fees or other fees levied against such Owner's Townhouse. Such certificate shall be conclusive evidence of payment of any annual or special assessments interest, costs, late fees or other fees not stated therein as unpaid.

6.07 Nonpayment of Assessments. Any assessment which is not paid when due shall be deemed delinquent. If an assessment is not paid within ten (10) days after the delinquency date, such assessments shall bear interest at the rate provided in Section 6.01 from the delinquency date until paid, and the Board may impose a late fee as provided in Section 6.01. In the event of the failure of any Owner to pay any assessment, maintenance charge, interest charge, late fee or other fees or costs of collection, when due, the amount thereof shall constitute a lien on the Townhouse of such Owner. The Board shall, in the name of and on behalf of the Association have all rights and remedies to enforce such collections as shall from time to time be permitted by law, including bringing an action at law or in equity against such Owner and foreclosing the aforesaid lien. All expenses of the Association in connection with such

action or proceedings, whether or not suit shall be instituted, including attorneys' fees and court costs and other fees and expenses shall be charged to and assessed against such Owner (and shall constitute a personal liability of such Owner) and shall be added to and deemed part of his assessments, and the Association shall have a lien for all of the same upon the Townhouse of such Owner.

6.08 Subordination of Lien to Taxes and Mortgage. The lien of the assessments provided for herein shall be subordinate to: (a) taxes special assessments and special taxes theretofore or thereafter levied by any political subdivision or municipal corporation of this state and other state or federal taxes which by law are a lien on such Townhouse prior to preexisting recorded encumbrances thereof; and (b) the lien of any prior, recorded mortgage or trust deed on a Townhouse.

6.09 Exemption from Assessment on Townhomes Owned by Developer. In order that those Townhouses which are improved and conveyed or leased by Developer or its agents may, with reasonable promptness, receive the benefits of maintenance by the Association for the enjoyment of the residents of the Property, and also be subject to assessments therefor, and so as not to discourage the Developer from voting for such assessments at such times as the Developer may still own a substantial number of unoccupied Townhouses, and inasmuch as assessments levied against such Townhouses impose a burden on the Developer without the Developer desiring, or receiving the benefits of maintenance upon such Townhouses as may from time to time be provided by the Association, it is therefore expressly provided that no Townhouses owned by the Developer shall be subject to the assessments, charges and liens provided for herein until the date upon which such Townhouse shall be conveyed to a bona fide purchaser or leased to any person who shall have commenced to pay rental therefor or sold pursuant to an installment contract or articles of agreement for deed; provided, however, that each year, until the initial meeting of the elected Board pursuant hereto, the Developer shall contribute to the Association the amount, if any, by which the operating expenses of the Association incurred or paid during such year (exclusive of any amounts allocated to reserves) exceed the gross revenues of the Association during such year.

Upon the conveyance or leasing by Developer of a Townhouse which was theretofore entitled to the foregoing exemption from assessments, such Townhouse and the Owner thereof shall immediately become subject to the payment of all assessments and other charges and the liens provided for herein.

6.10 Initial Assessments. The Developer shall collect from each purchaser of a Townhouse, at the time of closing of the purchase thereof, the sum of Two Hundred Fifty and No/100 Dollars (\$250.00), which shall be utilized to fund the initial operating reserve for the Association.

6.11 Delay. The failure or delay of the Board to prepare or transmit to any owner an Aggregate Annual Assessment in respect of any calendar year shall not constitute a waiver or release in any manner of such Owner's obligation to pay the monthly assessments or special assessments whenever assessed, and in the absence of any

Aggregate Annual Assessment , unless otherwise determined by the Board, such Owner shall continue to pay to the Board the monthly assessments in the installments in force and effect as of the most recent Aggregate Annual Assessment until a new Aggregate Annual Assessment shall become effective.

6.12 Use of Funds. All funds collected by the Board hereunder shall be held and expended for the benefit of the Owners and the Association and for the purposes designated herein.

ARTICLE 7

ARCHITECTURAL CONTROL COMMITTEE

7.01 Membership. The Architectural Control Committee shall consist of not fewer than three (3) nor more than seven (7) Owners who shall be appointed by the Board. Until the initial meeting of voting members, the Developer shall act in lieu of the Architectural Control Committee.

7.02 Powers and Duties. The Architectural Control Committee shall have the following powers and duties:

- (a) to review requests by Owners for approval of any exterior addition to or modification or alteration to a Townhouse or either matter described in this Declaration as requiring approval of the Architectural Control Committee and, subject to final approval thereof by the Board, to render decisions thereon;
- (b) to propose to the Board rules, regulations and procedures concerning exterior maintenance, repair, landscaping, fences and the enforcement of the provisions of this Declaration in relation thereto; and
- (c) in the case of damage or destruction of any portion of the Common Elements or the Townhouse Buildings to review and approve repairs made by any owner;
- (d) the Architectural Control Committee shall have such other powers and duties as the Board shall from time to time delegate.

7.03 Procedures. Any matter requiring the approval of the Architectural Control Committee shall be submitted to the Architectural Control Committee in writing and, if approval of any alteration or addition, repair or replacement to a Townhouse shall be requested, shall include preliminary design drawings, plans and specifications, elevations, landscaping schemes and descriptive materials showing the size, color, design, configuration, height, shape and materials of such alteration or addition. Within a reasonable time, not exceeding thirty (30) days after receipt of all such items the Architectural Control Committee shall advise such Owner and the Board in writing:

- (a) whether such Owner's request has been approved or denied and if denied, the specific reasons therefor; or
- (b) whether the Architectural Control Committee requires additional information, plans or other materials to render a decision, in which case such additional items shall be furnished as expeditiously as possible.

If additional items shall be required pursuant to subsection (b) above, within a reasonable period of time not exceeding ten (10) days from the date of receipt of all such items, the Architectural Control Committee shall advise such Owner and the Board in writing whether such Owner's request has been approved or denied and if denied, the specific reasons therefor. If such Owner request for approval shall have been denied, such Owner shall have the right to appeal the decision of the Architectural Control Committee to the Board pursuant to Section 7.04 hereof.

7.04 Right of Appeal. Any adverse decision of the Architectural Control Committee may be appealed to the Board, which shall render a final decision as to the matter in question. An Owner desiring to appeal shall so advise the Board in writing. The Board shall consult with the Architectural Control Committee and such Owner, shall review the plans and other materials submitted by such Owner, and shall render a written decision as to the matter under consideration as expeditiously as practical. In rendering its decision, the Board shall take into consideration the criteria set forth in Section 7.05, the manner in which the Architectural Control Committee has applied such criteria to the matter under review, and such other factors as the Board deems relevant in respect to the overall enhancement and presentation of the value and desirability of the Property.

7.05 Review Criteria. In evaluating requests by Owners for approvals required of the Architectural Control Committee hereunder, the factors to be considered by the Architectural Control Committee shall include the following:

- (a) the architectural integrity and compatibility of any proposed exterior modification to a Townhouse with the design, color scheme and materials of such Townhouse as originally constructed;
- (b) the aesthetic effect of any proposed modification to exterior fences or exterior lighting; and
- (c) the Architectural Control Committee shall also consider such other factors as it deems relevant in assessing the overall effect of the Owner's request upon the maintenance and operation of the Property.

ARTICLE 8 RESTRICTED PROPERTY (WETLANDS) AREA

8.01 There are areas within the designated Area of Permanent Deed Restriction and Stormwater Detention Easement on the recorded Plat of Subdivision that is a Restricted Area.

8.02 The Restricted Area contains Waters of the United States under the regulatory jurisdiction of the Chicago District of the U.S. Army Corps of Engineers pursuant to Section 404 of the Clean Water Act (33 USC 1344).

ARTICLE 9

GENERAL

9.01 Amendment by Declarant or Developer. This Declaration may be amended by the Declarant or Developer in any manner prior to the conveyance by Declarant of any Townhouse, so long as in advance of any such amendment, the amendment is first approved by the Village of Buffalo Grove. The Declarant and Developer reserve the right to record a special amendment ("Special Amendment") to this Declaration at any time and from time to time which amends this Declaration: (i) to comply with requirements of the Federal National Mortgage Association, the Government National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Federal Housing Association, the Veteran's Administration, or any other governmental agency or any other public, quasi-public or private entity which performs or may in the future perform functions similar to those currently performed by such entities; (ii) to induce any of such agencies or entities (including without limitation any bank or savings association) to make, purchase, sell, insure or guarantee first mortgages covering Townhouses; or (iii) to correct clerical or typographical errors in this Declaration or any Exhibit hereto or any supplement or amendment thereto. In furtherance of the foregoing, a power coupled with an interest is hereby reserved and granted to the Declarant and Developer to make any change or modification as authorized hereunder on behalf of each Owner and their respective mortgagees as attorney-in-fact for such Owner. Each deed, mortgage, trust deed, or other evidence or obligation affecting a Townhouse and the acceptance thereof shall be deemed to be a grant and acknowledgment of and a covenant and reservation of the power of the Declarant and Developer as aforesaid. Such amendment shall become effective upon recording in the office of the Recorder of Deeds of Lake County, Illinois. The right of Declarant and Developer to act pursuant to rights reserved or granted under this Section shall terminate at such time as the Declarant or Developer no longer holds or controls title to a Townhouse at the Property. Any amendment not in conformance with this paragraph shall be null and void.

9.02 Severability. Invalidation of all or any portion of any of the covenants, restrictions, easements, conditions, reservations, liens, and charges imposed by this Declaration, by legislation, judgment or court order shall in no way affect any other provisions of this Declaration, all of which shall remain in full force and effect.

9.03 Amendment. After the initial meeting of the voting members, the provisions of this Declaration may be amended by an instrument executed and acknowledged by the Board and approved by the Owners of not less than two-thirds (2/3) of the Townhouses which are subject to the provisions of this Declaration and the Village of Buffalo Grove. An Amendment shall not be effective until it is approved by the Village of Buffalo Grove and recorded in the office of the Recorder

of Deeds of Lake County, Illinois. Any amendment not in conformance with this paragraph shall be null and void.

9.04 Notices. Any notice required or permitted to be given under this Declaration and the By-Laws shall be in writing. Any notice hereunder may be served either by prepaid United States mail or by delivery in person; provided, however, that notice to the Developer, the Association or the Board may only be served by mail. Any such notice served by mail shall be addressed or delivered as follows:

- (a) if to an Owner, to the person or persons and addressed as reflected as such Owner on the books of Developer or the Association;
- (b) if to any devisee or personal representative of a deceased or incompetent Owner, to such devisee or personal representative at the address of such Owner, as reflected on the books of the Association or to the address of such devisee or personal representative set forth in the records of the court in which the estate of such deceased or incompetent Owner is being administered;

- (c) if to the Association:

Prairie Pointe Townhomes Homeowners Association
33 W. Higgins Road Suite 720
South Barrington, IL 60010

- (d) if to the Declarant or Developer:

Projades, LLC

33 W. Higgins Road Suite 720
South Barrington, IL 60010

- (e) if to a mortgagee of a Townhouse, at the address provided by an Owner for such mortgagee or as otherwise reflected on the books of the Developer or the Association.

The Declarant, Developer, the Board or the Association may designate different respective addresses by written notice of such change of address to all Owners. All Owners may designate a different address by written notice of such change of address to the Declarant, Developer, the Association and the Board. Any first mortgagee of a Townhouse may designate a different address by written notice of such change of address to the Declarant, Developer, the Association and the Board. All notices shall be deemed served three (3) days after such notice was deposited in the United States mail, or on the day and at the time delivered in person.

9.05 Ownership of Common Area and Common Facilities. Title to the Common Area shall be held initially by the Declarant. Until all the Townhouses have been sold by the Declarant, or sooner at the option of the Declarant, the Declarant shall retain such title to the Common Area. At such time as all the Townhouses are sold, or sooner

at the option of the Declarant, title to the Common Area shall be transferred by the Declarant to the Association by Declarant's quitclaim deed and other appropriate documentation.

9.06 Titleholding Land Trust. In the event title to any Townhouse is conveyed to a title holding trust, under the terms of which all power of management, operation and control of such Townhouse remains vested in the trust beneficiary or beneficiaries, then the beneficiary or beneficiaries thereunder from time to time shall be responsible for payment of all obligations, liens or indebtedness and for the performance of all agreements, covenants and undertakings chargeable or created under this Declaration against such Townhouse. No claim shall be made against any such titleholding trustee personally for payment of any lien or obligations hereunder created and the trustee shall not be obligated to sequester funds or trust property to apply in whole or in part against such lien or obligation. The amount of such lien or obligation shall continue to be a charge or lien upon such Townhouse and the beneficiaries of such trust notwithstanding any transfers of the beneficial interest of any such trust or any transfers of title to such Townhouse.

9.07 Duration. The covenants, restrictions, conditions, reservations, liens and charges imposed or established by or created under this Declaration shall run with and bind the land for a period of forty (40) years from the date of the recording of this Declaration. Failure by the Association or any Owner to so enforce the provisions contained herein shall in no event be deemed a waiver of the right to do so thereafter. After the expiration of said forty (40) year period, all of such covenants, restrictions, conditions, reservations, liens and charges shall continue to run with and bind the land for successive periods of ten (10) years each unless revoked, changed or amended in whole or in part, by an instrument in writing which is executed by the Owners of not less than two-thirds of the Townhouses and the Village of Buffalo Grove and recorded in the office of the Recorder of Deeds of Lake County Illinois. Except in case of condemnation or destruction of a substantial portion of the Townhouses, the legal status of the Association shall not be terminated without the concurrence and affirmative vote of not less than two-thirds of the holders of first mortgages on the Townhouses.

9.08 Conflicts between Declaration and Village Ordinances. In the event there is at any time a conflict between any provision of this Declaration and any provision of the Municipal Code of the Village of Buffalo Grove or any City ordinance, rule or regulation, then the provision of the Municipal Code of the City of Village of Buffalo Grove or City Ordinance, rule or regulation shall prevail, but only to the extent it is more restrictive than this Declaration.

9.09 Captions. The Article and Section headings herein are intended for convenience only and shall not be construed with any substantive effect in this Declaration.

9.10 Liberal Interpretation. This Declaration shall be liberally construed so as to facilitate and promote the objectives of the Declaration hereinabove set forth and to

protect the integrity of the Development. Narrow, technical, and literal construction of this instrument, inconsistent with the intent and objectives of the Developer and Association shall be avoided.

9.11 Gender. Usage of Singular and Plural Forms and Other Usage. Whenever the context so requires, use of the plural form shall include the singular, use of the singular form shall include the plural and any gender shall be deemed to include both genders.

9.12 No Dedication to Public Use. Nothing contained in this Declaration shall be construed or be deemed to constitute a dedication, express or implied, of all or any part of the Property to or for any public use or purpose whatsoever.

9.13 Mortgages. Nothing herein contained shall preclude a bank, savings and loan association, insurance company or lender from holding a mortgage on any Townhouse, and such lending institution shall have an unrestricted, absolute right to accept title to the Townhouse in settlement and satisfaction of said mortgage or to foreclose the mortgage in accordance with the terms thereof and the laws of the State of Illinois and bid upon said Townhouse at the foreclosure sale.

9.14 Exculpation. Anything herein contained to the contrary notwithstanding, it is understood and agreed that Projades, LLC, individually, shall have no obligation to see to the performance or non-performance of any of the covenants herein contained and shall not be personally liable for any action or non-action taken in violation of any of the covenants herein contained.

9.15 Enforcement, Remedies.

- (a) The easements, conditions, covenants, restrictions, reservations and standards herein set forth shall operate as covenants running with the land comprising the Property and each portion thereof, regardless of whom may be the record title holder or holders thereof, and shall be enforceable by each Owner, Declarant, the Association or by the Village.
- (b) Enforcement of this Declaration (and any easement, conditions, covenant, restriction, reservations and standard contained herein) may be by any proceeding at law or in equity against any appropriate party by means of: (a) an action to restrain said violation, including the right to sue for and obtain an injunction, prohibitive or mandatory, to prevent the breach of the enforcement or observance of the easements, conditions, covenants, restrictions, reservations and standards herein set forth; (b) an action to recover damages against any party personally liable pursuant to the provisions hereof; (c) the filing of notice of and an action to foreclose any lien against the fee title interest of any Owner to which the Declarant, Association or Village may be entitled

hereunder; and (d) any other remedy available at law or equity to which the Village may be entitled hereunder.

- (c) In addition to the provisions of Section 9.15(b), in the event the Association fails to perform the Common Area Maintenance to occur on an Owner's Lot, such Owner or the Village of Buffalo Grove shall have the right, but not the obligation, to provide the Association with reasonable written notice and a reasonable opportunity to cure given the nature of the Common Area Maintenance to be performed. And, in the event the Association does not perform the Common Area Maintenance within such reasonable cure period, such Owner or Village of Buffalo Grove shall have the right but not the obligation to (i) exercise self-help by performing the Common Area Maintenance on its Lot in accordance with the standards otherwise applicable to the Association; and (ii) if such Owner has paid all of its Assessments due and payable as of such date, to be reimbursed by the other Owners for the costs thereof. In addition if the Village of Buffalo Grove performs such Common Area Maintenance or other work to remedy violations on the Property, in addition to all other remedies, the Village of Buffalo Grove may record a lien against the Property for the full amount of any cost and/or fees incurred in the enforcement of this Declaration and/or performance of any work, including attorneys fees.
- (d) The failure by Declarant, the Association, the Village or any Owner to enforce any right, covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.
- (e) No violation by any Owner or Occupant of any easement, condition, covenant, restriction, reservation and standard contained herein shall defeat or render invalid the lien of any Mortgages.
- (f) The remedies given by the provisions hereof may be exercised cumulatively or independently.
- (g) In the event of any suit or other proceeding with respect to the subject matter or enforcement of this Declaration, the prevailing party (as determined by the court, agency or other authority before which such suit or proceeding is commenced) shall, in addition to such other relief as may be awarded, be entitled to recover reasonable attorneys' fees, expenses and costs of investigation as actually incurred (including, without limitation, court costs, expert witness fees, costs and expenses of investigation, and reasonable attorneys' fees, costs and expenses in any such suit or proceeding).

IN WITNESS WHEREOF, the Declarant has caused this instrument to be signed the day and year first above.

Projades, LLC
an Illinois limited liability company

BY: Ram Prashantha
ITS: Manager

DATE: _____

Attachment: Plan Set (22771-22825 N. Prairie Road - Prairie Pointe Townhomes - Projades LLC)

STATE OF ILLINOIS)
) ss.
 COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Ram Prashantha, manager of Projades, LLC and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Manager, he signed and delivered the said instrument pursuant to authority of said company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this _____ day of April 2024.

 Notary Public

My Commission Expires: _____

Attachment: Plan Set (22771-22825 N. Prairie Road - Prairie Pointe Townhomes - Projades LLC)

EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY

PRAIRIE POINTE SUBDIVISION BEING PART OF THE NORTHWEST ¼ OF THE
NORTHEAST ¼ OF SECTION 21, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

Property Addresses: 22771 N. Prairie Road & 22825 N. Prairie Road Lots 1-7 Buffalo Grove, IL
60069

Permanent Index No.: 15-21-200-014
15-21-200-032

Attachment: Plan Set (22771-22825 N. Prairie Road - Prairie Pointe Townhomes - Projades LLC)



PLANNED UNIT DEVELOPMENT STANDARDS

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

1. Have the minimum areas as set forth in [Section 17.16.060](#).

RESPONSE : Yes – the minimum area for the proposed R9 zoning district is 2 acres. The subject property is 4.27 acres.

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

RESPONSE : The proposed use, attached single family residential for sale, is consistent with the nature of the surrounding neighborhood, which is predominantly townhomes to the east and west, commercial properties to the north, and single family homes to the south. As such, the proposed use will have no detrimental effects on the surrounding neighborhood and as such will be very compatible with it.

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

RESPONSE : The plan is designed to maximize the potential development of the existing features of the property by partially remediating and landscaping the existing wetland, creating a park-like feature on the corner with a gazebo and wetlands overlook, as well as landscaping the entire property in accordance with the development's upscale nature.

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

RESPONSE : The requirements pertaining to residential use are the same as those relating to other residential uses as outlined elsewhere in this title.

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: Developer proposed OUTLOT A Area of 150, 146 or 3.447 Acres.

VILLAGE OF BUFFALO GROVE



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

SPECIAL USE STANDARDS

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

RESPONSE :

As a matter of public convenience, the special use shall serve the public in the manner that it provides a sought after type of housing that is a single-family attached for sale, which is in an exceptionally convenient and attractive location in which to live. In light of the proposed use of attached single family residential, it is in line with the characteristics of the surrounding neighborhood, which includes townhomes on its east and west sides, commercial on its north side, and single family homes on its southern side. The purpose of these activities is to make sure that they do not negatively affect or endanger the community's health, safety, morals, comfort, or welfare.

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

RESPONSE :

The proposed development will be in harmony with the appropriate and orderly development of the district in which it will be located because of its multiple points of ingress and egress, as well as carefully planned street presence.

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:

RESPONSE :

The special use will be consistent with other recent developments that have taken place in the neighborhood. As a result, the value of other properties will not be affected or diminished in any way.

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:

As part of the site plan of the special use we have specifically designed the space for a potential future "Phase 2" of additional units to be located to the south of the property should those two properties ever become available. As a result of the special use, future development will not be hindered or impeded in any way.

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

RESPONSE:

As far as access and utilities are concerned, they are available and/or will be provided as soon as possible.

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:

Each unit is provided with a total of 4.58 parking spaces. It should be noted that all 188 parking spaces are either indoor or provided within the interior driveways of the buildings and are otherwise suitable screened from the adjoining residential uses of the buildings. Traffic is prevented from building up along the ingress and egress drives by designing them to minimize the amount of congestion.



Regulations from the Zoning Code cannot be varied unless findings of fact are made that the following criteria are met. Please provide a response to each of the criteria below.

17.52.070 – CRITERIA FOR VARIATION

Section 17.28.505(E)4b to allow the distance between the south property line and the townhome buildings to be less than twice the building height when abutting a different kind of use (i.e., single-family next to multi-family);

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations of the zoning district in which it is located except in the case of residential zoning districts;

Response: Due to the existing 0.63 acre wetland located on the northern third of the combined property, the proposed buildings must be situated closer to the southern lot line rather than spread equally throughout the property.

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

Response: The existence of the wetland is a unique circumstance of this site and was instrumental in driving the design direction of the site plan and necessitated the 54.4' side setback rather than the required 70' side setback.

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

Response: The proposed 15.6' side setback variation will not alter the character of the neighborhood. The architectural style chosen suits the existing character and, with its gabled roofline, minimizes the building height at the southern end of each building.

Section 17.28.050(E)4e(i) to allow the spacing between front facing buildings to be less than 50 feet;

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations of the zoning district in which it is located except in the case of residential zoning districts;

Response: The existing 0.63 acre wetland located on the northern third of the combined property and the angle of the Wisconsin Central Railroad running northwest along the east



side of the property, create design constraints. Partially remediating the wetland and preserving a portion of it requires a significant additional investment in site work, site stabilization, landscaping and fees. Without the proposed density, the project would not be financially viable.

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

Response: The existence of the wetland and railroad are unique circumstances that have long made this well-located property difficult to develop. The northern 3 acres of the combined property has been vacant for decades and on and off the market for approximately 20 years.

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

Response: All “front facing” buildings on the property are located within the landscaped courtyards and will not be visible from the street or neighboring properties. Therefore, it will not alter the essential character of the neighborhood.

Section 17.28.050(C) to allow a rear yard setback of 34’ 8” for Building 4, in lieu of the 35 foot setback required

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations of the zoning district in which it is located except in the case of residential zoning districts;

Response: The existing 0.63 acre wetland located on the northern third of the combined property and the angle of the Wisconsin Central Railroad running northwest along the east side of the property create design constraints and directly cause the need for this variation request. Partially remediating the wetland and preserving a portion of it requires a significant additional investment in site work, site stabilization, landscaping and fees. Without the proposed density, the project would not be financially viable.

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

Response: The existence of the wetland and railroad are unique circumstances that have long made this well-located property difficult to develop. The angle of the railroad specifically necessitated this variance.

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



Response: The proposed variation is extremely small and will not be visible from the street. Therefore, it will not affect the essential character of the neighborhood in any way.

Section 17.28.050(A) & (C) to allow accessory structures (gazebo and deck) to be closer to the front lot line than the principal buildings and beyond the mid-point of the principal structures when located in a side yard.

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations of the zoning district in which it is located except in the case of residential zoning districts;

Response: Due to the unique location as a gateway to a proposed mixed- use development near the Prairie View Station, it presents a unique opportunity to prominently identify the property with attractive accessory structures which will benefit the community at large as well as the residents of the proposed development. The proposed location of the gazebo, walkways and overlooks makes the development more desirable and therefore more financially viable.

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

Response: The existence of the wetland and railroad are unique circumstances that have long made this well-located property difficult to develop. In order to provide the necessary surface detention and partial wetland remediation and retention, we were extremely limited in where we could locate the proposed gazebo and overlook.

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

Response: The proposed gazebo and wetland overlook will enhance the neighborhood by upgrading a low-lying overgrown property to an attractive park-like amenity, keeping with the character of the neighborhood.

ORDINANCE NO. 2023-106

**AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND
APPROVING A SPECIAL USE FOR A RESIDENTIAL PLANNED UNIT DEVELOPMENT WITH VARIATIONS TO
THE VILLAGE OF BUFFALO GROVE ZONING ORDINANCE**

**Prairie Point Townhomes
22771 and 22825 Prairie Road, Buffalo Grove, IL**

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. 2023-105 pursuant to a written Annexation Agreement dated _____, 2023 and approved by the Village by Ordinance No. 2023-104 ("Annexation Agreement"); and

WHEREAS, Bloom Street Partners, LLC an Illinois limited liability company ("Petitioner") proposes to construct a 41-unit townhome development on the Property and has applied for a Zoning Map Amendment, a Special Use for a Residential Planned Unit Development, a Plat of Subdivision, and approval of a Preliminary Plan with Variations from the Village Zoning Ordinance; and

WHEREAS, notice of public hearing for a Zoning Map Amendment, a Special Use for a Planned Unit Development, a Plat of Subdivision, and Preliminary Plan with Zoning Variations has been given and a public hearing was held on July 19, 2023 before the Village of Buffalo Grove Planning & Zoning Commission; and

WHEREAS, the Planning & Zoning Commission voted 6 to 1 to recommend approval of the Zoning Map Amendment to zone the property R-9 Multi-Family District, the Special Use for a Residential Planned Unit Development, the Final Plat of Subdivision and the Preliminary Plan with Zoning Variations, as set forth in the draft meeting minutes attached hereto as Exhibit C; and

WHEREAS, the President and Village Board of Trustees, after due and careful consideration have concluded that the requests are reasonable and will serve the best interests of the Village.

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: Map Amendment, Special Use for a Planned Unit Development, Final Plat of Subdivision, and Preliminary Plan with Variations. A Zoning Map Amendment to the R9 Multiple-Family Residential District is granted for the property described in Exhibit A ("Property"). The Comprehensive Zoning Ordinance of the Village of Buffalo Grove, Cook and Lake Counties, Illinois as amended and the Village's Official Zoning Map is hereby further amended to reflect the zoning district for the Property. A Special Use for a Residential Planned Unit Development, Final Plat of Subdivision and Preliminary Plan approval is granted for the Property. The following variations for the Property are also hereby granted:

- a. Variation to Section 17.28.050 is hereby granted allowing the distance between the south property line and the townhome buildings to be less than twice the building height when abutting a single-family use;

- b. Variation to Section 17.28.050 is hereby granted allowing the spacing between front facing buildings to be less than 50 feet;
- c. Variation to Section 17.40.050 is hereby granted allowing a rear yard setback of less than 35-feet for building 4; and
- d. Variation to Section 17.32.020 is hereby granted allowing the gazebo and deck to be closer to the front lot line than the principal buildings and beyond the mid-point of the principal structures when located in a side yard.

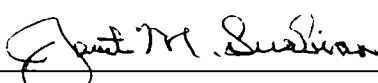
Section 2: General Conditions. Development and use of the Property shall be in compliance with the Annexation Agreement and in accordance with the plan set attached as Exhibit B. Unless otherwise expressly provided for in the Annexation Agreement, or otherwise expressly approved by the Village Board, the Property shall be subject to and maintained in accordance with Buffalo Grove Municipal Code.

Section 3: Specific Conditions. The Special Use for a Residential Planned Unit development shall have the same conditions and obligations agreed to in the Annexation Agreement which shall survive the expiration of the Annexation Agreement and remain in effect unless modified by agreement or by law.

Section 4. This Ordinance shall be in full force and effect on and after its passage and approval according to law. This Ordinance shall not be codified.

AYES: 6 – Johnson, Cesario, Ottenheimer, Stein, Pike, Weidenfeld
 NAYES: 0 - None
 ABSENT: 0 - None
 PASSED: August 21, 2023
 APPROVED: August 21, 2023
 PUBLISHED: August 22, 2023

ATTEST:


 Janet M. Sirabian, Village Clerk

APPROVED:


 Eric N. Smith, Village President

This document was prepared by:

Nicole Woods
 Director of Community Development
 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

Attachment: Ordinance 2023-106 (22771-22825 N. Prairie Road - Prairie Pointe Townhomes - Projades LLC)

EXHIBIT A
Legal Description

THAT PART OF THE WEST $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 21, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF THE NORTH $\frac{1}{4}$ 1382.3 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH OF SAID WEST LINE OF THE NORTH EAST $\frac{1}{4}$, 84.62 FEET; THENCE NORTHEASTERLY WITH AN ANGLE OF 85 DEGREES 09 MINUTES TO THE RIGHT OF THE LAST MENTIONED LINE, AS PRODUCED NORTHERLY 413.3 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE SOO LINE RAILROAD; THENCE SOUTHEASTERLY ON THE WESTERLY LINE OF SAID RAILROAD RIGHT OF WAY, 116.2 FEET; THENCE WESTERLY 454.7 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTER OF THE HALF DAY AND MCHENRY ROAD AND THE QUARTER SECTION LINE RUNNING NORTH AND SOUTH THROUGH THE ABOVE MENTIONED SECTION 21; THENCE RUNNING SOUTH ALONG SAID QUARTER SECTION LINE 9.93 CHAINS; THENCE EAST 6.55 CHAINS TO THE WEST LINE OF THE RIGHT OF WAY OF THE WISCONSIN CENTRAL RAILWAY (NOW CALLED MINNEAPOLIS, ST. PAUL AND SAUK STA. MARIE RAILWAY); THENCE NORTHWESTERLY ALONG SAID WEST LINE OF SAID RIGHT OF WAY 10.05 CHAINS TO THE CENTER OF THE ABOVE MENTIONED HALF DAY AND MCHENRY ROAD; THENCE WEST 2.64 CHAINS TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

PARCEL INDEX NUMBER: 15-21-200-014, 15-21-200-032

SUBJECT PROPERTY COMMON ADDRESS: 22771 & 22825 Prairie Road, Prairie View

EXHIBIT B
Plan Set

PRAIRIE POINT

PROJECT NARRATIVE

Developer Bloom Street Partners, LLC is the contract purchaser of the +/-4.27 Acre site at the southeast corner of Prairie Rd and Rt. 22 for the purpose of developing a 41-unit attached single family built-for-rent townhome community. The property, 22771-22825 N. Prairie Rd., Prairie View is currently Zoned E (“Estate”) in unincorporated Lake County, however we intend to annex the property into the Village of Buffalo Grove. Through a PUD process, we plan to re-zone the property with bulk and density substantially in accordance with the R9 zoning district.

All units will be 3-story, three-bedroom townhomes with a rear-loaded two-car attached garage. There will be an additional 105 exterior parking spaces provided. We plan a “Modern Farmhouse” architectural style which will fit in well with the context of the immediate neighborhood and provide a stylish alternative to existing rental housing stock.

As proposed, the project will consist of 41 townhomes spread across seven 2.5—3-story buildings set amongst landscaped drives and courtyards. All interior drives will be built to public road standards and each unit shall have rear balconies and room for two car “Driveway” parking behind their garage.

The bulk of the site is approximately 4-5 feet below the elevation of Prairie Rd. We plan to utilize the existing conditions so that units facing Prairie Rd will have a front entrance at street level, presenting a 2.5 story façade towards the public road. Interior drive isles will slope down towards the established grade for the rear loaded garages. Interior facing units will have a more traditional 3-story façade.

All interior drives and courtyards will be extensively landscaped and hardscaped. The existing wetland on the property will be partially remediated and the remaining portion of it will serve as part of our site detention. Additional detention as required will also be incorporated into the landscape design. A gazebo and raised overlook are planned for the northeast corner of Prairie Rd and Rt. 22 and will serve as welcoming gateway to the Prairie View Station area.

Each 3-bedroom unit will range in size from 1800—2000 square feet (excluding garage) and are expected to appeal to everyone from those just starting families, young empty-nesters looking to downsize and anyone seeking a convenient, transit served location in an area with outstanding amenities and school systems.

PERMANENT INDEX NUMBER
15 - 21 - 200 - 032
15 - 21 - 200 - 014

TOTAL SUBDIVISION AREA: 185,831 S.F. OR 4.268 ACRES

[illegible]

SEVENTH

RAILROAD

15' SEWER EASEMENT PER
DOC. 5919670

LOT - PROPOSED LOT NUMBER
LOT - EXISTING LOT NUMBER

←

TRAFFIC FLOW DIRECTIONALIS

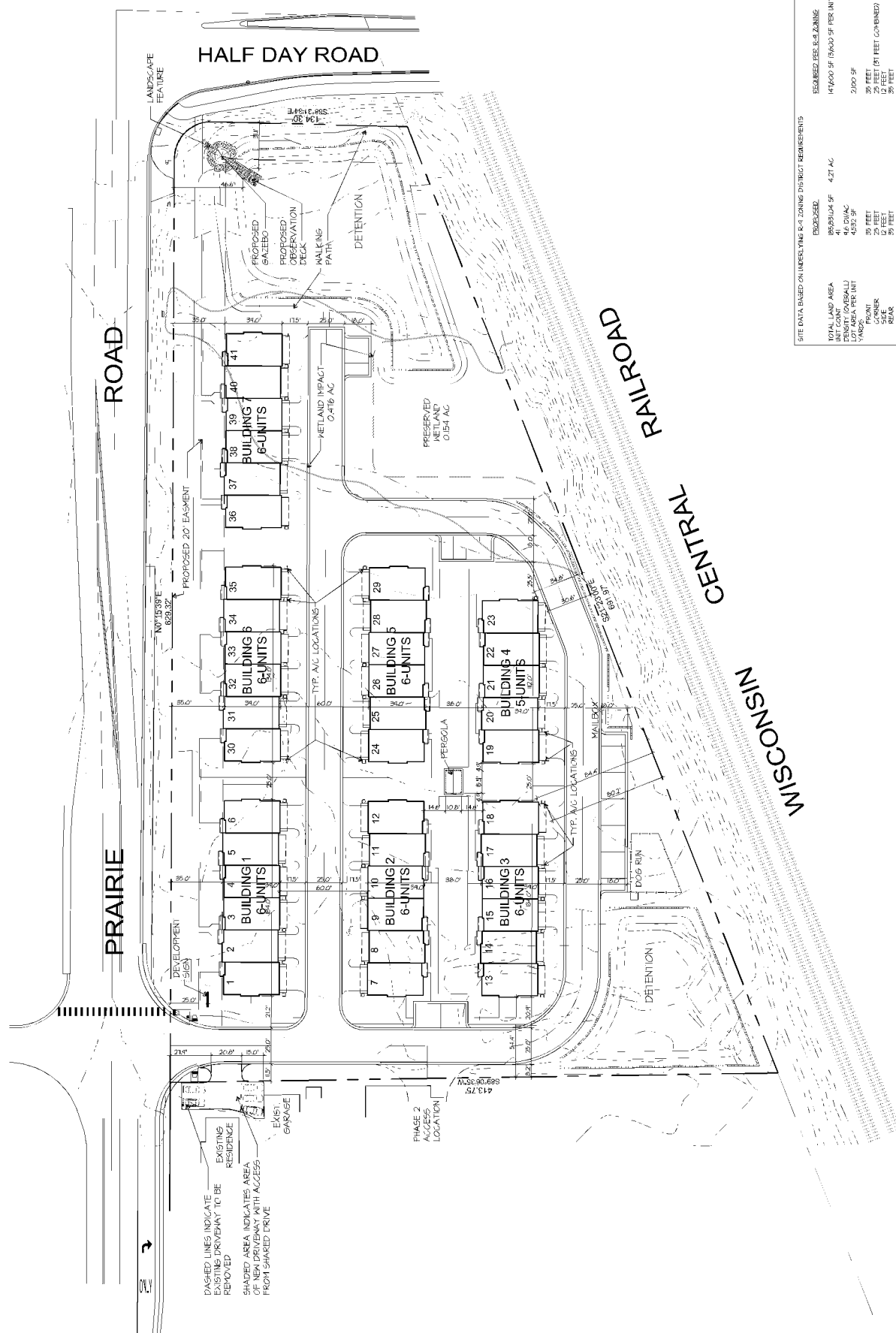
Packet Pg. 112

PROJECT No.:	2022-30698-1
ISSUE DATE:	05/01/2023
SCALE:	1"=30'
SHEET NUMBER	2 OF 2

PLAT PREPARED FOR:
CORNER SITE LLC
3190 DOOLITTLE DR.
NORTHBROOK, IL 60062
TEL. 847-230-1344

PLAT PREPARED BY:
UNITED SURVEY SERVICE, LLC
CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, IL 60305
TEL.: (847) 299-1010 FAX: (847) 299-5887
E-MAIL: USURVEY@USANDCS.COM

NO.	REVISIONS	DATE
1		
2		
3		
4		
5		
6		



SITE DATA BASED ON INTERVIEWS & 8-4 ZONING DISTRICT REQUIREMENTS		PROPOSED	EXISTING
TOTAL LAND AREA	88,920.24 SF	4.21 AC	147,600 SF 7,600 SF PER UNIT
DENSITY (OVERALL)	46 UNITS/AC		2,000 SF
NET GROUND COVER PER UNIT	4,222 SF		
FRONT YARD	59 FEET		12 FEET (51 FEET COMBINED)
REAR YARD	12 FEET		30 FEET
SIDE YARD	59 FEET		
PARKING	82 CARS		
INUSE	85 CARS		
OUTSIDE	85 CARS		
ENTRANCE HEIGHT	8.5 STOREYS	4.56 PER UNIT	2 CARP. PER UNIT
PERMITS REQUIRED	40-145-18 SF	50.5 SF	40 OR 4 STOREYS

PRELIMINARY SITE PLAN

-30-

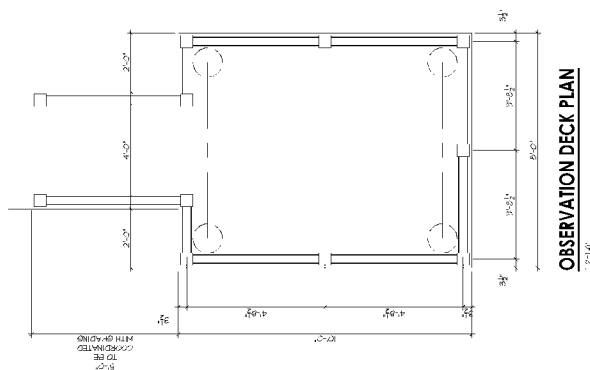




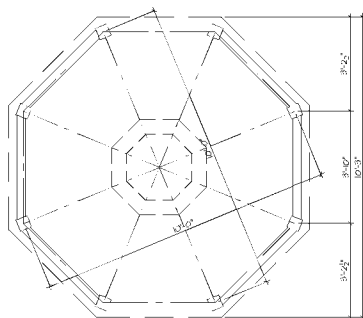
ARCHITECTURE
LAND PLANNING
INTERIOR ARCHITECTURE
LANDSCAPE ARCHITECTURE
11015 ORLAND PARKWAY SUITE 110
ORLAND PARK, ILLINOIS 60467
(708) 799-4450
WWW.LINDBERGPOWELL.COM

PROPOSED MULTI-FAMILY DEVELOPMENT
22825 N. PRAIRIE ROAD
Buffalo Grove, Illinois

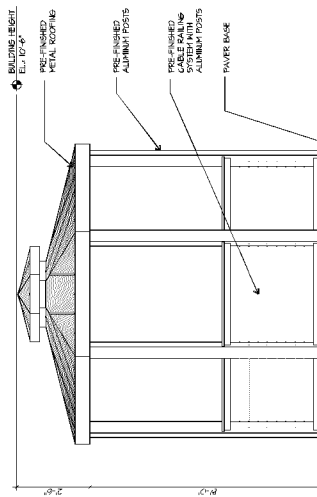
DATE	01-30-2023	CHALLENGE#	
NOTED NUMBER	2022-0184		
COMPLAINT	1		
SUPPLEMENTAL	1		
REVIEWED AND PACKAGE	1		
PLAN REVIEW #2 REOPENED	1		
REVIEW #2	1		
CNCL COORDINATION	1		
DISPOSITION	1		



