

COMPREHENSIVE PLAN UPDATE 2009

VILLAGE OF BUFFALO GROVE, IL



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VILLAGE OF BUFFALO GROVE

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OVERVIEW

Incorporated in 1958 with a population of 164 and an area of 58 acres at the north edge of Cook County, Buffalo Grove has matured into a community of 45,000 residents covering an area of 9.3 square miles in Cook County and Lake County. The Village commemorated its 50th anniversary in 2008, and there is much for the citizens of the community to celebrate and take pride in: livable residential neighborhoods, abundant parks and open space areas, a solid business base, a comprehensive set of municipal services, and institutions and organizations providing a full range of community services.

The challenge in the coming years for the Village, and many other suburban municipalities, is managing change in basic areas - land use and transportation, economic conditions, the variety of needs of a diverse population, and environmental sustainability.

The Comprehensive Plan Update is intended to be a guide in managing overall development as the final unincorporated areas are annexed and as the redevelopment of properties within the Village proceeds. The Plan sets forth community goals and objectives as a basis for the Village's policies and actions, and the Plan makes specific recommendations concerning development of areas within the Village's planning jurisdiction.

SECTION 1: CURRENT CONDITIONS

(See Appendices - *Maps and Demographics, Housing and Land Use* for tables, figures and maps)

Population

The historic growth of population in the Village and related demographic characteristics are summarized in Tables 1 through 5 and Figures 1 through 4. The major population growth occurred in the period between 1970 and 1990 when 24,628 residents were added.

At the end of 2008 the Village's population was approximately 45,000 as estimated by Village staff using housing unit and persons per household factors. As the build out of the Village occurs, additional population growth is projected to be 1,500 to 3,000 based various scenarios of land use and housing density. The ultimate population is projected to be 46,500 to 48,000 residents.

Significant shifts have been occurring in the Village's population since the federal decennial census in 2000. The 2010 census will provide a more complete picture of the changes, but several trends are evident:

- The population is aging. The median age was estimated at 39.7 in 2007, compared to 28.1 in 1980.
- Persons over 55 years are becoming a larger component of the overall population. In 1980 the Village had 1,644 residents 55 years and older; by 2007 the number had increased to 9,023 - almost 21 percent of the total population.
- The 45 to 54 year age group is the Village's largest, with 8,624 persons - approximately 20 percent of the total population.
- The number of young adults in the 25-34 and 35-44 year age groups decreased 24 percent and 19 percent respectively between 2000 and 2007.
- The youngest segment of the population, persons under 19 years, is decreasing as a percentage of the overall population. This group was 38 percent of the population in 1980, declining to 29 percent by 2007. The number of residents in the age groups 14 years and younger declined by 722 between 2000 and 2007, while the group between 15 to 19 years increased by 295 persons.

Housing

Tables 6 through 9 and Figure 5 summarize various characteristics of the Village's housing stock. Maps 19 to 21 depict the distribution of housing developments by type: single-family detached, single-family attached and multi-family.

Housing by type - Single-family detached units comprise approximately 52 percent of the overall housing stock, but this percentage has been declining since 1980. Single-family attached units (primarily townhomes) have steadily increased as a portion of the housing stock and currently comprise approximately 22 percent of the overall units. Multi-family units were 34.5 percent of the overall housing in 1980; since 1990 this segment has remained in the range of 23 to 26 percent of the housing stock.

The unit counts in 2008 were:

single-family detached: 8,869
single-family attached: 3,812
multi-family: 4,187
other (including assisted living): 236.

According to the 2000 Census, approximately 85.3 percent of the housing units in the Village were owner occupied; 12.6 percent were renter occupied; and 2.1 percent were vacant at the time of the count.

The 2000 Census indicates that the average household size in the Village was 2.72 persons. Household sizes (persons per unit) were:

single-family detached: 3.36
single-family attached: 2.04
multi-family: 1.75

Age of housing stock - The 2000 Census data in Table 6 indicates that 1982 was the median year of construction for housing units in the Village. The Census data also notes that 77.6 percent of the total units in the Village were built prior to 1990, with a substantial portion (33.3 percent) constructed between 1980 and 1989. Approximately 16.7 percent (2,667 units) of the Village's housing stock was built prior to 1970.