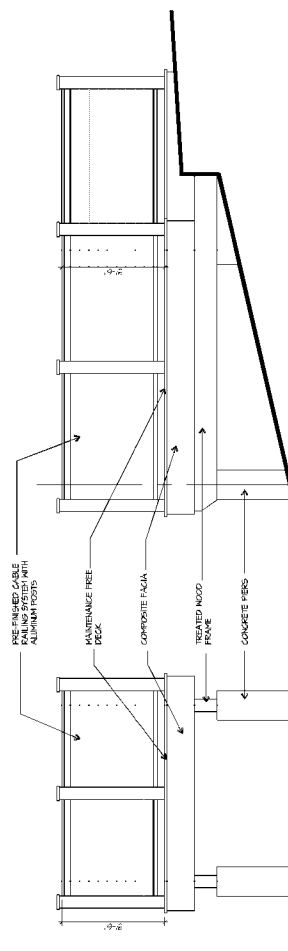
OBSERVATION DECK PLAN



GAZEBO PLAN

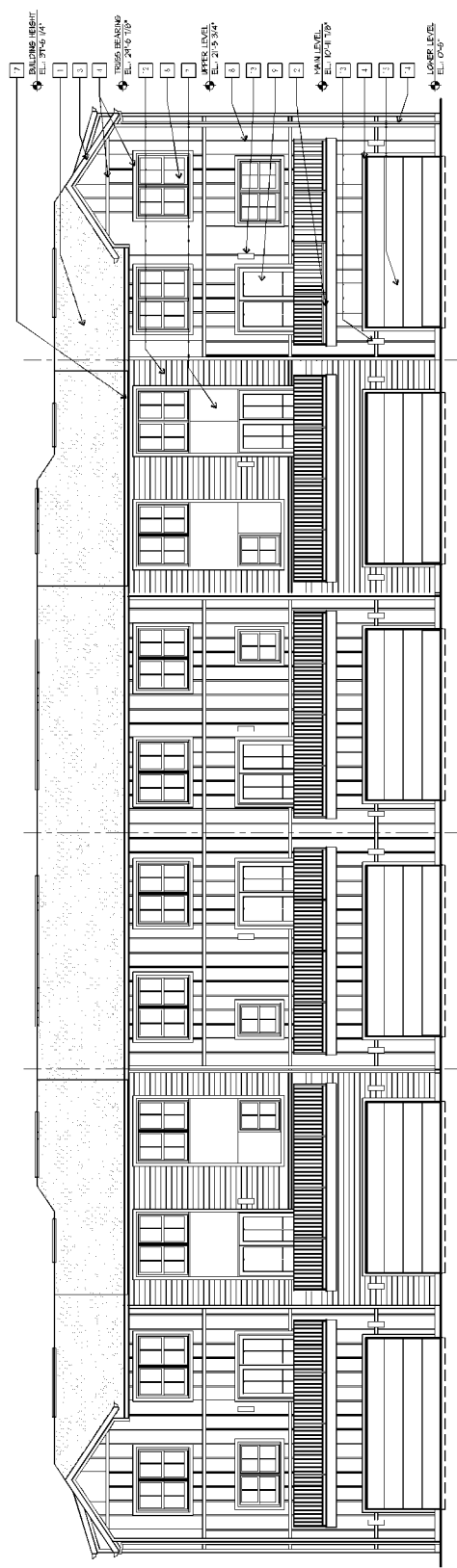


GAZEBO ELEVATION



OBSERVATION DECK FRONT ELEVATION

OBSERVATION DECK SIDE ELEVATION



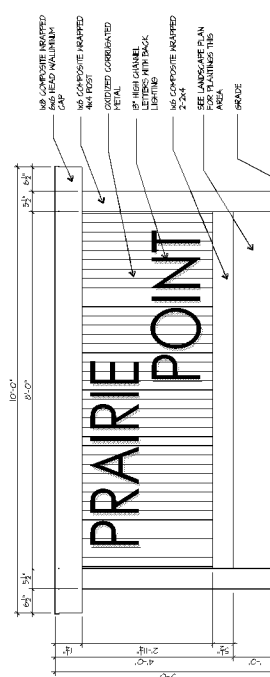
**TYPICAL
REAR ELEVATION - 6 UNIT BUILDING**
3/16" = 1'-0"



**3-STORY
FRONT ELEVATION - 6 UNIT BUILDING**
3/16" = 1'-0"



ELEVATION KEY NOTES	
☐	ASBESTIFORM ASPHALT SHINGLES
☐	METAL ROOFING
☐	NO ALUMINUM INSULATED FLASHING
☐	1/4" COMPOSITE TRIM
☐	PREFINISHED METAL CANOPY WITH SUPPORT STRUTS
☐	VINYL WINDOWS
☐	JAMES HARDIE PANEL Siding
☐	JAMES HARDIE BOARD AND BATTEN Siding
☐	VINYL PATIO DOOR
☐	JULET BALKONY METAL RAILING
☐	INSULATED GLASS ENTRY DOOR
☐	JAMES HARDIE LAP Siding
☐	PAINT MOUNTED LIGHT FIXTURE
☐	PREFINISHED ALUMINUM DOORPOST
☐	PREFINISHED INSULATED OVERHEAD DOOR
☐	CARPENTER BUILT COMPOSITE WOOD DECK
☐	PREFINISHED ALUMINUM GRATES ON NO ALUMINUM INSULATED DOOR



SIGNAGE ELEVATION

**3-STORY
FRONT ELEVATION - 5 UNIT BUILDING**



ARCHITECTURE
LAND PLANNING
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
1000 GRAND PRAIRIE AVE #10
CHICAGO, IL 60642
(773) 799-6600
WWW.LINDENGROUP.COM

PROPOSED MULTI-FAMILY DEVELOPMENT
22825 N. PRAIRIE ROAD
Buffalo Grove, Illinois

2022-0184
DATE: 01-30-2023
PROJECT: CIVIL COORDINATION
DRAWN: J. BROWN
CHECKED: J. BROWN
SCALE: 1/8" = 1'-0"

SHEET NAME
A-4.0

2.2.d



TYPICAL
REAR ELEVATION - 5 UNIT BUILDING
REV 1.0



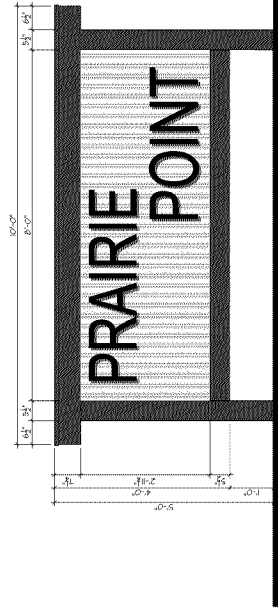
3-STORY
FRONT ELEVATION - 6 UNIT BUILDING
REV 1.0

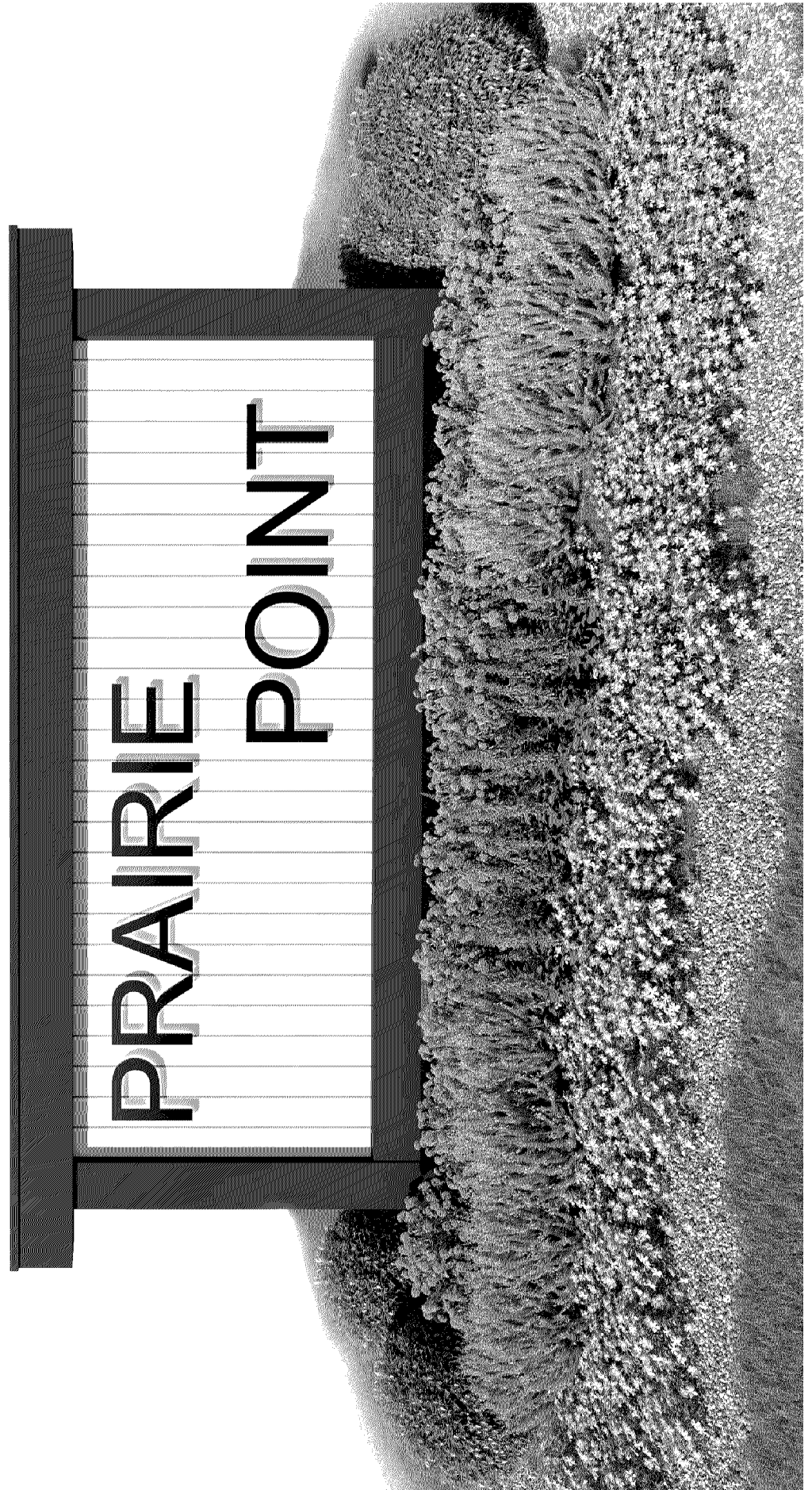


PROPOSED MULTI-FAMILY DEVELOPMENT
22825 N. PRAIRIE ROAD
Buffalo Grove, Illinois

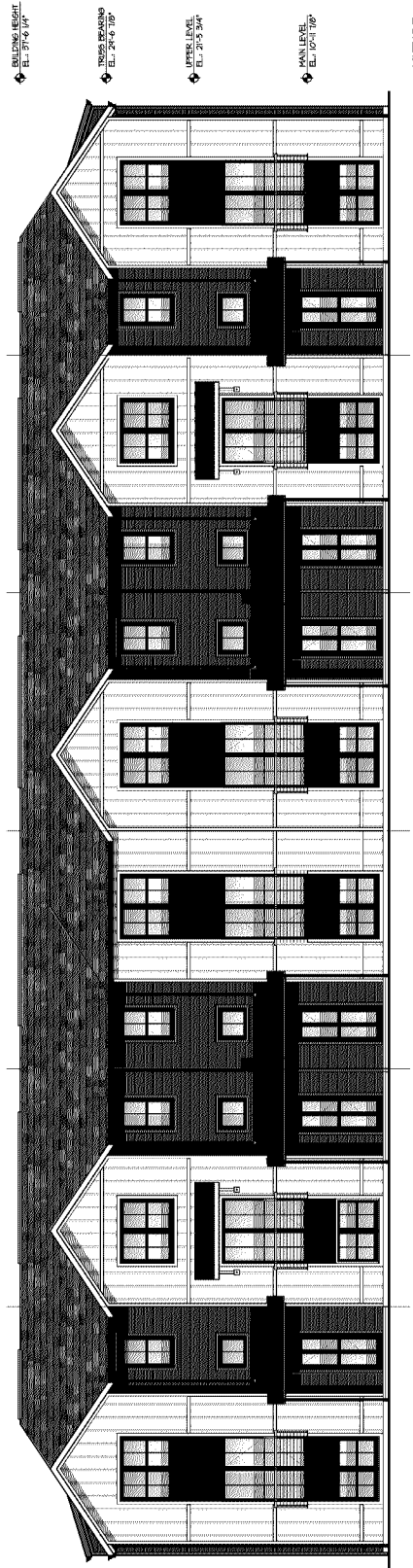
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A-4.1

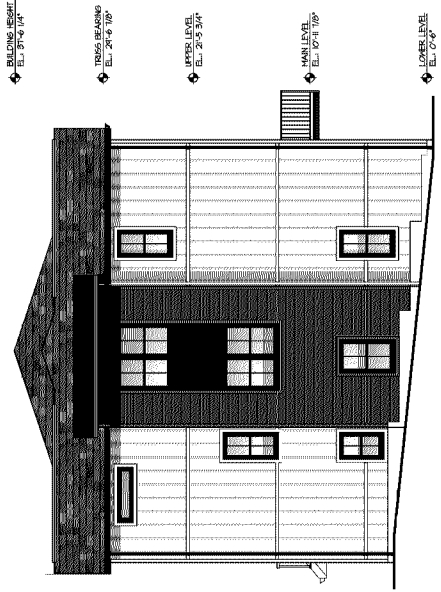




**2 1/2-STORY
FRONT ELEVATION - 6 UNIT BUILDING**



**2 1/2-STORY
SIDE ELEVATION - UNIT C**
1/8" = 1'-0"



CIVIL COORDINATION	PWD REVIEW PACKAGE
DATE	4-8-2023
DRAWN BY	SF
PROJECT NUMBER	2022-0184
DATE	01-30-2023
DRAWN BY	SF
RINAL REVISIONS	COMPOSED - LAMAR GROUP INC. ALL RIGHTS RESERVED.

PROPOSED MULTI-FAMILY DEVELOPMENT
22825 N. PRAIRIE ROAD
Buffalo Grove, Illinois





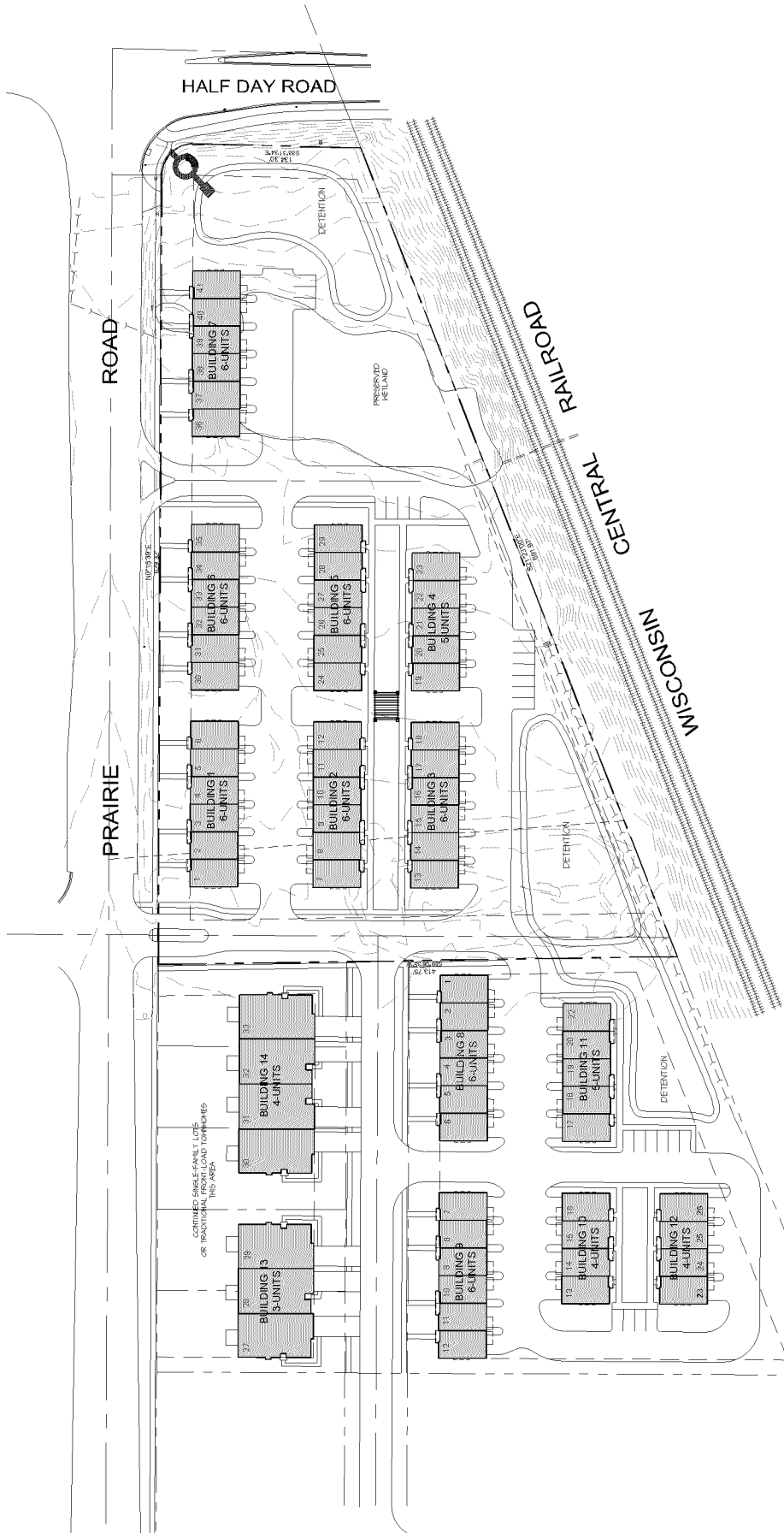
TYPICAL
REAR ELEVATION - 5 UNIT BUILDING



3-STORY
FRONT ELEVATION - 5 UNIT BUILDING

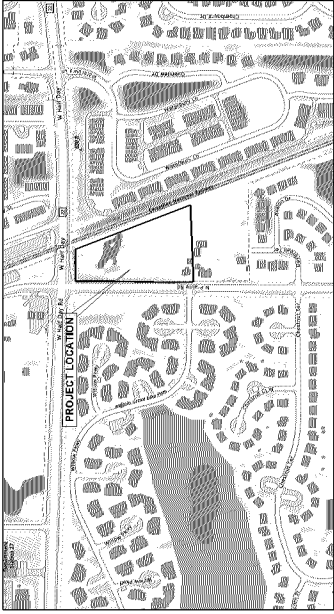






PRELIMINARY ENGINEERING
22825 N.PRAIRIE ROAD TOWNHOMES
BUFFALO GROVE, ILLINOIS

LOCATION MAP A. NORTH



INDEX

- 1. COVER SHEET
- 2. EXISTING CONDITIONS AND DEMOLITION PLAN
- 3. GEOMETRICS PLAN
- 4. GRADING PLAN
- 5. EROSION CONTROL PLAN
- 6. UTILITY PLAN

LANDSCAPE PLANS BY: METZ & COMPANY
SITE PLAN BY: THE LINDEN GROUP
SURVEYING BY: UNITED SURVEY AND CONSTRUCTION SERVICES

LEGEND

EXISTING	PROPOSED	EXISTING	PROPOSED

PREPARED FOR:
BLOOM STREET PARTNERS
3101 W. LAKESHORE DRIVE, SUITE 100, WILMINGTON, IL 60491-3304

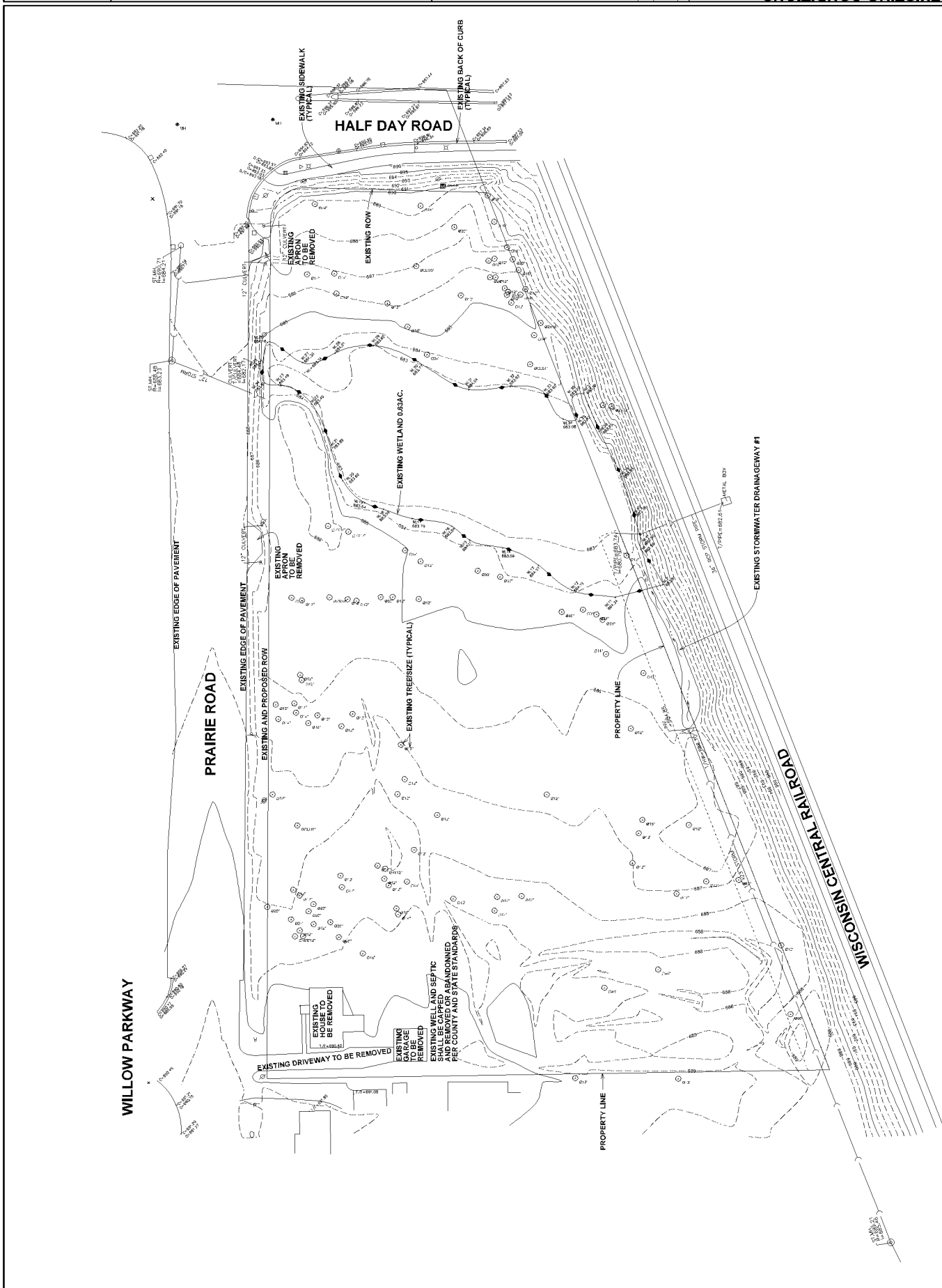
CONSULTING ENGINEERS:
PEARSON, BROWN & ASSOCIATES, INC.
A PROFESSIONAL DESIGN FIRM - ILLINOIS PROFESSIONAL ENGINEERING CORPORATION - LICENSE NUMBER 184-0451551 EXPIRES 4/30/25
1800 W. WINCHESTER ROAD - SUITE 205, LIBERTYVILLE, ILLINOIS 60466, (847) 357-6777

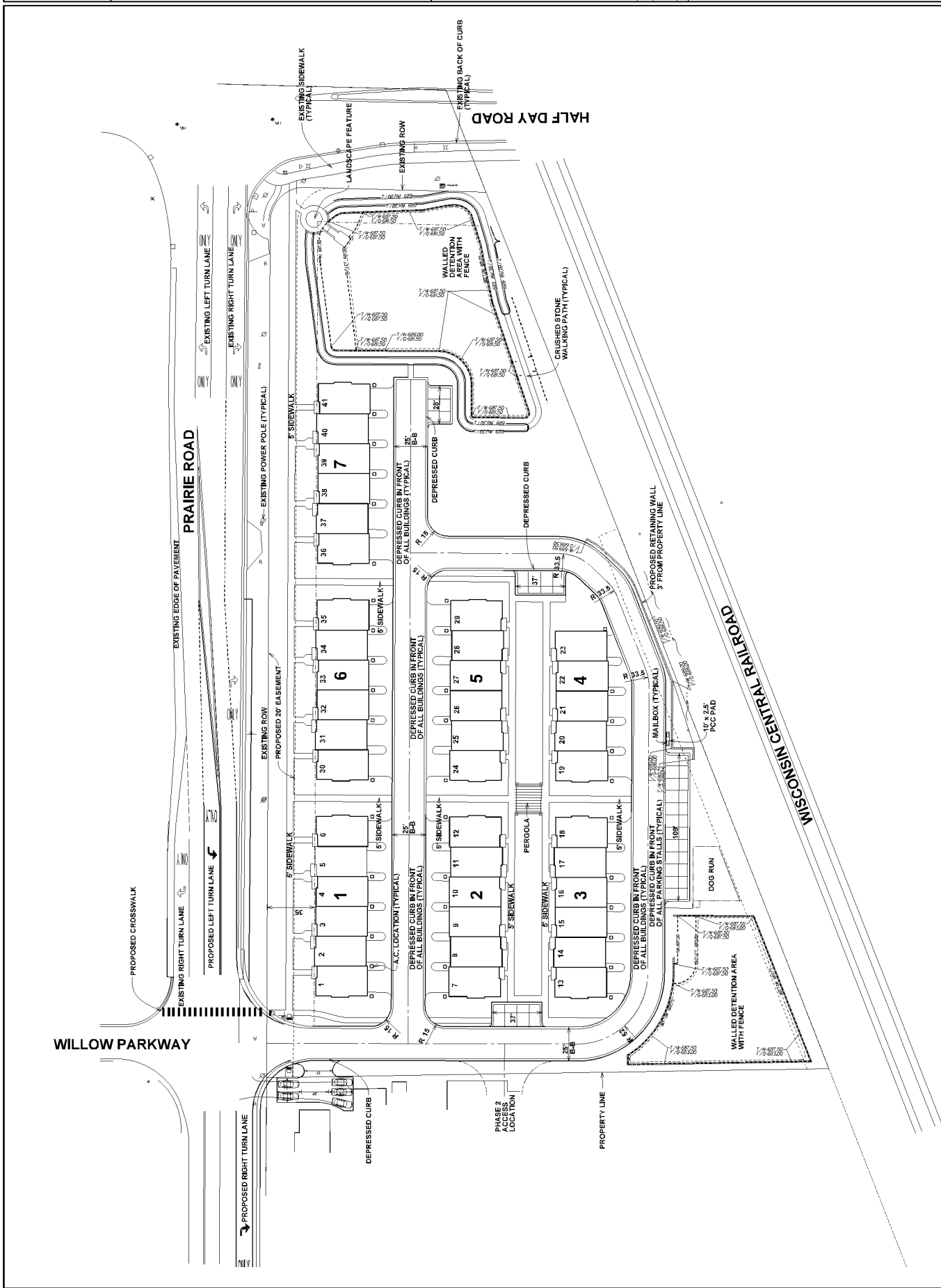
CONTACT JULIE AT 8-1-1 OR 800-892-0123
With the following:
County: Lake
City/Township/Village/Crossing: Vernon, 4th, 11E
Sec 14 Sec No. Sec 21, NE 1/4
Call 2 working days BEFORE YOU DIG.
Info@call.com

PERMIT	NUMBER	DATE ISSUED
DEPT. - SANITARY		
DEPT. - WATER		
DEPT. - HIGHWAY		
VILLAGE - BUILDINGS / ZONING		

REVISIONS
1. 05/20/22 PER VILLAGE REVIEW COMMENTS
2.
3.
4.
5.
6.
7.
8.
9.
10.
11.
12.

ORIGINAL ISSUE DATE: 04/29/23
SHEET NUMBER: 1
OF 8 SHEETS





Appendix K: Detention Volume Versus Curve Number

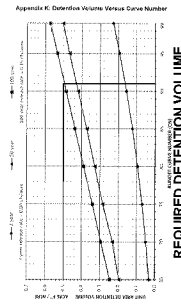
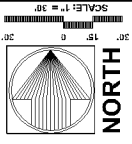
REQUIRED DETENTION VOLUME
(4.31 AC) (0.50 AC-FTIC) = 2.18 AC-FT
VOLUME PROVIDED = 2.25 AC-FT

REVISIONS											
DATE	BY	05/30/23	JFC	RE							

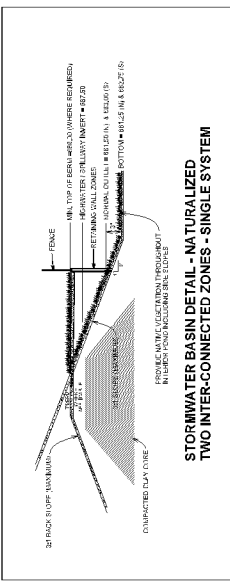
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228251

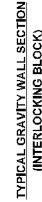
RAIRIE ROAD



REQUIRED DETENTION VOLUME
NUMBER OF DAYS NUMBER OF
 $(4.31 \text{ AC}) \times (0.50 \text{ AC-FT/AC}) = 2.16 \text{ AC-FT}$
VOLUME PROVIDED = 2.25 AC-FT

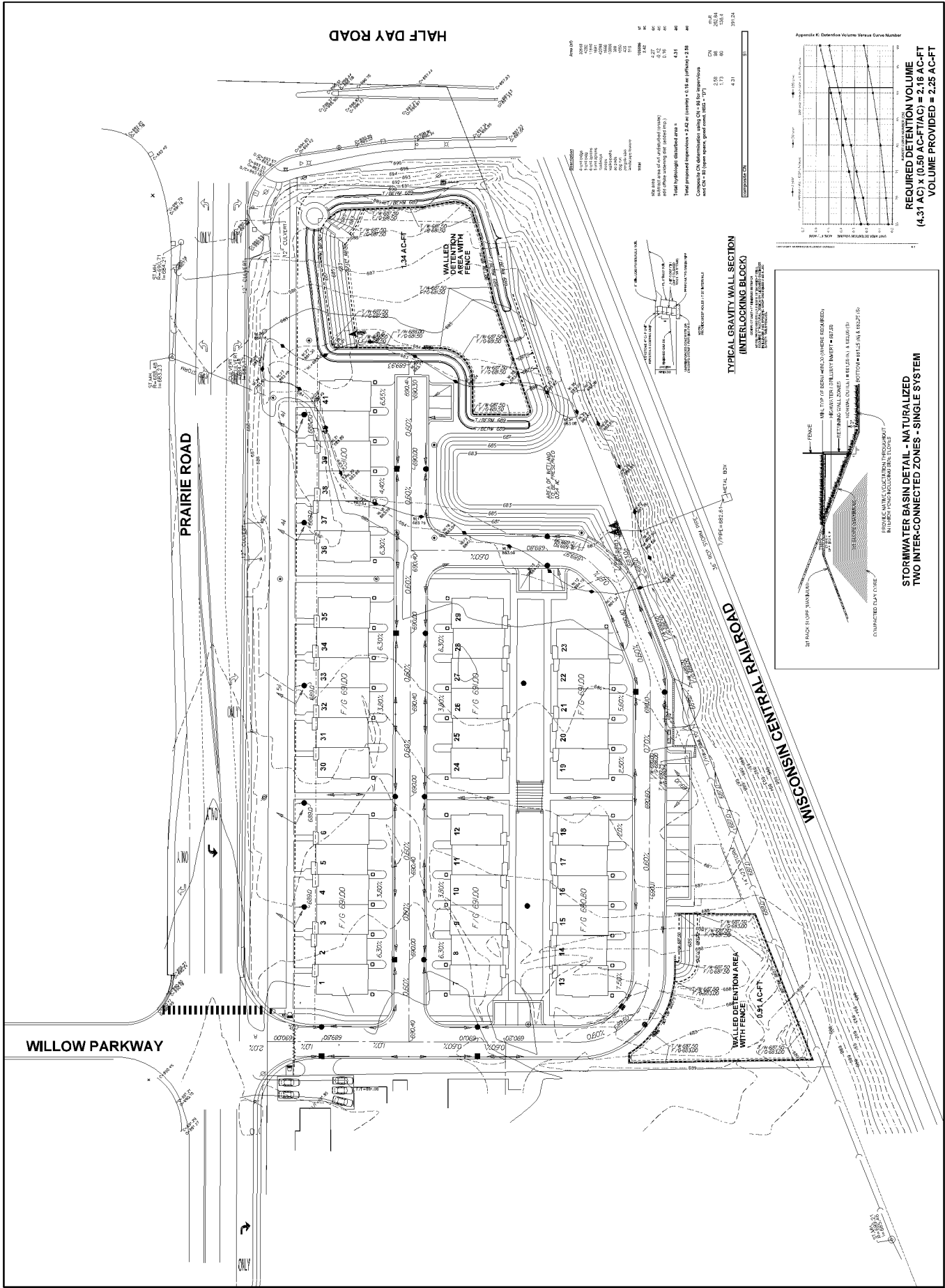
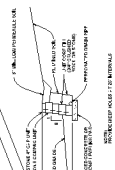


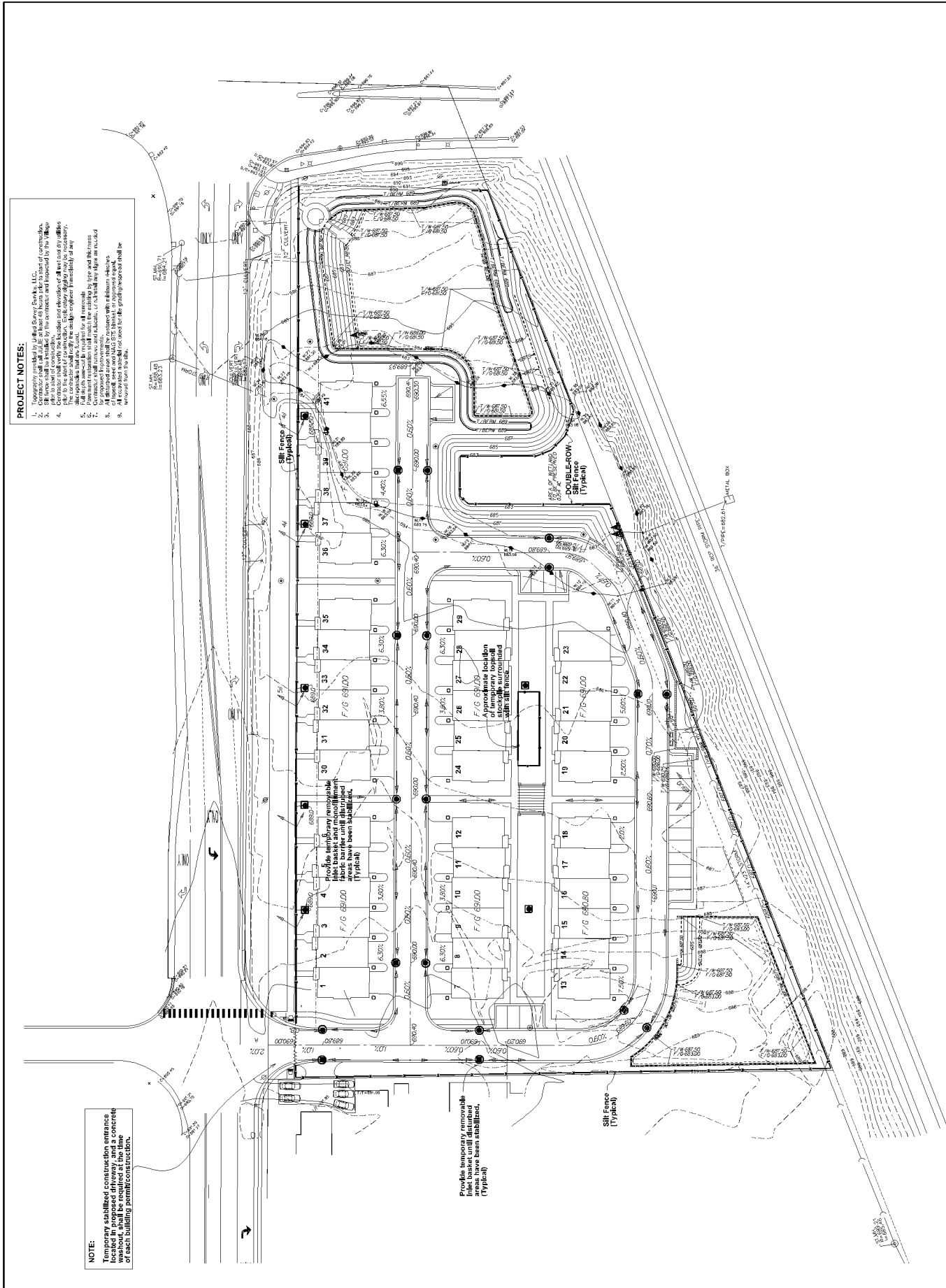
**STORMWATER BASIN DETAIL - NATURALIZED
TWO INTER-CONNECTED ZONES - SINGLE SYSTEM**



Sample description	Area	Conc.
120 area	4.27	0.0226
160 area	0.12	0.0006
180 area	0.16	0.0008
Total hydrocarbon disturbed area	4.53	0.0240
Total proposed impervious = 2.42 ac (impervious = 0.16 ac (offsite) + 2.26 ac (on-site))		

Composite CN determination using CN = 60 for impervious and CN = 80 (open space, good cond. HSG = 17)





22825 N. PRAIRIE ROAD

PEARSON, BROWN & ASSOCIATES, INC.
CONSULTING ENGINEERS
1850 W. WILLOW ROAD - SUITE 205
LITTLEVILLE, CO. 80646
PHONE (303) 647-2827
FAX (303) 647-2827
E-MAIL: ADDRESS: jbrown@pearsonbrown.com

DESIGNED BY: D.J.L.
DRAWN BY: A.C.
CHECKED BY: J.E.C.
ORIGINAL ISSUE: 04/20/23

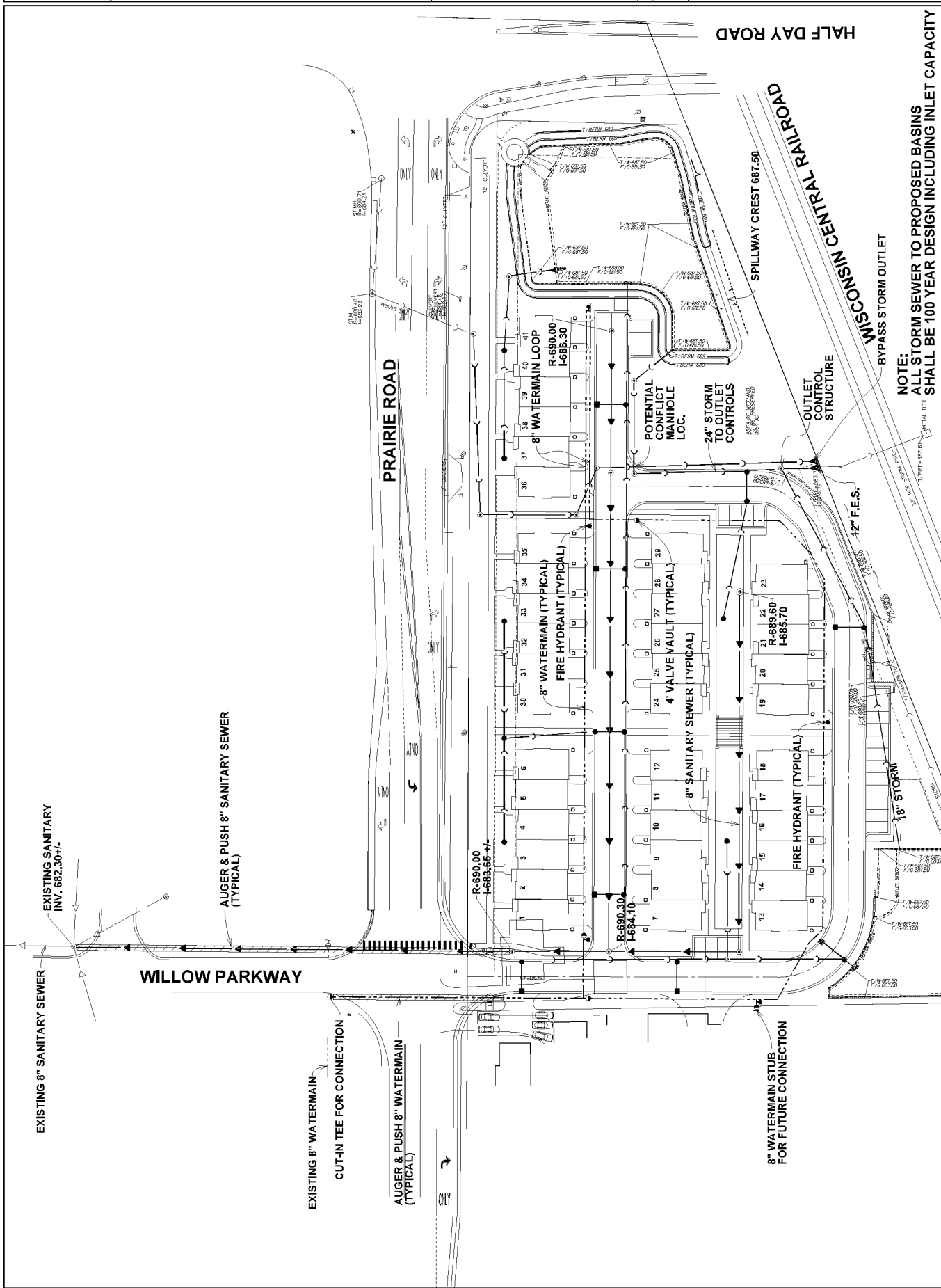
UTILITY PLAN

DATE BY: 05/20/23 JFC
REVISIONS: REVISED PER VILLAGE REVIEW COMMENTS

SHEET NUMBER: 23102
6
OF 6

SCALE: 1" = 30'

NORTH

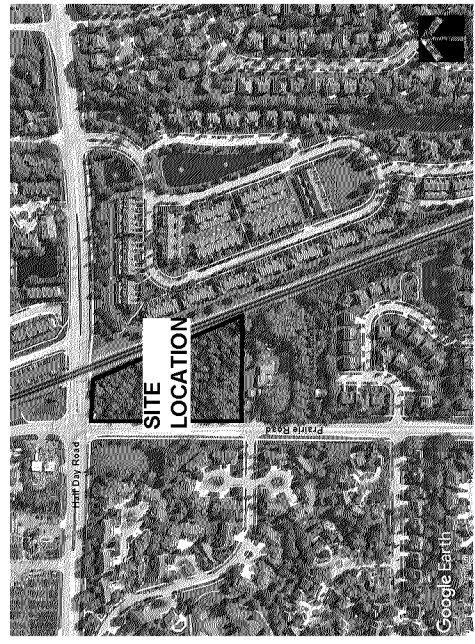


PRELIMINARY LANDSCAPE PLAN FOR:

22825 N. PRAIRIE ROAD

Buffalo Grove, IL

Site Location Map



Engineer:
Pearson, Brown & Associates, Inc.
1850 W. Winchester Rd. Suite 205
Libertyville, IL 60048
847.367.6707

Architect:
Linden Group Architects, Inc.
10100 Orland Parkway, Suite 110
Orland Park, IL 60467
708.799.4400

Landscape Architect:
Metz & Company
826 E. Maple Street
Lombard, IL 60148
630.561.3903

SHEET INDEX	
SHEET	DESCRIPTION
CS-1.0	COVER SHEET
L-1.0	LANDSCAPE PLAN
L-2.0	NATURALIZED LANDSCAPE REQUIREMENTS
L-3.0	LANDSCAPE SPECIFICATIONS & DETAILS



Know what's below.
Call before you dig.