Affordability - The Illinois Housing Development Agency (IHDA) has determined that 12.7 percent of the units in the Village are affordable as defined by the state's methodology. The Illinois Affordable Housing and Planning Appeal Act mandates that a minimum of 10 percent of the units within a municipality shall be affordable. Although the Village is in compliance with the state law, the issue of affordability should be continually studied, and appropriate measures for maintaining compliance need to be identified.

Assessment of the housing stock - The Village has a diverse housing stock, with a wide range in terms of size and cost. Nonetheless, the future of housing in the Village is a critical issue. An overall housing plan needs to be developed to identify the projected demand for various types of units. It is evident that housing is needed for the expanding population of mature adults, for younger residents in the initial stage of forming households and for residents who need housing proximate to job opportunities and basic shopping and services.

Land Use

The Village's land area in 2008 was approximately 9.3 square miles (5,960 acres) as noted in Table 12. Areas developed for single-family detached homes comprise 44 percent of the total area. Parks and open space (13.8 percent) and industrial development (10.8 percent) are the next largest categories of land use in terms of acreage. All other categories, including single-family attached and multi-family residential, commercial, office and public/semi-public are each less than 10 percent of the Village's area. Figure 8 illustrates the relative amounts of land use by category. Maps 3 through 8 depict current land use and various categories including schools, community facilities, public/semi-public and open space.

There are approximately 148 acres of vacant or undeveloped land within the Village, including the Berenesa Plaza site (25 acres, Deerfield Parkway/Milwaukee Avenue), Riverwalk North (6.7 acres, North Riverwalk Drive/Riverwalk Drive) and the Land & Lakes property (66.3 acres, Milwaukee Avenue north of Busch Parkway). Other vacant or undeveloped parcels are primarily sites within planned industrial developments.

The Village's planning area encompasses approximately 1,010 acres of unincorporated land. Of this total, the Village contemplates annexation of approximately 512 acres. The primarily areas proposed for annexation and development include parcels in the Prairie View area from Route 22 to Port Clinton Road (77 acres) and the Aptakisic Road corridor between Buffalo Grove Road and Weiland Road (167 acres).

Decisions concerning the development and redevelopment of the land within the Village's planning area must address the consequences of development in terms of energy use, transportation linkages, public investment and serving basic community needs.

Economic base

The commercial and industrial areas within the Village are depicted on Maps 22 through 25.

Commercial areas - Map 23 illustrates the location of shopping centers within the Village. As noted in the tabular summary, the properties range in size from small strip centers to relatively large community centers. The largest centers are: Town

Center (194,000 square feet), Woodland Commons (171,000 square feet), Plaza Verde (157,000 square feet), the Plaza at Buffalo Grove (134,000 square feet) and the Grove (120,000 square feet). Three of these centers have a supermarket as the anchor tenant.

The Village does not have regional or big box centers. The Land & Lakes property (west parcel) on Milwaukee Avenue is being transformed from a landscape waste transfer facility to a commercial center. This 60-acre site has the potential for large scale retail and commercial uses supported by signalized traffic access to Milwaukee Avenue.

Berenesa Plaza, with one parcel of 20 acres and another of 5 acres, is planned for a variety of restaurant, retail and office uses as well as a hotel. In the event that the plan of record is not implemented or requires substantial modification, the Village will evaluate alternative plans as appropriate.

The basic pattern of commercial developments in the Village is retail and service uses serving customers traveling by motor vehicle. Some centers are proximate to residential areas enabling pedestrian and bicycle access, but this is a very limited portion of the overall customer base. As the various centers age and require reinvestment, property owners, management companies, businesses and the Village need to thoroughly evaluate opportunities to reduce dependence on motor vehicle access and provide safe and convenient pedestrian and bicycle access.

Business establishments and employees - The U.S. Census Bureau (*2006 ZIP Code Business Patterns*) indicates that there are 1,479 businesses and 23,836 employees in the Village. Sixty three (63) percent of these establishments have one to four employees. Ninety four (94) percent of the establishments have 49 or fewer employees.

Manufacturing, wholesale trade, and transportation and warehousing operations account for approximately 18 percent of the total number of businesses. Retail establishments comprise 7.5 percent of the total. Businesses providing professional services, finance, information and similar office-oriented activities are approximately 42.4 percent of the total number of establishments. Healthcare accounts for 10.2 percent of the total.