REVISIONS

1	ISSUED FOR PERMIT	5/15/22
2	ISSUED FOR PERMIT	5/15/22
3	ISSUED FOR PERMIT	5/15/22
4	ISSUED FOR PERMIT	5/15/22
5	ISSUED FOR PERMIT	5/15/22
6	ISSUED FOR PERMIT	5/15/22
7	ISSUED FOR PERMIT	5/15/22
8	ISSUED FOR PERMIT	5/15/22
9	ISSUED FOR PERMIT	5/15/22
10	ISSUED FOR PERMIT	5/15/22

PROPOSED MULTI-FAMILY DEVELOPMENT

22825 N. PRAIRIE ROAD

BUFFALO GROVE, ILLINOIS

SEAL

ARCHITECT

LANDSCAPE ARCHITECT

METZ & COMPANY

826 East Maple Street
Lombard, Illinois 60148
www.metz-company.com

TITLE

LANDSCAPE PLAN

PROJECT NO.

23-227

DATE

4-27-2023

SCALE

1"=40'

SHEET

CS-1.

2.2.d

Packet Pg. 134

Attachment: Ordinance 2023-106 (22771-22825 N. Prairie Road - Prairie Pointe Townhomes - Projades LLC)

PROPOSED MULTI-FAMILY DEVELOPMENT
22825 N. PRAIRIE ROAD
BUFFALO GROVE, ILLINOIS

Table with 2 columns: Item, Description, Date

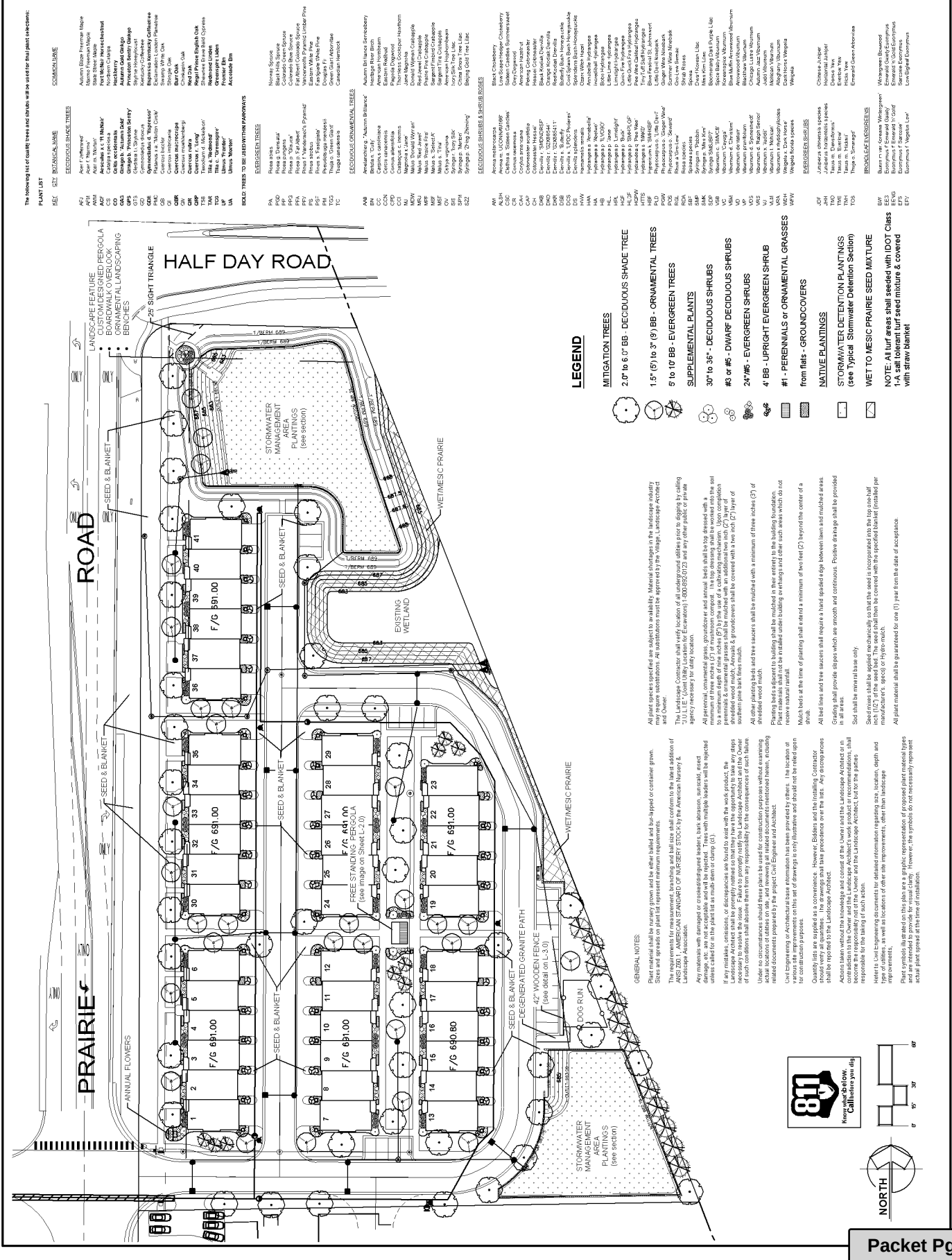


Table with 2 columns: KEY, COMMON NAME. Lists various plant species and their common names, including trees, shrubs, and groundcovers.

Table with 2 columns: KEY, COMMON NAME. Continuation of plant list from the previous table.

Table with 2 columns: KEY, COMMON NAME. Continuation of plant list from the previous table.

Table with 2 columns: KEY, COMMON NAME. Continuation of plant list from the previous table.

Table with 2 columns: KEY, COMMON NAME. Continuation of plant list from the previous table.

Table with 2 columns: KEY, COMMON NAME. Continuation of plant list from the previous table.



1001 Industrial Dr.
Bensenville, IL 60106
Tel: 630.394.0000
Fax: 630.394.0001
www.rablighting.com

Prepared For:
City of Chicago
22825 N. Prairie Ave.
Buffalo Grove, IL

Job Name:
22825 N. Prairie Ave.
Buffalo Grove, IL

Lighting Layout
Version B

Drawn By: Shaun Fillion, L.C.C.P.

Scale as noted

Date: 5/26/2023

Project #200797

Client: 22825 N. Prairie Ave

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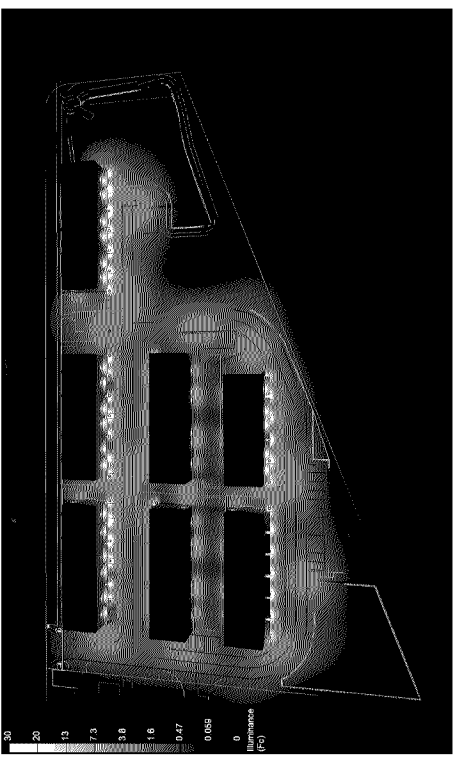
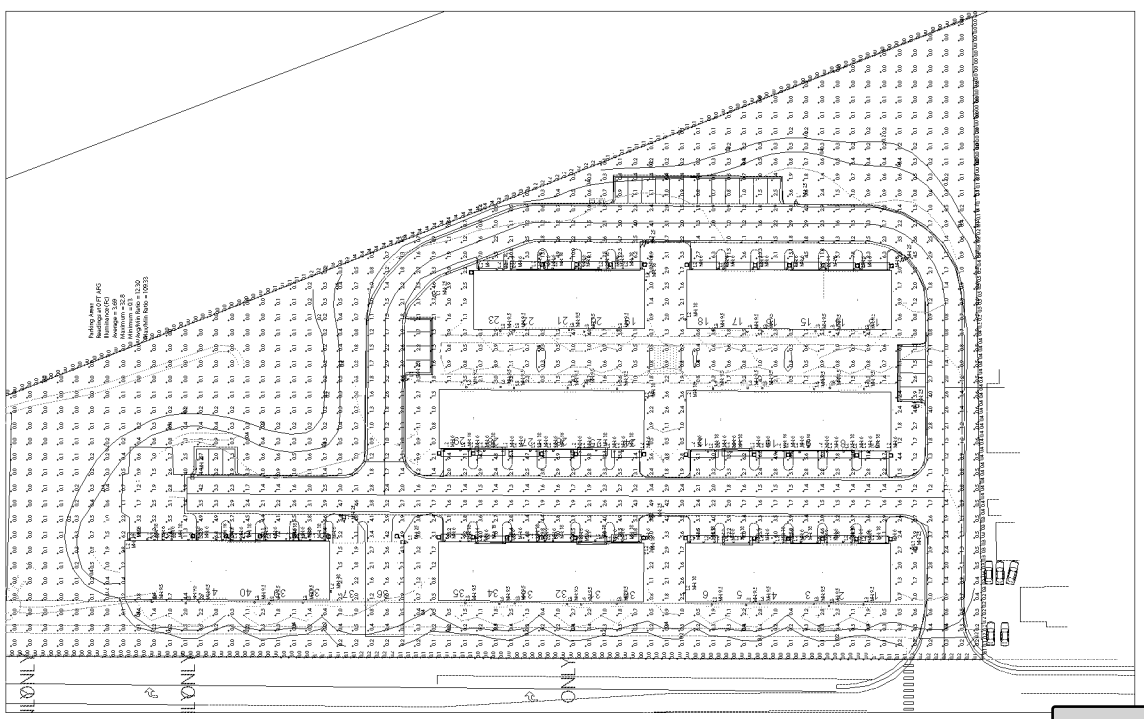
Client: 22825 N. Prairie Ave

Client: 22825 N. Prairie Ave

Client: 22825 N. Prairie Ave

Client: 22825 N. Prairie Ave

Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	PtSpcTr
Full Site	Illuminance	Fc	1.84	32.8	0.0	N.A.	N.A.	Readings at 0 FT AFG	10
Property Line	Illuminance	Fc	0.10	0.5	0.0	N.A.	N.A.	Readings at 0 FT AFG	5
Parking Areas	Illuminance	Fc	3.69	32.8	0.3	12.30	109.33	Readings at 0 FT AFG	N.A.



- NOTES:
- The Light Factor (LF) is a product of many variables. RAB's standard is to use the initial 1.0 LF in accordance with most municipal lighting or traffic light trespass requirements, unless otherwise noted.
 - Illumination values shown (in footcandles) are the predicted result for plates of calculation either horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal to the plane of calculation.
 - The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of RAB Lighting Inc.
 - Meaningful height determination is job site specific. Our lighting simulations assume a mounting height (mounting point of the luminaire symbol) to be within the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.
 - RAB disclaims all responsibility for the suitability of existing or proposed poles and bases to support proposed fixtures. This is the owner's responsibility. RAB is not responsible for the structural integrity of existing or proposed poles and bases. RAB is not responsible for the structural integrity of existing or proposed poles and bases. RAB is not responsible for the structural integrity of existing or proposed poles and bases.
 - The landscape material shown here is conceptual and is not intended to be an accurate representation of any particular plant, shrub, bush, or tree, as these materials are living objects and are subject to constant change. The conceptual objects shown are for illustrative purposes only. The actual illumination values measured in the field may vary.
 - Photometric data elements such as buildings, rooms, plants, furnishings, or any architectural details which impact the dispersion of light are not included in this simulation. The lighting simulation is based upon design parameters and information supplied by others. These design parameters and information are subject to change. RAB is not responsible for the accuracy of the information supplied by others. RAB is not responsible for the accuracy of the information supplied by others.
 - RAB Lighting Inc. luminaires and product designs are protected under U.S. and International Intellectual Property laws. Patents issued or pending may apply. Please see www.rablighting.com for more information.
 - The Lighting Analysis, Energy Analysis, and/or Visual Simulation ("Lighting Design") provided by RAB Lighting Inc. ("RAB") represents an anticipated prediction of lighting system performance based upon design parameters and information supplied by others. These design parameters and information are subject to change. RAB is not responsible for the accuracy of the information supplied by others. RAB is not responsible for the accuracy of the information supplied by others.
 - RAB does not warrant, either implied or stated, actual measured light levels or energy consumption levels is compared to those illustrated by the Lighting Design.
 - RAB does not warrant, either implied or stated, our representation of the appropriateness, completeness or suitability of the Lighting Design as compliant with any applicable regulatory code requirements, with the exception of those expressly stated on drawings created and submitted by RAB. The Lighting Design is issued, in whole or in part, as advisory documents for informational and convenience purposes only. It is not intended for construction nor as a part of a project's construction documents or plans and should not be relied upon for any purpose.

Scale: 1 inch= 40 Ft.



1001 Industrial Dr.
Bensenville, IL 60106
Cable Electric
www.cableelectric.com
630.321.1000 • info@cableelectric.com

Prepared for:
Cable Electric
1001 Industrial Dr.
Bensenville, IL 60106

Job Name:
22825 N. Prairie Ave.
Buffalo Grove, IL

Lighting Layout
Version B

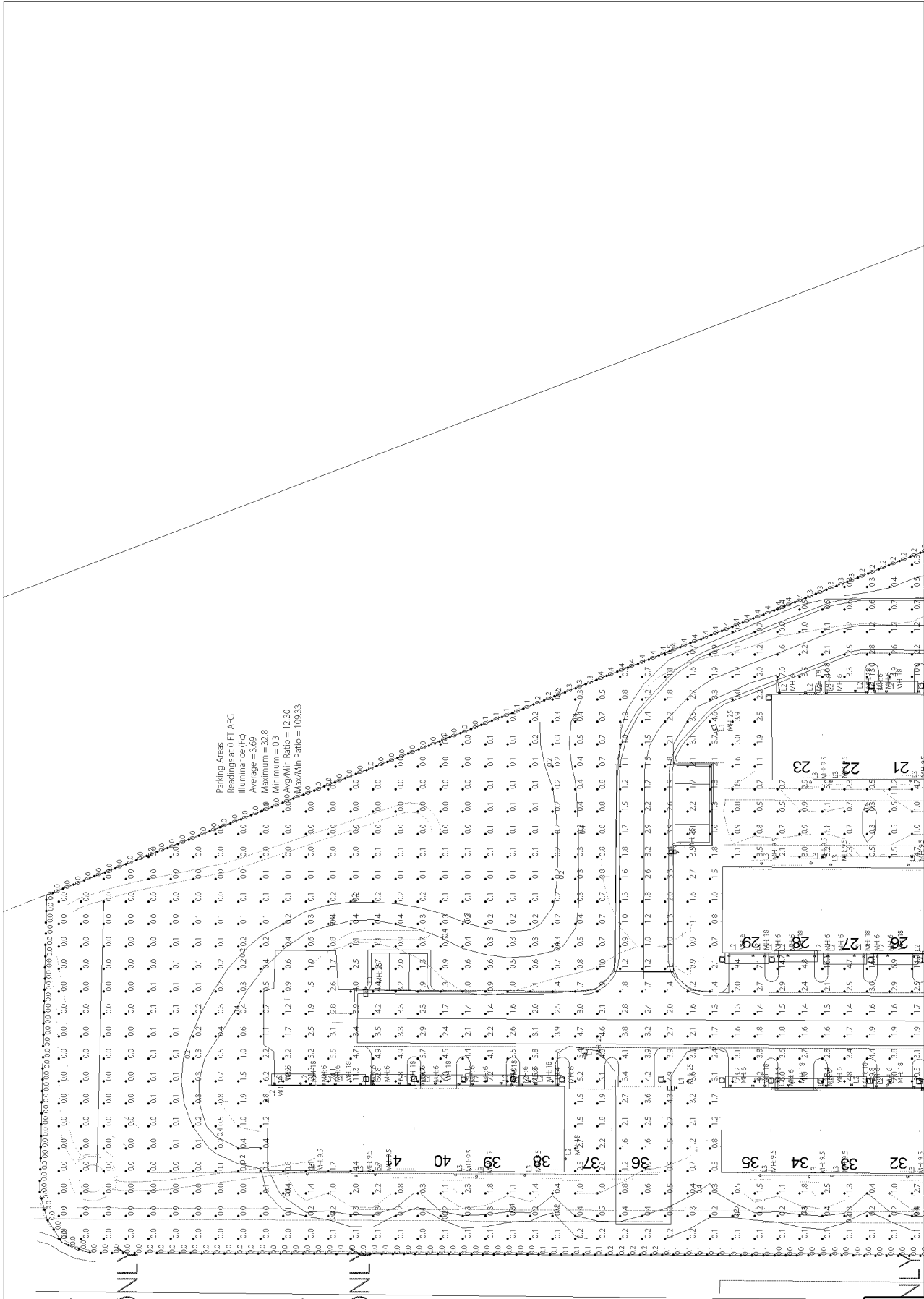
Drawn By: Shaun Fillion, LC CLCP

Filename: 22825 N. Prairie Ave 1109758.AGI

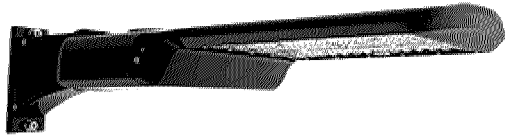
Date: 5/26/2023
CAGE #1109753

Scale as noted
PROJECT #209797

Plot TO 2282534PAGE







Color: Bronze

Weight: 10.8 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	0.70A
208V	0.40A
240V	0.35A
277V	0.30A
Input Watts	69.8W

LED Info

Watts	70W
Color Temp	4000K (Neutral)
Color Accuracy	72 CRI
L70 Lifespan	100,000 Hours
Lumens	10,148 lm
Efficacy	145.3 lm/W

Technical Specifications

Compliance

UL Listed:

Suitable for wet locations

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

IP Rating:

Ingress protection rating of IP65 for dust and water

DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: PL0M2HOLUOND

Electrical

Driver:

Constant Current, Class 2, 120-277V, 50/60Hz, 120V: 0.70A, 208V: 0.40A, 240V: 0.35A, 277V: 0.30A

Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD:

3.26% at 120V, 13.34% at 277V

Power Factor:

99.5% at 120V, 91.6% at 277V

Surge Protection:

10kV

Performance

Lifespan:

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Construction

IES Classification:

The Type III distribution is ideal for roadway, general parking and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.

Cold Weather Starting:

The minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:

Suitable for use in up to 40°C (104°F)

Lens:

Polycarbonate lens

Technical Specifications (continued)

Construction

Housing:

Die-cast aluminum housing, lens frame and mounting arm

Vibration Rating:

3G vibration rating per ANSI C136.31

EPA:

- 1 Fixture: 0.46
- 2 Fixtures at 90°: 0.60
- 2 Fixtures at 180°: 0.93
- 3 Fixtures at 90°: 0.93
- 4 Fixtures at 90°: 0.93

EPA with Slipfitter & Adjustable Arm Mounting

Accessories (Sold Separately)

- 1 Fixture: 0.66
- 2 Fixtures at 90°: 0.80
- 2 Fixtures at 180°: 1.32
- 3 Fixtures at 90°: 1.32
- 4 Fixtures at 90°: 1.32

Mounting:

Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be >4" to mount fixtures at 90° orientation.

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

LED Characteristics

LEDs:

Long-life, high-efficiency, surface-mount LEDs

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Other

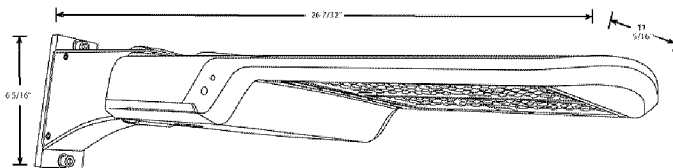
5 Yr Limited Warranty:

The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions



Features

- 0-10V Dimming, standard
- 100,000-hour LED lifespan
- 5-Year, limited warranty

A17-3T70N

Ordering Matrix

Family	Distribution	Wattage/Lumens	Mounting	Color Temp	Driver	Options
A17	-	3T	70	N		
	3T = Type III	150 = 150W/22,500LM	Blank = Universal Pole Mount	Blank = 5000K Cool	Blank = 120-277V, 0-10V	Blank = No Option
	4T = Type IV	200 = 200W/30,000LM	SF = Slipfitter (Factory installed	N = 4000K Neutral	Dimming	/3PRS = 3-pin Receptacle and
	5T = Type V	240 = 240W/36,000LM	SF available in 150W)		/480 = 480V, 0-10V	Shorting Cap
		300 = 300W/45,000LM			Dimming ¹	/7PRS = 7-pin Receptacle and
		375 = 375W/51,800LM				Shorting Cap
		70 = 70W/10,000LM				/MVS = Microwave Motion
		100 = 100W/15,000LM				Sensor
						/LC = Lightcloud® Controller

¹ 480V driver available standard on 150W and 300W and by special order on 100, 240 and 375W. Not available on 70W or 200W models.

Type II distribution available as special order

Wall mount and adjustable universal pole mount available as optional field-installed accessories

PS4-11-25D2



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Weight: 167.6 lbs

Technical Specifications

All poles are shipped in individual corrugated cartons to prevent finish damage

1/8"

8"

Technical Specifications (continued)

Construction

Anchor Bolt:

Galvanized anchor bolts and galvanized hardware and anchor bolt template. All bolts have a 3" hook.

Anchor Bolt Templates:

WARNING Template must be printed on 11" x 17" sheet for actual size. CHECK SCALE BEFORE USING. Templates shipped with anchor bolts and available [online](#).

Pre-Shipped Anchor Bolts:

Bolts can be pre-shipped upon request for additional freight charge

Max EPA's/Max Weights:

70MPH 4.3 ft./275 lb.
80MPH 1.7 ft./270 lb

Other

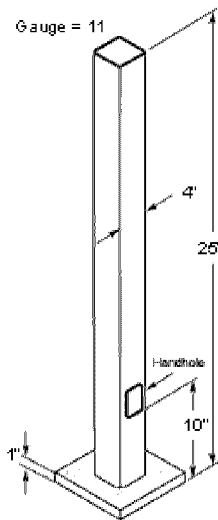
Terms of Sale:

Pole Terms of Sale is available [online](#).

Buy American Act Compliance:

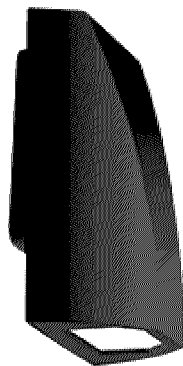
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions



Features

- Designed for ground mounting
- Heavy duty TGIC polyester coating
- Reinforced hand holes with grounding lug and removable cover for easy wiring access
- Pole caps, base covers & bolts are sold separately
- Custom manufactured for each application



12, 18 and 26 Watt SLIM wall packs are ultra efficient and deliver impressive light distribution with a compact low-profile design that's super easy to install as a downlight or uplight.

Color: Bronze

Weight: 4.2 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	0.13A
208V	0.08A
240V	0.07A
277V	0.06A
Input Watts	14.9W

LED Info

Watts	12W
Color Temp	4000K (Neutral)
Color Accuracy	75 CRI
L70 Lifespan	100,000 Hours
Lumens	2,039 lm
Efficacy	136.8

Technical Specifications

Compliance

UL Listed:

Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

IP Rating:

Ingress protection rating of IP66 for dust and water

ADA Compliant:

SLIM™ is ADA Compliant

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.

DLC Product Code: PGJBD3AQ

Electrical

Driver:

Constant Current, Class 2, 120-277V, 50-60Hz, 120V: 0.13A, 208V: 0.08A, 240V: 0.07A, 277V: 0.06A

Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD:

5.19% at 120V, 8.55% at 277V

Power Factor:

99.4% at 120V, 94% at 277V

LED Characteristics

LEDs:

Long-life, high-efficacy, surface-mount LEDs

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines for the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Performance

Lifespan:

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Wattage Equivalency:

Equivalent to 70W Metal Halide

Construction

Cold Weather Starting:

The minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:

Suitable for use in up to 40°C (104°F)

Housing:

Precision die-cast aluminum housing

Mounting:

Heavy-duty mounting bracket with hinged housing for easy installation

Recommended Mounting Height:

Up to 8 ft.

Lens:

Tempered glass lens

Reflector:

Specular thermoplastic

Gaskets:

High-temperature silicone

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Technical Specifications (continued)

Other

Patents:

The design of the SLIM™ is protected by patents in U.S. Pat D681,864, and pending patents in Canada, China, Taiwan and Mexico.

HID Replacement Range:

Replaces 70W Metal Halide

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Buy American Act Compliance:

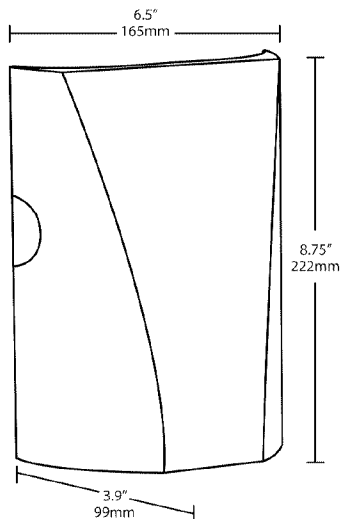
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:

B1 U0 G0

Dimensions

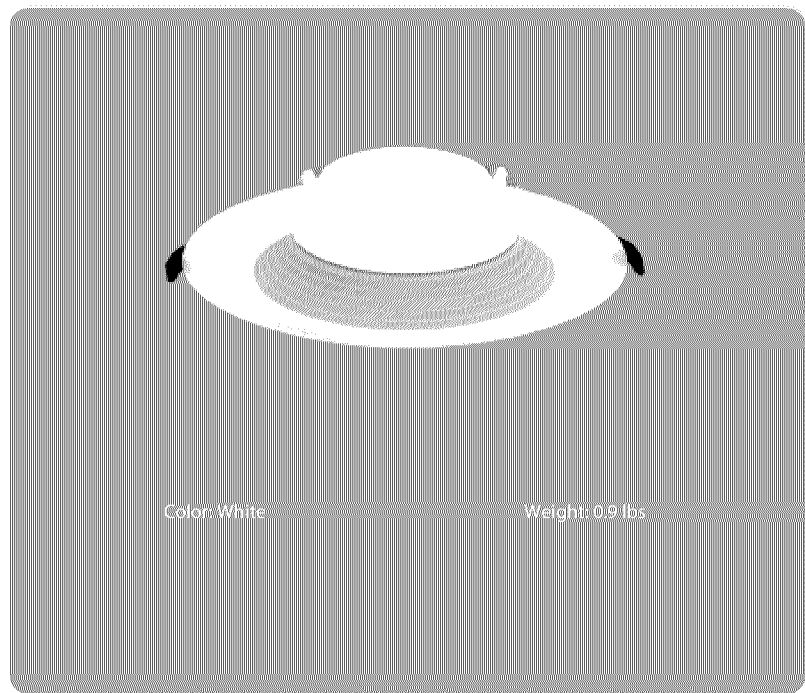


Features

- Full cutoff, fully shielded LED wall pack
- Can be used as a downlight or uplight
- Contractor friendly features for easy installation
- 100,000-hour LED Life
- 5-Year, No-Compromise Warranty

Ordering Matrix

Family	Wattage	Color Temp	Finish	Driver	Options
SLIM	12	N			
	12 = 12W	Blank = 5000K Cool	Blank = Bronze	Blank = 120-277V, 0-10V Dimming	Blank = No Option
	18 = 18W	N = 4000K Neutral	W = White	/D10 = 120-277V, 0-10V Dimming	/PC = 120V Button
	26 = 26W	Y = 3000K Warm			/PC2 = 277V Button
					/LC = Lightcloud® Controller



Color: White

Weight: 0.9 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	0.12A
208V	N/A
240V	N/A
277V	N/A
Input Watts	12.5W

LED Info

Watts	12W
Color Temp	2700K/3000K/3500K/4000K/5000K
Color Accuracy	90 CRI
L70 Lifespan	50,000 Hours
Lumens	1,000 lm
Efficacy	80

Technical Specifications

Performance

Description:

Deep regress remote driver downlight looks like a traditional recessed retrofit but without the need of a traditional downlight housing. With the flexibility to choose from 5 field selectable color temperatures 2700K, 3000K, 3500K, 4000K, 5000K and suitable for dry, damp, and wet locations, making them perfect for both indoor and outdoor use.

Product Type:

Recessed Downlights

Input Wattage:

12.5W

Lumens (Nominal):

1,000 Lm

Efficacy:

80 Lm/W

L70 Lifespan:

50,000-Hour LED lifespan based on IES LM-70 results

Compliance

UL Listed:

Suitable for wet locations

Energy Star Approved:

ENERGY STAR® Version 2.2 Certified

Energy Star ID:

2388931

Electrical

Dimming Driver:

TRIAC compatible dimmer with dimming as low as 10%.

THD:

≤20%

Power Factor:

≥0.9

Flicker:

<5%

Input Voltage:

120V

Operating Frequency:

60Hz

Construction

Material:

Metal

Trim Style:

Baffle

Shape:

Round

Mounting:

Recessed ceiling

LED Characteristics

R9 Value:

High color performance with R9 greater than or equal to 50

Other

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Trade Agreements Act Compliant:

This product is a product of Cambodia and a "designated country" end product that complies with the Trade Agreements Act

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

RDLFA-6R12.595CCT120WB

Operating Temperature:

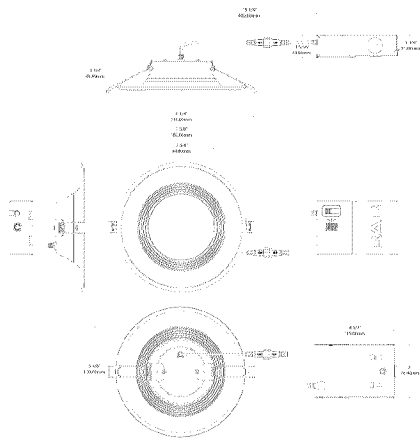
-20°C (-4°F) to 40°C (104°F)

Size:

6"

Attachment: Ordinance 2023-106 (22771-22825 N. Prairie Road - Prairie Pointe Townhomes - Projades LLC)

Dimensions



Features

- 5 color temperatures in 1 SKU (2700K, 3000K, 3500K, 4000K, 5000K)
- Back-lit deep regress remote driver downlight
- No recessed housing or j-box required
- Dimmable down to 5% on compatible dimmers, see Dimmer Compatibility List
- IC and airtight rated
- Suitable for indoor and outdoor use in dry, damp, and wet environments

Ordering Matrix

Family	Size	Shape	Wattage	CRI/Color Temp	Voltage	Finish	Trim
RDLFA	6	R	12.5	95CCT	120	W	B
	4 = 4" 6 = 6"	R = Round	8 = 8W 12.5 = 12.5W	95CCT = 90 CRI, Field Adjustable	120 = 120V	W = White	B = Baffle



Regulations from the Zoning Code cannot be varied unless findings of fact are made that the following criteria are met. Please provide a response to each of the criteria below.

17.52.070 – CRITERIA FOR VARIATION

Section 17.28.505(E)4b to allow the distance between the south property line and the townhome buildings to be less than twice the building height when abutting a different kind of use (i.e., single-family next to multi-family);

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations of the zoning district in which it is located except in the case of residential zoning districts;

Response: Due to the existing 0.63 acre wetland located on the northern third of the combined property, the proposed buildings must be situated closer to the southern lot line rather than spread equally throughout the property.

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

Response: The existence of the wetland is a unique circumstance of this site and was instrumental in driving the design direction of the site plan and necessitated the 54.4' side setback rather than the required 70' side setback.

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

Response: The proposed 15.6' side setback variation will not alter the character of the neighborhood. The architectural style chosen suits the existing character and, with its gabled roofline, minimizes the building height at the southern end of each building.

Section 17.28.050(E)4e(i) to allow the spacing between front facing buildings to be less than 50 feet;

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations of the zoning district in which it is located except in the case of residential zoning districts;

Response: The existing 0.63 acre wetland located on the northern third of the combined property and the angle of the Wisconsin Central Railroad running northwest along the east



side of the property, create design constraints. Partially remediating the wetland and preserving a portion of it requires a significant additional investment in site work, site stabilization, landscaping and fees. Without the proposed density, the project would not be financially viable.

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

Response: The existence of the wetland and railroad are unique circumstances that have long made this well-located property difficult to develop. The northern 3 acres of the combined property has been vacant for decades and on and off the market for approximately 20 years.

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

Response: All “front facing” buildings on the property are located within the landscaped courtyards and will not be visible from the street or neighboring properties. Therefore, it will not alter the essential character of the neighborhood.

Section 17.28.050(C) to allow a rear yard setback of 34’ 8” for Building 4, in lieu of the 35 foot setback required

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations of the zoning district in which it is located except in the case of residential zoning districts;

Response: The existing 0.63 acre wetland located on the northern third of the combined property and the angle of the Wisconsin Central Railroad running northwest along the east side of the property create design constraints and directly cause the need for this variation request. Partially remediating the wetland and preserving a portion of it requires a significant additional investment in site work, site stabilization, landscaping and fees. Without the proposed density, the project would not be financially viable.

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

Response: The existence of the wetland and railroad are unique circumstances that have long made this well-located property difficult to develop. The angle of the railroad specifically necessitated this variance.

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



Response: The proposed variation is extremely small and will not be visible from the street. Therefore, it will not affect the essential character of the neighborhood in any way.

Section 17.28.050(A) & (C) to allow accessory structures (gazebo and deck) to be closer to the front lot line than the principal buildings and beyond the mid-point of the principal structures when located in a side yard.

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations of the zoning district in which it is located except in the case of residential zoning districts;

Response: Due to the unique location as a gateway to a proposed mixed- use development near the Prairie View Station, it presents a unique opportunity to prominently identify the property with attractive accessory structures which will benefit the community at large as well as the residents of the proposed development. The proposed location of the gazebo, walkways and overlooks makes the development more desirable and therefore more financially viable.

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

Response: The existence of the wetland and railroad are unique circumstances that have long made this well-located property difficult to develop. In order to provide the necessary surface detention and partial wetland remediation and retention, we were extremely limited in where we could locate the proposed gazebo and overlook.

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

Response: The proposed gazebo and wetland overlook will enhance the neighborhood by upgrading a low-lying overgrown property to an attractive park-like amenity, keeping with the character of the neighborhood.

PLANNED UNIT DEVELOPMENT STANDARDS

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

Response: Yes – the minimum area for the proposed R9 zoning district is 2 acres. The subject property is 4.27 acres.

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

Response: The proposed use, attached single family residential, is consistent with the nature of the surrounding neighborhood, namely: townhomes to the east and west; commercial to the north; and single family to the south, and as such are very compatible with the surrounding neighborhood and therefore will not have a detrimental influence or effect.

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

Response: The plan takes care to maximize the developmental possibilities of the existing features including partially remediating and landscaping the existing wetland, creating a park-like feature on the corner with a gazebo and wetlands overlook and landscaping the entire property consistent with an upscale townhome development.

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: All requirements pertaining to a residential use conform to the requirements as established elsewhere in this title.

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: No outlots will be created by this development.

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 shall serve the public convenience by providing a sought after housing type by providing an attached single family rental option in an extremely convenient and attractive location. The proposed use, attached single family residential, is consistent with the nature of the surrounding neighborhood, namely: townhomes to the east and west; commercial to the north; and single family to the south, such that the establishment, maintenance and operation 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;

Response: With its multiple points of ingress and egress and carefully planned street presence, the proposed development shall be in harmony with the appropriate and orderly development of the district in which it will be 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;

Response: The special use will be consistent with other recent developments in the neighborhood. therefore it will not diminish or impair other property valuations.

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 site plan of the special use is specifically designed for a potential future "Phase 2" of additional units to the south should those two properties ever become available. The special use will not otherwise impede, hinder or discourage future development.

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

Response: Adequate access and utilities are available and/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.

Response: 4.58 parking spaces are provided per unit. All 188 parking spaces are either indoor or provided within the interior driveways and are otherwise suitable screened from adjoining residential uses. The ingress and egress drives are designed to prevent traffic and minimize congestion.

THE PERMAN GROUP

PUBLIC AFFAIRS

PUBLIC POLICY

May 29, 2023

Mr. Jeff Michael
Bloom Street Partners, LLC
1946 West Lawrence Avenue
Chicago, IL 60640

Dear Mr. Michael:

The Perman Group was asked by Bloom Street Partners (BSP) to evaluate the fiscal/economic impact of a proposed residential development called Prairie Point to be built at 22771-22825 Prairie Rd. in Buffalo Grove, IL. The proposed project consists of: 41 rental townhomes within Seven, 2 ½ - 3-story buildings (Six, 6-unit buildings and one, 5-unit building) on 4.25 acres in unincorporated Lake County. The property is located in the South Subarea featured in the Prairie View Station Area Plan, which was adopted by the Village of Buffalo Grove as part of its Comprehensive Plan in 2019.

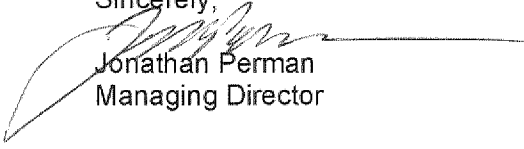
Each unit would be between 1,800-2,000 square feet and would feature 3 bedrooms, a den, 2 ½ bathrooms, and a rear-loaded two-car garage. The townhomes would be luxury rental homes with rents at an estimated \$4,000 per month, and would serve young families, empty-nesters looking to downsize, or anyone seeking a convenient location to live in proximity to the North Central Service Metra train line.

Our evaluation includes: the absorption rate and projected population, the tax revenues that will accrue to the Village of Buffalo Grove and the other local taxing bodies, the attendant costs to those taxing bodies, the net present value of net revenues to the taxing bodies over 14 years, and our conclusions of the fiscal impact from the proposed project that will benefit the Buffalo Grove community.

Besides our internal calculations using well-recognized formulas, we based our conclusions on data provided by Bloom Street Partners; formulas from both the Illinois School Consulting/Associated Municipal Consultants, Inc. (1996); and from Rutgers University, Center for Urban Policy Research, Residential Demographic Multipliers, Estimates for the Occupants of New Housing, June 2000, and other sources identified in the report.

The Village of Buffalo Grove, Stevenson High School District 125 and Lincolnshire-Prairie View District 103, and the other taxing bodies, such as the Vernon Area Public Library District, will see significant dollars resulting from the project when it is fully occupied. Before the project is complete, the Village of Buffalo Grove will benefit from substantial construction and permit fees.

Sincerely,


Jonathan Perman
Managing Director

Attachment: Ordinance 2023-106 (22771-22825 N. Prairie Road - Prairie Pointe Townhomes - Projades LLC)

1.0 Absorption Rates, Population and School Age Estimates (Table 1)

The absorption rate assumes the following schedule for the residential units. It is based on the developer's projections today for regulatory approval, construction, and a marketing campaign for the rental of the units.

2024	Construction
End of 2025	100% occupancy

The project expects to have a full population of 98. This number is reached by using a weighted average of household size based on the type of unit, according to formulas from Rutgers University, Center for Urban Policy Research, Residential Demographic Multipliers, Estimates for the Occupants of New Housing, June 2006. Their formulas are specifically for Illinois public school districts and unlike other studies, use explicit estimates for single-family attached 3-bedroom structures.

With regard to school age population, we used the same study with the following estimates:

**3 BR attached townhomes generate: .10 public K-8 grade school students/unit
.06 public high school students/unit**

For reference purposes of this report for Prairie Point, we calculated:

**41 3 BR units for a total of: 4.1 public K-8 grade school students
2.46 public high school students**

The Village of Buffalo Grove Code, by contrast, uses formulas that project the same number of high school students (2.5) but 12 elementary school students. Considering the proximity of the project to Stevenson High School, we have rounded up to 3 students.

We also looked at other examples of school population estimates for projects in or near Buffalo Grove. The Teska Associates, Inc. Fiscal Impact Analysis for Northbrook Pointe (2022), a 35-unit townhome project, now under construction uses an actual comparable, Northfield Mews, also of 35 units. This development yielded 7 elementary school students and 3 high school students.

A Goodman Williams study (2022) for Buffalo Grove Town Center used a comparable of Riverwalk Place in Buffalo Grove, built in 2006, which actually yielded only 2 school age (5-19) students in 90-unit apartment project for a ratio of 0.08 students per 2+ BR units. The same study projected Buffalo Grove Town Center would yield 11 students in a 283-unit project with 92 2-BR apartments, for a ratio of 0.13 school age children per 2 BR units. Finally, the same study showed, using the 2019 American Community Survey for Vernon Twp., that in multi-family communities with 20 or more units, the yield is only 6.2 school-age children per 100 units.

Given this data and comparables, we have elected to raise by 50% the Rutgers Univ. estimates for elementary school children from 4 to 6 students. Thus, the proposed Prairie Point development is expected to yield: **6 K-8 students, and 3 high school students.**

2.0 Taxable Revenue Projections (Table 2)

2.1 Property Taxes

Based on the last Lake County quadrennial reassessment (2019), at 22771-22825 Prairie Rd., the taxes paid on the property in 2023 (for the 2022 tax year) was \$14,478.

Future quadrennial reassessment years occur in 2023, 2027, and every four years thereafter. Taxes based on the reassessment are due in the following years, respectively.

Property taxes are adjusted in the study in the year after any change in use or reassessment.

The study uses a 3% growth rate in assessment for a compounded 4-year increase between reassessments of 12.55%.

Since the property has never been developed and has largely been used for passive purposes, and since there are few attached townhomes for rent in Buffalo Grove, developing an estimate for the development's property taxes has been calculated using the following methods.

Estimated Gross Income Model

Rent = \$4,000/mo. x 12 = \$48,000 x 41 units = \$1,968,000 x .95% = \$1,869,600 @ 16% = **\$299,136.**

Effective Tax Rate Model

The Civic Federation of Chicago just released its yearly report of effective tax rates in the Chicago metro area. An effective tax rate is the actual dollars paid by the taxpayer as a percentage of true market value. Buffalo Grove's effective tax rate for the 2019 tax year is 3.09%. Our small survey of comparable attached 3 BR townhomes in Buffalo Grove shows effective tax rates of around 2.8%. For purposes of this report, we have used a 3.0% effective tax rate.

The developer estimates the true market value of the property, when the 41 attached townhomes are completed to be \$12,500,000. At a 3.0% effective tax rate, the property taxes would be **\$375,000.**

Calculated Rate Model

Gross Income = \$1,869,600 (see EGI Model above).

Operating Expenses at 35% = \$654,360

Net Operating Income = \$1,215,240/Cap. Rate of 5.25% = \$23,147,429 = Estimated Stabilization Value (ESV).

\$23,147,429 – 40% Assessor Discount (\$9,258,971) = \$13,888,458 = Assessor's FMV

\$13,888,458 x State Equalizer (33%) = \$4,629,023 x 1.1 (County Equalizer) = \$5,091,925

\$5,091,925 x 8.817% Buffalo Grove Aggregate Tax Rate = **\$448,955**

Given the variance in the three estimates, they have been averaged together resulting in **\$374,364 for property taxes**, when the development is fully occupied in 2025, nearly 26 times more than the property taxes paid in 2023.

In the 2022 tax year (paid in 2023), Lincolnshire-Prairie View School District #103 accounted for 35.9% of a property tax bill and Stevenson High School District #125 accounted for 34.6% of a tax bill. The Lincolnshire-Riverwoods Fire Protection District is 8.5% of the tax bill. The Vernon Area Library District is 3.2% of the tax bill. Other tax districts for Lake County and Vernon Township account for the remaining 18%. The report uses these same percentages of tax bills until the townhomes open in 2025.

Beginning in 2025, the following distribution is used for the developed property's tax bill, based on the 2022 tax bill for Buffalo Grove properties near the project's land. By then the Village of Buffalo Grove will have annexed the property:

Village of Buffalo Grove = 9.6%
 Buffalo Grove Park District = 5.4%
 School District #103 = 35.2%
 School District #125 = 34%
 Vernon Area Library = 3.4%
 Twp. Of Vernon = 1%
 All Lake County Taxing Districts = 11.3%

The additional property taxes generated by the project will increase the tax base for all of the taxing bodies cited above. Whether those taxing bodies choose to increase their levy to capture those incremental taxes or hold their levy constant (and reduce the amounts area residents have to pay) is a policy choice for each taxing body.

2.2 Sales Taxes from Residents Living in the Project (Table 2)

The median household income in the project is \$137,143 when the building is opened in 2025. This is derived by using 35% of the unit rent, weighted by the number of units for each type of unit size (see Table 3). The growth in household income is estimated at 3% per year.

The study assumes the average household spends 20% of their annual income on convenience goods, of which 70% are purchased locally. The study also assumes the average household spends 10% of their annual income on comparison goods, of which 30% is purchased locally.

So, for example, in 2026, when the project is fully occupied, it is expected that the Village of Buffalo Grove will receive \$466 per household x 41 households = **\$19,691 (see Table 4).**

The sales tax revenues identified here are only for direct spending by residents and do not include anticipated visitor spending or further economic benefits that often occur as new residents create demand for new businesses or expansion of existing businesses.

The study uses a 3% growth rate for each year.

Sales taxes include both the 1% municipal sales tax (returned from the state) and the 1% Home Rule sales tax.

2.3 State Share Local Use Tax (Table 2)

The Village is expected to receive in 2022, \$1,627,242 or \$101.82 per household. The evaluation has kept the state income tax revenues level through the study period and bases it on the current Village of Buffalo Grove household population and the number of units occupied in Prairie Point.

The study assumes a one-year lag for receiving state local use taxes so that in 2026, one year after the development is fully occupied, the Village of Buffalo Grove will receive \$4,174.62.

2.4 State Income Taxes (Table 2)

State income tax estimates are based on the total population absorption rates cited earlier. The Village of Buffalo Grove is budgeted to receive \$5,300,000 in its share of state income taxes in 2022 (Village of Buffalo Grove Budget). The study assumes a one-year lag for receiving state income taxes.

The most recent U.S. Census household population estimate for Buffalo Grove is 15,982 (2017-21). That amounts to \$332 per household x 41 units = **\$13,612**, the income tax generated for the Village of Buffalo Grove, in the year (2026), one year after the building is fully occupied. The evaluation has kept the state income tax revenues level through the study period and bases it on the current Village of Buffalo Grove household population and the number of units occupied in Prairie Point.

2.5 Motor Fuel Tax (Table 2)

In 2022, the Village of Buffalo Grove is budgeted to receive \$1,664,658 in motor fuel taxes from the State of Illinois, plus \$544,255 from its local tax for a total of \$2,208,913. This amounts to \$138.21 per household.

Since Buffalo Grove will not capture additional motor fuel taxes from the project until after it is occupied, we do not show motor fuel tax revenue until 2026. So, for example, in 2027, when the project is fully occupied, it is anticipated the Village of Buffalo Grove will receive an estimated $\$138.21 \times 41$ household units = **\$5,667**, annually.

The study assumes a one-year lag for receiving state motor fuel taxes. The evaluation has kept the state motor fuel tax revenues level through the study period because of the uncertainties in driving behavior in the future. Also, even though most of the households in Prairie Point will own cars, they still will also take taxis and ridesharing vehicles which will purchase motor fuel.

2.6 Utility Taxes (Table 2)

In 2022, the Village of Buffalo Grove is budgeted to receive tax revenue from the combined accounts of Electric Use Tax and Natural Gas Utility Tax, totaling \$2.7 million. In 2025, when the building is fully occupied, the Village of Buffalo Grove is expected to generate $\$2,700,000/15,982$ households = \$168.94 per household. So, multiplying $\$168.94 \times 41$ units = **\$6,926.54**, annually.

The study assumes immediate collection of utility taxes. The evaluation has kept the utility tax revenues level through the study period because of the uncertainties in consumer behavior in the future with respect to electricity and natural gas.

2.7 Telecommunications Taxes (Table 2)

In 2022, the Village of Buffalo Grove is budgeted to receive \$720,000 from the Telecommunications Tax. In 2025, when the building is fully occupied, Buffalo Grove is expected to generate $\$720,000/15,982$ households = \$45.05 per household. So, multiplying $\$45.05 \times 41$ units = **\$1,847** annually.

The study assumes immediate collection of telecommunications taxes. The evaluation has kept the telecommunications tax revenues level through the study period because of the uncertainties in consumer behavior in the future with respect to telecommunications usage.

2.8 Buffalo Grove Library District Fees (Table 2)

The Village of Buffalo Grove, according to its municipal code, levies a fee of \$93.85/person for library services. With 93 new residents in the development at \$93.85 each, that will yield \$8,728.05 annually to Indian Trails Public Library District.

The study assumes immediate collection of public library fees. The evaluation has kept these fee revenues level through the study period because of the uncertainties in how the fees will be assessed in the future.

2.9 Buffalo Grove School, Parks, and Library Donations (Table 2)

Based on the Village of Buffalo Grove's requirements for school and parks donations, the project will provide a Cash in Lieu of Land payment in the amounts as follows for Single Family Attached 3 BR units:

Elementary School District #103 (grades K-8): $\$965.03 \times 41$ units = \$39,566

High School District #125: $\$179.57 \times 41$ units = \$7,362

Parks B (\$4,186) $\times 41$ units = \$171,626

Library: $\$224.49 \times 41$ units = \$9,204

The study assumes these donations will be made in 2025.

2.10 Construction and Other Permit Fees (Table 2)

Construction Fees, as well as fees for inspections, occupancy, electric permits, plumbing water/sewer, gas piping, mechanical permits, lift fees, signs and awnings fees, fire plan reviews, zoning and plan review fees, and other municipal fees associated with the construction that are charged to the developer by the Village of Buffalo Grove are estimated to be a total of at least **\$250,000 over two years (2023-2024)**. At this stage of development process, this is an estimate based on the kinds of fees seen in similar projects of this size in Chicago's North Suburbs, and the estimate is intentionally low given the lack of information available now.

3.0 Public Expenses Projections

3.1 Village of Buffalo Grove Expenses (Table 5)

The cost to the Village of the additional 98 residents is calculated as follows. Included were the budget categories for: wages & benefits, operating expenses, capital, contractual services, and debt service, which together equal 73% of the yearly municipal budget in 2022.

Total 2022 budget = \$128,396,637 – \$34,667,092 = \$93,729,545.

The costs are then adjusted downward to fairly distribute the costs of public services between residential and non-residential uses. The study estimates 44.9% can be attributed to servicing residential uses (CMAP Community Data Snapshot, Buffalo Grove, 2022). Therefore, the \$93,729,545 in relevant municipal expenditures is expressed as the 44.9% attributed to residential land use. $\$93,729,545 \times .449 = \$42,084,566/42,784 \text{ population} = \$983.65 \text{ average cost per new resident}$.

The report also takes into account that Prairie Point is a Smart Growth development and therefore the incremental costs of providing services to such a project are less than in typical single-family neighborhoods where the relatively larger acreage results in a higher cost of service per capita. According to a 2013 Smart Growth America study, "Building Better Budgets: A National Examination of the Fiscal Benefits of Smart Growth Development", the cost of providing upfront infrastructure for smart growth developments is about 1/3 less than conventional suburban developments and the ongoing delivery of municipal services is 10% less.

Therefore, the study decreases the yearly municipal cost to servicing the 98 new residents by 20%.

$\$983.65 \times 98 \text{ new residents} = \$96,398 \text{ minus } 20\% (\$19,280) = \$77,118 \text{ yearly municipal cost to the Village of Buffalo Grove.}$

A three percent growth rate in expenses is used per year.

So, for example, in 2025, when the project is fully occupied, the cost to the Village will be **\$84,269**.

4.0 School Impact Fiscal Analysis (Table 6)

The proposed project is in the Lincolnshire-Prairie View elementary School District #103 and Stevenson High School District #125, and the study assumes all school children generated from the property will attend those schools – although we do know some families may choose parochial or private schools.

The pro-rata share of property taxes collected for Prairie Point will go directly to these two school districts.

As noted earlier, once the project is completed in the 2025, we assume Lincolnshire-Prairie View School District #103 will be 35.2% of a property tax bill and Stevenson High School District #125 accounted for 34% of a tax bill. The report uses these same percentages of tax bills throughout the study period. We also assume an annual 3% increase in school operating costs per pupil.

Using the formulas cited earlier the proposed development is expected to yield **6 elementary school age children** and **3 high school students** (see Table 1).

Over the course of the study period, 2025-2035, the Lincolnshire-Prairie View District #103 will receive **\$128,311 in net property tax revenue**.

Stevenson High School District #125, between 2025-2035, will receive **\$629,219 in net property tax revenue**.

The operating expense per student in 2021 in District #103 was \$18,029; and in District #125 it was \$23,147, according to the Illinois School Report Card.

Therefore, in 2025, when the project is fully occupied, we estimate the cost of 6 elementary school students @ \$20,293 each = \$121,758. We estimate the cost of 2.5 high school students @ \$26,052, each = \$65,130.

Conclusions

The proposed Prairie Point project offers significant new positive fiscal impact to the Village of Buffalo Grove and its school districts. Consider first the current property yields only **\$13,555** in property tax revenue. The new development, by contrast, offers **\$374,000** in property tax revenue in 2025 (see Table 2). By 2029, property tax revenue will have grown to **more than \$421,000 annually**. As with residential projects of this type, most of this new revenue will be in the form of new property taxes but there will be considerable other kinds of revenue too (see Table 2).

Analyzing the new revenue of each of the major taxing bodies, the study finds the Village of Buffalo Grove receiving an immediate infusion of new dollars from the construction building permit fees of more than **\$250,000 over two years**. **Starting in 2026, the Village of Buffalo Grove is predicted to receive more than \$97,000 of new revenue and that figure will ramp up to over \$110,000 annually by 2033** (see Table 5).

Whenever a new residential development is constructed, there are attendant costs to the major taxing bodies. For the Village of Buffalo Grove, those costs are for some nominal additional services necessary to accommodate increases in population resulting from the new development (see Table 5). Nonetheless, **the project is a net positive for the Village over the 14-year period with more than \$316,000 in net revenue.**

Looking at the expected Net Revenue for the project (see Table 7); the first year (2023) brings \$139,478, mainly from building permit and impact fees. By 2030, the annual Net Tax Revenue is \$150,326, primarily from property taxes (see Table 7).

Even more striking is **the proposed project is estimated to generate almost \$2.1 million of new Net Revenue in 13 years** to the Village of Buffalo Grove and the two school districts and other taxing bodies (see Table 7).

On a Net Present Value basis, the project's tax and fee revenue (2023-2035) is worth \$1,431,592, using a discount rate of 6% (see Table 7).

From a benefit/cost perspective, the proposed project is a winner for both the local governmental taxing bodies and for the Buffalo Grove economy. With no real economic activity on the property, this project offers a substantial opportunity to create jobs, local income, and tax revenue.

Table 1

Absorption Rates, Population, and School Age

Type of Unit	Available Units		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
3 BR Townhome	41	41	41	41	41	41	41	41	41	41	41	41	41
Total	41	41	41	41	41	41	41	41	41	41	41	41	41

Type of Unit	Population		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
3 BR Townhome	98	98	98	98	98	98	98	98	98	98	98	98	98
Total	98	98	98	98	98	98	98	98	98	98	98	98	98

Elementary School Age	6	6	6	6	6	6	6	6	6	6	6	6	6
High School Age	3	3	3	3	3	3	3	3	3	3	3	3	3
Total School Age	9	9	9	9	9	9	9	9	9	9	9	9	9

Estimated Project Tax Revenue

Type of Tax	2022	2023	2024	2025	2026	2027	2028
Residential Property Tax	0	0	0	374,364	385,595	397,163	409,078
Land Property Tax	13,555	14,478	14,912				
Total Property Tax	13,555	14,478	14,912	374,364	385,595	397,163	409,078
Sales Tax from Residents Living in the Project	0	0	0	19,118	19,691	20,282	20,890
State Share Local Use Tax					4,175	4,175	4,175
State Income Tax	0	0	0	0	13,612	13,612	13,612
Motor Fuel Tax	0	0	0	0	5,667	5,667	5,667
Utility Tax	0	0	0	6,927	6,927	6,927	6,927
Telecommunications Tax	0	0	0	1,847	1,847	1,847	1,847
Library Fees				8,728	8,728	8,728	8,728
Construction Permit Fees, Inspections		125,000	125,000				
Parks & Library Donations		0	0	180,830	0	0	0
Total Tax Revenue to all taxing bodies	\$ 13,555	\$ 139,478	\$ 139,912	\$ 591,814	\$ 446,242	\$ 458,401	\$ 470,924
Village of Buffalo Grove Property Tax Share	\$ -	\$ -	\$ -	\$ 35,939	\$ 37,017	\$ 38,128	\$ 39,271
Buffalo Grove Park District Prop. Tax Share	\$ -	\$ -	\$ -	\$ 20,216	\$ 20,822	\$ 21,447	\$ 22,090
Vernon Area Library District Prop. Tax Share	\$ 434	\$ 463	\$ 477	\$ 12,728	\$ 13,110	\$ 13,504	\$ 13,909
District #103 Property Tax Share	\$ 4,866	\$ 5,198	\$ 5,333	\$ 171,342	\$ 135,729	\$ 139,801	\$ 143,995
District #125 Property Tax Share	\$ 4,690	\$ 5,009	\$ 5,160	\$ 134,646	\$ 131,102	\$ 135,035	\$ 139,086
Prop. Tax to Lake County & other districts	3,565	3,808	3,922	46,421	47,814	49,248	50,726
Type of Tax	2029	2030	2031	2032	2033	2034	2035
Residential Property Tax	421,350	433,991	447,010	460,421	474,233	488,460	503,114
Land Property Tax	0	0	0	0	0	0	0
Total Property Tax	421,350	433,991	447,010	460,421	474,233	488,460	503,114
Sales Tax from Residents Living in the Project	21,517	22,163	22,828	23,512	24,218	24,944	25,693
State Share Local Use Tax	4,175	4,175	4,175	4,175	4,175	4,175	4,175
State Income Tax	13,612	13,612	13,612	13,612	13,612	13,612	13,612
Motor Fuel Tax	5,667	5,667	5,667	5,667	5,667	5,667	5,667
Utility Tax	6,927	6,927	6,927	6,927	6,927	6,927	6,927
Telecommunications Tax	1,847	1,847	1,847	1,847	1,847	1,847	1,847
Library Fees	8,728	8,728	8,728	8,728	8,728	8,728	8,728
Construction Permit Fees, Inspections, etc.	0	0	0	0	0	0	0
Total Tax Revenue to all taxing bodies	\$ 483,823	\$ 497,110	\$ 510,794	\$ 524,889	\$ 539,407	\$ 554,360	\$ 569,763
Village of Buffalo Grove Property Tax Share	\$ 40,450	\$ 41,663	\$ 42,913	\$ 44,200	\$ 45,526	\$ 46,892	\$ 48,299
Buffalo Grove Park District Prop. Tax Share	\$ 22,753	\$ 23,435	\$ 24,139	\$ 24,863	\$ 25,609	\$ 26,377	\$ 27,168
Vernon Area Library District Prop. Tax Share	\$ 14,326	\$ 14,756	\$ 15,198	\$ 15,654	\$ 16,124	\$ 16,608	\$ 17,106
District #103 Property Tax Share	\$ 148,315	\$ 152,765	\$ 157,348	\$ 162,068	\$ 166,930	\$ 171,938	\$ 177,096
District #125 Property Tax Share	\$ 143,259	\$ 147,557	\$ 151,983	\$ 156,543	\$ 161,239	\$ 166,076	\$ 171,059
Prop. Tax to Lake County & other districts	52,247	53,815	55,429	57,092	58,805	60,569	62,386

Table 3
Estimated Household Income

Type of Unit	# of Units	Monthly Rent	Est. Household Income	Total Income
3BR	41	\$ 4,000	\$ 137,143	\$ 5,622,863
Total	41			\$ 5,622,863
Weighted Avg. Household Income			\$	137,143

Table 4: Estimated Per Household Spending & Sales Tax Revenue

Type of Spending	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Household Income	137,143	141,257	145,495	149,860	154,356	158,986	163,756	168,669	173,729	178,941	184,309
20% Convenience Goods	27,429	28,251	29,099	29,972	30,871	31,797	32,751	33,734	34,746	35,788	36,862
10% Comparison Goods	13,714	14,126	14,550	14,986	15,436	15,899	16,376	16,867	17,373	17,894	18,431
70% Local Spent Convenience Goods	19,200	19,776	20,369	20,980	21,610	22,258	22,926	23,614	24,322	25,052	25,803
30% Local Spent Comparison Goods	4,114	4,238	4,365	4,496	4,631	4,770	4,913	5,060	5,212	5,368	5,529
Taxable Share Convenience Goods	384	396	407	420	432	445	459	472	486	501	516
Taxable Share Comparison Goods	82	85	87	90	93	95	98	101	104	107	111
Total Sales Tax Rev. per Household	466	480	495	510	525	541	557	573	591	608	627
Total Sales Tax Generated by Project	19,118	19,691	20,282	20,890	21,517	22,163	22,828	23,512	24,218	24,944	25,693

Table 5

Estimated Village of Buffalo Grove Cost and Net Revenue

Year	2022	2023	2024	2025	2026	2027	2028
Village of Buffalo Grove Total Revenue	-	125,000	125,000	72,559	97,664	99,366	101,117
New Residents Added	0	0	0	98	98	98	98
Additional Municipal Cost				84,269	86,797	89,401	92,083
Village of Buffalo Grove Net Revenue	13,555	125,000	125,000	-11,710	10,867	9,965	9,034

	2029	2030	2031	2032	2033	2034	2035
Village of Buffalo Grove Total Revenue	102,923	104,782	106,697	108,668	110,700	112,792	114,948
New Residents Added	98	98	98	98	98	98	98
Additional Municipal Cost	94,845	97,690	100,621	103,640	106,749	109,951	113,250
Village of Buffalo Grove Net Revenue	8,078	7,092	6,076	5,028	3,951	2,841	1,698

School District Net Revenue

Table 6

District #103	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Property Tax Revenue	374,364	385,595	397,163	409,078	421,350	433,991	447,010	460,421	474,233	488,460	503,114
School Share @35.2%	131,776	135,729	139,801	143,995	148,315	152,765	157,348	162,068	166,930	171,938	177,096
Additional per Student Cost	20,293	20,902	21,529	22,175	22,840	23,525	24,231	24,958	25,707	26,478	27,272
Less 6 Students Cost	121,758	125,411	129,173	133,048	137,040	141,151	145,385	149,747	154,239	158,867	163,633
School Donation	39,566										
Net Revenue	49,584	10,319	10,628	10,947	11,275	11,614	11,962	12,321	12,691	13,071	13,464

District #125	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Property Tax Revenue	374,364	385,595	397,163	409,078	421,350	433,991	447,010	460,421	474,233	488,460	503,114
School Share @ 34%	127,284	131,102	135,035	139,087	143,259	147,557	151,983	156,543	161,239	166,076	171,059
Additional per Student Cost	26,052	26,834	27,639	28,468	29,322	30,201	31,107	32,041	33,002	33,992	35,012
Less 3 Students Cost	78,156	80,501	82,916	85,403	87,965	90,604	93,322	96,122	99,006	101,976	105,035
School Donation	7,362										
Net Revenue	56,490	50,602	52,120	53,683	55,294	56,953	58,661	60,421	62,234	64,101	66,024

Table 7

Estimated Project Tax Revenue

Year	2023	2024	2025	2026	2027	2028	2029	2030
Total Tax & Fee Revenue	139,478	139,912	591,814	446,242	458,401	470,924	483,823	497,110
Village of Buffalo Grove Costs	-	-	99,963	102,962	105,268	108,621	111,679	115,029
District #103 Costs	0	0	121,758	125,411	129,173	133,048	137,040	141,151
District #125 Costs	0	0	78,156	80,501	82,916	85,403	87,965	90,604
Total Public Costs	-	-	299,877	308,874	317,357	327,072	336,684	346,784
Net Revenue	139,478	139,912	291,937	137,368	141,044	143,852	147,139	150,326
Cumulative Net Revenue	139,478	279,390	571,327	708,695	849,739	993,591	1,140,730	1,291,056
Net Present Value of Net Revenue	1,431,592							

Year	2031	2032	2033	2034	2035
Total Tax & Fee Revenue	510,794	524,889	539,407	554,360	569,763
Village of Buffalo Grove Costs	118,694	122,254	125,922	129,700	133,591
District #103 Costs	145,557	149,747	154,239	158,867	163,633
District #125 Costs	93,322	96,122	99,006	101,976	105,035
Total Public Costs	357,573	368,123	379,167	390,543	402,259
Net Revenue	153,221	156,766	160,240	163,817	167,504
Cumulative Net Revenue	1,444,277	1,601,043	1,761,283	1,925,101	2,092,604

Traffic Impact Study

Prairie Point Residential Development Half Day Road and Prairie Road Buffalo Grove, Illinois

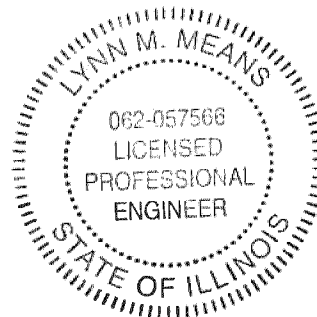
Prepared for:

Bloom Street Partners

April 28, 2023
Updated May 30, 2023

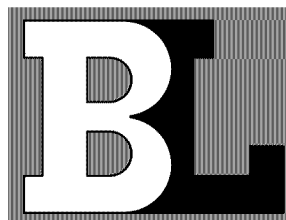
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CONSULTING
ENGINEERS



BLA, Inc.



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Appendix

Executive Summary

BLA, Inc. has conducted a Traffic Impact Study for the proposed Prairie Point residential development located at the southeast corner of Half Day Road (IL Route 22) and Prairie Road / Main Street in Buffalo Grove, Illinois. Existing and future conditions in the study area have been described, analyzed and evaluated with respect to traffic operations and the impact of the planned development. Conclusions and recommendations are presented below:

- The existing, approximately 4.3-acre site contains undeveloped land and a single-family residence. Access to the site is provided via one driveway on Prairie Road.
- The project will include developing the site to provide 41 (3-story, 3-bedroom) townhomes contained within seven (7) buildings. The development will be served by 187 parking spaces: 82 garage spaces, two (2) per unit; 82 driveway spaces, 2 per unit; and 23 surface parking lot spaces. Access to the site is proposed via one full access driveway on Prairie Road, opposite Willow Parkway. No new site access is proposed to Half Day Road.
- The existing driveway serving the single-family residence at 22745 Prairie Road (to the south of the site) will be closed and a new driveway provided within the site.
- Existing traffic conditions within the study area were established by performing weekday morning and evening traffic counts in April 2023.
- Crash data was reviewed for the last five calendar years (2017-2021) from the LCDOT Transportation Data Management System.
- Future (non-site) traffic volume conditions were developed for the anticipated opening year of the development plus five years, year 2030, including a compounded annual growth rate of 1.0 percent along Half Day Road, Willow Parkway and Main Street and a 3 percent non-compounded annual growth rate along Prairie Road.
- Trip generation for the proposed development was quantified for the weekday morning, evening and daily basis using the Institute of Transportation Engineers (ITE) trip generation rates contained in the 11th Edition of the *Manual Trip Generation*.
- Analyses have been conducted for all study intersections under existing and future (2030 design year) traffic conditions to determine the impact from the planned development.
- Our determination is the proposed development traffic can be accommodated on the adjacent streets and with the proposed site access and recommended transportation improvements:
 - The site access driveway should provide one inbound lane and one outbound lane, operating under Stop sign control.
 - The painted median on Prairie Road should be restriped, along with widening of Prairie Road as needed, to provide a southbound left-turn lane at the site full access, opposite Willow Parkway.
 - Provide a right-turn lane on northbound Prairie Road at the proposed site access, opposite Willow Parkway.
- The proposed off-street parking supply will be adequate to accommodate the projected parking demand for the proposed development.

Introduction

BLA, Inc. has conducted a Traffic Impact Study for the proposed Prairie Point residential development located in Buffalo Grove, Illinois. The approximately 4.3-acre site is located at the southeast corner of Half Day Road (IL Route 22) and Prairie Road / Main Street and currently contains a single-family home and undeveloped land. Access to the residence is provided via one driveway on Prairie Road. The site location is illustrated on *Exhibit 1*.

As proposed, the development includes the construction of 41 (3-story, 3-bedroom) townhomes contained within seven (7) buildings. The development will be served by 187 parking spaces: 82 garage spaces, two (2) per unit; 82 driveway spaces, 2 per unit; and 23 surface parking lot spaces. Access to the site is proposed via a full access on Prairie Road.

Also as part of the development, the existing driveway serving the single-family residence at 22745 Prairie Road (to the south of the site) will be closed and a new driveway provided within the site.

The following summarizes BLA's methodology, data collection, analyses and identifies improvements, as necessary, to mitigate the impacts the development's traffic may have on the adjacent roadway network.

This aerial map shows the location of the Metro Prime Value Station, which is marked with a black dashed rectangle and labeled "SITE". The station is situated near the intersection of N Prairie Rd and Taylor Ct. Other visible streets include W Eastern Ave, W Menard Ln, Crestnut Ter, Ashland Dr, and Taylor Ct. A north arrow is located in the top right corner of the map. The map also shows various residential areas and landmarks, such as the Westwood Reformed Presbyterian Church and the Carle of Buffalo Grove Pond.

Attachment: Ordinance 2023-106 (22771-22825 N. Prairie Road - Prairie Pointe Townhomes - Projades LLC)

Existing Conditions

Area Land Use

The site is located at the southeast corner of Half Day Road and Prairie Road / Main Street in Buffalo Grove and currently contains a single-family home and undeveloped land. The site is bound by Half Day Road to the north, Prairie Road to the west, single family residential to the south and the Canadian National Railway to the east.

Street/Roadway Network

The existing traffic operations in the site area are illustrated on *Exhibit 2*.

Prairie Road / Main Street

Prairie Road (Lake County Route W17) is a north-south minor arterial roadway, providing a three-lane cross section (one travel lane in each direction and a center lane for left-turns at intersection) in the site vicinity. It is under the jurisdiction of the Lake County Division of Transportation (LCDOT) and maintained by the Village of Buffalo Grove, with a posted speed limit of 40 miles per hour (mph).

At its unsignalized “T” intersection with Willow Parkway, Prairie Road provides a left-turn lane and through lane in the northbound direction and a through lane and right-turn lane in the southbound direction, operating under free-flow conditions. At its signalized intersection with Half Day Road, Prairie Road provides a left-turn lane, through lane and a right-turn lane in the northbound direction.

Main Street is aligned opposite Prairie Road, extending northerly from Half Day Road. It is a local, Village of Buffalo Grove, two-lane roadway (one travel lane in each direction) with a posted speed limit of 30 mph. Main Street provides a left-turn lane and a shared through/right-turn lane in the southbound direction at its signalized intersection with Half Day Road.

Willow Parkway

Willow Parkway is an east-west local, Village of Buffalo Grove, roadway, extending westerly from Prairie Road, with a posted speed limit of 25 mph. At its unsignalized “T” intersection with Prairie Road, Willow Parkway provides a single approach lane with shared turning movements, operating under Stop sign control. *A driveway serving the single-family residence located on the site, as well as a driveway serving the single-family residence to the south of the site (22745 Prairie Road) are aligned opposite Willow Parkway.*

Half Day Road

Half Day Road (IL Route 22) is an east-west principal arterial roadway providing a five-lane cross section (two travel lanes in each direction and center lane/median that provides left-turns at intersections). At its signalized intersection with Prairie Road / Main Street, Half Day Road provides a left-turn lane, through lane and shared through/right-turn lane in both the eastbound and westbound directions. Half Day Road is under the jurisdiction of the Illinois Department of Transportation (IDOT) with a posted speed limit of 35 mph. It is designated as a Strategic Regional Arterial (SRA) route. The SRA designation controls roadway and signal installation to facilitate efficient and safe transportation.



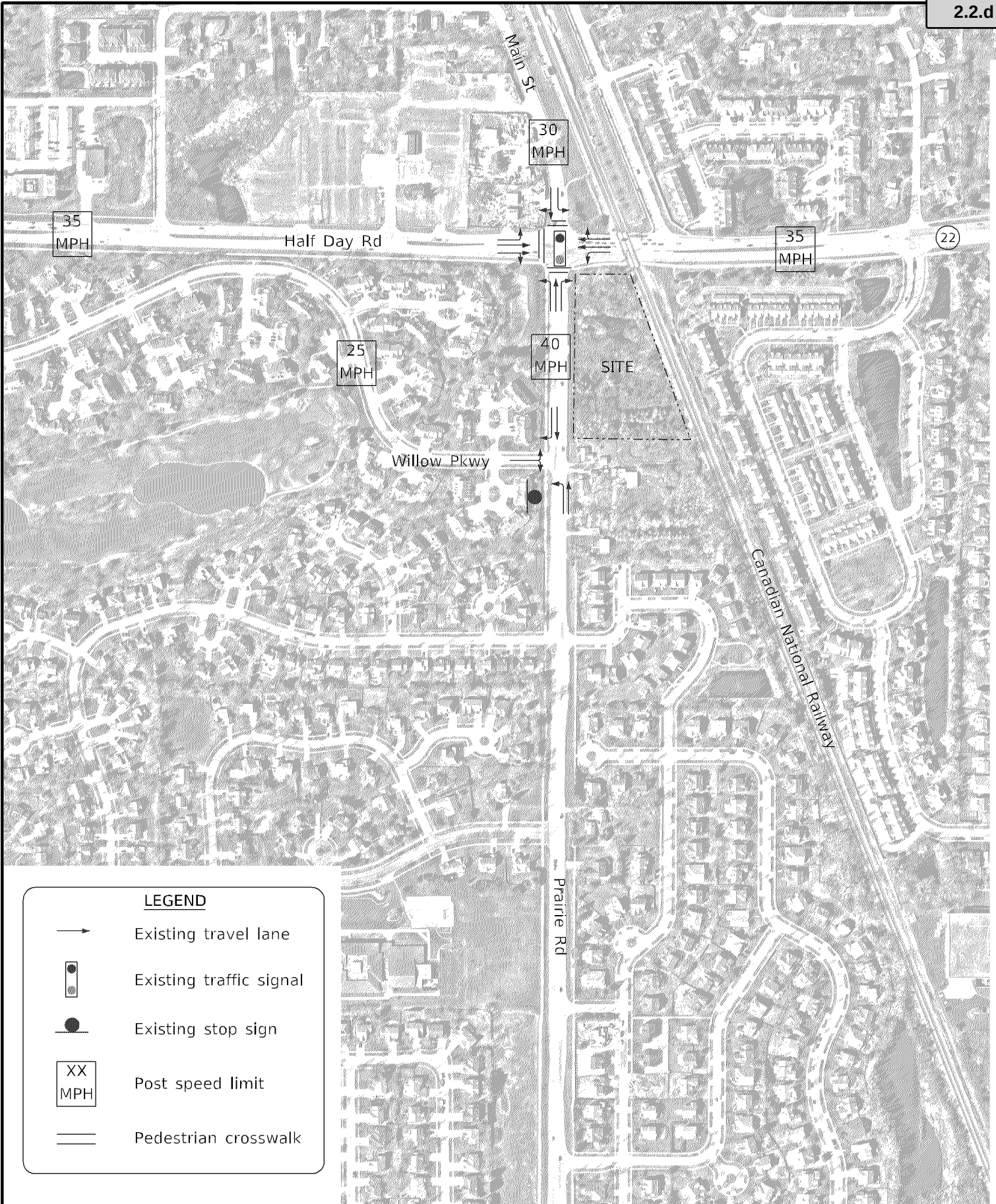
Looking north on Prairie Rd., south of Willow Pkwy



Looking east on Willow Pkwy., west of Prairie Rd.



Looking west on IL 22, east of Prairie Rd./Main St.



Attachment: Ordinance 2023-106 (22771-22825 N. Prairie Road - Prairie Pointe Townhomes - Projades LLC)



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Exhibit 2
Existing Operations

Pedestrian / Bicycle Facilities

Sidewalks are generally provided on the south side of Half Day Road and the north side, east of Main Street; on the east side of Main Street, between Half Day Road and the Prairie View Metra Station parking lot; on the west side of Prairie Road and the east side, south of site; and along both sides of Willow Parkway. Pedestrian traffic signals and crosswalks are provided on the north, west and south legs of the Half Day Road and Prairie Road / Main Street intersection.

Public Transportation

The site is also well served by public transportation. Metra provides weekday commuter rail service along the North Central Service (NCS) Line that begins in Antioch and ends at Union Station in Chicago. There is no weekend service on the NCS Line. The Prairie View Station is located on Main Street, approximately 0.3-miles north of the proposed site.

Existing Traffic

Traffic turning movement counts were conducted on Tuesday, April 11, 2023, during the weekday morning (7:00 to 9:00 AM) and weekday evening (4:00 to 6:00 PM) peak periods at the following intersections:

- Half Day Road at Prairie Road / Main Street
- Prairie Road at Willow Parkway

The results indicate that the peak hour existing traffic during the weekday morning and weekday evening peak hours occurred from 7:30 to 8:30 AM and 4:30 to 5:30 PM, respectively.