The Village's business structure has an extensive base of professional services and activities focused on information management. Moreover, the number of employees per business is relatively low. These patterns appear to position the Village well to maintain and expand a diverse and adaptable economic base.

The prospects for expansion in manufacturing and transportation are more difficult to assess primarily because of larger economic forces relating to costs of production and energy.

SECTION 2: GOALS AND OBJECTIVES

PURPOSE & VISION

The Village Comprehensive Plan serves as the principal policy and planning document guiding land use and development within the Village, and areas adjacent to its boundaries. The Plan is based on the values of the community and the collective vision of the residents, business community, property owners and other stakeholders. The Plan articulates basic goals supported by standards or objectives intended to implement the goals. Implementation of the Plan will be achieved through careful review of proposals and programs for consistency with the Plan's goals, in concert with administration of the Village's regulations including the Zoning Ordinance and Development Ordinance.

The Plan has been developed to address a series of issues and trends that will continue to have an increased impact on the community:

1. Changes in the commercial environment that affect the viability of shopping centers in the Village:
 - A shift in retailing requirements and aging retail properties;
 - The shortage of prime land for new development;
 - Difficulty in attracting new development to sites that have constraints due to size, location, excessive redevelopment costs or property ownership and control issues.
2. Deficiencies in the regional transportation system:
 - Insufficient capacity of regional arterial roads;
 - Inadequate linkage and integration of bus and train facilities.
3. Fiscal constraints in maintaining basic municipal services with limited revenue sources.
4. An aging housing stock that will require increased maintenance, upgrading or replacement.
5. Demographic changes including an aging population and new residents:
 - Demand for more support services, particularly in areas such as public health, public safety, emergency response, and transportation.
6. Community identity will become increasingly important to community success:
 - The importance of nurturing a "sense of community" and appreciation for the overall livability and safety of the Village.

OPPORTUNITIES

- 1) Planning and reinvestment for commercial properties that are underutilized and ready for transformation as productive and attractive consumer destinations.
- 2) Improvements to the regional transportation system that will reduce congestion and create greater efficiency in travel.
- 3) Expansion and diversification of the Village's economic base to produce new revenues.
- 4) Focused outreach programs to maintain the viability of current businesses and to attract new companies and industries.
- 5) Planning and programs to stimulate reinvestment in existing residential properties.
- 6) Planning for infill properties to achieve an appropriate balance of residential and commercial development.
- 7) Careful application of principles of "sustainable development," energy conservation and urban design to achieve unique and attractive buildings and developments.
- 8) Establishment of public spaces for community events and social interaction that incorporate exciting design elements such as sculpture, landscaping and recreation.
- 9) Implementation of telecommunications upgrades to maintain adequate capacity for residents, businesses and institutions.

COMMUNITY VISION

Buffalo Grove will continue to strive to be a community that:

- 1) Is diverse and multi-cultural, providing opportunities for all residents.
- 2) Encourages education and personal development.
- 3) Fosters community involvement and citizenship focused on improving and enhancing the "sense of community."
- 4) Provides social and cultural programs and support for families and households.
- 5) Provides reliable, efficient and fiscally responsible municipal services responsive to the needs of residents, businesses and other customers.
- 6) Fosters continued economic development with pro-active programs encouraging and supporting businesses.
- 7) Achieves physical development based on energy efficiency, environmental protection, conservation of resources, maintenance and enhancement of the urban forest and overall excellence in design and amenities.
- 8) Provides for multiple public gathering points.

COMMUNITY GOALS

The following goals, objectives and policies shall guide the Village's actions:

Land Use, Natural Resources and Environmental Protection:

- a) Protect and enhance natural and open space resources throughout the community.
- b) Continue the pattern of properly planned and efficiently designed development as the Village shifts from new development to an infill and redevelopment phase.
- c) Continue to regulate the use of property with land use management strategies that focus on preserving green space, encouraging attractive and durable landscape plans, avoiding flood and drainage hazards, and maintaining high-quality water supplies and sewer services.
- d) Continue the Village's participation in local and regional programs to address energy conservation and environmental impact issues.

Transportation:

- a) Achieve a safe and efficient multi-modal transportation system.
- b) Work with local, county, state, and federal agencies to program and fund local projects with regional significance.
- c) Monitor the Village's transportation planning on a continuing basis to identify the types and scale of roadway improvements that are needed to maintain a functional and safe street system.
- d) Enhance the Village bike path system with linkages to existing paths and paths in adjacent communities, and encourage full utilization of the path system with improvements to provide more locations for safe crossings over major streets and collector streets.

Community Facilities:

- a) Encourage community facilities to be used to their fullest potential by providing educational, cultural, recreational, and service amenities.
- b) Work with local agencies and governments to ensure adequate social services are available to all Village residents.
- c) Continue to deliver professional, impartial, and prompt public safety services, in an understanding manner to all members of our community.
- d) Plan for and provide appropriate government facilities and services that will accommodate the needs of the Village.

Telecommunications Infrastructure:

- a) Provide for current and future telecommunications needs while minimizing the impacts of such facilities on the community.
- b) Encourage investment in advanced technologies that enable the community to operate more effectively.

Housing:

- a) Provide a diverse housing stock, including owner and renter occupied units, in a broad range of price points.
- b) Develop programs to address housing supply for groups including elderly residents and moderate income "workforce" households.
- c) Guide the planning and development of housing to incorporate appropriate setbacks, screening, buffering, recreational facilities, amenities, and interconnectedness of adjoining residential developments.

Economic Development:

- a) Encourage reinvestment in established commercial properties.
- b) Strengthen and diversify the Village's economic base by encouraging business enterprise through initiatives that will enhance the local tax base, stimulate economic activity and increase employment opportunities.
- c) Continue to participate in regional programs that encourage a positive and healthy business climate to support local businesses in being globally competitive, quality-oriented, technologically advanced, and able to offer competitive wages.
- d) Strive for an economic development foundation that yields a vibrant and sustainable economy consisting of a favorable business climate, a trained workforce, efficient public infrastructure, adequate land supply, predictable regulations, innovative technology, workforce housing proximate to transit and employment centers, and careful management to minimize environmental impacts and to protect the natural environment.

Public Participation:

- a) Foster citizen involvement and input by providing information concerning Village programs and activities through formal board and commission meetings, web site communication, and public access cable television.
- b) Encourage a high degree of citizen participation and responsibility in the affairs of government.
- c) The Plan provides the vision for the Village through the leadership of the Village Board in developing policies to address issues of community concern. The planning process will remain dynamic and will continue to encourage public participation, including advisory committees and boards, as well as the input of other local public taxing bodies.

Community Design

- a) Continue to upgrade the Village's aesthetic character and distinct identity through architectural design, quality building materials, and landscaping.
- b) Enhance the historic village aesthetic of Prairie View including redevelopment based on appropriate architectural styles and related design elements.

IMPLEMENTATION

Planning & Development Goals

New developments and redevelopments must be able to demonstrate that the specific project:

1. Has a positive economic and financial impact, and is efficient to service.
2. Creates a unique and character-enhancing “signature” through design and function, in which the general community can take pride.
3. Is primarily family-oriented, while providing a positive environment for all members of the community.
4. Contributes to a safe and efficient transportation system.
5. Provides educational, cultural or recreational enhancements for the community.
6. Provides stability and enhancement to real estate property values and neighborhoods.
7. Has a physical design and layout based on sound principles of land planning and zoning.
8. Supports maintenance and enhancement of an attractive, safe, functional and diverse housing stock.
9. Respects the Village’s intent to maintain its overall character as a single family residential environment while providing appropriate innovations and variety for a broad range of housing consumers with varying needs and economic resources.
10. Can be accommodated by the community’s utility systems, and protects or enhances environmentally sensitive areas.
11. Is designed to provide safe and secure environments for people and property.

SECTION 3: TRANSPORTATION

The Village's transportation system includes a surface road network, commuter rail and bus lines, and a bike path/sidewalk network. Issues including the cost of energy, traffic congestion on surface roads, and environmental impacts will continue to affect transportation in the Village and region. As traffic congestion and energy costs increase, rail, bus and bicycles will become increasingly important as transportation options for the community.

Surface Road System

The Village has a fully developed street grid, and only three road extensions are necessary to complete the network of major and collector streets (Map 9). The major streets and highways running through the Village are under the jurisdiction of agencies including the Illinois Department of Transportation (IDOT), the Cook County Highway Department and the Lake County Division of Transportation (LCDOT). The Village has a long history of working with these agencies to implement improvements to the arterial road system.