Table 1 summarizes the annual average daily traffic (AADT) volumes obtained from IDOT (www.gettingaroundillinois.com) near the site:

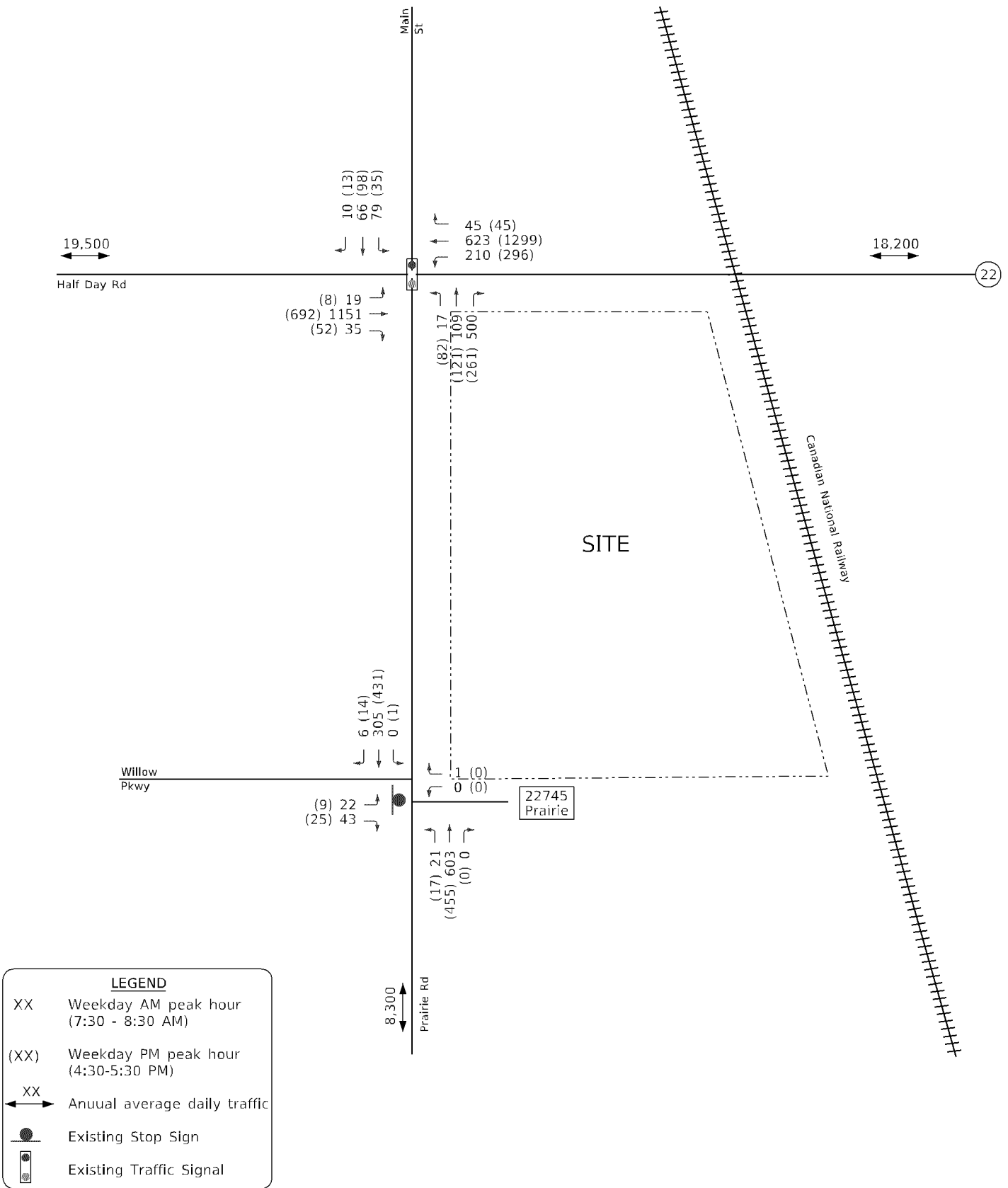
Table 1: Summary of IDOT AADT Volumes

Location	IDOT AADT (Year)
<i>Prairie Road</i>	
Between Half Day Road (IL 22) and Aptakistic Road	7,450 (2019)
<i>Half Day Road (IL 22)</i>	
Between Buffalo Grove Road and Main Street/Prairie Road	19,100 (2021)
Between Main Street/Prairie Road and Milwaukee Ave (IL 21)	17,800 (2021)

The existing peak hour and IDOT AADT volumes (adjusted to existing, year 2023 conditions) are illustrated on *Exhibit 3*.

Also included on *Exhibit 3* is the traffic entering and exiting the single-family residence located on the site, as well as the residence located to the south of the site at 22745 Prairie Road. Note, no traffic was observed to enter or exit the existing single-family residence located on the site, and was, therefore, not included to provide a conservative analysis scenario (future site traffic would not discount for existing traffic on site). There was one vehicle observed exiting the 22745 Prairie Road residence during the weekday morning peak hour; however, there was no traffic observed entering or exiting this residence during the weekday evening peak hour. Accordingly, to provide a conservative analysis scenario, one vehicle was assumed entering the 22745 Prairie Road residence during the weekday evening peak hour. *One vehicle exiting during the morning peak hour and one vehicle entering during the evening peak hour is consistent with the Institute of Transportation Engineers (ITE) trip generation for one single family home.*

Summaries of the intersection turning movement count data are contained in *Appendix A*.



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Exhibit 3
Existing Traffic

Crash Summary

To evaluate and address potential safety issues within the study area, crash data was obtained from the LCDOT Transportation Data Management System for the last five calendar years available, 2017 through 2021. A summary of the crash data is provided in *Table 2*.

Table 2: Crash Summary (2017-21)

Location / Year	No. of Crashes	Severity ^A					Crash Type ^C						Percent During Wet/Icy Conditions
		PD	PI ^B			F	CM	RE	SS	FO	HO	Ped	
			A	B	C								
Intersections (Crashes within 250' of Intersection)													
Half Day Road (IL Route 22) at Prairie Road / Main Street													
2017	5	3	--	1	1	--	3	2	--	--	--	--	20%
2018	7	5	--	1	1	--	--	5	1	1	--	--	14%
2019	6	6	--	--	--	--	2	2	1	1	--	--	67%
2020	1	1	--	--	--	--	--	--	--	1	--	--	0%
2021	3	3	--	--	--	--	--	2	1	--	--	--	67%
Total	22	18	0	2	2	0	5	11	3	3	0	0	36%
Prairie Road at Willow Parkway													
2017	1	--	--	--	1	--	--	1	--	--	--	--	0%
2018	--	--	--	--	--	--	--	--	--	--	--	--	--
2019	--	--	--	--	--	--	--	--	--	--	--	--	--
2020	--	--	--	--	--	--	--	--	--	--	--	--	--
2021	--	--	--	--	--	--	--	--	--	--	--	--	--
Total	1	0	0	0	1	0	0	1	0	0	0	0	0%
Total (2017-21)	23	18	0	2	3	0	5	12	3	3	0	0	35%

^A PD = property damage only; PI = personal injury; F = fatality.

^B Type A (incapacitating injury); Type B (non-incapacitating injury); Type C (possible injury).

^C CM = cross movement/angle; RE = rear end; SS = Sideswipe; FO = fixed object/parked car; HO = head on; Ped = pedestrian/bicyclist.

As shown in Table 2, the signalized intersection of Half Day Road at Prairie Road / Main Street experienced a total of 22 crashes over the 5-year study period, approximately 4 crashes per year. Approximately 82 percent (18 of 22) of the crashes involved property damage only, and 50 percent (11 of 22) were rear-end type collisions.

The unsignalized intersection of Prairie Road at Willow Parkway experienced one crash over the 5-year study period. It involved a Type-C injury (possible injury) and was a rear-end type collision.

There were no reported fatalities at the study area intersection over the five-year analysis period and no crashes that involved a pedestrian or bicyclist.

Future Conditions

Traffic Growth

Construction and occupancy of the proposed residential development is anticipated to occur by the end of the year, 2025. Future traffic volumes were developed for the year 2030, anticipated build-out year of the development plus five years. Traffic growth in the area is a function of expected land development in the region. Based on a review of historical traffic volumes and the Chicago Metropolitan Agency for Planning (CMAP) 2050 projections (see *Appendix B*), traffic volumes along Half Day Road are assumed to experience an annual, compounded growth rate ranging between 0.80 and 0.81 percent, while Prairie Road's annual, compounded growth rate was 0.75 percent. However, to provide a conservative analysis scenario, a 1.0 percent per year compounded growth rate was applied along Half Day Road, Willow Parkway and Main Street and a 3 percent, non-compounded growth rate was applied along Prairie Road, consistent with LCDOT guidelines.

2030 No-Build (Non-Site) Conditions

The 2030 No-Build traffic volumes were accordingly developed by applying a 1.0 percent compounded, annual growth rate (Half Day Road, Willow Parkway and Main Street) and 3 percent non-compounded annual growth rate (Prairie Road) to the existing traffic (*Exhibit 3*). The 2030 No-Build traffic volume networks are graphically depicted on *Exhibit 4*.

Planned Roadway Improvement Projects

The SRA Report dated April 1993 for IL Route 22 identified improvements at the Half Day Road intersection with Prairie Road and Main Street, including dual left-turn lanes on eastbound IL Route 22, an exclusive right-turn lane on both eastbound and westbound IL Route 22, as well as additional lanes on southbound Main Street and northbound Prairie Road, which required the acquisition of additional right-of-way. However, these improvements are not included in the current Multi-Modal Transportation Plan (FY 2023-2028). Thus, there is currently no construction completion date scheduled. Accordingly, for the purpose of this study, these improvements were not considered in the analyses. Excerpts from the SRA Report are provided in *Appendix C*.

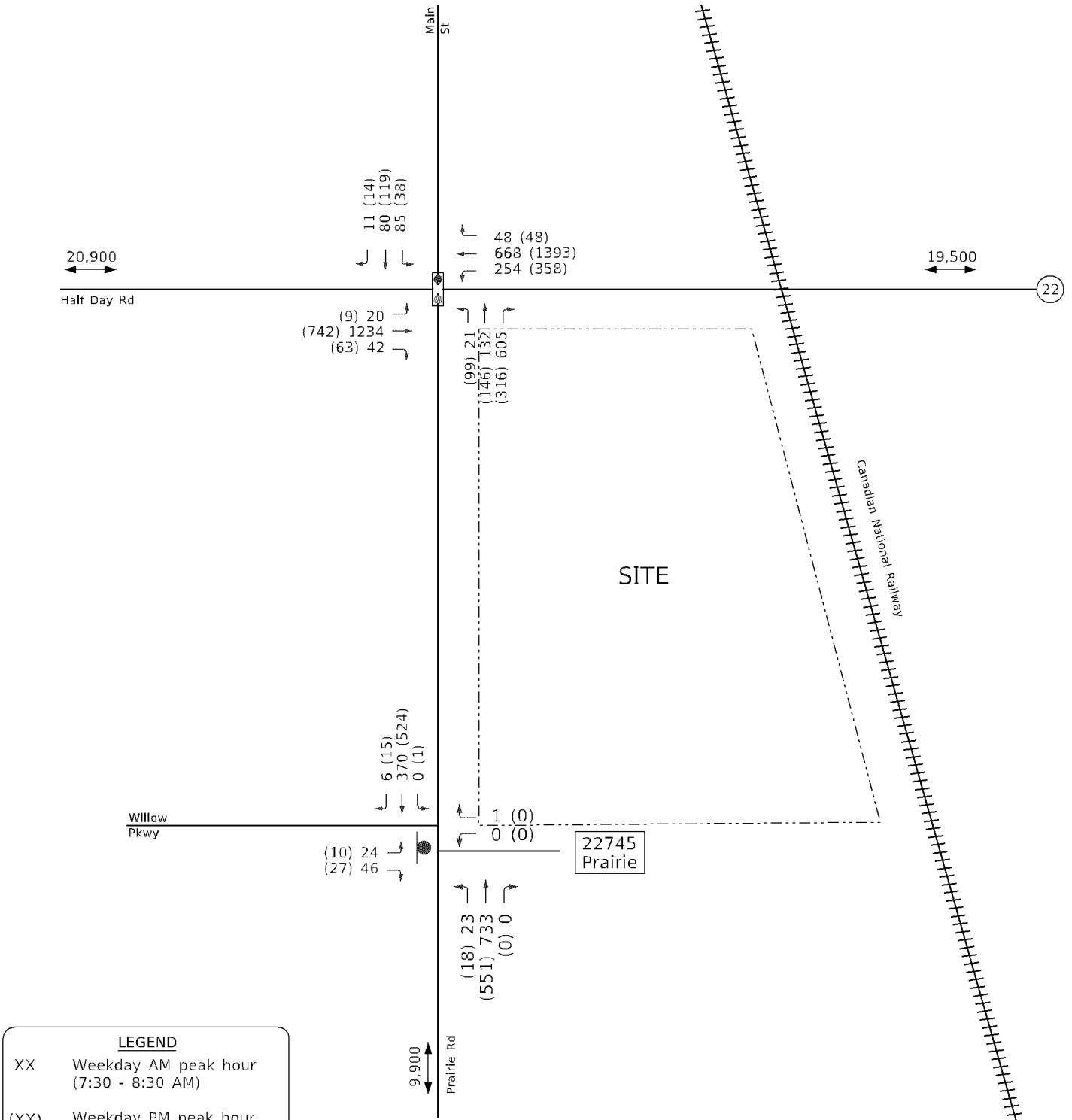
Proposed Development Plan

The Site Plan prepared by Pearson, Brown & Associates, Inc. is provided in *Appendix D*. As proposed, the development includes the construction of 41 (3-story, 3-bedroom) townhomes contained within seven (7) buildings. The development will be served by 187 parking spaces: 82 garage spaces, two (2) per unit; 82 driveway spaces, 2 per unit; and 23 surface parking lot spaces. Access to the site will be provided via a full access on Prairie Road. It also includes a dog run, as well open space, sidewalks and multi-use paths. In addition, as part of the development, the existing driveway serving the single-family residence at 22745 Prairie Road (to the south of the site) will be closed and a new driveway provided within the site.

Trip Generation

The amount of traffic generated by a development depends on the type and density of the land use. Trip generation estimates for the development were calculated based on information published in the Institute of Transportation Engineers (ITE) Manual *Trip Generation*, 11th Edition (see *Appendix E*). The ITE manual is a compilation of national traffic data surveys used to estimate traffic volumes for various land uses.

The ITE data does not represent locations with measurable transit, walking and other non-auto trips. *The Prairie View Metra Station is located approximately 0.3-miles north of the site.* Based on the US Census Bureau, 2017-2021 America Community Survey Data, Mode of Transportation (Journey to Work) for Census Tract 8645.20, approximately 72 percent use auto (personal vehicles and/or taxi/rideshare carpool) to commute to/from work (see *Appendix F*). However, to provide a conservative scenario, test the maximum site impacts, the ITE trip generation estimates were not discounted for residents that carpool and/or use alternative modes to travel to/from work (bike, walk and/or transit).



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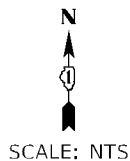


Exhibit 4
2030 No Build

Table 3 provides a summary of the total trips to be generated by the proposed development, including residents, visitors, deliveries, etc.

Table 3: Estimated Trip Generation

Land Use / Size	ITE LUC	Weekday								
		AM Peak Hour			PM Peak Hour			Daily		
		In	Out	Total	In	Out	Total	In	Out	Total
Townhomes / 41 Units	220	9	27	36	24	14	38	169	169	338

Directional Distribution

The anticipated trip distribution of new site traffic is summarized in *Table 4*. This was based on current travel patterns, the operational characteristics of the street system and site access.

Table 4: Trip Distribution

Route & Direction	Percent Route (To/From)
Prairie Road	
South of Willow Parkway	40%
Half Day Road	
West of Prairie Road / Main Street	15%
East of Prairie Road / Main Street	40%
Main Street	
North of Half Day Road	5%
Willow Parkway	
West of Prairie Road	--
Total	100%

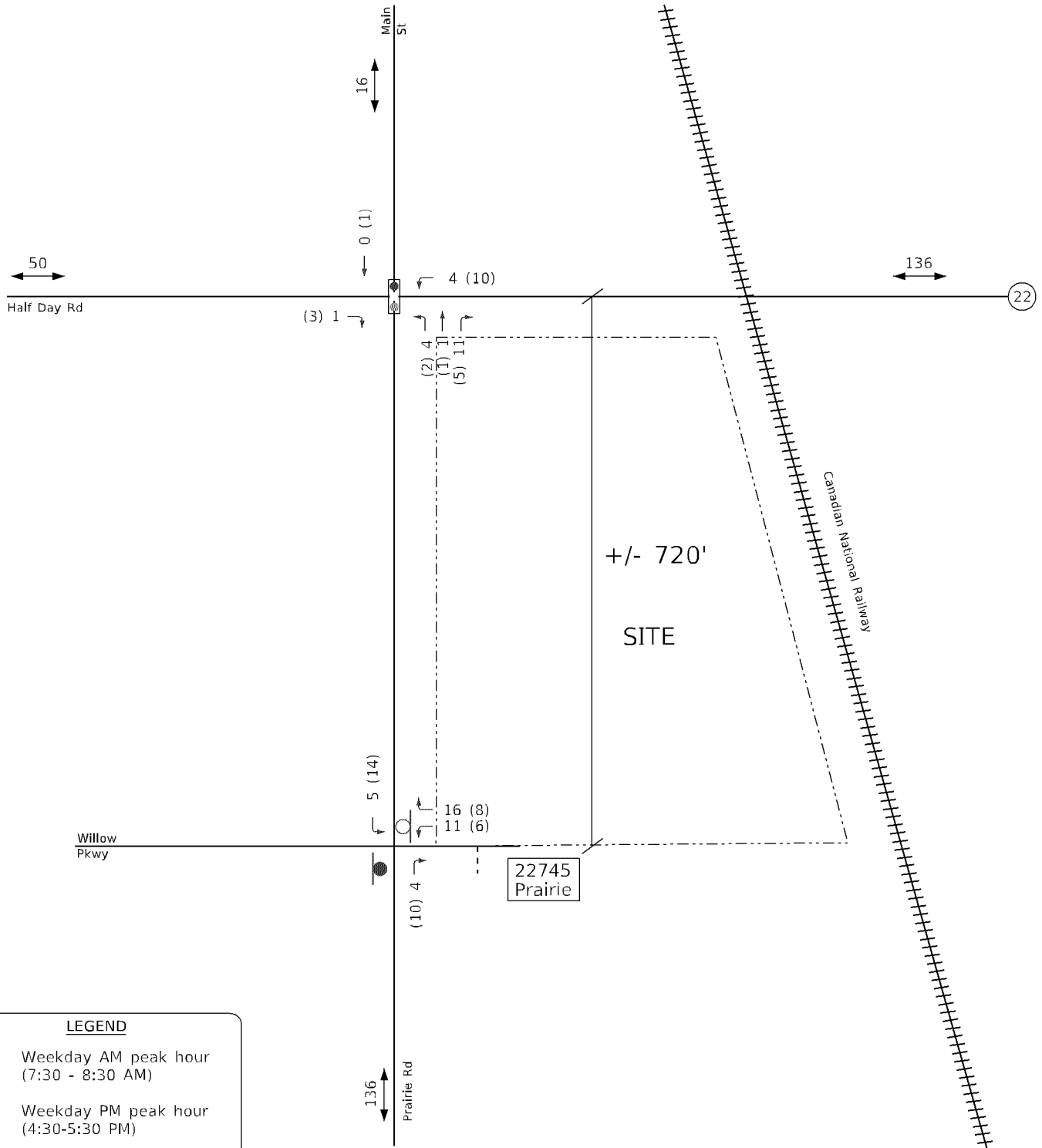
--Less than 5%

Site Traffic Assignment

Based on the direction of travel, the site-generated trips were assigned to the roadway network using the site estimated trips listed in *Table 3* and the anticipated directional distribution outlined in *Table 4*. The site vehicular traffic assignment is illustrated on *Exhibit 5*.

2030 Total Traffic Conditions

The site-generated traffic volumes (*Exhibit 5*) were then added to the 2030 No-Build traffic volumes (*Exhibit 4*) to develop the 2030 Total traffic volumes. *This includes the traffic from the closure of the existing 22745 Prairie Road driveway and a new driveway located on site.* The Total traffic volumes for the year 2030 are shown on *Exhibit 6*.

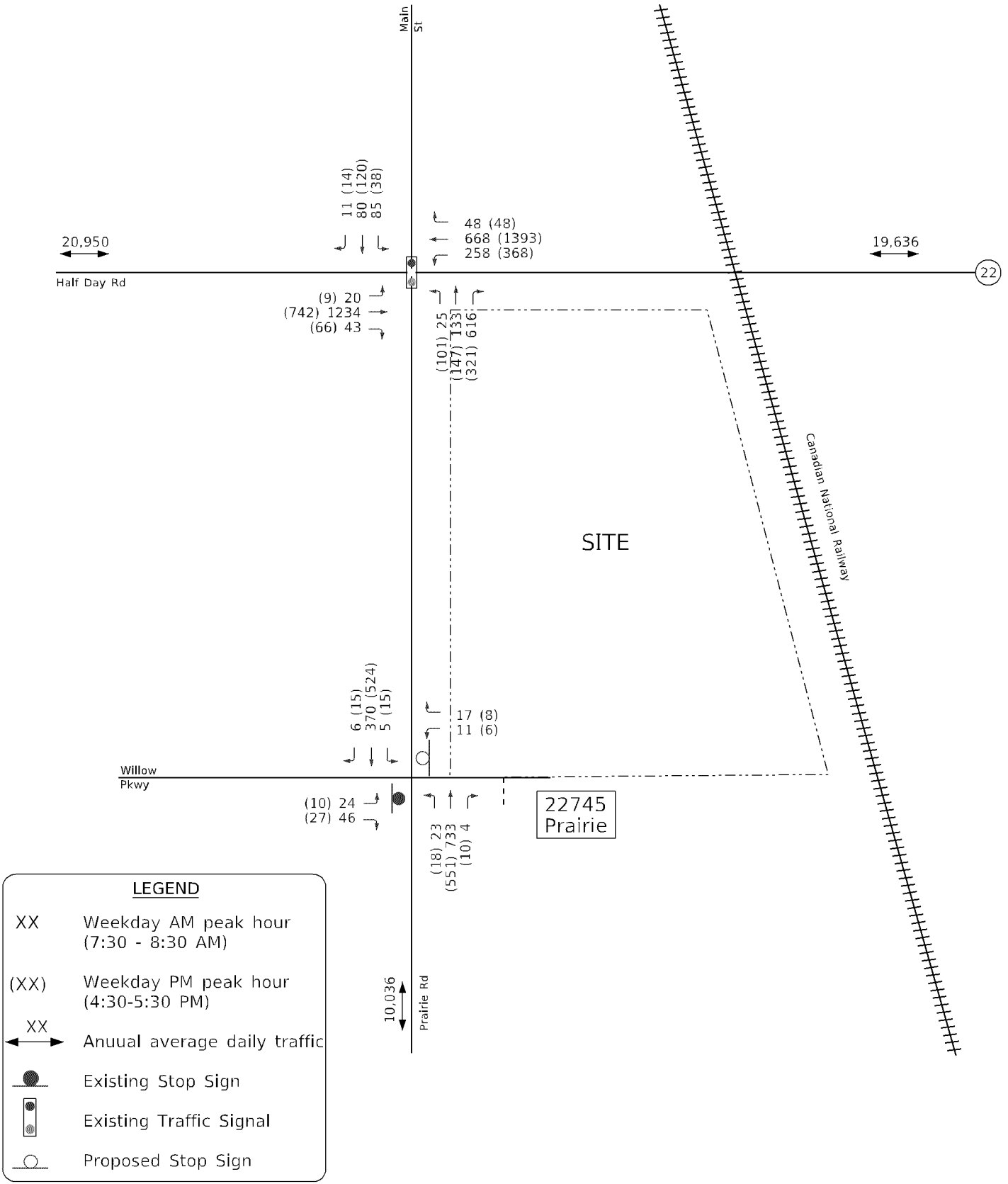


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Exhibit 5
Site Traffic



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Exhibit 6
2030 Total Traffic

Traffic Analysis

Auxiliary Lane Analysis

The LCDOT *Highway Access and Use Ordinance* was used to determine the need for a right-turn lane on northbound Prairie Road at the site access under future traffic conditions. *Note: A center, painted median is currently present on southbound Prairie Road at the site access and is anticipated to be restriped to provide a left-turn lane.*

Section 5.3.2 Auxiliary Lane Requirements indicates that a right-turn lane is considered when the criteria illustrated in Table 5.3 is satisfied for a two-lane roadway. Based on the approach and right-turn volumes on Prairie Road, a right-turn lane is *not* warranted on northbound Prairie Road at the proposed site access under future traffic conditions. *However, consideration should be given to installing a right-turn lane at the proposed site access due to driver expectations and continuity along the corridor.*

A summary of the application of the right- and left-turn lane warrants is provided in *Appendix G*.

Capacity and Queue Analysis

A primary result of capacity analysis is the assignment of levels of service to traffic facilities under various traffic flow conditions. The capacity analysis methodology is based on the concepts and procedures in the Transportation Research Board's (TRB) *Highway Capacity Manual* (HCM). The concept of level of service (LOS) is defined as a qualitative measure describing operational conditions within a traffic stream and their perception by motorists and/or passengers. A level-of-service definition provides an index to quality of traffic flow in terms of such factors as speed, travel time, freedom to maneuver, traffic interruptions, comfort, convenience and safety.

Six levels of service are defined for each type of facility. They are given letter designations from A to F, with LOS A representing the best operating conditions and LOS F the worst. LOS C is often considered acceptable for design purposes and LOS D is usually considered as providing the lower threshold of acceptable operations. Since the level of service of a traffic facility is a function of the traffic flows placed upon it, such a facility may operate at a wide range of levels of service, depending on the time of day, day of week or period of year. A description of the operating condition under each level of service is provided in *Table 5*.

Table 5: Level of Service (LOS) Summary

LOS	Description	Average Control Delay (sec/veh)	
		Signalized	Unsignalized
A	Describes conditions with little to no delay to motorists.	≤ 10	≤ 10
B	Represents a desirable level with relatively low delay to motorists.	>10 and ≤ 20	>10 and ≤ 15
C	Describes conditions with average delays to motorists.	>20 and ≤ 35	>15 and ≤ 25
D	Describes operations where the influence of congestion becomes more noticeable. Delays are still within an acceptable range.	>35 and ≤ 55	>25 and ≤ 35
E	Represents operating conditions with high delay values. This level is often considered within urban settings or for minor streets intersecting major arterial roadways to be the limit of acceptable delay.	>55 and ≤ 80	>35 and ≤ 50
F	Is considered unacceptable to most drivers with high delay values that often occur when arrival flow rates exceed the capacity of the intersection.	>80	>50

Capacity and queue analyses were conducted at all study intersections under Existing, 2030 No-Build and 2030 Total traffic volume conditions through application of the procedures described above. The impact of site-generated traffic can be measured by comparing 2030 No-Build conditions to 2030 Total conditions. The results of the intersection analyses are discussed below and are summarized in *Table 6*. All analysis worksheets are provided in *Appendix H*.

Table 6: Level-of-Serve and Queue Analysis Summary

Intersection/Peak Hour/Movement	Existing		2030 No-Build		2030 Total	
	Delay ¹	LOS ²	Queue ³	Delay	LOS	Queue
Half Day Road at Prairie Road and Main Street						
<i>Weekday AM</i>						
Half Day Rd EB left-turns	58.2	E	41	58.4	E	42
Half Day Rd EB through/right-turns	55.5	E	647	73.3	E	731
Half Day Rd WB left-turns	>80.0	F	355	>80.0	F	441
Half Day Rd WB through/right-turns	22.7	C	267	23.3	C	290
Prairie Rd NB left-turns	22.2	C	24	22.4	C	28
Prairie Rd NB throughs	34.8	C	123	36.3	D	146
Prairie Rd NB right-turns	19.8	B	340	29.3	C	524
Main St SB left-turns	23.3	C	74	23.5	C	78
Main St SB through/right-turns	27.6	C	84	29.6	C	98
Overall Intersection	45.6	D	--	61.3	E	--
<i>Weekday PM</i>						
Half Day Rd EB left-turns	58.5	E	24	58.6	E	25
Half Day Rd EB through/right-turns	32.4	C	325	33.6	C	357
Half Day Rd WB left-turns	>80.0	F	473	>80.0	F	595
Half Day Rd WB through/right-turns	23.6	C	603	25.4	C	680
Prairie Rd NB left-turns	29.3	C	86	30.0	C	102
Prairie Rd NB throughs	39.1	D	143	41.4	D	172
Prairie Rd NB right-turns	3.6	A	50	7.0	A	100
Main St SB left-turns	28.0	C	45	28.1	C	47
Main St SB through/right-turns	40.6	D	132	42.5	D	156
Overall Intersection	36.9	D	--	48.3	D	--
Prairie Road at Willow Parkway / 22745 Prairie Road & Site Access						
<i>Weekday AM</i>						
Willow Pkwy EB approach	17.0	C	18	22.5	C	28
Site Access WB approach	12.8	B	--	14.5	B	--
Prairie Rd NB left-turns	8.1	A	3	8.3	A	3
Prairie Rd SB left-turns	0.0	A	--	--	--	--
<i>Weekday PM</i>						
Willow Pkwy EB approach	14.9	B	8	17.8	C	10
Site Access WB approach	0.0	A	--	0.0	A	--
Prairie Rd NB left-turns	8.4	A	3	8.7	A	3
Prairie Rd SB left-turns	8.3	A	--	8.6	A	--

¹ Average control delay in seconds per vehicle.

² Level of service.

³ 95th percentile queue length in feet per lane.

Half Day Road at Prairie Road / Main Street

Under existing conditions, the signalized intersection of Half Day Road at Prairie Road / Main Street operates at overall LOS “D” during the weekday morning and evening peak hours. There are several movements that operate with capacity constraints at LOS “E/F” during both peak periods. Under future (No-Build and Total) traffic conditions, this intersection is anticipated to operate at overall LOS “E” during the weekday morning peak hour and LOS “D” during the weekday evening peak hour. As previously identified in the SRA Report and the capacity analyses contained herein, improvements are necessary at this intersection to accommodate existing traffic conditions. The proposed site traffic has minimal impact on the intersection operations.

Prairie Road at Willow Parkway / Site Access

All movements at the Willow Parkway and site access intersection with Prairie Road are anticipated to operate at acceptable levels of service (at LOS “D” or better) during both peak hours studied under both existing and future traffic conditions. The 95th-percentile queue lengths for exiting movements onto Prairie Road, as well as left-turn entering movements are not expected to exceed one vehicle, which will not impact operations on- or off-site.

Future conditions assumed the site access driveway would provide one inbound lane and one outbound lane, operating under Stop sign control. It also assumed that the center median on Prairie Road would be restriped (with widening, as necessary) to provide a southbound left-turn lane, along with the installation of right-turn lane on northbound Prairie Road. Future conditions also included the closure of the existing single-family residence driveway south of the site (22745 Prairie Road) and a new driveway provided within the site; this eliminates conflicts between vehicles entering and exiting the 22745 residence and vehicles entering the site from the south within the new right-turn lane.

Parking Analysis

Parking Demand Requirements

Based on the parking requirements outlined in the Village of Buffalo Grove Code of Ordinance (Section 17.36.040) 82 parking spaces are required for the site. The Village's parking requirements are summarized in *Table 7*.

Table 7: Village Parking Requirements

Use	Size	Parking Requirement	Parking Spaces	
			Required	Provided ^A
Townhomes	41 Units	2.0 spaces per dwelling unit	82	187

^A 82 garage spaces (2 each per unit), 82 driveway spaces (2 each per unit) and 13 surface parking lot spaces.

Parking Demand Projections

To project the peak parking demand, BLA referenced the following sources:

- ITE Parking Generation 5th Edition and
- Urban Land Institute (ULI) Shared Parking, 3rd Edition.

ITE Parking Generation

The ITE Parking Generation publication provides a compilation of parking demand surveys from across the country for a wide variety of land uses. ITE LUC 221, Multifamily Housing (Mid-Rise), was referenced for the proposed development (see *Appendix I*). Using the ITE data, *Table 8* presents a summary of the projected peak parking demand for the proposed development on a weekday and weekend. Again, to provide a conservative scenario, test the maximum site impacts, the ITE parking generation estimates were *not* discounted for proximity of the proposed development to transit (located less than 0.5 miles from commuter rail).

Table 8: Projected Peak Parking Demand: ITE – Parking Generation

Land Use	ITE LUC	Size	Average Peak Parking Demand				85 th Percentile Parking Demand			
			Weekday		Weekend		Weekday		Weekend	
			Rate/Unit	Spaces	Rate/Unit	Spaces	Rate/Unit	Spaces	Rate/Unit	Spaces
Townhomes	221	41 Units	1.31	54	1.22	50	1.47	60	1.33	55

ULI Shared Parking

The ULI Shared Parking publication also contains rates for various uses by weekday and weekend. BLA referenced the peak parking demand rates for residential use (see *Appendix J*) for the proposed development (see *Table 9*).

Table 9: Projected Peak Parking Demand: ULI – Parking Generation

Land Use	Size	Peak Parking Demand						
		Weekday			Weekend			Spaces
		Visitor (Rate/Unit)	Resident (Rate/Unit)	Spaces	Visitor (Rate/Unit)	Resident (Rate/Unit)	Spaces	
Townhomes/3 bedrooms	41 Units	0.10	2.5	107	0.15	2.5	109	

Accordingly, the proposed parking supply of 187 spaces (82 garage spaces, 82 driveway spaces and 23 surface parking lot spaces) will be adequate to accommodate the project parking demand for the proposed development.

Conclusions and Recommendations

A Traffic Impact Study was performed for the proposed Prairie Point residential development located at the southeast corner of Half Day Road (IL Route 22) and Prairie Road / Main Street in Buffalo Grove, Illinois. Existing and future conditions in the study area have been described, analyzed and evaluated with respect to traffic operations and the planned development. Conclusions and recommendations of this effort are presented below:

Conclusions:

1. The existing, approximately 4.3-acre site contains undeveloped land and a single-family residence. Access to the site is provided via one driveway on Prairie Road.
2. The project will include developing the site to provide 41 (3-story, 3-bedroom) townhomes contained within seven (7) buildings. The development will be served by 187 parking spaces: 82 garage spaces, two (2) per unit; 82 driveway spaces, 2 per unit; and 23 surface parking lot spaces. Access to the site is proposed via one full access driveway on Prairie Road, opposite Willow Parkway. No new site access is proposed to Half Day Road.
3. The existing driveway serving the single-family residence at 22745 Prairie Road (to the south of the site) will be closed and a new driveway provided within the site.
4. The site traffic impacts on the existing street system will be minimal. No improvements to the adjacent existing study area intersections are required to accommodate the development traffic.

Recommendations:

1. The site access driveway should provide one inbound lane and one outbound lane, operating under Stop sign control.
2. The painted median on Prairie Road should be restriped, along with widening of Prairie Road as needed, to provide a southbound left-turn lane at the site full access, opposite Willow Parkway.
3. Provide a right-turn lane on northbound Prairie Road at the proposed site full access, opposite Willow Parkway.