IDOT designates three highways within the Village as Strategic Regional Arterials (SRA): Milwaukee Avenue (IL Route 21), Half Day Road (IL Route 22) and Lake Cook Road. All of these roads have been improved to four lanes or wider.

Congestion of the major street system and related impacts on local streets due to commuter traffic traveling through the Village is a significant issue, and the Village will continue to work with IDOT and other highway agencies on mitigation measures.

Improvements to Lake Cook Road, including the intersection at Arlington Heights Road, are currently being studied by the Cook County Highway Department. The Village will evaluate proposed improvements to ensure that impacts on adjacent properties and neighborhoods are adequately addressed.

To address congestion on existing arterial roads serving the Buffalo Grove area, the extension of Route 53 north of Lake Cook Road needs to be completed. The Village strongly supports this extension, and with the proper planning and due diligence by all agencies involved in the project, impacts can be properly mitigated. This extension will yield significant benefits to residents and businesses in the affected portions of Lake County and Cook County.

The Village is working with the Lake County Division of Transportation concerning improvements to Weiland Road and Prairie Road in the corridor from Lake Cook Road to Half Day Road (IL Route 22). Weiland Road is planned to be widened four lanes, including an extension to Prairie Road north of Aptakisic Road. The improvements will mitigate current congestion problems and traffic impacts on residential neighborhoods in this corridor. The extension north of Aptakisic Road to Prairie Road will address

congestion at the current Aptakisic Road intersection. The properties north of Aptakisic Road along the extension will be significantly affected, and the Village's land planning for this area focuses on managing development after the new segment is completed.

Lake County's plan for road improvements in Buffalo Grove also includes widening Aptakisic Road to four lanes from Buffalo Grove Road to IL Route 83 and widening Buffalo Grove Road to four lanes from Half Day Road to Deerfield Parkway.

Various innovations and application of physical designs not commonly used in the Chicago region are now being considered by planning and engineering professionals in Lake County. "Roundabouts" as an alternative to standard traffic signalization is being evaluated for the Route 120 corridor and the intersection of Everett Road and Riverwoods Road. Traffic calming measures to reduce the speed of motor vehicle traffic in residential areas have been implemented by several local communities, and traffic signals to improve pedestrian safety are becoming more sophisticated and user-friendly.

The Illinois Department of Transportation now includes concepts such as "context sensitive solutions" and "complete streets" as part of the project planning and design process. A basic intent of these design approaches is to lessen the dominance of motor vehicles by providing safer environments for pedestrians and bicyclists on streets and adjacent areas. These design concepts also typically reduce the amount of pavement allocated for motor vehicles and integrate stormwater management with landscaping elements.

The Village should be fully engaged in learning about design approaches for streets that can lower construction and maintenance costs, reduce environmental impacts and enhance pedestrian safety. The Village should work diligently to enhance pedestrian crossings at major and collector streets with innovative technology to increase safety and to facilitate use of sidewalks and the bike path system. Opportunities to separate pedestrian and bicycle crossings from motor vehicle traffic should be vigorously explored, including grant funding from transportation agencies for design and construction.

Rail service

The Village is served by the Metra North Central commuter line, with passenger stations at Main Street in Prairie View and at Commerce Court/Deerfield Parkway. The Village had a major role in the implementation of this service, and achieving service expansions will continue to be a priority. The Village initiated a study of development potential for areas adjacent to the Prairie View and Commerce Court stations, resulting in the *Transit Station Area Study* in 2007. Some of the recommendations and concepts from the *Study* are incorporated in the land use recommendations depicted on Maps 17 and 18.

The proximity of the Commerce Court Metra station and the Pace bus facility to the office/industrial area along Deerfield Parkway, Busch Parkway and Barclay Boulevard provides the opportunity for employees to use rail and bus transit to commute to jobs. The Village will continue to participate in programs to expand bus and vanpool service providing efficient linkage between the rail service and employment sites.

Broader regional initiatives such as the STAR line (Suburban Transit Access Route) have the potential to benefit commuters in the Buffalo Grove area, and the Village will participate in the planning process.

Bus service

The current bus routes serving the Village operated by Pace are delineated on Map 10. Convenient bus service, particularly linked to rail transit, provides substantial benefits to businesses and employees in reducing transportation costs and relieving congestion on surface roads. The Village will continue to strongly support the maintenance and expansion of bus service for the community.