Appendices



Appendix A

Traffic Count Summaries

1 - Half Day Rd at Prairie Rd / Main St - Re... - TMC

Tue Apr 11, 2023

Full Length (7 AM-9 AM, 4 PM-6 PM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)

All Movements

ID: 1057919, Location: 42.195763, -87.955338



Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US

Leg Direction	Main Southbound						Prairie Northbound						IL 22 Eastbound						IL 22 Westbound						
Time	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	Int
2023-04-11 7:00AM	9	19	4	0	32	0	3	20	54	0	77	0	12	248	1	0	261	2	18	80	12	0	110	1	480
7:15AM	19	18	4	0	41	0	5	18	98	0	121	0	6	301	2	0	309	2	18	127	9	0	154	0	625
7:30AM	9	22	5	0	36	0	4	15	123	0	142	0	4	253	4	0	261	0	49	146	5	0	200	0	639
7:45AM	19	13	3	0	35	0	4	38	109	0	151	0	5	305	10	0	320	1	53	162	16	0	231	0	737
Hourly Total	56	72	16	0	144	0	16	91	384	0	491	0	27	1107	17	0	1151	5	138	515	42	0	695	1	2481
8:00AM	29	19	2	0	50	0	4	27	142	0	173	0	3	311	8	0	322	0	50	135	5	0	190	0	735
8:15AM	22	12	0	0	34	0	5	28	120	0	153	0	7	282	13	0	302	0	58	180	19	0	257	0	746
8:30AM	8	20	5	0	33	0	6	19	56	0	81	0	2	254	6	0	262	0	44	159	12	0	215	0	591
8:45AM	14	19	2	0	35	0	12	15	44	0	71	0	1	260	8	0	269	0	22	136	10	0	168	0	543
Hourly Total	73	70	9	0	152	0	27	89	362	0	478	0	13	1107	35	0	1155	0	174	610	46	0	830	0	2615
4:00PM	9	22	6	0	37	0	11	26	40	0	77	1	1	153	6	0	160	2	58	280	8	0	346	0	620
4:15PM	3	20	0	0	23	0	13	16	59	0	88	0	0	144	12	0	156	2	63	240	7	0	310	0	577
4:30PM	12	26	5	0	43	0	16	33	81	0	130	1	1	160	12	1	174	7	60	333	10	0	403	1	750
4:45PM	5	25	2	0	32	0	26	28	68	0	122	0	2	167	11	0	180	3	84	333	7	0	424	1	758
Hourly Total	29	93	13	0	135	0	66	103	248	0	417	2	4	624	41	1	670	14	265	1186	32	0	1483	2	2705
5:00PM	13	22	4	0	39	0	21	32	52	0	105	0	1	190	16	0	207	0	77	326	13	0	416	0	767
5:15PM	5	23	2	0	30	0	19	28	60	0	107	0	4	175	12	0	191	0	68	307	15	1	391	0	719
5:30PM	12	28	12	2	54	0	21	30	67	0	118	0	1	166	16	0	183	2	64	302	18	0	384	0	739
5:45PM	10	19	5	0	34	0	13	36	68	0	117	0	1	139	7	0	147	7	61	241	15	0	317	0	615
Hourly Total	40	92	23	2	157	0	74	126	247	0	447	0	7	670	51	0	728	9	270	1176	61	1	1508	0	2840
Total	198	327	61	2	588	0	183	409	1241	0	1833	2	51	3508	144	1	3704	28	847	3487	181	1	4516	3	10641
% Approach	33.7%	55.6%	10.4%	0.3%	-	-	10.0%	22.3%	67.7%	0%	-	-	1.4%	94.7%	3.9%	0%	-	-	18.8%	77.2%	4.0%	0%	-	-	-
% Total	1.9%	3.1%	0.6%	0%	5.5%	-	1.7%	3.8%	11.7%	0%	17.2%	-	0.5%	33.0%	1.4%	0%	34.8%	-	8.0%	32.8%	1.7%	0%	42.4%	-	-
Lights	194	318	57	2	571	-	175	405	1219	0	1799	-	48	3423	141	1	3613	-	834	3409	177	1	4421	-	10404
% Lights	98.0%	97.2%	93.4%	100%	97.1%	-	95.6%	99.0%	98.2%	0%	98.1%	-	94.1%	97.6%	97.9%	100%	97.5%	-	98.5%	97.8%	97.8%	100%	97.9%	-	97.8%
Articulated Trucks	0	0	0	0	0	-	0	0	4	0	4	-	1	33	0	0	34	-	3	24	1	0	28	-	66
% Articulated Trucks	0%	0%	0%	0%	0%	-	0%	0%	0.3%	0%	0.2%	-	2.0%	0.9%	0%	0%	0.9%	-	0.4%	0.7%	0.6%	0%	0.6%	-	0.6%
Buses and Single-Unit Trucks	4	9	4	0	17	-	8	4	18	0	30	-	2	52	3	0	57	-	10	54	3	0	67	-	171
% Buses and Single-Unit Trucks	2.0%	2.8%	6.6%	0%	2.9%	-	4.4%	1.0%	1.5%	0%	1.6%	-	3.9%	1.5%	2.1%	0%	1.5%	-	1.2%	1.5%	1.7%	0%	1.5%	-	1.6%
Pedestrians	-	-	-	-	0	-	-	-	-	-	1	-	-	-	-	-	26	-	-	-	-	-	2	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	50.0%	-	-	-	-	-	92.9%	-	-	-	-	-	66.7%	-	-
Bicycles on Crosswalk	-	-	-	-	0	-	-	-	-	-	1	-	-	-	-	-	2	-	-	-	-	-	1	-	-
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	-	-	50.0%	-	-	-	-	-	7.1%	-	-	-	-	-	33.3%	-	-

* Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

1 - Half Day Rd at Prairie Rd / Main St - Re... - TMC

Tue Apr 11, 2023

AM Peak (7:30 AM - 8:30 AM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)

All Movements

ID: 1057919, Location: 42.195763, -87.955338



Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US

Leg Direction	Main Southbound						Prairie Northbound						IL 22 Eastbound						IL 22 Westbound						
Time	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	Int
2023-04-11 7:30AM	9	22	5	0	36	0	4	15	123	0	142	0	4	253	4	0	261	0	49	146	5	0	200	0	639
7:45AM	19	13	3	0	35	0	4	38	109	0	151	0	5	305	10	0	320	1	53	162	16	0	231	0	737
8:00AM	29	19	2	0	50	0	4	27	142	0	173	0	3	311	8	0	322	0	50	135	5	0	190	0	735
8:15AM	22	12	0	0	34	0	5	28	120	0	153	0	7	282	13	0	302	0	58	180	19	0	257	0	746
Total	79	66	10	0	155	0	17	108	494	0	619	0	19	1151	35	0	1205	1	210	623	45	0	878	0	2857
% Approach	51.0%	42.6%	6.5%	0%	-	-	2.7%	17.4%	79.8%	0%	-	-	1.6%	95.5%	2.9%	0%	-	-	23.9%	71.0%	5.1%	0%	-	-	-
% Total	2.8%	2.3%	0.4%	0%	5.4%	-	0.6%	3.8%	17.3%	0%	21.7%	-	0.7%	40.3%	1.2%	0%	42.2%	-	7.4%	21.8%	1.6%	0%	30.7%	-	-
PHF	0.681	0.750	0.500	-	0.775	-	0.850	0.711	0.870	-	0.895	-	0.679	0.925	0.673	-	0.936	-	0.905	0.865	0.592	-	0.854	-	0.957
Lights	78	61	8	0	147	-	13	106	483	0	602	-	17	1129	34	0	1180	-	206	599	44	0	849	-	2778
% Lights	98.7%	92.4%	80.0%	0%	94.8%	-	76.5%	98.1%	97.8%	0%	97.3%	-	89.5%	98.1%	97.1%	0%	97.9%	-	98.1%	96.1%	97.8%	0%	96.7%	-	97.2%
Articulated Trucks	0	0	0	0	0	-	0	0	0	0	0	-	1	7	0	0	8	-	1	5	0	0	6	-	14
% Articulated Trucks	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	5.3%	0.6%	0%	0%	0.7%	-	0.5%	0.8%	0%	0%	0.7%	-	0.5%
Buses and Single-Unit Trucks	1	5	2	0	8	-	4	2	11	0	17	-	1	15	1	0	17	-	3	19	1	0	23	-	65
% Buses and Single-Unit Trucks	1.3%	7.6%	20.0%	0%	5.2%	-	23.5%	1.9%	2.2%	0%	2.7%	-	5.3%	1.3%	2.9%	0%	1.4%	-	1.4%	3.0%	2.2%	0%	2.6%	-	2.3%
Pedestrians	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	1	-	-	-	-	-	0	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100%	-	-	-	-	-	-	-
Bicycles on Crosswalk	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%	-	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

1 - Half Day Rd at Prairie Rd / Main St - Re... - TMC

Tue Apr 11, 2023

PM Peak (4:30 PM - 5:30 PM) - Overall Peak Hour

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)

All Movements

ID: 1057919, Location: 42.195763, -87.955338



Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US

Leg Direction	Main Southbound						Prairie Northbound						IL 22 Eastbound						IL 22 Westbound						
Time	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	Int
2023-04-11 4:30PM	12	26	5	0	43	0	16	33	81	0	130	1	1	160	12	1	174	7	60	333	10	0	403	1	750
4:45PM	5	25	2	0	32	0	26	28	68	0	122	0	2	167	11	0	180	3	84	333	7	0	424	1	750
5:00PM	13	22	4	0	39	0	21	32	52	0	105	0	1	190	16	0	207	0	77	326	13	0	416	0	767
5:15PM	5	23	2	0	30	0	19	28	60	0	107	0	4	175	12	0	191	0	68	307	15	1	391	0	719
Total	35	96	13	0	144	0	82	121	261	0	464	1	8	692	51	1	752	10	289	1299	45	1	1634	2	2994
% Approach	24.3%	66.7%	9.0%	0%	-	-	17.7%	26.1%	56.3%	0%	-	-	1.1%	92.0%	6.8%	0.1%	-	-	17.7%	79.5%	2.8%	0.1%	-	-	-
% Total	1.2%	3.2%	0.4%	0%	4.8%	-	2.7%	4.0%	8.7%	0%	15.5%	-	0.3%	23.1%	1.7%	0%	25.1%	-	9.7%	43.4%	1.5%	0%	54.6%	-	-
PHF	0.673	0.923	0.650	-	0.837	-	0.788	0.917	0.806	-	0.892	-	0.500	0.911	0.797	0.250	0.908	-	0.860	0.975	0.750	0.250	0.963	-	0.976
Lights	35	96	13	0	144	-	82	120	258	0	460	-	8	679	49	1	737	-	286	1288	45	1	1620	-	2961
% Lights	100%	100%	100%	0%	100%	-	100%	99.2%	98.9%	0%	99.1%	-	100%	98.1%	96.1%	100%	98.0%	-	99.0%	99.2%	100%	100%	99.1%	-	98.9%
Articulated Trucks	0	0	0	0	0	-	0	0	2	0	2	-	0	8	0	0	8	-	0	5	0	0	5	-	15
% Articulated Trucks	0%	0%	0%	0%	0%	-	0%	0%	0.8%	0%	0.4%	-	0%	1.2%	0%	0%	1.1%	-	0%	0.4%	0%	0%	0.3%	-	0.5%
Buses and Single-Unit Trucks	0	0	0	0	0	-	0	1	1	0	2	-	0	5	2	0	7	-	3	6	0	0	9	-	18
% Buses and Single-Unit Trucks	0%	0%	0%	0%	0%	-	0%	0.8%	0.4%	0%	0.4%	-	0%	0.7%	3.9%	0%	0.9%	-	1.0%	0.5%	0%	0%	0.6%	-	0.6%
Pedestrians	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	8	-	-	-	-	-	2	
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	0%	-	-	-	-	-	80.0%	-	-	-	-	-	100%	
Bicycles on Crosswalk	-	-	-	-	-	0	-	-	-	-	-	1	-	-	-	-	-	2	-	-	-	-	-	0	
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	-	-	-	100%	-	-	-	-	-	20.0%	-	-	-	-	-	0%	

* Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Prairie Rd at Willow Pkwy - TMC

Tue Apr 11, 2023

Full Length (7 AM-9 AM, 4 PM-6 PM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians)

All Movements

ID: 1054038, Location: 42.193827, -87.95536



Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US

Leg Direction	Willow Pkwy Eastbound					Prairie Rd Northbound					Prairie Rd Southbound					
Time	L	R	U	App	Ped*	L	T	U	App	Ped*	T	R	U	App	Ped*	Int
2023-04-11 7:00AM	5	3	0	8	1	0	71	0	71	0	41	1	0	42	0	121
7:15AM	2	5	0	7	1	1	118	0	119	0	35	2	0	37	0	163
7:30AM	7	12	0	19	1	3	136	0	139	0	71	1	1	73	0	231
7:45AM	5	11	0	16	0	9	145	0	154	0	74	1	0	75	0	245
Hourly Total	19	31	0	50	3	13	470	0	483	0	221	5	1	227	0	760
8:00AM	5	12	0	17	1	8	175	0	183	0	76	1	0	77	0	277
8:15AM	5	8	0	13	1	1	147	0	148	0	81	3	0	84	0	245
8:30AM	7	11	0	18	0	1	71	0	72	0	65	1	0	66	0	156
8:45AM	5	6	0	11	0	2	66	0	68	0	46	2	0	48	0	127
Hourly Total	22	37	0	59	2	12	459	0	471	0	268	7	0	275	0	805
4:00PM	1	6	0	7	3	8	76	0	84	0	81	1	0	82	0	173
4:15PM	1	6	0	7	4	8	82	0	90	0	98	4	0	102	0	199
4:30PM	1	10	0	11	5	2	126	0	128	0	100	3	0	103	0	242
4:45PM	3	1	0	4	7	4	119	0	123	0	110	3	0	113	0	240
Hourly Total	6	23	0	29	19	22	403	0	425	0	389	11	0	400	0	854
5:00PM	3	5	0	8	2	8	105	0	113	0	112	5	0	117	0	238
5:15PM	2	9	0	11	5	3	100	0	103	0	109	3	0	112	0	226
5:30PM	4	4	0	8	5	5	110	0	115	0	107	5	0	112	0	235
5:45PM	4	7	0	11	5	9	109	0	118	0	84	4	0	88	0	217
Hourly Total	13	25	0	38	17	25	424	0	449	0	412	17	0	429	0	916
Total	60	116	0	176	41	72	1756	0	1828	0	1290	40	1	1331	0	3335
% Approach	34.1%	65.9%	0%	-	-	3.9%	96.1%	0%	-	-	96.9%	3.0%	0.1%	-	-	-
% Total	1.8%	3.5%	0%	5.3%	-	2.2%	52.7%	0%	54.8%	-	38.7%	1.2%	0%	39.9%	-	-
Lights	59	109	0	168	-	71	1718	0	1789	-	1264	40	1	1305	-	3262
% Lights	98.3%	94.0%	0%	95.5%	-	98.6%	97.8%	0%	97.9%	-	98.0%	100%	100%	98.0%	-	97.8%
Articulated Trucks	0	0	0	0	-	0	3	0	3	-	2	0	0	2	-	5
% Articulated Trucks	0%	0%	0%	0%	-	0%	0.2%	0%	0.2%	-	0.2%	0%	0%	0.2%	-	0.1%
Buses and Single-Unit Trucks	1	7	0	8	-	1	35	0	36	-	24	0	0	24	-	68
% Buses and Single-Unit Trucks	1.7%	6.0%	0%	4.5%	-	1.4%	2.0%	0%	2.0%	-	1.9%	0%	0%	1.8%	-	2.0%
Pedestrians	-	-	-	-	41	-	-	-	-	0	-	-	-	-	0	-
% Pedestrians	-	-	-	-	100%	-	-	-	-	-	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Prairie Rd at Willow Pkwy - TMC

Tue Apr 11, 2023

AM Peak (7:30 AM - 8:30 AM) - Overall Peak Hour

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians)

All Movements

ID: 1054038, Location: 42.193827, -87.95536



Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US

Leg Direction	Willow Pkwy Eastbound					Prairie Rd Northbound					Prairie Rd Southbound					
Time	L	R	U	App	Ped*	L	T	U	App	Ped*	T	R	U	App	Ped*	Int
2023-04-11 7:30AM	7	12	0	19	1	3	136	0	139	0	71	1	1	73	0	231
7:45AM	5	11	0	16	0	9	145	0	154	0	74	1	0	75	0	245
8:00AM	5	12	0	17	1	8	175	0	183	0	76	1	0	77	0	277
8:15AM	5	8	0	13	1	1	147	0	148	0	81	3	0	84	0	245
Total	22	43	0	65	3	21	603	0	624	0	302	6	1	309	0	998
% Approach	33.8%	66.2%	0%	-	-	3.4%	96.6%	0%	-	-	97.7%	1.9%	0.3%	-	-	-
% Total	2.2%	4.3%	0%	6.5%	-	2.1%	60.4%	0%	62.5%	-	30.3%	0.6%	0.1%	31.0%	-	-
PHF	0.786	0.896	-	0.855	-	0.583	0.861	-	0.852	-	0.932	0.500	0.250	0.920	-	0.901
Lights	21	41	0	62	-	20	583	0	603	-	294	6	1	301	-	966
% Lights	95.5%	95.3%	0%	95.4%	-	95.2%	96.7%	0%	96.6%	-	97.4%	100%	100%	97.4%	-	96.8%
Articulated Trucks	0	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0
% Articulated Trucks	0%	0%	0%	0%	-	0%	0%	0%	0%	-	0%	0%	0%	0%	-	0%
Buses and Single-Unit Trucks	1	2	0	3	-	1	20	0	21	-	8	0	0	8	-	32
% Buses and Single-Unit Trucks	4.5%	4.7%	0%	4.6%	-	4.8%	3.3%	0%	3.4%	-	2.6%	0%	0%	2.6%	-	3.2%
Pedestrians	-	-	-	-	3	-	-	-	-	0	-	-	-	-	0	-
% Pedestrians	-	-	-	-	100%	-	-	-	-	-	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Prairie Rd at Willow Pkwy - TMC

Tue Apr 11, 2023

PM Peak (4:30 PM - 5:30 PM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks,
Pedestrians)

All Movements

ID: 1054038, Location: 42.193827, -87.95536



Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US

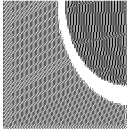
Leg Direction	Willow Pkwy Eastbound					Prairie Rd Northbound					Prairie Rd Southbound					
Time	L	R	U	App	Ped*	L	T	U	App	Ped*	T	R	U	App	Ped*	Int
2023-04-11 4:30PM	1	10	0	11	5	2	126	0	128	0	100	3	0	103	0	242
4:45PM	3	1	0	4	7	4	119	0	123	0	110	3	0	113	0	240
5:00PM	3	5	0	8	2	8	105	0	113	0	112	5	0	117	0	238
5:15PM	2	9	0	11	5	3	100	0	103	0	109	3	0	112	0	226
Total	9	25	0	34	19	17	450	0	467	0	431	14	0	445	0	946
% Approach	26.5%	73.5%	0%	-	-	3.6%	96.4%	0%	-	-	96.9%	3.1%	0%	-	-	-
% Total	1.0%	2.6%	0%	3.6%	-	1.8%	47.6%	0%	49.4%	-	45.6%	1.5%	0%	47.0%	-	-
PHF	0.750	0.625	-	0.773	-	0.531	0.893	-	0.912	-	0.962	0.700	-	0.951	-	0.977
Lights	9	23	0	32	-	17	447	0	464	-	426	14	0	440	-	936
% Lights	100%	92.0%	0%	94.1%	-	100%	99.3%	0%	99.4%	-	98.8%	100%	0%	98.9%	-	98.9%
Articulated Trucks	0	0	0	0	-	0	1	0	1	-	1	0	0	1	-	2
% Articulated Trucks	0%	0%	0%	0%	-	0%	0.2%	0%	0.2%	-	0.2%	0%	0%	0.2%	-	0.2%
Buses and Single-Unit Trucks	0	2	0	2	-	0	2	0	2	-	4	0	0	4	-	8
% Buses and Single-Unit Trucks	0%	8.0%	0%	5.9%	-	0%	0.4%	0%	0.4%	-	0.9%	0%	0%	0.9%	-	0.8%
Pedestrians	-	-	-	-	19	-	-	-	-	0	-	-	-	-	0	-
% Pedestrians	-	-	-	-	100%	-	-	-	-	-	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn



Appendix B

CMAP Traffic Volume Projections



Chicago Metropolitan Agency for Planning

433 West Van Buren Street
Suite 450
Chicago, IL 60607

312-454-0400
cmap.illinois.gov

April 6, 2023

Lynn M. Means, P.E., PTOE, RSP1
Senior Transportation Engineer
BLA, Inc.
333 Pierce Road
Suite 200
Itasca, IL 60143

Subject: IL 22 (Half Day Road) @ Prairie Road
IDOT

Dear Ms. Means:

In response to a request made on your behalf and dated April 4, 2023, we have developed year 2050 average daily traffic (ADT) projections for the subject location.

ROAD SEGMENT	Current ADT	Year 2050 ADT
IL 22 Half Day Rd from Buffalo Grove Rd to Prairie Rd	19,100	24,100
IL 22 Half Day Rd from Prairie Rd to Milwaukee Ave	17,800	22,400
Prairie Ave from IL 22 Half Day Rd to Aptakisic Rd	7,450	9,400

Traffic projections are developed using existing ADT data provided in the request letter and the results from the October 2022 CMAP Travel Demand Analysis. The regional travel model uses CMAP 2050 socioeconomic projections and assumes the implementation of the ON TO 2050 Comprehensive Regional Plan for the Northeastern Illinois area. The provision of this data in support of your request does not constitute a CMAP endorsement of the proposed development or any subsequent developments.

If you have any questions, please call me at (312) 386-8806.

Sincerely,

Jose Rodriguez, PTP, AICP
Senior Planner, Research & Analysis

cc: Rios (IDOT)
2023_TrafficForecasts\BuffaloGrove\la-12-23\la-12-23.docx

Attachment: Ordinance 2023-106 (22771-22825 N. Prairie Road - Prairie Pointe Townhomes - Projades LLC)

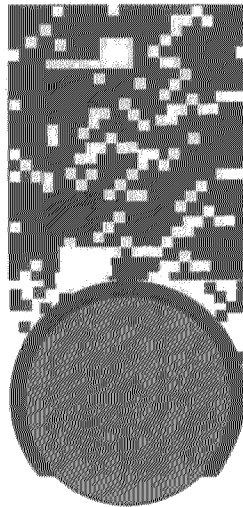


Appendix C

SRA Excerpts

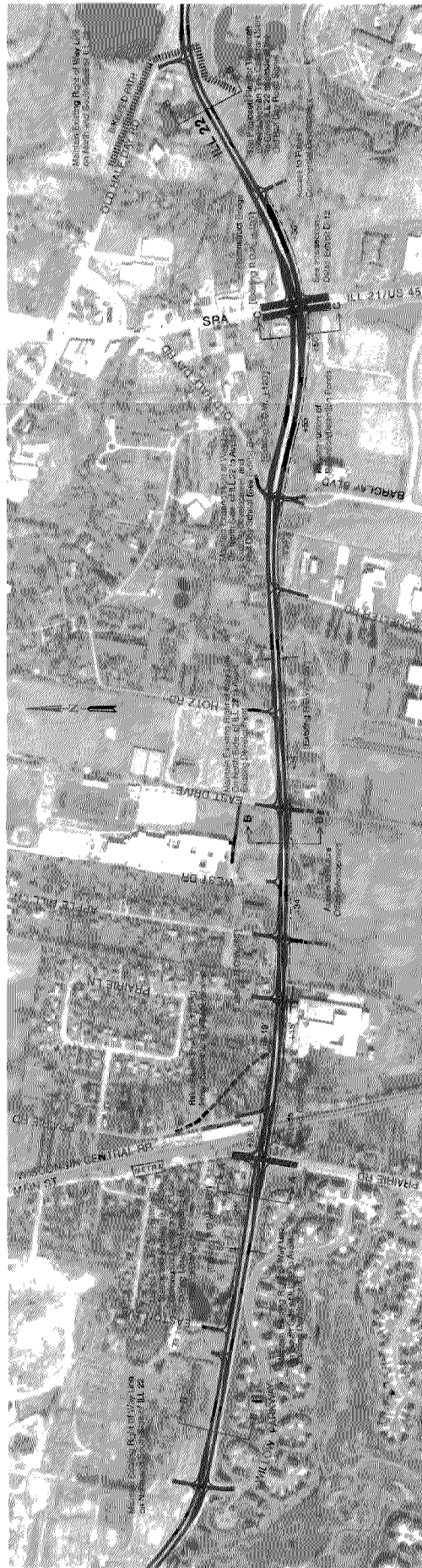
Strategic Regional Arterial

Illinois 22
from U.S. 14 to U.S. 41



**Operation
GreenLight**

Illinois Department of Transportation
April 1993



2205

PROPOSED TRAIN STATION

Journal of Management Education 36(7) 809-824

1

ROADWAY SECTION C-C
ILL. 27 BUS. 65 INTERSECTION APPROACHES

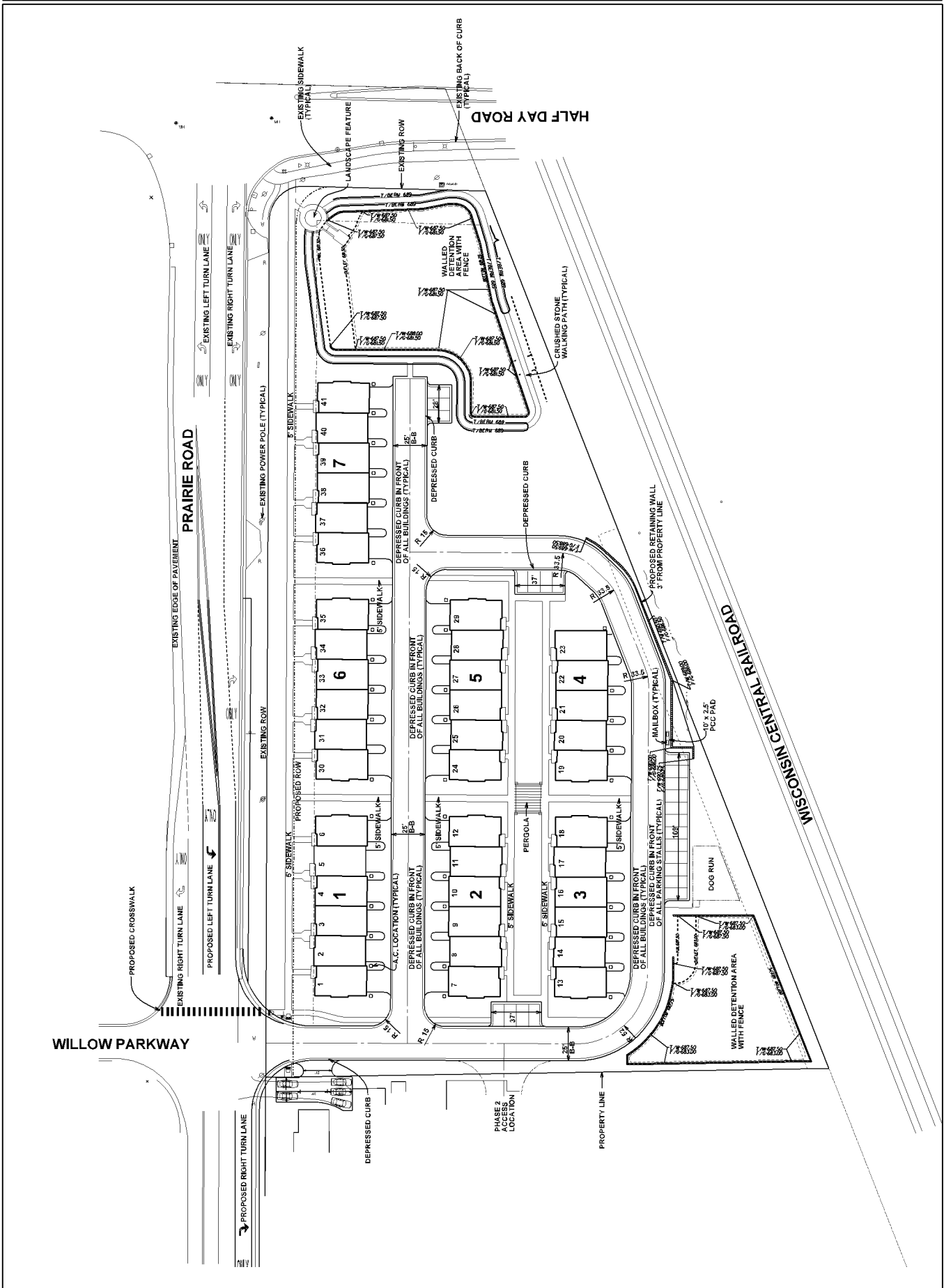
SA

Strategic Regional
Arts and
Planning Study
EXHIBIT C-3



Appendix D

Site Plan





Appendix E

ITE Trip Generation Excerpts

Land Use: 220

Multifamily Housing (Low-Rise)

Description

Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have two or three floors (levels). Various configurations fit this description, including walkup apartment, mansion apartment, and stacked townhouse.

- A walkup apartment typically is two or three floors in height with dwelling units that are accessed by a single or multiple entrances with stairways and hallways.
- A mansion apartment is a single structure that contains several apartments within what appears to be a single-family dwelling unit.
- A fourplex is a single two-story structure with two matching dwelling units on the ground and second floors. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.
- A stacked townhouse is designed to match the external appearance of a townhouse. But, unlike a townhouse dwelling unit that only shares walls with an adjoining unit, the stacked townhouse units share both floors and walls. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.

Multifamily housing (mid-rise) (Land Use 221), multifamily housing (high-rise) (Land Use 222), affordable housing (Land Use 223), and off-campus student apartment (low-rise) (Land Use 225) are related land uses.

Land Use Subcategory

Data are presented for two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ½ mile or less.

Additional Data

For the three sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.72 residents per occupied dwelling unit.

For the two sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96.2 percent of the total dwelling units were occupied.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip

generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

For the three sites for which data were provided for both occupied dwelling units and residents, there was an average of 2.72 residents per occupied dwelling unit.

It is expected that the number of bedrooms and number of residents are likely correlated to the trips generated by a residential site. To assist in future analysis, trip generation studies of all multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex).

The sites were surveyed in the 1980s, the 1990s, the 2000s, the 2010s, and the 2020s in British Columbia (CAN), California, Delaware, Florida, Georgia, Illinois, Indiana, Maine, Maryland, Massachusetts, Minnesota, New Jersey, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Texas, Utah, and Washington.

Source Numbers

188, 204, 237, 300, 305, 306, 320, 321, 357, 390, 412, 525, 530, 579, 583, 638, 864, 866, 896, 901, 903, 904, 936, 939, 944, 946, 947, 948, 963, 964, 966, 967, 1012, 1013, 1014, 1036, 1047, 1056, 1071, 1076

Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 22

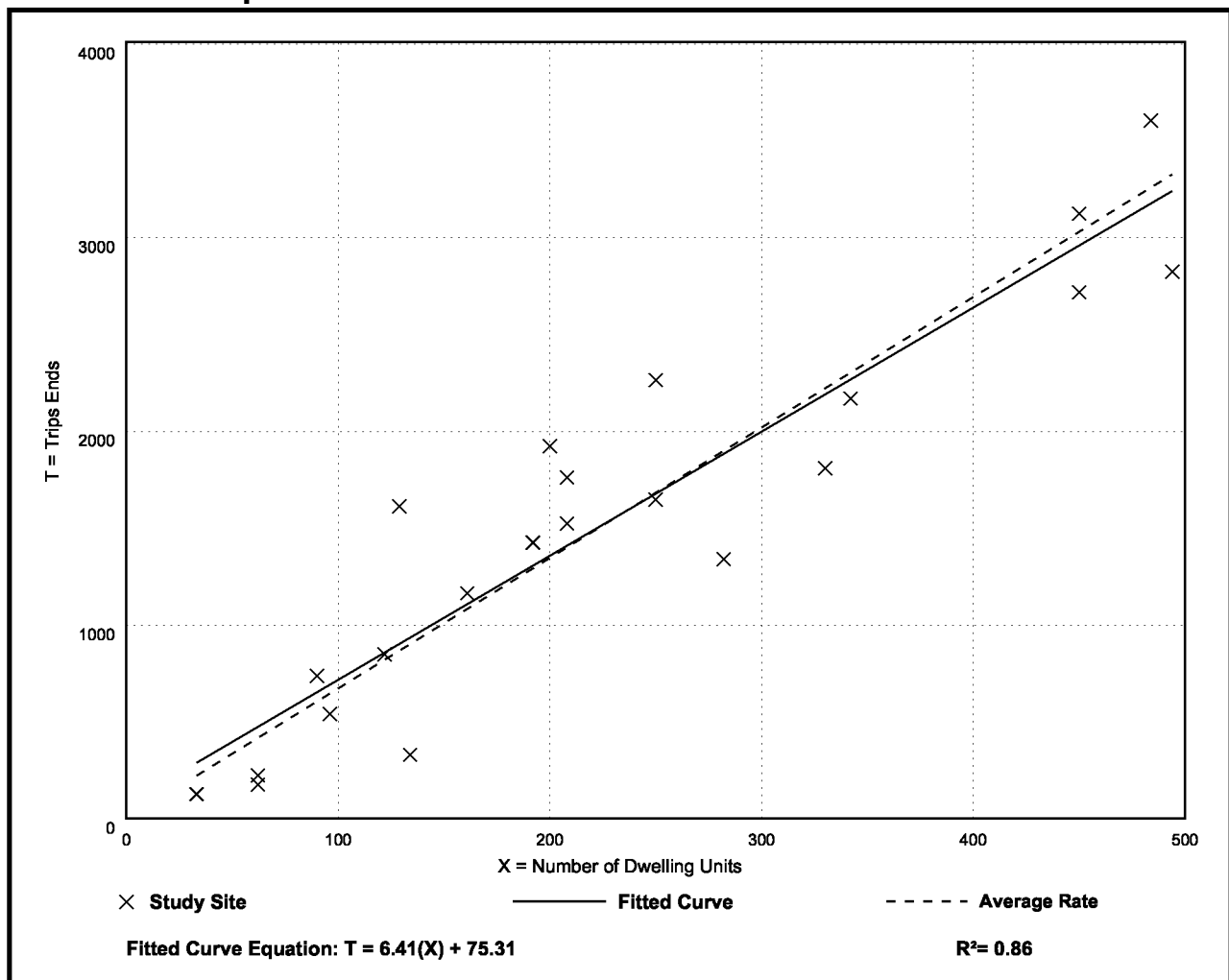
Avg. Num. of Dwelling Units: 229

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.74	2.46 - 12.50	1.79

Data Plot and Equation



Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 49

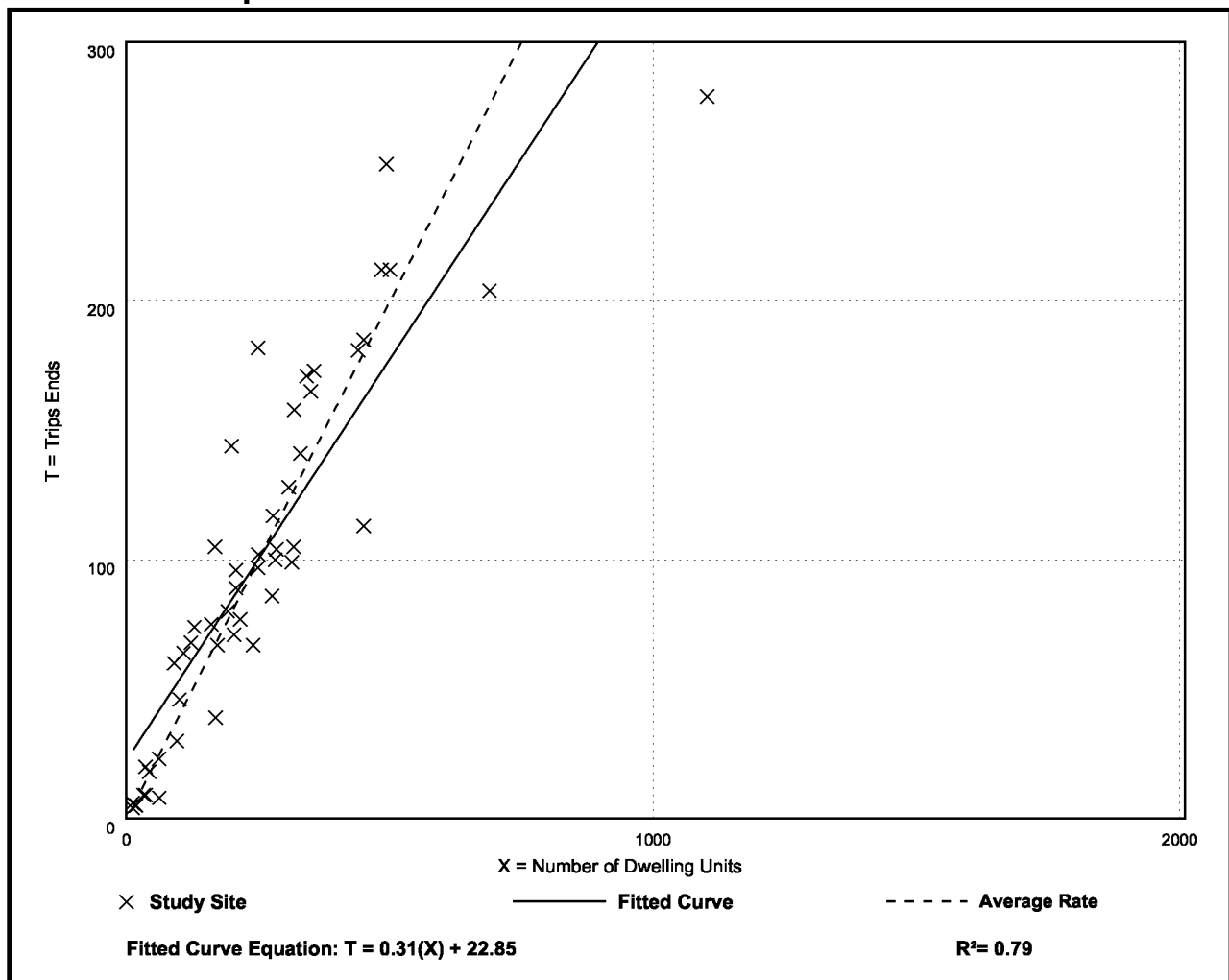
Avg. Num. of Dwelling Units: 249

Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.40	0.13 - 0.73	0.12

Data Plot and Equation



Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 59

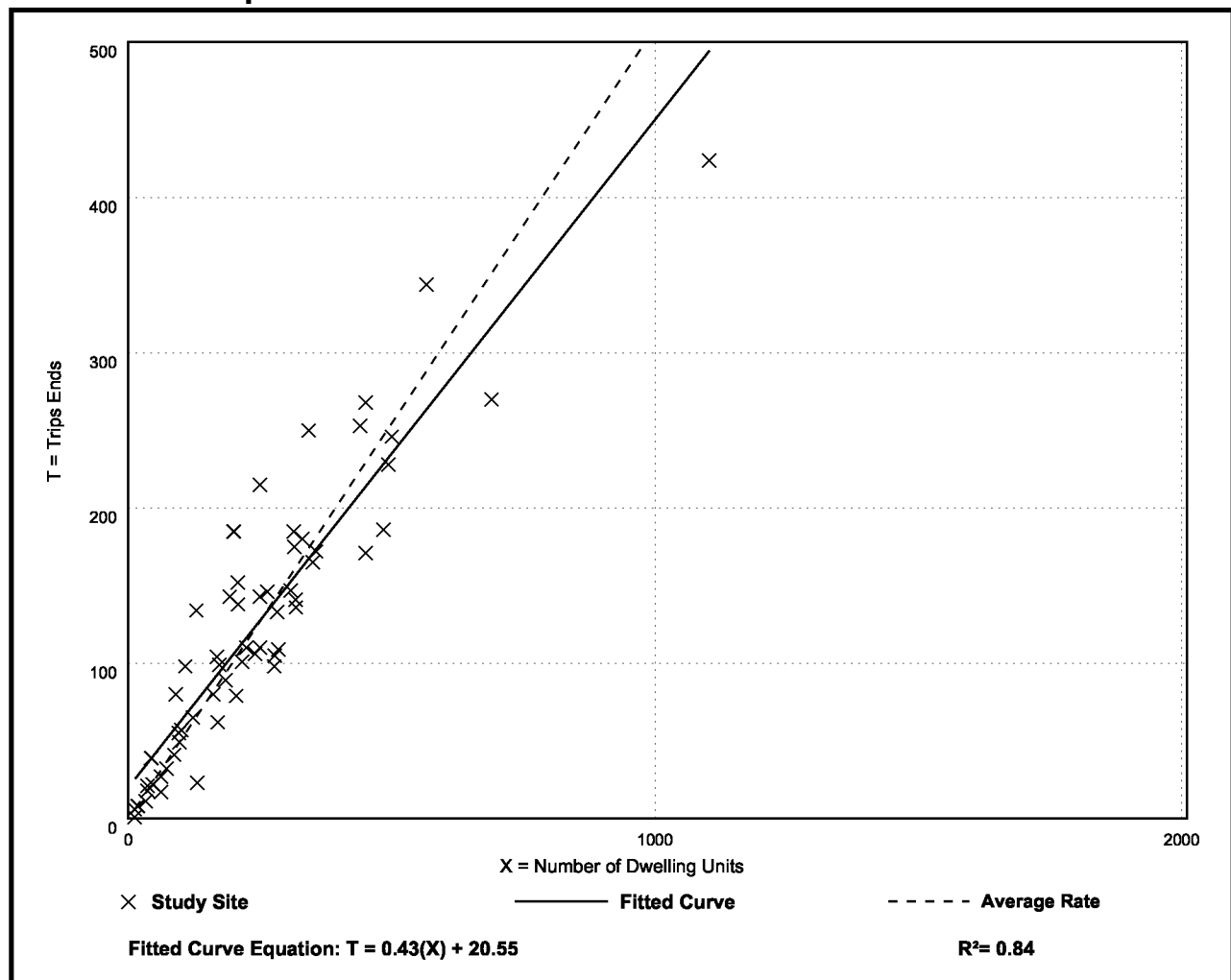
Avg. Num. of Dwelling Units: 241

Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.51	0.08 - 1.04	0.15

Data Plot and Equation

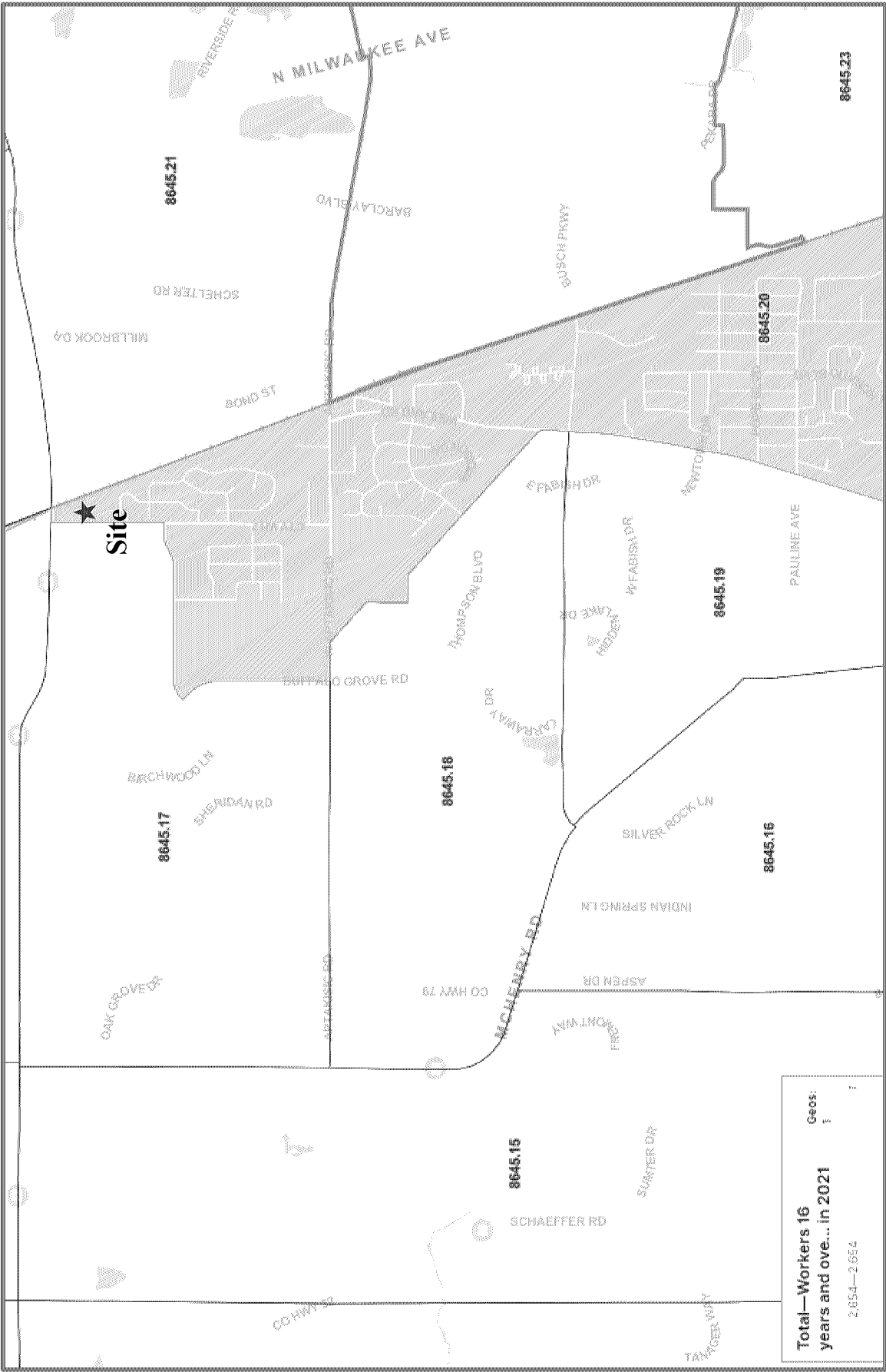




Appendix F

US Census Data

US Census Tract Map



MEANS OF TRANSPORTATION TO WORK

Note: This is a modified view of the original table produced by the U.S. Census Bureau. This download or printed version may have missing information from the original table.