Bike path and pedestrian system

Bicycle use should be fostered and enhanced as a viable form of transportation in the Village. The bike path system, including planned segments, is depicted on Map 11. The Village will continue to implement the bike path system, with linkages to paths in adjacent communities and regional facilities such as the Des Plaines River Trail. Plans for commercial developments and other public-use sites should include facilities, such as storage racks, for accommodating bicycles. The Village will work diligently to provide safe routes and street crossings to encourage the expanded use of bicycles in the community.

SECTION 4: FUTURE LAND USE RECOMMENDATIONS

The overall recommendations for the Buffalo Grove planning area are depicted on Map 14. An overview of the recommendations is provided in the sub area descriptions below, and narratives for specific properties and areas are set forth in the detailed recommendations section.

Sub Areas

Aptakisic Road - Map 15

This area extends from Buffalo Grove on the west to Weiland Road on the east. The corridor includes the largest number of unincorporated properties and largest amount of undeveloped land in the Village's planning area. The Village's traditional planning for this area has focused on development of single family residential subdivisions. The current Plan proposes a range of land uses, in addition to single-family use, as illustrated on Map 15.

The key recommendations are commercial use focused on agricultural and greenhouse production for the area on the north side of Aptakisic Road east of Buffalo Grove Road; single-family development for the main portion of the Didier farm north of the commercial area along Aptakisic Road; and commercial and mixed-use for some properties on the south side of Aptakisic Road between the Commonwealth Edison transmission lines and Prairie Road. A collector street is planned to extend from Margate Drive in the Old Farm Village subdivision to Aptakisic Road between the commercial area and mixed-use area.

Expansion of the existing Shops at Aptakisic Creek shopping center by acquiring additional land from the Commonwealth Edison property should be considered. This shopping center would benefit from additional service access and parking. A more extensive expansion could also be evaluated to add more building space and outdoor amenity areas. Linkage with areas to the east of the Commonwealth Edison transmission lines could be achieved by adding connections to the Village bike path and sidewalk system.

In the area east of Prairie Road along the planned extension of Weiland Road in the Pet Lane area, the Plan recommends commercial, mixed-use and parks/open space. The area directly east of Prairie Road along Arlyd Road is recommended for detached single family development, consistent with the current land use pattern. A critical issue for redevelopment along Aptakisic Road east of Prairie Road is the elimination of driveways accessing Aptakisic Road. Development proposed for properties between Aptakisic Road and Arlyd Road should provide for access via Arlyd Road and a consolidated stormwater management plan serving the entire area between Pet Lane and Prairie Road.

The area south of Aptakisic Road and east of Weiland Road is designated for

commercial use (Map 15). Commercial uses in this area should focus on providing services that do not require heavy customer traffic.

Prairie View

The boundary agreement (2005) between Buffalo Grove and Lincolnshire sets forth future land use for properties east of Prairie Road and north of Half Day Road (IL Route 22). The agreement stipulates residential development at two units per acre for all properties except Area G on Map 16.

The Stancliff property (Area C on Map 16) is the largest developed tract within the boundary agreement area. The Village's Plan designates this property for single family detached residential and parks/open space. A critical issue for development of this property is the form of the allowable residential use in relation to the amount of open space that should be maintained. The Village will fully explore opportunities to maximize the amount of open space preserved on this property, including maintenance of agricultural use. Development plans will be evaluated in terms of achieving compact urban form with a large component of open space.

The segment of Prairie Road south of Brockman Avenue is designated for residential development ranging from six to ten units per acre as depicted on Map 17. The proximity to the Prairie View Metra station is an important element in allowing higher density for properties in this area. Development of the three parcels at the intersection of Prairie Road and Half Day Road adjoining the Noah's Landing subdivision will need to address impact issues for adjacent residences including building heights, setbacks, screening and buffering and traffic impact.

The area of Prairie View adjacent to Half Day Road, Main Street and First Avenue is recommended for mixed-use development including commercial and residential uses as depicted on Map 17. The Metra station is directly accessible to properties in this area, and development plans should utilize this transit resource.

Properties outside of this mixed-use area are recommended for continuation of the existing pattern of single family use.

The area at the southeast corner of Half Day Road and Prairie Road is designated for commercial use (north portion) with an area of residential (six units per acre) to the south. Primary street access to this area is planned as an intersection at Willow Parkway (Map 17). Linkage to the Villas of Chestnut Ridge should be provided for pedestrian access, and vehicular access should be considered if adequate measures are provided to minimize traffic impact for residential properties.