Census Tract 8645.20, Lake County, Illinois

Label	Estimate	Margin of Error
▼ Total:	2,654	±263
▼ Car, truck, or van:	1,915	±221
Drove alone	1,838	±218
▼ Carpooled:	77	±43
In 2-person carpool	68	±41
In 3-person carpool	9	±14
In 4-person carpool	0	±12
In 5- or 6-person carpool	0	±12
In 7-or-more-person carpool	0	±12
▼ Public transportation (excluding taxicab):	160	±73
Bus	0	±12
Subway or elevated rail	14	±17
Long-distance train or commuter rail	146	±71
Light rail, streetcar or trolley (carro público in Puerto Rico)	0	±12
Ferryboat	0	±12
Taxicab	0	±12
Motorcycle	0	±12
Bicycle	0	±12
Walked	17	±24
Other means	22	±31
Worked from home	540	±187

Table Notes

MEANS OF TRANSPORTATION TO WORK

Survey/Program: American Community Survey

Universe: Workers 16 years and over

Year: 2021

Estimates: 5-Year

Table ID: B08301

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units for states and counties.

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Technical Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Source: U.S. Census Bureau, 2017-2021 American Community Survey 5-Year Estimates

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see ACS Technical Documentation). The effect of nonsampling error is not represented in these tables.

Workers include members of the Armed Forces and civilians who were at work last week.

Several means of transportation to work categories were updated in 2019. For more information, see: Change to Means of Transportation.

The 2017-2021 American Community Survey (ACS) data generally reflect the March 2020 Office of Management and Budget (OMB) delineations of metropolitan and micropolitan statistical areas. In certain instances, the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB delineation lists due to differences in the effective dates of the geographic entities.

Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Explanation of Symbols:

- The estimate could not be computed because there were an insufficient number of sample observations. For a ratio of medians estimate, one or both of the median estimates falls in the lowest interval or highest interval of an open-ended distribution. For a 5-year median estimate, the margin of error associated with a median was larger than the median itself.

N

The estimate or margin of error cannot be displayed because there were an insufficient number of sample cases in the selected geographic area.

(X)

The estimate or margin of error is not applicable or not available.

median-

The median falls in the lowest interval of an open-ended distribution (for example "2,500-")

median+

The median falls in the highest interval of an open-ended distribution (for example "250,000+").

**

The margin of error could not be computed because there were an insufficient number of sample observations.

The margin of error could not be computed because the median falls in the lowest interval or highest interval of an open-ended distribution.

A margin of error is not appropriate because the corresponding estimate is controlled to an independent population or housing estimate. Effectively, the corresponding estimate has no sampling error and the margin of error may be treated as zero.



Appendix G

Auxiliary Lane Warrant Analysis

Prairie Road (Northbound) at Site Access

Table 5.3 Right-Turn Lane Guidelines for Two-Lane Highways

Approach Lane Volume (vph)	Minimum Right-turn Volume Warranting Exclusive Lane (vph)				
	By Posted Speed Limit				
	35 mph	40 mph	45 mph	50 mph	55 mph
200	0	0	75	35	20
300	0	120	40	25	15
400	200	50	30	20	10
500	50	25	20	15	10
600	25	15	15	10	10
800	15	10	10	10	10
1200	10	10	10	10	10

Alternative / Timeframe	Speed Limit	Advancing Volume	No. Right-Turns	Satisfied?
2030 Total Traffic				
AM Peak	40	760	4	No
PM Peak		579	10	No



Appendix H

Capacity Analysis Worksheets

Lanes, Volumes, Timings

3: Prairie Rd & Half Day Rd

Existing Conditions

Weekday AM

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	19	1151	35	210	623	45	17	109	500	79	66	10
Future Volume (vph)	19	1151	35	210	623	45	17	109	500	79	66	10
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	170		0	350		0	160		405	105		0
Storage Lanes	1		0	1		0	1		1	1		0
Taper Length (ft)	150			180			125			225		
Satd. Flow (prot)	1641	3524	0	1770	3441	0	1456	1863	1583	1787	1693	0
Flt Permitted	0.950			0.950			0.705			0.624		
Satd. Flow (perm)	1641	3524	0	1770	3441	0	1079	1863	1583	1174	1693	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		3			7				196		6	
Link Speed (mph)		35			35			40			30	
Link Distance (ft)		734			923			756			618	
Travel Time (s)		14.3			18.0			12.9			14.0	
Confl. Peds. (#/hr)							1					1
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	10%	2%	3%	2%	4%	2%	24%	2%	2%	1%	8%	20%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	20	1249	0	221	703	0	18	115	526	83	80	0
Turn Type	Prot	NA		Prot	NA		pm+pt	NA	pm+ov	pm+pt	NA	
Protected Phases	5	2		1	6		3	8	1	7	4	
Permitted Phases							8		8	4		
Detector Phase	5	2		1	6		3	8	1	7	4	
Switch Phase												
Minimum Initial (s)	3.0	15.0		3.0	15.0		3.0	8.0	3.0	3.0	8.0	
Minimum Split (s)	7.5	38.0		7.5	36.0		6.5	14.0	7.5	6.5	47.0	
Total Split (s)	18.0	50.0		18.0	50.0		18.0	34.0	18.0	18.0	34.0	
Total Split (%)	15.0%	41.7%		15.0%	41.7%		15.0%	28.3%	15.0%	15.0%	28.3%	
Yellow Time (s)	3.5	4.0		3.5	4.0		3.5	4.0	3.5	3.5	4.0	
All-Red Time (s)	1.0	2.0		1.0	2.0		0.0	2.0	1.0	0.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	4.5	6.0		4.5	6.0		3.5	6.0	4.5	3.5	6.0	
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag	Lead	Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes	Yes	Yes	Yes	
Recall Mode	None	C-Max		None	C-Max		None	Max	None	None	Max	
Act Effct Green (s)	7.0	44.0		13.5	56.8		43.3	35.5	55.0	48.4	41.6	
Actuated g/C Ratio	0.06	0.37		0.11	0.47		0.36	0.30	0.46	0.40	0.35	
v/c Ratio	0.21	0.97		1.11	0.43		0.04	0.21	0.63	0.16	0.14	
Control Delay	58.2	55.5		145.3	22.7		22.2	34.8	19.8	23.3	27.6	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Delay	58.2	55.5		145.3	22.7		22.2	34.8	19.8	23.3	27.6	
LOS	E	E		F	C		C	C	B	C	C	
Approach Delay		55.5			52.1			22.5			25.4	
Approach LOS		E			D			C			C	
Queue Length 50th (ft)	15	494		~196	166		8	68	197	40	37	
Queue Length 95th (ft)	41	#647		#355	267		24	123	340	74	84	
Internal Link Dist (ft)		654			843			676			538	
Turn Bay Length (ft)	170			350			160		405	105		

23 EX.syn
BLA - LMM

Synchro 11 Report

Attachment: Ordinance 2023-106 (22771-22825 N. Prairie Road - Prairie Pointe Townhomes - Projades LLC)

Lanes, Volumes, Timings

3: Prairie Rd & Half Day Rd

Existing Conditions

Weekday AM

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Base Capacity (vph)	184	1294		199	1633		479	550	831	548	591	
Starvation Cap Reductn	0	0		0	0		0	0	0	0	0	
Spillback Cap Reductn	0	0		0	0		0	0	0	0	0	
Storage Cap Reductn	0	0		0	0		0	0	0	0	0	
Reduced v/c Ratio	0.11	0.97		1.11	0.43		0.04	0.21	0.63	0.15	0.14	

Intersection Summary

Area Type: Other

Cycle Length: 120

Actuated Cycle Length: 120

Offset: 53 (44%), Referenced to phase 2:EBT and 6:WBT, Start of Green

Natural Cycle: 120

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 1.11

Intersection Signal Delay: 45.6

Intersection LOS: D

Intersection Capacity Utilization 92.5%

ICU Level of Service F

Analysis Period (min) 15

~ Volume exceeds capacity, queue is theoretically infinite.

Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 3: Prairie Rd & Half Day Rd

 Ø1	 Ø2 (R)	 Ø3	 Ø4
18 s	50 s	18 s	34 s
 Ø5	 Ø6 (R)	 Ø7	 Ø8
18 s	50 s	18 s	34 s

HCM 6th TWSC
6: Prairie Rd & Willow Pkwy/22745 Prairie

Existing Conditions
Weekday AM

Intersection												
Int Delay, s/veh	1.3											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕		↕	↕			↕	↕
Traffic Vol, veh/h	22	0	43	0	0	1	21	603	0	0	305	6
Future Vol, veh/h	22	0	43	0	0	1	21	603	0	0	305	6
Conflicting Peds, #/hr	0	0	0	0	0	0	3	0	0	0	0	3
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	155	-	-	-	-	115
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	4	2	5	0	0	0	5	3	0	0	3	0
Mvmt Flow	24	0	48	0	0	1	23	670	0	0	339	7

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	1059	1058	342	1083	1065	670	349	0	0	670	0	0
Stage 1	342	342	-	716	716	-	-	-	-	-	-	-
Stage 2	717	716	-	367	349	-	-	-	-	-	-	-
Critical Hdwy	7.14	6.52	6.25	7.1	6.5	6.2	4.15	-	-	4.1	-	-
Critical Hdwy Stg 1	6.14	5.52	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.14	5.52	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.536	4.018	3.345	3.5	4	3.3	2.245	-	-	2.2	-	-
Pot Cap-1 Maneuver	200	225	694	197	224	460	1193	-	-	930	-	-
Stage 1	669	638	-	424	437	-	-	-	-	-	-	-
Stage 2	418	434	-	657	637	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	196	220	692	181	219	460	1190	-	-	930	-	-
Mov Cap-2 Maneuver	196	220	-	181	219	-	-	-	-	-	-	-
Stage 1	654	636	-	416	429	-	-	-	-	-	-	-
Stage 2	409	426	-	612	635	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	17	12.8	0.3	0
HCM LOS	C	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1190	-	-	373	460	930	-
HCM Lane V/C Ratio	0.02	-	-	0.194	0.002	-	-
HCM Control Delay (s)	8.1	-	-	17	12.8	0	-
HCM Lane LOS	A	-	-	C	B	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0.7	0	0	-

Lanes, Volumes, Timings

3: Prairie Rd & Half Day Rd

Existing Conditions

Weekday PM

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	8	692	52	296	1299	45	82	121	261	35	98	13
Future Volume (vph)	8	692	52	296	1299	45	82	121	261	35	98	13
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	170		0	350		0	160		405	105		0
Storage Lanes	1		0	1		0	1		1	1		0
Taper Length (ft)	150			180			125			225		
Satd. Flow (prot)	1805	3490	0	1787	3558	0	1805	1881	1599	1805	1861	0
Flt Permitted	0.950			0.950			0.597			0.676		
Satd. Flow (perm)	1805	3490	0	1786	3558	0	1125	1881	1577	1283	1861	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		7			4				275		5	
Link Speed (mph)		35			35			30			30	
Link Distance (ft)		734			923			756			618	
Travel Time (s)		14.3			18.0			17.2			14.0	
Confl. Peds. (#/hr)			1	1			10		2	2		10
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	0%	2%	4%	1%	1%	0%	0%	1%	1%	0%	0%	0%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	8	783	0	312	1414	0	86	127	275	37	117	0
Turn Type	Prot	NA		Prot	NA		pm+pt	NA	pm+ov	pm+pt	NA	
Protected Phases	5	2		1	6		3	8	1	7	4	
Permitted Phases							8		8	4		
Detector Phase	5	2		1	6		3	8	1	7	4	
Switch Phase												
Minimum Initial (s)	3.0	15.0		3.0	15.0		3.0	8.0	3.0	3.0	8.0	
Minimum Split (s)	7.5	38.0		7.5	36.0		6.5	14.0	7.5	6.5	47.0	
Total Split (s)	14.0	54.0		24.0	64.0		14.0	26.0	24.0	21.0	33.0	
Total Split (%)	11.2%	43.2%		19.2%	51.2%		11.2%	20.8%	19.2%	16.8%	26.4%	
Yellow Time (s)	3.5	4.0		3.5	4.0		3.5	4.0	3.5	3.5	4.0	
All-Red Time (s)	1.0	2.0		1.0	2.0		0.0	2.0	1.0	0.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	4.5	6.0		4.5	6.0		3.5	6.0	4.5	3.5	6.0	
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag	Lead	Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes	Yes	Yes	Yes	
Recall Mode	None	C-Max		None	C-Max		None	Max	None	None	Max	
Act Effct Green (s)	6.2	48.0		19.5	69.6		42.6	34.0	55.0	38.2	28.4	
Actuated g/C Ratio	0.05	0.38		0.16	0.56		0.34	0.27	0.44	0.31	0.23	
v/c Ratio	0.09	0.58		1.12	0.71		0.20	0.25	0.32	0.09	0.27	
Control Delay	58.5	32.4		138.7	23.6		29.3	39.1	3.6	28.0	40.6	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Delay	58.5	32.4		138.7	23.6		29.3	39.1	3.6	28.0	40.6	
LOS	E	C		F	C		C	D	A	C	D	
Approach Delay		32.7			44.4			17.3			37.6	
Approach LOS		C			D			B			D	
Queue Length 50th (ft)	6	259		~290	402		47	84	0	20	75	
Queue Length 95th (ft)	24	325		#473	603		86	143	50	45	132	
Internal Link Dist (ft)		654			843			676			538	
Turn Bay Length (ft)	170			350			160		405	105		

23 EX.syn
BLA - LMM

Synchro 11 Report

Attachment: Ordinance 2023-106 (22771-22825 N. Prairie Road - Prairie Pointe Townhomes - Projades LLC)

Lanes, Volumes, Timings

3: Prairie Rd & Half Day Rd

Existing Conditions

Weekday PM

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Base Capacity (vph)	137	1344		278	1984		442	511	851	519	427	
Starvation Cap Reductn	0	0		0	0		0	0	0	0	0	
Spillback Cap Reductn	0	0		0	0		0	0	0	0	0	
Storage Cap Reductn	0	0		0	0		0	0	0	0	0	
Reduced v/c Ratio	0.06	0.58		1.12	0.71		0.19	0.25	0.32	0.07	0.27	

Intersection Summary

Area Type: Other

Cycle Length: 125

Actuated Cycle Length: 125

Offset: 9 (7%), Referenced to phase 2:EBT and 6:WBT, Start of Green

Natural Cycle: 110

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 1.12

Intersection Signal Delay: 36.9

Intersection LOS: D

Intersection Capacity Utilization 91.0%

ICU Level of Service E

Analysis Period (min) 15

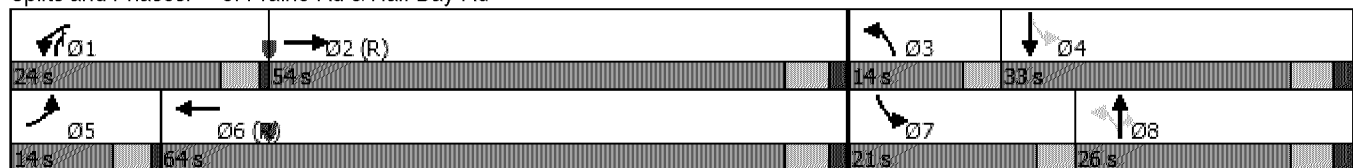
~ Volume exceeds capacity, queue is theoretically infinite.

Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 3: Prairie Rd & Half Day Rd



HCM 6th TWSC
6: Prairie Rd & Willow Pkwy/22745 Prairie

Existing Conditions
Weekday PM

Intersection												
Int Delay, s/veh	0.7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔		↔	↔			↔	↔
Traffic Vol, veh/h	9	0	25	0	0	0	17	455	0	1	431	14
Future Vol, veh/h	9	0	25	0	0	0	17	455	0	1	431	14
Conflicting Peds, #/hr	0	0	0	0	0	0	19	0	0	0	0	19
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	155	-	-	-	-	115
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	0	2	8	0	0	0	0	1	0	0	1	0
Mvmt Flow	9	0	26	0	0	0	18	479	0	1	454	15

Major/Minor	Minor2		Minor1		Major1		Major2	
Conflicting Flow All	990	990	473	992	1005	479	488	0
Stage 1	475	475	-	515	515	-	-	-
Stage 2	515	515	-	477	490	-	-	-
Critical Hdwy	7.1	6.52	6.28	7.1	6.5	6.2	4.1	-
Critical Hdwy Stg 1	6.1	5.52	-	6.1	5.5	-	-	-
Critical Hdwy Stg 2	6.1	5.52	-	6.1	5.5	-	-	-
Follow-up Hdwy	3.5	4.018	3.372	3.5	4	3.3	2.2	-
Pot Cap-1 Maneuver	227	246	579	227	243	591	1086	-
Stage 1	574	557	-	546	538	-	-	-
Stage 2	546	535	-	573	552	-	-	-
Platoon blocked, %								-
Mov Cap-1 Maneuver	220	237	569	214	234	591	1066	-
Mov Cap-2 Maneuver	220	237	-	214	234	-	-	-
Stage 1	554	546	-	537	529	-	-	-
Stage 2	537	526	-	546	542	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	14.9	0	0.3	0
HCM LOS	B	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1066	-	-	401	1094	-	-
HCM Lane V/C Ratio	0.017	-	-	0.089	0.001	-	-
HCM Control Delay (s)	8.4	-	-	14.9	0	8.3	0
HCM Lane LOS	A	-	-	B	A	A	A
HCM 95th %tile Q(veh)	0.1	-	-	0.3	0	-	-

Lanes, Volumes, Timings

3: Prairie Rd & Half Day Rd

20230 NoBuild

Weekday AM

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	20	1234	42	254	668	48	21	132	605	85	80	11
Future Volume (vph)	20	1234	42	254	668	48	21	132	605	85	80	11
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	170		0	350		0	160		405	105		0
Storage Lanes	1		0	1		0	1		1	1		0
Taper Length (ft)	150			180			125			225		
Satd. Flow (prot)	1641	3520	0	1770	3441	0	1456	1863	1583	1787	1699	0
Flt Permitted	0.950			0.950			0.695			0.587		
Satd. Flow (perm)	1641	3520	0	1770	3441	0	1064	1863	1583	1104	1699	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		3			7				186		6	
Link Speed (mph)		35			35			40			30	
Link Distance (ft)		734			923			756			618	
Travel Time (s)		14.3			18.0			12.9			14.0	
Confl. Peds. (#/hr)							1					1
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	10%	2%	3%	2%	4%	2%	24%	2%	2%	1%	8%	20%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	21	1343	0	267	754	0	22	139	637	89	96	0
Turn Type	Prot	NA		Prot	NA		pm+pt	NA	pm+ov	pm+pt	NA	
Protected Phases	5	2		1	6		3	8	1	7	4	
Permitted Phases							8		8	4		
Detector Phase	5	2		1	6		3	8	1	7	4	
Switch Phase												
Minimum Initial (s)	3.0	15.0		3.0	15.0		3.0	8.0	3.0	3.0	8.0	
Minimum Split (s)	7.5	38.0		7.5	36.0		6.5	14.0	7.5	6.5	47.0	
Total Split (s)	18.0	50.0		18.0	50.0		18.0	34.0	18.0	18.0	34.0	
Total Split (%)	15.0%	41.7%		15.0%	41.7%		15.0%	28.3%	15.0%	15.0%	28.3%	
Yellow Time (s)	3.5	4.0		3.5	4.0		3.5	4.0	3.5	3.5	4.0	
All-Red Time (s)	1.0	2.0		1.0	2.0		0.0	2.0	1.0	0.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	4.5	6.0		4.5	6.0		3.5	6.0	4.5	3.5	6.0	
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag	Lead	Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes	Yes	Yes	Yes	
Recall Mode	None	C-Max		None	C-Max		None	Max	None	None	Max	
Act Effct Green (s)	7.1	44.0		13.5	56.8		42.4	33.3	52.8	48.3	39.5	
Actuated g/C Ratio	0.06	0.37		0.11	0.47		0.35	0.28	0.44	0.40	0.33	
v/c Ratio	0.22	1.04		1.34	0.46		0.06	0.27	0.80	0.18	0.17	
Control Delay	58.4	73.3		224.5	23.3		22.4	36.3	29.3	23.5	29.6	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Delay	58.4	73.3		224.5	23.3		22.4	36.3	29.3	23.5	29.6	
LOS	E	E		F	C		C	D	C	C	C	
Approach Delay		73.1			75.9			30.3			26.7	
Approach LOS		E			E			C			C	
Queue Length 50th (ft)	16	~591		~270	181		10	84	308	43	52	
Queue Length 95th (ft)	42	#731		#441	290		28	146	#524	78	98	
Internal Link Dist (ft)		654			843			676			538	
Turn Bay Length (ft)	170			350			160		405	105		

30 NB.syn
BLA - LMM

Synchro 11 Report

Attachment: Ordinance 2023-106 (22771-22825 N. Prairie Road - Prairie Pointe Townhomes - Projades LLC)

Lanes, Volumes, Timings

3: Prairie Rd & Half Day Rd

20230 NoBuild

Weekday AM

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Base Capacity (vph)	184	1292		199	1632		475	516	800	528	563	
Starvation Cap Reductn	0	0		0	0		0	0	0	0	0	
Spillback Cap Reductn	0	0		0	0		0	0	0	0	0	
Storage Cap Reductn	0	0		0	0		0	0	0	0	0	
Reduced v/c Ratio	0.11	1.04		1.34	0.46		0.05	0.27	0.80	0.17	0.17	

Intersection Summary

Area Type: Other

Cycle Length: 120

Actuated Cycle Length: 120

Offset: 53 (44%), Referenced to phase 2:EBT and 6:WBT, Start of Green

Natural Cycle: 130

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 1.34

Intersection Signal Delay: 61.3

Intersection LOS: E

Intersection Capacity Utilization 104.1%

ICU Level of Service G

Analysis Period (min) 15

~ Volume exceeds capacity, queue is theoretically infinite.

Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 3: Prairie Rd & Half Day Rd

 Ø1	 Ø2 (R)	 Ø3	 Ø4
18 s	50 s	18 s	34 s
 Ø5	 Ø6 (R)	 Ø7	 Ø8
18 s	50 s	18 s	34 s

HCM 6th TWSC
6: Prairie Rd & Willow Pkwy/22745 Prairie

20230 NoBuild
Weekday AM

Intersection												
Int Delay, s/veh	1.5											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕		↕	↕			↕	↕
Traffic Vol, veh/h	24	0	46	0	0	1	23	733	0	0	370	6
Future Vol, veh/h	24	0	46	0	0	1	23	733	0	0	370	6
Conflicting Peds, #/hr	0	0	0	0	0	0	3	0	0	0	0	3
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	155	-	-	-	-	115
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	4	2	5	0	0	0	5	3	0	0	3	0
Mvmt Flow	27	0	51	0	0	1	26	814	0	0	411	7

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	1281	1280	414	1306	1287	814	421	0	0	814	0	0
Stage 1	414	414	-	866	866	-	-	-	-	-	-	-
Stage 2	867	866	-	440	421	-	-	-	-	-	-	-
Critical Hdwy	7.14	6.52	6.25	7.1	6.5	6.2	4.15	-	-	4.1	-	-
Critical Hdwy Stg 1	6.14	5.52	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.14	5.52	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.536	4.018	3.345	3.5	4	3.3	2.245	-	-	2.2	-	-
Pot Cap-1 Maneuver	141	166	632	138	166	381	1122	-	-	822	-	-
Stage 1	612	593	-	351	373	-	-	-	-	-	-	-
Stage 2	345	370	-	600	592	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	138	162	630	125	162	381	1119	-	-	822	-	-
Mov Cap-2 Maneuver	138	162	-	125	162	-	-	-	-	-	-	-
Stage 1	596	591	-	343	364	-	-	-	-	-	-	-
Stage 2	336	361	-	551	590	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	22.5	14.5	0.3	0
HCM LOS	C	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1119	-	-	283 381	822	-	-
HCM Lane V/C Ratio	0.023	-	-	0.275 0.003	-	-	-
HCM Control Delay (s)	8.3	-	-	22.5 14.5	0	-	-
HCM Lane LOS	A	-	-	C B	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	1.1 0	0	-	-

Lanes, Volumes, Timings

3: Prairie Rd & Half Day Rd

2030 NoBuild

Weekday PM

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	9	742	63	358	1393	48	99	146	316	38	119	14
Future Volume (vph)	9	742	63	358	1393	48	99	146	316	38	119	14
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	170		0	350		0	160		405	105		0
Storage Lanes	1		0	1		0	1		1	1		0
Taper Length (ft)	150			180			125			225		
Satd. Flow (prot)	1805	3485	0	1787	3558	0	1805	1881	1599	1805	1865	0
Flt Permitted	0.950			0.950			0.556			0.659		
Satd. Flow (perm)	1805	3485	0	1786	3558	0	1048	1881	1577	1250	1865	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		8			4				262		4	
Link Speed (mph)		35			35			30			30	
Link Distance (ft)		734			923			756			618	
Travel Time (s)		14.3			18.0			17.2			14.0	
Confl. Peds. (#/hr)			1	1			10		2	2		10
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	0%	2%	4%	1%	1%	0%	0%	1%	1%	0%	0%	0%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	9	847	0	377	1517	0	104	154	333	40	140	0
Turn Type	Prot	NA		Prot	NA		pm+pt	NA	pm+ov	pm+pt	NA	
Protected Phases	5	2		1	6		3	8	1	7	4	
Permitted Phases							8		8	4		
Detector Phase	5	2		1	6		3	8	1	7	4	
Switch Phase												
Minimum Initial (s)	3.0	15.0		3.0	15.0		3.0	8.0	3.0	3.0	8.0	
Minimum Split (s)	7.5	38.0		7.5	36.0		6.5	14.0	7.5	6.5	47.0	
Total Split (s)	14.0	54.0		24.0	64.0		14.0	26.0	24.0	21.0	33.0	
Total Split (%)	11.2%	43.2%		19.2%	51.2%		11.2%	20.8%	19.2%	16.8%	26.4%	
Yellow Time (s)	3.5	4.0		3.5	4.0		3.5	4.0	3.5	3.5	4.0	
All-Red Time (s)	1.0	2.0		1.0	2.0		0.0	2.0	1.0	0.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	4.5	6.0		4.5	6.0		3.5	6.0	4.5	3.5	6.0	
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag	Lead	Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes	Yes	Yes	Yes	
Recall Mode	None	C-Max		None	C-Max		None	Max	None	None	Max	
Act Effct Green (s)	6.2	48.0		19.5	69.6		42.5	31.9	52.9	37.9	28.0	
Actuated g/C Ratio	0.05	0.38		0.16	0.56		0.34	0.26	0.42	0.30	0.22	
v/c Ratio	0.10	0.63		1.36	0.77		0.25	0.32	0.41	0.10	0.33	
Control Delay	58.6	33.6		222.2	25.4		30.0	41.4	7.0	28.1	42.5	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Delay	58.6	33.6		222.2	25.4		30.0	41.4	7.0	28.1	42.5	
LOS	E	C		F	C		C	D	A	C	D	
Approach Delay		33.8			64.6			20.0			39.3	
Approach LOS		C			E			C			D	
Queue Length 50th (ft)	7	287		~400	453		58	103	33	21	94	
Queue Length 95th (ft)	25	357		#595	680		102	172	100	47	156	
Internal Link Dist (ft)		654			843			676			538	
Turn Bay Length (ft)	170			350			160		405	105		

30 NB.syn
BLA - LMM

Synchro 11 Report

Attachment: Ordinance 2023-106 (22771-22825 N. Prairie Road - Prairie Pointe Townhomes - Projades LLC)

Lanes, Volumes, Timings

3: Prairie Rd & Half Day Rd

2030 NoBuild

Weekday PM

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Base Capacity (vph)	137	1343		278	1983		421	480	822	512	421	
Starvation Cap Reductn	0	0		0	0		0	0	0	0	0	
Spillback Cap Reductn	0	0		0	0		0	0	0	0	0	
Storage Cap Reductn	0	0		0	0		0	0	0	0	0	
Reduced v/c Ratio	0.07	0.63		1.36	0.77		0.25	0.32	0.41	0.08	0.33	

Intersection Summary

Area Type: Other

Cycle Length: 125

Actuated Cycle Length: 125

Offset: 9 (7%), Referenced to phase 2:EBT and 6:WBT, Start of Green

Natural Cycle: 120

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 1.36

Intersection Signal Delay: 48.3

Intersection LOS: D

Intersection Capacity Utilization 103.2%

ICU Level of Service G

Analysis Period (min) 15

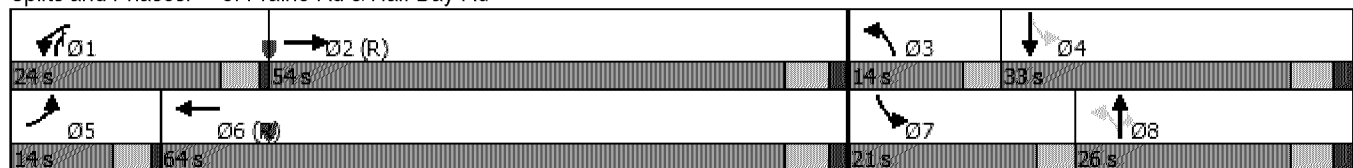
~ Volume exceeds capacity, queue is theoretically infinite.

Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 3: Prairie Rd & Half Day Rd



HCM 6th TWSC
6: Prairie Rd & Willow Pkwy/22745 Prairie

2030 NoBuild
Weekday PM

Intersection												
Int Delay, s/veh	0.7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔		↔	↔			↔	↔
Traffic Vol, veh/h	10	0	27	0	0	0	18	551	0	1	524	15
Future Vol, veh/h	10	0	27	0	0	0	18	551	0	1	524	15
Conflicting Peds, #/hr	0	0	0	0	0	0	19	0	0	0	0	19
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	155	-	-	-	-	115
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	0	2	8	0	0	0	0	1	0	0	1	0
Mvmt Flow	11	0	28	0	0	0	19	580	0	1	552	16

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	1191	1191	571	1194	1207	580	587	0	0	580	0	0
Stage 1	573	573	-	618	618	-	-	-	-	-	-	-
Stage 2	618	618	-	576	589	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.52	6.28	7.1	6.5	6.2	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.1	5.52	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.52	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4.018	3.372	3.5	4	3.3	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	166	187	509	165	185	518	998	-	-	1004	-	-
Stage 1	508	504	-	480	484	-	-	-	-	-	-	-
Stage 2	480	481	-	506	499	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	161	180	500	153	178	518	980	-	-	1004	-	-
Mov Cap-2 Maneuver	161	180	-	153	178	-	-	-	-	-	-	-
Stage 1	489	494	-	471	475	-	-	-	-	-	-	-
Stage 2	471	472	-	477	490	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	17.8	0	0.3	0
HCM LOS	C	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	980	-	-	319	1004	-	-
HCM Lane V/C Ratio	0.019	-	-	0.122	0.001	-	-
HCM Control Delay (s)	8.7	-	-	17.8	0	8.6	0
HCM Lane LOS	A	-	-	C	A	A	A
HCM 95th %tile Q(veh)	0.1	-	-	0.4	0	-	-

Lanes, Volumes, Timings

3: Prairie Rd & Half Day Rd

2030 Total
Weekday AM

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	20	1234	43	258	668	48	25	133	616	85	80	11
Future Volume (vph)	20	1234	43	258	668	48	25	133	616	85	80	11
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	170		0	350		0	160		405	105		0
Storage Lanes	1		0	1		0	1		1	1		0
Taper Length (ft)	150			180			125			225		
Satd. Flow (prot)	1641	3520	0	1770	3441	0	1456	1863	1583	1787	1699	0
Flt Permitted	0.950			0.950			0.695			0.586		
Satd. Flow (perm)	1641	3520	0	1770	3441	0	1064	1863	1583	1102	1699	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		3			7				186		6	
Link Speed (mph)		35			35			40			30	
Link Distance (ft)		734			923			756			618	
Travel Time (s)		14.3			18.0			12.9			14.0	
Confl. Peds. (#/hr)							1					1
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	10%	2%	3%	2%	4%	2%	24%	2%	2%	1%	8%	20%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	21	1344	0	272	754	0	26	140	648	89	96	0
Turn Type	Prot	NA		Prot	NA		pm+pt	NA	pm+ov	pm+pt	NA	
Protected Phases	5	2		1	6		3	8	1	7	4	
Permitted Phases							8		8	4		
Detector Phase	5	2		1	6		3	8	1	7	4	
Switch Phase												
Minimum Initial (s)	3.0	15.0		3.0	15.0		3.0	8.0	3.0	3.0	8.0	
Minimum Split (s)	7.5	38.0		7.5	36.0		6.5	14.0	7.5	6.5	47.0	
Total Split (s)	18.0	50.0		18.0	50.0		18.0	34.0	18.0	18.0	34.0	
Total Split (%)	15.0%	41.7%		15.0%	41.7%		15.0%	28.3%	15.0%	15.0%	28.3%	
Yellow Time (s)	3.5	4.0		3.5	4.0		3.5	4.0	3.5	3.5	4.0	
All-Red Time (s)	1.0	2.0		1.0	2.0		0.0	2.0	1.0	0.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	4.5	6.0		4.5	6.0		3.5	6.0	4.5	3.5	6.0	
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag	Lead	Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes	Yes	Yes	Yes	
Recall Mode	None	C-Max		None	C-Max		None	Max	None	None	Max	
Act Effct Green (s)	7.1	44.0		13.5	56.8		42.6	33.3	52.8	48.2	39.3	
Actuated g/C Ratio	0.06	0.37		0.11	0.47		0.36	0.28	0.44	0.40	0.33	
v/c Ratio	0.22	1.04		1.37	0.46		0.07	0.27	0.81	0.18	0.17	
Control Delay	58.4	73.5		234.1	23.3		22.5	36.4	30.3	23.5	29.8	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Delay	58.4	73.5		234.1	23.3		22.5	36.4	30.3	23.5	29.8	
LOS	E	E		F	C		C	D	C	C	C	
Approach Delay		73.3			79.2			31.1			26.8	
Approach LOS		E			E			C			C	
Queue Length 50th (ft)	16	~591		~278	181		12	85	320	43	52	
Queue Length 95th (ft)	42	#732		#450	290		31	147	#565	78	98	
Internal Link Dist (ft)		654			843			676			538	
Turn Bay Length (ft)	170			350			160		405	105		

30 Total.syn
BLA - LMM

Synchro 11 Report

Lanes, Volumes, Timings

3: Prairie Rd & Half Day Rd

2030 Total
Weekday AM

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Base Capacity (vph)	184	1292		199	1632		475	516	800	528	560	
Starvation Cap Reductn	0	0		0	0		0	0	0	0	0	
Spillback Cap Reductn	0	0		0	0		0	0	0	0	0	
Storage Cap Reductn	0	0		0	0		0	0	0	0	0	
Reduced v/c Ratio	0.11	1.04		1.37	0.46		0.05	0.27	0.81	0.17	0.17	

Intersection Summary

Area Type: Other

Cycle Length: 120

Actuated Cycle Length: 120

Offset: 53 (44%), Referenced to phase 2:EBT and 6:WBT, Start of Green

Natural Cycle: 130

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 1.37

Intersection Signal Delay: 62.4

Intersection LOS: E

Intersection Capacity Utilization 104.4%

ICU Level of Service G

Analysis Period (min) 15

~ Volume exceeds capacity, queue is theoretically infinite.

Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 3: Prairie Rd & Half Day Rd

 Ø1	 Ø2 (R)	 Ø3	 Ø4
18 s	50 s	18 s	34 s
 Ø5	 Ø6 (R)	 Ø7	 Ø8
18 s	50 s	18 s	34 s

HCM 6th TWSC
6: Prairie Rd & Willow Pkwy/Site Access

2030 Total
Weekday AM

Intersection												
Int Delay, s/veh	2.2											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔		↗	↑	↖	↗	↑	↖
Traffic Vol, veh/h	24	0	46	11	0	17	23	733	4	5	370	6
Future Vol, veh/h	24	0	46	11	0	17	23	733	4	5	370	6
Conflicting Peds, #/hr	0	0	0	0	0	0	3	0	0	0	0	3
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	155	-	125	115	-	115
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	4	2	5	2	2	2	5	3	2	2	3	0
Mvmt Flow	27	0	51	12	0	19	26	814	4	6	411	7

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	1304	1296	414	1318	1299	814	421	0	0	818	0	0
Stage 1	426	426	-	866	866	-	-	-	-	-	-	-
Stage 2	878	870	-	452	433	-	-	-	-	-	-	-
Critical Hdwy	7.14	6.52	6.25	7.12	6.52	6.22	4.15	-	-	4.12	-	-
Critical Hdwy Stg 1	6.14	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.14	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.536	4.018	3.345	3.518	4.018	3.318	2.245	-	-	2.218	-	-
Pot Cap-1 Maneuver	136	162	632	134	161	378	1122	-	-	810	-	-
Stage 1	602	586	-	348	370	-	-	-	-	-	-	-
Stage 2	340	369	-	587	582	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	126	157	630	120	156	378	1119	-	-	810	-	-
Mov Cap-2 Maneuver	126	157	-	120	156	-	-	-	-	-	-	-
Stage 1	586	580	-	340	361	-	-	-	-	-	-	-
Stage 2	316	361	-	535	576	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	24	25.7	0.3	0.1
HCM LOS	C	D		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1119	-	-	266	205	810	-
HCM Lane V/C Ratio	0.023	-	-	0.292	0.152	0.007	-
HCM Control Delay (s)	8.3	-	-	24	25.7	9.5	-
HCM Lane LOS	A	-	-	C	D	A	-
HCM 95th %tile Q(veh)	0.1	-	-	1.2	0.5	0	-

Lanes, Volumes, Timings

3: Prairie Rd & Half Day Rd

2030 Total
Weekday PM

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	9	742	66	368	1393	48	101	147	321	38	120	14
Future Volume (vph)	9	742	66	368	1393	48	101	147	321	38	120	14
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	170		0	350		0	160		405	105		0
Storage Lanes	1		0	1		0	1		1	1		0
Taper Length (ft)	150			180			125			225		
Satd. Flow (prot)	1805	3485	0	1787	3558	0	1805	1881	1599	1805	1865	0
Flt Permitted	0.950			0.950			0.554			0.659		
Satd. Flow (perm)	1805	3485	0	1786	3558	0	1045	1881	1577	1250	1865	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		9			4				262		4	
Link Speed (mph)		35			35			30			30	
Link Distance (ft)		734			923			756			618	
Travel Time (s)		14.3			18.0			17.2			14.0	
Confl. Peds. (#/hr)			1	1			10		2	2		10
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	0%	2%	4%	1%	1%	0%	0%	1%	1%	0%	0%	0%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	9	850	0	387	1517	0	106	155	338	40	141	0
Turn Type	Prot	NA		Prot	NA		pm+pt	NA	pm+ov	pm+pt	NA	
Protected Phases	5	2		1	6		3	8	1	7	4	
Permitted Phases							8		8	4		
Detector Phase	5	2		1	6		3	8	1	7	4	
Switch Phase												
Minimum Initial (s)	3.0	15.0		3.0	15.0		3.0	8.0	3.0	3.0	8.0	
Minimum Split (s)	7.5	38.0		7.5	36.0		6.5	14.0	7.5	6.5	47.0	
Total Split (s)	14.0	54.0		24.0	64.0		14.0	26.0	24.0	21.0	33.0	
Total Split (%)	11.2%	43.2%		19.2%	51.2%		11.2%	20.8%	19.2%	16.8%	26.4%	
Yellow Time (s)	3.5	4.0		3.5	4.0		3.5	4.0	3.5	3.5	4.0	
All-Red Time (s)	1.0	2.0		1.0	2.0		0.0	2.0	1.0	0.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	4.5	6.0		4.5	6.0		3.5	6.0	4.5	3.5	6.0	
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag	Lead	Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes	Yes	Yes	Yes	
Recall Mode	None	C-Max		None	C-Max		None	Max	None	None	Max	
Act Effct Green (s)	6.2	48.0		19.5	69.6		42.5	31.9	52.9	37.8	28.0	
Actuated g/C Ratio	0.05	0.38		0.16	0.56		0.34	0.26	0.42	0.30	0.22	
v/c Ratio	0.10	0.63		1.39	0.77		0.26	0.32	0.41	0.10	0.34	
Control Delay	58.6	33.6		236.4	25.4		30.1	41.4	7.3	28.1	42.6	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Delay	58.6	33.6		236.4	25.4		30.1	41.4	7.3	28.1	42.6	
LOS	E	C		F	C		C	D	A	C	D	
Approach Delay		33.8			68.3			20.2			39.4	
Approach LOS		C			E			C			D	
Queue Length 50th (ft)	7	288		~416	453		59	104	35	21	95	
Queue Length 95th (ft)	25	358		#615	680		103	173	104	47	157	
Internal Link Dist (ft)		654			843			676			538	
Turn Bay Length (ft)	170			350			160		405	105		

30 Total.syn
BLA - LMM

Synchro 11 Report

Lanes, Volumes, Timings

3: Prairie Rd & Half Day Rd

2030 Total
Weekday PM

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Base Capacity (vph)	137	1343		278	1983		420	480	822	512	419	
Starvation Cap Reductn	0	0		0	0		0	0	0	0	0	
Spillback Cap Reductn	0	0		0	0		0	0	0	0	0	
Storage Cap Reductn	0	0		0	0		0	0	0	0	0	
Reduced v/c Ratio	0.07	0.63		1.39	0.77		0.25	0.32	0.41	0.08	0.34	

Intersection Summary

Area Type: Other

Cycle Length: 125

Actuated Cycle Length: 125

Offset: 9 (7%), Referenced to phase 2:EBT and 6:WBT, Start of Green

Natural Cycle: 120

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 1.39

Intersection Signal Delay: 50.3

Intersection LOS: D

Intersection Capacity Utilization 103.9%

ICU Level of Service G

Analysis Period (min) 15

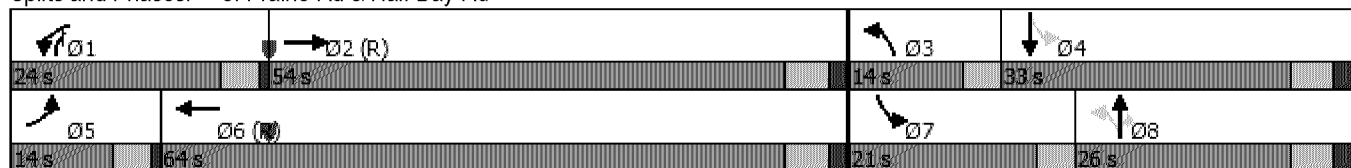
~ Volume exceeds capacity, queue is theoretically infinite.

Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 3: Prairie Rd & Half Day Rd



HCM 6th TWSC
6: Prairie Rd & Willow Pkwy/Site Access

2030 Total
Weekday PM

Intersection												
Int Delay, s/veh	1.1											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔		↖	↑	↗	↖	↑	↗
Traffic Vol, veh/h	10	0	27	6	0	8	18	551	10	15	524	15
Future Vol, veh/h	10	0	27	6	0	8	18	551	10	15	524	15
Conflicting Peds, #/hr	0	0	0	0	0	0	19	0	0	0	0	19
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	155	-	125	115	-	115
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	0	2	8	2	2	2	0	1	2	2	1	0
Mvmt Flow	11	0	28	6	0	8	19	580	11	16	552	16

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	1231	1232	571	1224	1237	580	587	0	0	591	0	0
Stage 1	603	603	-	618	618	-	-	-	-	-	-	-
Stage 2	628	629	-	606	619	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.52	6.28	7.12	6.52	6.22	4.1	-	-	4.12	-	-
Critical Hdwy Stg 1	6.1	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4.018	3.372	3.518	4.018	3.318	2.2	-	-	2.218	-	-
Pot Cap-1 Maneuver	156	177	509	156	176	514	998	-	-	985	-	-
Stage 1	489	488	-	477	481	-	-	-	-	-	-	-
Stage 2	474	475	-	484	480	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	147	168	500	143	167	514	980	-	-	985	-	-
Mov Cap-2 Maneuver	147	168	-	143	167	-	-	-	-	-	-	-
Stage 1	471	471	-	468	472	-	-	-	-	-	-	-
Stage 2	457	466	-	449	464	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	18.6	20.8	0.3	0.2
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	980	-	-	303	243	985	-
HCM Lane V/C Ratio	0.019	-	-	0.129	0.061	0.016	-
HCM Control Delay (s)	8.7	-	-	18.6	20.8	8.7	-
HCM Lane LOS	A	-	-	C	C	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0.4	0.2	0	-



Appendix I

ITE Parking Generation Excerpts

Land Use: 221 Multifamily Housing (Mid-Rise)

Description

Mid-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and with between three and 10 levels (floors) of residence. Multifamily housing (low-rise) (Land Use 220), multifamily housing (high-rise) (Land Use 222), and affordable housing (Land Use 223) are related land uses.

Time of Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday (one general urban/suburban study site), a Saturday (two general urban/suburban study sites), and a Sunday (one dense multi-use urban study site).

Hour Beginning	Percent of Peak Parking Demand		
	Weekday	Saturday	Sunday
12:00–4:00 a.m.	100	100	100
5:00 a.m.	94	99	—
6:00 a.m.	83	97	—
7:00 a.m.	71	95	—
8:00 a.m.	61	88	—
9:00 a.m.	55	83	—
10:00 a.m.	54	75	—
11:00 a.m.	53	71	—
12:00 p.m.	50	68	—
1:00 p.m.	49	66	33
2:00 p.m.	49	70	40
3:00 p.m.	50	69	27
4:00 p.m.	58	72	13
5:00 p.m.	64	74	33
6:00 p.m.	67	74	60
7:00 p.m.	70	73	67
8:00 p.m.	76	75	47
9:00 p.m.	83	78	53
10:00 p.m.	90	82	73
11:00 p.m.	93	88	93

Additional Data

In prior editions of *Parking Generation*, the mid-rise multifamily housing sites were further divided into rental and condominium categories. An investigation of parking demand data found no clear differences in parking demand between the rental and condominium sites within the ITE database. As more data are compiled for future editions, this land use classification can be reinvestigated.

The average parking supply ratios for the study sites with parking supply information are shown in the table below.

Setting	Proximity to Rail Transit	Parking Supply Ratio	
		Per Dwelling Unit	Per Bedroom
Center City Core	Within ½ mile of rail transit	1.1 (15 sites)	1.0 (12 sites)
Dense Multi-Use Urban	Within ½ mile of rail transit	1.2 (39 sites)	0.9 (34 sites)
	Not within ½ mile of rail transit	1.2 (65 sites)	0.8 (56 sites)
General Urban/Suburban	Within ½ mile of rail transit	1.5 (25 sites)	0.8 (12 sites)
	Not within ½ mile of rail transit	1.7 (62 sites)	1.0 (39 sites)

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in California, Colorado, District of Columbia, Maryland, Massachusetts, New Jersey, New York, Oregon, Virginia, Washington, and Wisconsin.

It is expected that the number of bedrooms and number of residents are likely correlated to the parking demand generated by a residential site. Parking studies of multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex). Future parking studies should also indicate the number of levels contained in the residential building.

Source Numbers

21, 209, 247, 255, 277, 401, 402, 419, 505, 512, 522, 533, 535, 536, 537, 538, 545, 546, 547, 575, 576, 577, 579, 580, 581, 583, 584, 585, 587

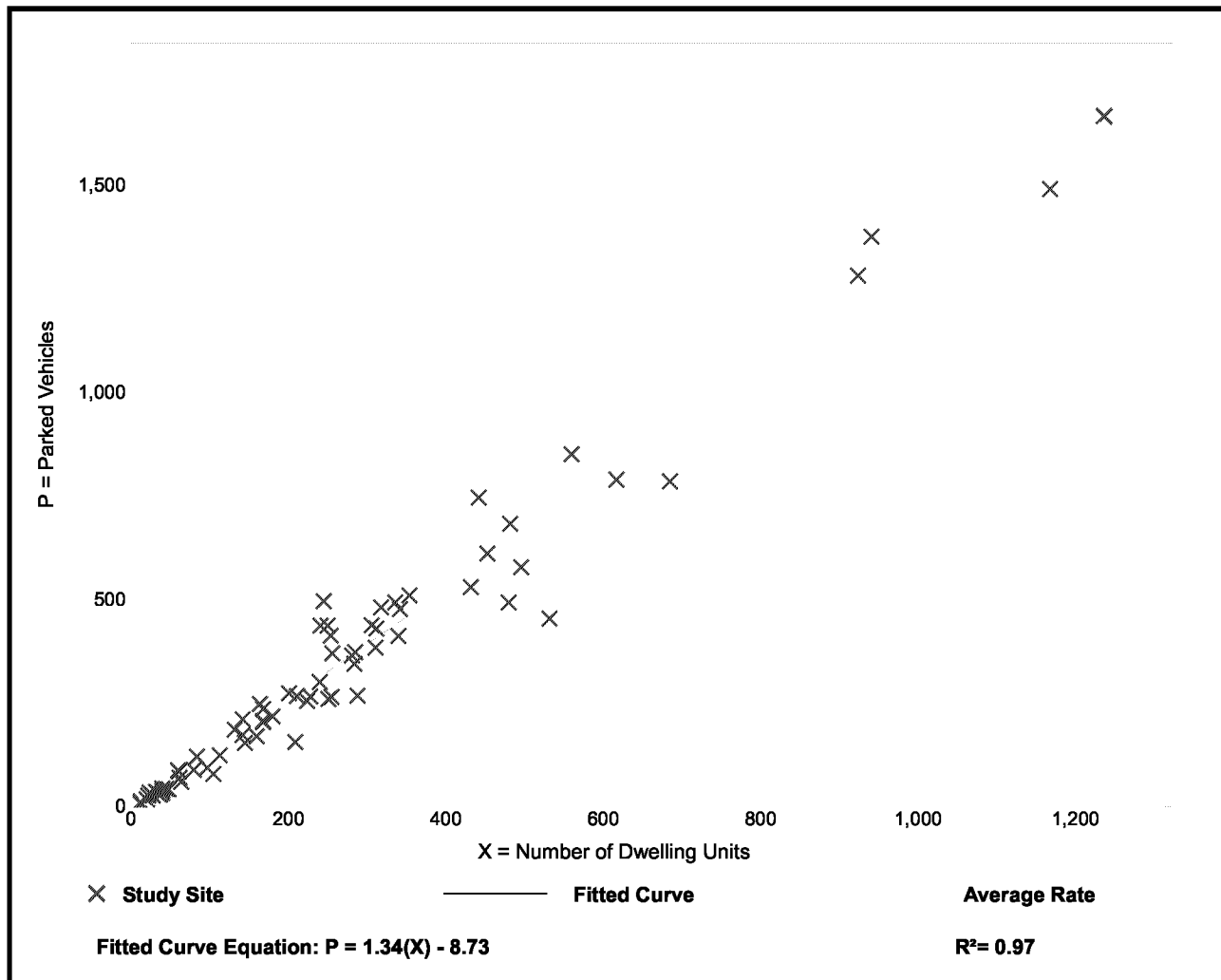
Multifamily Housing (Mid-Rise) (221)

Peak Period Parking Demand vs: Dwelling Units
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban (no nearby rail transit)
Peak Period of Parking Demand: 10:00 p.m. - 5:00 a.m.
 Number of Studies: 73
 Avg. Num. of Dwelling Units: 261

Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.31	0.75 - 2.03	1.13 / 1.47	1.26 - 1.36	0.22 (17%)

Data Plot and Equation



Parking Generation Manual, 5th Edition • Institute of Transportation Engineers

Multifamily Housing (Mid-Rise) (221)

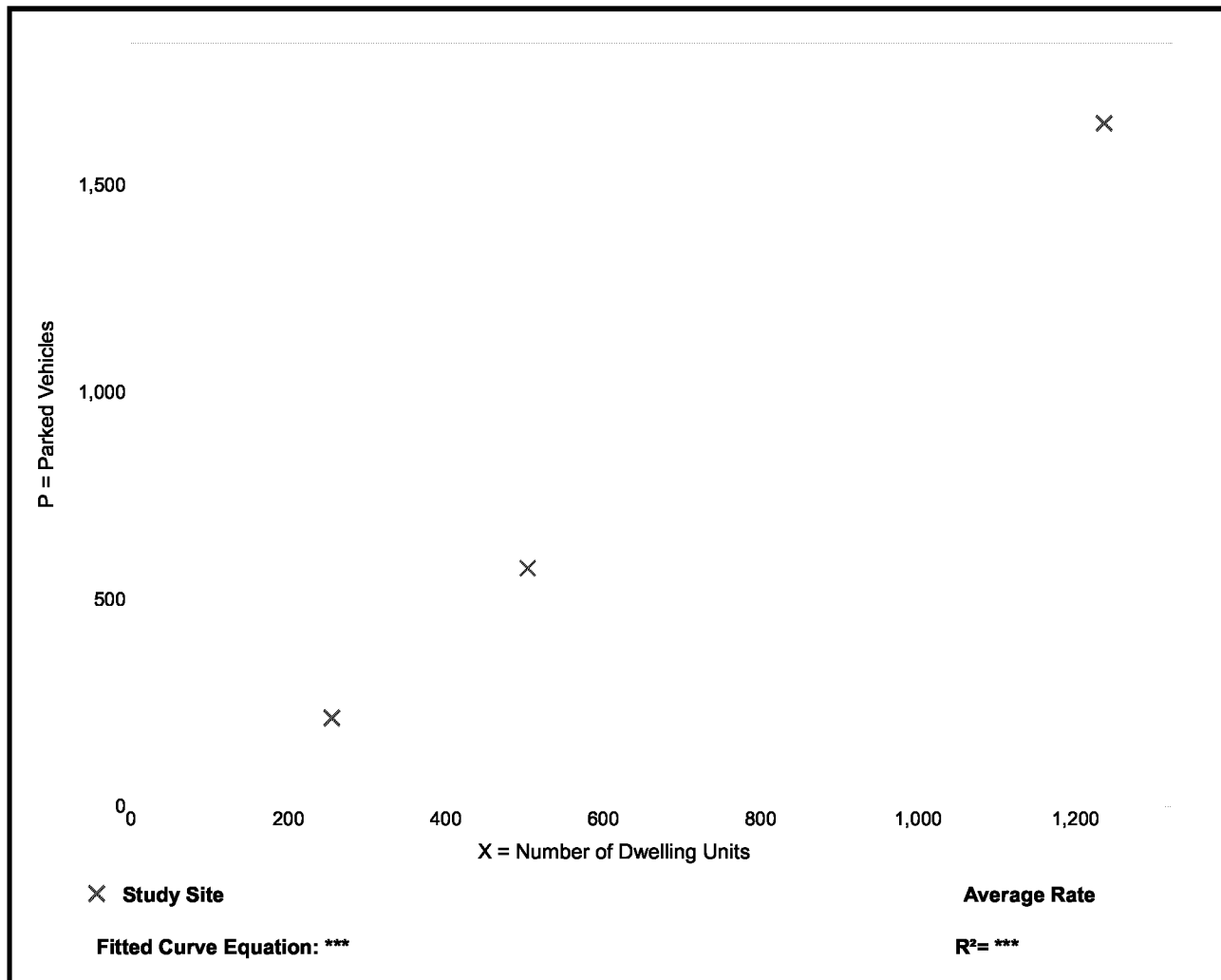
Peak Period Parking Demand vs: Dwelling Units
On a: Saturday
Setting/Location: General Urban/Suburban (no nearby rail transit)
Peak Period of Parking Demand: 11:00 p.m. - 7:00 a.m.
 Number of Studies: 3
 Avg. Num. of Dwelling Units: 665

Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.22	0.84 - 1.33	0.94 / 1.33	***	0.20 (16%)

Data Plot and Equation

Caution – Small Sample Size



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Appendix J

ULI Shared Parking Excerpts

FIGURE 2-2 (continued)

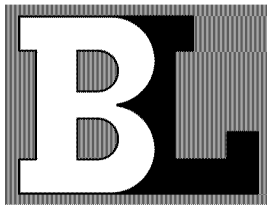
Land use	Weekday (parking spaces/unit land use)		Weekend (parking spaces/unit land use)		Peak ratio	Units	Source
	Visitors	Employees	Visitors	Employees			
Hotel-business	1.00	0.15	1.00	0.15	1.15	key	2,3
Hotel-leisure	1.00	0.15	1.00	0.15	1.15	key	2,3
Restaurant/lounge	6.67	1.20	7.67	1.33	9.00	ksf GLA	2,3
Meeting/banquet (0-20 sq ft/key)	scaled from 0 to 30	scaled from 0 to 2.0	scaled from 0 to 20	scaled from 0 to 2.0	scaled from 0 to 32	ksf GLA	2,3
Meeting/banquet (20-50 sq ft/key)	scaled from 30 to 20	scaled from 2 to 1.5	scaled from 20 to 10	scaled from 2 to 1.5	scaled from 32 to 21.5	ksf GLA	2,3
Meeting/banquet (50-100 sq ft/key)	scaled from 20 to 10	scaled from 1.5 to 1.0	scaled from 10 to 5.5	scaled from 1.5 to 1.0	scaled from 21.5 to 11.1	ksf GLA	2,3
Convention (100-200 sq ft/key)	scaled from 10 to 5.5	scaled from 1 to 0.5	5.50	scaled from 1 to 0.5	scaled from 11.1 to 6	ksf GLA	2,3
Convention (>200 sq ft/key)	use convention center but adjust for captive on site						2,3
Residential							
Studio efficiency	0.10	0.85	0.15	0.85	1.00	unit	2,3
1 bedroom	0.10	0.90	0.15	0.90	1.05	unit	2,3
2 bedrooms	0.10	1.65	0.15	1.65	1.80	unit	2,3
3+ bedrooms	0.10	2.50	0.15	2.50	2.65	unit	2,3
Senior housing	0.55	0.30	0.42	0.30	0.85	unit	2,3
Office <25,000 sq ft	0.30	3.50	0.03	0.35	3.80	ksf GFA	3
Office 25,000-100,000 sq ft	sliding scale between <25,000 and 100,000				scaled from 3.8 to 3.4	ksf GFA	3
Office = 100,000 sq ft	0.25	3.15	0.03	0.32	3.40	ksf GFA	3
Office 100,000-500,000 sq ft	sliding scale between 100,000 and 200,000				scaled from 3.4 to 2.8	ksf GFA	3
Office >500,000 sq ft	0.20	2.60	0.02	0.26	2.80	ksf GFA	3
Open plan/ high-density office	0.25	5.75	0.03	0.58	6.00	ksf GFA	2
Medical/dental office	3.00	1.60	0.00	0.00	4.60	ksf GFA	2,3
Bank (drive-in branch)	3.50	2.50	3.00	1.75	6.00	ksf GFA	2,3
Arena	0.27	0.03	0.30	0.03	0.33	seat	2
Pro football stadium	0.30	0.01	0.30	0.01	0.31	seat	2
Pro baseball stadium	0.31	0.01	0.34	0.01	0.35	seat	2

Sources:

1. *Parking Requirements for Shopping Centers*, 2nd ed. (Washington, DC: ULI, 1999).
2. Developed by Team Members from a combination of sources.
3. *Parking Generation*, 5th ed. (Washington, DC: Institute of Transportation Engineers, 2019).

Note: New land uses and changes to second edition titles shown in **bold**. Changes or new ratios are highlighted in blue.

CONSULTING
ENGINEERS



BLA, Inc.

2.2.d

Attachment: Ordinance 2023-106 (22771-22825 N. Prairie Road - Prairie Pointe Townhomes - Projades LLC)

Office Locations

Corporate Office

333 Pierce Road
Suite 200
Itasca, IL 60143
630-438-6400
Fax 630-438-6444

Indianapolis Office

8720 Castle Creek Parkway
Suite 329
Indianapolis, IN 46250
317-842-4500
Fax 317-842-4506

EXHIBIT C
Draft Minutes from the July 19, 2023 PZC Meeting

Attachment: Ordinance 2023-106 (22771-22825 N. Prairie Road - Prairie Pointe Townhomes - Projades LLC)

07/19/2023

**MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE
VILLAGE OF BUFFALO GROVE HELD IN THE COUNCIL CHAMBERS, 50 RAUPP BOULEVARD,
BUFFALO GROVE, ILLINOIS ON WEDNESDAY, JULY 19, 2023**

Call to Order

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

Public Hearings/Items For Consideration

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

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

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

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

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

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

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

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

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

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

Com. Richards asked about water flow and water management.

Schwartz spoke to the trap that is currently there and their plans for the site.

Com. Spunt asked about EV options for residents.

Schwartz said there will be one charger per dwelling.

Com. Spunt asked about solar panels.

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

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

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Purvis, said she did not have those numbers, but could investigate it.

Com. Moodhe asked what the setback is from the road.

Purvis said 35 feet from the property line.

Com. Moodhe asked if they have worked with the Army Corps of Engineers.

Schwartz said no, not yet.

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

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

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

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

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

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

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

Perman provided clarity on the net increase to the schools.

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

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

Com. Moodhe said he believes that rentals are ideal for Stevensen High School.

Com. Moodhe asked how the school buses impact traffic to the site.

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

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

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

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

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

Schwartz said he walked the site and explained his experience.

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

Com. Moodhe asked if the development was in Highland Park.

Schwartz said it is right next to the school in Highland Park.

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

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

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

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

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

Com. Worlikar asked staff if the Link Crossings development was fully occupied.

Purvis said it is not fully occupied as construction is on going.

Com. Worlikar asked if we have any data on other rentals.

Purvis said they do not have that data at this time.

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

Chairperson Weinstein asked if it would have impact to traffic.

Michel said it adds two seconds to traffic queues, which is negligible.

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

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

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

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

Com. Spunt asked if they would ever change the property from rental to owned.

Schwartz said they could if the market called for it.

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

Schwartz talked about the retaining wall.

Com. Moodhe asked how the site drains.

Schwartz indicated that the property drains to the basin under the train tracks.

Com. Au asked staff if the property to the south was zoned different.

Purvis said they are zoned single family.

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

Michel said it is full access on Prairie Road.

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

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

Chairperson Weinstein entered the Village staff report as exhibit one.

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

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The public hearing closed at 8:40 PM.

Com. Richards made a motion.

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

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

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

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

Com. Davis expressed his concerns on the impact to the schools.

Com. Moodhe express his concerns on the reduction in wetland.

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

Chairperson Weinstein spoke in favor of the proposal.

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

a. The proposed development of 41 attached single-family units shall conform to the plans and conditions provided in the staff report and in the Planned Development Ordinance.

b. Prior to the approval of the final engineering plans, the Developer shall provide approval from the Lake County Stormwater Commission concerning the impacts to the existing wetland.

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

d. The Plat of Subdivision and Annexation Plat shall be submitted in a manner acceptable to the Village Engineer and the Village Attorney.

e. Prior to the issuance of building permits for construction of the development, the Developer shall obtain all necessary permits from the IEPA, Lake County Department of Transportation, Lake County Stormwater Management Commission, and the US Army Corps of Engineers

f. Signage prohibiting parking on the roadway on the east side of the property shall be installed as required by the Village of Buffalo Grove Fire Department. All associated pavement markings or signage shall be maintained by the property owner.

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

h. All landscaping shall be maintained in accordance with the approved landscaping plan in perpetuity.

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

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

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

Chairperson Weinstein reviewed the amendment to the motion.

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

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

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

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

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

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

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

Purvis provided background on the subject property.

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

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

Budgell said they must wait until the next day unless they arranged ahead of time.

Com. Au asked if the operation is like other self-storage facilities.

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

Budgell said the area will also be well lit.

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

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

Com. Moodhe asked how tall Ricky Rockets is.

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

Com. Moodhe asked how much room people have maneuver U-Haul trucks.

Budgell said the access is 24 feet. The size of a two-lane road in a neighborhood.

Com. Moodhe asked how tall the doors are for the loading dock.

Budgell provided the dimensions.

Com. Moodhe asked about safety features.

Lapetina spoke to the safety feature for U-Hauls.

Com. Moodhe asked about the hours of operation.

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

Com. Au asked if they anticipate selling anything.

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

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

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

The staff report entered as exhibit one.

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

Budgell spoke to the lighting on the building and spoke to the landscape of the site.

The public hearing closed at 9:30 PM.

Com. Richards made a motion to recommend approval of the amendment to Ordinance No. 2021-067, an amendment to the underlying Planned Unit Development, the Preliminary Plan, and approval of a self-storage use, all to accommodate the construction of a new self-storage facility at 105 Lexington Drive, subject to the following conditions:

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

Motion was seconded by Com. Davis.

Com. Richards spoke in favor of the motion.

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

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

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

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

3. Comprehensive Plan Amendment (Dane Bragg, Trustee Weidenfeld) (Staff Contact: Kelly Purvis)
- Purvis provided a background information regarding the proposed Comprehensive Plan amendment and the proposed TIF District on Dundee Road.*
- Com. Moodhe asked if we need to make this amendment for the Village Board to approve the TIF District.*
- Purvis said that the amendment helps align the future landuse map with what is proposed for the TIF District by allowing mixed uses.*
- Com. Moodhe asked if the High School within the TIF could use funds from the TIF.*
- Purvis said any projects would have to qualify for funds through eligible improvements.*
- Staff report was entered in as exhibit one.*
- The public hearing was closed at 9:40 PM.*
- Com. Richards made a motion to recommend approval of an amendment to Ordinance No. 2009-15, which adopted the "Village Comprehensive Plan Update 2009", for the Dundee Road TIF area to have future land use designation of mixed-use including Commercial, Office, Residential, Civic/Cultural, and public uses as outlined in the Dundee Road TIF District Eligibility Report and Redevelopment Plan and Project.*
- Motion second by Com. Worlikar.*

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

Regular Meeting

Other Matters for Discussion

Approval of Minutes

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

07/19/2023

RESULT:	ACCEPTED AS AMENDED [UNANIMOUS]
AYES:	Moodhe, Spunt, Weinstein, Au, Richards, Worlikar, Davis
ABSENT:	Zill Khan, Sujat Saxena

Chairman's Report**Committee and Liaison Reports**

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

Staff Report/Future Agenda Schedule

Purvis provided details on the future agenda schedule.

Public Comments and Questions**Adjournment**

The meeting was adjourned at 9:45 PM

Action Items

Kelly Purvis

APPROVED BY ME THIS 19th DAY OF July, 2023

05/15/2024

**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, MAY 15, 2024**

Call to Order

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

Public Hearings/Items For Consideration

1. Consideration of a Petition for a Special Use to Allow a Home Daycare at 4 Brucewood Ct (Trustee Weidenfeld) (Staff Contact: Kelly Purvis)
Deputy Director Purvis, provided a background on the subject property and the request. The petitioners and homeowners, Michael Afolabi and Titilope Afolabi, were sworn in. Mr. Afolabi stated they are looking to provide a daycare for 8 to 10 children and has been residing on the property for 4 years. His wife has a strong affection for children and they also have a child of their own. Due to the unavailability of daycare facilities in Buffalo Grove, they decided to establish their own daycare to address the need for childcare in the area. They are open to suggestions on minimizing noise disturbances and plan to have the children play outside for only an hour, between 10 and 11 in the morning. Mrs. Afolabi further indicated that they intend to walk the kids to the park regularly for additional outside playtime.
Com. Moodhe asked Staff if there was any major issues with the inspections that were completed.
Purvis stated that there were standard items that were concerns during the first inspection such as the fence gate, smoke detectors and water temperature for hand washing. She stated that the second inspection all the items were addressed.
Com. Moodhe asked if most other home daycares are in residential neighborhoods.
Purvis confirmed.
Com. Moodhe asked if commercial daycares are located in commercially zoned districts.
Staff provided zoning districts and locations for other commercial daycares located in the Village's Business Districts.
Com. Moodhe indicated that there is a detailed plan for emergencies and asked about driveway capacity.
Mr. Afolabi stated they have room for 8 cars within the driveway.
Com. Moodhe asked if they anticipate if all cars will come at once for drop-off or pick-up.
Mr. Afolabi said no.
Com. Davis asked if there was to be an influx of traffic and or number of cars coming to drop-off or pick-up their child, how do you plan to enforce the traffic restrictions?
Mr. Afolabi stated that they currently have space in the garage for two cars, but there is room for eight cars overall. He stated that they will communicate with the parents to

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park their cars in the driveway, leaving enough space to maneuver and ensuring that there will be room for as many cars as needed.

Com. Saxena asked staff what the main substance of the objections to the requested daycare were.

Purvis stated that the concerns were the noise of the children playing in the backyard, traffic issues, and the general use of a home daycare within the residential neighborhood.

Com. Saxena asked about how long the kids will be outside to play each day.

Mr. Afolabi stated that they will be outside for an hour each day, weather permitting, so the kids can enjoy the outdoors and limit the noise from the play in the backyard.

Com. Saxena asked how they plan to handle the noise from the neighbors.

Mr. Afolabi stated they are kids and will try their best they can to limit noise and are open to hear feedback from the neighbors regarding noise issues.

Com. Saxena asked, how will they plan to manage the safety of the kids while outside.

Mr. Afolabi stated that the yard has been inspected and has plenty of grass in the backyard with a fence. The kids will also be supervised.

Com. Saxena asked about putting signage up regarding the daycare.

Mr. Afolabi stated that the kids will be playing in the backyard so there is no need for signage. He stated that they have a safe space in the backyard.

Com. Saxena asked if they are planning to take in special needs kids.

Mr. Afolabi stated that they are new and have not been trained yet, but they could be open to it in the future.

Com. Au asked if they have clients already in mind or committed to the daycare.

Mr. Afolabi stated yes and no. They got asked about it by neighbors once they went through the state approval but have not heard from anyone as they have are working through the Village approval process for the daycare.

Com. Au asked staff if there have been any noise or violations with the existing or previous home daycares within the Village.

Purvis stated that there have not been any issues with noise or violations with existing or previous home daycares within the past 10 years.

Com. Worlikar asked the Petitioner if they will be adding 6 children to the daycare, since they already have 2 kids of their own to meet the maximum number of children within the Code of 8.

Mr. Afolabi said yes. He continued that the state requirements are more children than what the Village's requires so they will have a total of 8 children within the home.

Purvis provided the definition and requirements of a number of students within a home daycare per the Village requirements.

Com. Worlikar asked about the standards of when they are able to have the children outside.

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Mr. Afolabi stated that they have not come across that yet, but will not be letting the kids outside when it is too cold for them.

Com. Worlikar asked if they have two possible children for enrollment.

Mr. Afolabi stated it depends on when the daycare is approved by the Village.

Com. Spunt asked if the hour outside was going to be in the afternoon, if they had playground equipment, and if the primary spot within the house for the daycare will be in the basement of the home.

Mr. Afolabi confirmed.

Chairperson Weinstein asked about the process regarding the State Department of Children and Family Services (DCFS) license for a daycare and how long the process was.

Mr. Afolabi stated it was a long process that started about three years ago. The State required background checks on him and his wife and also asked a lot of questions regarding the reason for the daycare and why they wanted to open a home daycare.

Chairperson Weinstein asked if there were one or more inspections done on the house by the DCFS.

Mr. Afolabi stated there was more than one inspection done by the DCFS.

Chairperson Weinstein asked if there was more than one inspection done by the Village.

Mr. Afolabi confirmed.

Chairperson Weinstein asked about hours of operation and asked if they plan to operate from 6:30 AM to 6:00 PM.

Mr. Afolabi confirmed.

Chairperson Weinstein asked the Petitioner if they fully understood the daycare criteria and would meet all the requirements listed in the Village Code and understood that they would have to renew every two years for a daycare.

Mr. Afolabi confirmed they understand the requirements and the renewal of the license.

Chairperson Weinstein asked Staff if there were complaints regarding the daycare while the license was pending, what would typically happen.

Purvis stated it would be treated like any other property maintenance or nuisance complaint that the Village received. The Village would out our property maintenance inspector and they would receive a notice of violation. They would be given a specific amount of time to correct that violation and then go through the adjudication process if things were not corrected. She continued that during the two-year period, the Village could also rescind the license if there were ongoing issues.

Chairperson Weinstein asked how long the Petitioner has lived in the house.

Mr. Afolabi said for four years.

Chairperson Weinstein asked, prior to submitting the petition for the daycare, if they approached or asked any of their neighbors about their plans.

Mr. Afolabi said they talked to two neighbors near their home about their plan and they had no issues with it.

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Rachel Erlichman, 14 Crestview Terrace, and Marc Erlichman, 14 Crestview Terrace, were sworn in.

Mrs. Erlichman stated that she lived in her home for 32 years. She continued that out of all her neighbors, she is the youngest one at 61 years old. She mentioned that most of her neighbors are around the age of 80-90 years old. She continued that she had been in contact with Kelly Purvis regarding the Special Use process and told her that she would recommend people to come to the meeting. However, she stated that most of her neighbors are old and didn't want to come out. So she has a signed petition from the ten neighbors whose yards touch the rear yard of the subject property and stated that nobody wants a daycare. She stated that many neighbors have been in their homes since they were built and raised their children together, and they do not want this business in their area or any other business in the area. She stated that she noticed the last meeting was supposed to be on April 17 and noticed the next day, there was a trampoline in the backyard of the property. She stated that all surrounding properties don't want this business. She stated this is nothing personal as she has raised three children of her own but noted that having the kids inside for 12 hours and only outside for 1 hour is ridiculous. She stated that this daycare is not a feasible option, particularly in this area due to the age of the residents in the area that range from 60 to almost 90 years old. She continued with another issue with the cul-de-sac is that the snow plow does not go through there, and the whole cul-de-sac will not be shoveled. She continued there is a whole school of issues that come up with this daycare with the driveways and the traffic created and safety issue of other properties.

Mr. Erlichman stated that this area is the original Buffalo Grove in 1957, and the houses were built residential, which is the intent of why they moved here. He stated that their main concern is the outside noise as the subject property is located in a cul-de-sac and impacts more houses than a normal residential home because of the central location. He stated that another issue is that the neighborhood is transitioning and has a couple houses in the area that he has some concerns about from a safety standpoint. He stated that 222 St Mary's is transient section 8 housing with eight plus men living in the home, which is a concern. He continued that 38 Crestview and 8 Crestview are also transient homes. He stated that he would like the neighborhood to continue to be a residential, quiet neighborhood. He said that he believes the kids should be outside for longer than an hour when it is a beautiful day outside.

Mrs. Erlichman stated that she has recently filed complaints with the village regarding property maintenance, but the village has not responded.

Chairperson Weinstein entered the photos and the neighbors' petition into the exhibit. The Commissioners reviewed the documents that were submitted.

Mr. Afolabi thanked everyone for their time. He continued that the trampoline in the backyard does move and is not static and has had friends come and use the trampoline. He continued that they are limiting the time outside to 1 hour due to the noise concerns from the neighbors. He stated that their neighbor is 80 years old and respects their ideas to have peace and accommodate their concerns.

Com. Spunt asked Staff if the Village does clear the cul-de-sac.

Binder stated that the road is a local road, and the Village is obligated to clear it of snow when a snow event occurs.

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Mr. Afolabi stated they never had problems with the cul-de-sac not being cleared of snow.

Com. Moodhe asked Staff that the DCFS has a restriction of 12 students for daycare and the Village has a restriction of 8. He stated that he grew up in Buffalo Grove, and his friend's house had 12 children in the home. He asked if the Village can control the number of children in a home.

Brankin stated that limiting people to having 12 kids is self-evident.

Com Davis moved for a positive motion recommendation, seconded by Com. Moodhe.

Com. Au was in favor of the motion as she stated it was a good idea. She stated that bringing children to the neighborhood is a great way to make sure people know that this is a friendly community with a playground nearby. She stated this is a great opportunity since there have been no previous issues or concerns from other similar home daycares in the past within residential districts in Buffalo Grove. In addition, since they passed all inspections and requirements of DCSF and the Village, she has no concerns.

Com. Davis is in favor of the motion. He stated this is a very easy thing to do off the books, but he appreciates the petitioner coming through the process.

Com. Saxena stated that he is in favor of the motion as the Petitioner has gotten all the correct approvals by the State and would be nice for the neighborhood to have kids around.

Com. Moodhe spoke in favor of the motion. He stated that his kids were in a home daycare for a number of years and understands how helpful they are. He stated that since they are going through the correct process, we know who they are and what they will do to comply with the regulations. He stated that having 8 children in a residential neighborhood is not a big deal and children playing in the yard is a good thing to have.

Chairperson Weinstein spoke in favor of the motion. He stated that he always will have concerns when neighbors of the surrounding property in question are concerned, but for him, it boils down to what the criteria and the rules and ordinances are and whether the petitioner has addressed them. He stated that, given both written and oral testimony, the evidence suggests that the criteria are met.

RESULT:	RECOMMENDATION TO APPROVE [UNANIMOUS]
AYES:	Moodhe, Spunt, Weinstein, Au, Worlikar, Davis, Saxena
ABSENT:	Kevin Richards

2. Consider a Zoning Variation for the Purpose of Constructing a Three-Seasons Room that Would Encroach into the Required 40-Foot Rear Yard Setback at 2280 Apple Hill Ct S. (Trustee Weidenfeld) (Staff Contact: Andrew Binder)

Associate Planner Binder, provided a background on the subject property and the request.

Zach Zielinski, the Petitioner, and Jia Cheng, property owner, were sworn in. Mr. Zielinski provided an overview of the request.

Com. Worlikar asked Staff if the request is similar other neighborhoods in the Village due to the rear yard setback that the PZC often reviews.

Binder stated that there is a precedent with these variation requests as most of them that we see are under 33% encroachment into the rear yard and most of them are

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related to a 30-foot setback variation. This request is within the 40-foot rear yard setback variation and is under the 33% requirements that allows the PZC to approve.

Com. Worlikar clarified that if this structure was a separate, accessory structure, it would be allowed outright without a variation.

Binder confirmed.

Com. Au asked if there has been any concerns from the neighbors regarding this proposal.

Binder stated that Staff has not received any calls or inquires regarding this request.

Com. Au asked if the Petitioner has talked to their neighbors about the proposed addition.

Cheng stated yes, and she said she had one of her neighbors come to the meeting.

Com. Saxena asked that since the sunroom can't be flipped or rotated because of the chimney, even if the sunroom is adjusted, it still would need a variation.

Binder confirmed.

Dr. Todd Spohnholtz, of 2270 Apple Hill Ct, stated that he is present to support the request. He stated that his next door neighbor did the neighborly thing and gave him a heads up on what they are looking to do. As a homeowner for 15 years, he stated that he enjoys the view of his neighborhood and the proposed request is minimal and he has no issue with the requested addition.

Com. Davis moved to grant the variation. Com. Worlikar seconded the motion.

Chairperson Weinstein talked about the criteria and stated that the request is a minimal intrusion into the rear yard setback, is not affecting anybody, and does not affect the neighborhood in any negative way.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Moodhe, Spunt, Weinstein, Au, Worlikar, Davis, Saxena
ABSENT:	Kevin Richards

3. Consider a Special Use for a Health Club in the Industrial District at 1637-1639 Barclay Blvd (Trustee Weidenfeld) (Staff Contact: Andrew Binder)

Associate Planner Binder, provided a background on the subject property and the request.

Chairperson Weinstein stated that he does know the Petitioner, as his daughter shadowed Sarah for a summer in her physical therapist business to gain some experience in physical therapy hours. He stated there is no conflict.

Brankin confirmed that there is no conflict.

Associate Planner Binder, provided a background on the subject property and the request.

Chairperson Weinstein stated that he does know the Petitioner, as his daughter shadowed Sarah for a summer in her physical therapist business to gain some experience in physical therapy hours. He stated there is no conflict.

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Brankin confirmed that there is no conflict.

Sara Miranda, the Petitioner, provided an overview of her business operations.

Com. Moodhe asked if the new business would be in addition to her business in Arlington Heights.

Ms. Miranda stated no, that they are moving their business to Buffalo Grove and she is leaving her Arlington Heights location which is also located in an industrial area.

Com. Moodhe asked if they have had any problems with her existing business in an industrial area.

Ms. Miranda said not at all and indicated that her business is not one that requires a storefront. She stated that she used to be in a storefront in Buffalo Grove and likes the industrial area as her business is more of a destination. She talked further about the low impact of her business having one-on-one physical therapy.

Com. Moodhe asked if Staff has seen any issues with these types of businesses in the industrial area.

Binder stated he has not been aware of any issues with these businesses in the industrial area as he stated they kind of blend in and don't have any impact on the surrounding businesses.

Com. Spunt asked if business will have more space in Buffalo Grove compared to their current location.

Ms. Miranda stated no, they are downsizing and are moving due to new owners of her existing space.

Com. Davis made the motion to recommend approval. Com. Moodhe seconded the motion.

Com. Moodhe spoke in favor of the motion as recreational uses fit into the industrial area.

Chairperson Weinstein agreed and spoke in favor of the motion due to the low traffic impact and low number of clients and employees.

RESULT:	RECOMMENDATION TO APPROVE [UNANIMOUS]
AYES:	Moodhe, Spunt, Weinstein, Au, Worlikar, Davis, Saxena
ABSENT:	Kevin Richards

Regular Meeting

Other Matters for Discussion

Approval of Minutes

1. Planning and Zoning Commission - Regular Meeting - May 1, 2024 7:30 PM

RESULT:	ACCEPTED [UNANIMOUS]
AYES:	Moodhe, Spunt, Weinstein, Au, Worlikar, Davis, Saxena
ABSENT:	Kevin Richards

Chairman's Report

None

Committee and Liaison Reports

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None

Staff Report/Future Agenda Schedule

Staff provided an update regarding the upcoming PZC schedule.

Public Comments and Questions

None

Adjournment

The meeting was adjourned at 9:06 PM

Kelly Purvis

APPROVED BY ME THIS 15th DAY OF May, 2024

Mitchell Weinstein, Commissioner

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