Industrial Drive

The Buffalo Grove - Lincolnshire boundary agreement (2005) designates an area of

37 acres for annexation to Buffalo Grove (Map 13). This area is directly west of the Aptakisic Creek Corporate Park in Buffalo Grove. Planning for the Industrial Drive area will focus on removal of the existing uses and redevelopment as a planned industrial center.

Commerce Court

The Buffalo Grove Metra station and a Pace bus facility are located on the east side of Commerce Court south of Deerfield Parkway, and planning for this area focuses on full utilization of these transit facilities. The Village's *Transit Station Area Study* (2007) includes conceptual designs for redevelopment of various properties proximate to the Pace and Metra facilities.

The Plan designates an area for multiple family development (Area #16, Map 12) and a mixed-use area south of Deerfield Parkway along the east side of the Canadian National Railway line. The Pace bus facility is planned for relocation to a site south of the mixed-use area (Map 18).

Although the Plan does not designate existing properties on Commerce Court for uses other than the current office-industrial mix, the Village will fully explore opportunities to increase residential and service uses proximate to the Metra station.

Opportunities to improve pedestrian access to the Pace and Metra facilities should be evaluated, including protected locations for crossing Deerfield Parkway.

Weiland Road (Pauline Avenue area)

The primary properties in this area in terms of redevelopment are the Schwaben property on the west side Weiland Road, the existing Schwaben facility (301 Weiland Road) and the existing residential properties along the east side of Weiland Road between Pauline Avenue and Pope Boulevard (Map 14).

The Plan designates the Schwaben property on the west side of Weiland Road for residential use (six units per acre). Residential development of this property should include active park land and linkage to the Village bike path system. Housing for seniors should be a component of development of this area.

The Plan continues the designation of public/semi-public use for the existing Schwaben facility on the east side of Weiland Road. If this property is proposed for redevelopment, planning should be focus on residential use compatible with the adjacent Fairview Estates subdivision and other adjacent properties. Linkage to the Village bike path system and preservation of open space and recreational facilities are primary planning goals for this property.

Residential properties along the east side of Weiland Road adjacent to the

southwest edge of the Schwaben property should be planned as a single redevelopment parcel, including consideration of consolidation with the Schwaben property when planning for re-use is initiated.

The unincorporated properties along the east side of Weiland Road north of Pauline Avenue (Area #20, Map 12) are appropriate for redevelopment. Properties between Pauline and Pope Boulevard and bounded on the east by Celia Avenue will be considered for annexation and redevelopment if the proposed planning is consistent with the Village's intent to reduce or eliminate current driveway access to Weiland Road and provide comprehensive stormwater management.

Milwaukee Avenue

Deerfield Parkway to Land & Lakes property

With the approval of the Berenesa Plaza development at Deerfield Parkway and annexation of the Land & Lakes property north of Busch Parkway, the Village has advanced the long-term planning objective of increasing commercial development in the Milwaukee Avenue corridor.

Planning for the Land & Lakes property on the west side of Milwaukee Avenue is conceptual, and considerable effort will be needed to achieve a well-designed, environmentally sustainable commercial center. Primary access to this property will be provided by a signalized intersection on Milwaukee Avenue, and the Village will work with property owners to achieve secondary access to Busch Parkway. Additional access to the CityPark property in Lincolnshire should be fully pursued. Linkage to the Village bike path system and providing opportunities for bus service should be primary elements in detailed site planning for the Land & Lakes development.

The property at 1500 Busch Parkway (northwest corner of Busch Parkway/Milwaukee Avenue) is a vacant industrial building. The Plan designates this site for commercial development. The site is contiguous to the Land & Lakes property, and there is an opportunity to achieve shared access, including connection to Busch Parkway and Milwaukee Avenue. The Village will consider rezoning for commercial development based on site planning that achieves shared access with adjacent properties and proposed commercial and service uses that complement and support the Land & Lakes development.

On the east side of Milwaukee Avenue the River's Edge landscape waste transfer facility will be constructed on 4.7 acres north of Estonian Lane. Unincorporated properties south of the River's Edge property are designated on the Plan for commercial and open space use. Floodplain management and controlled traffic access are primary planning issues for these properties. The Village's planning strategy encourages assembly of these parcels into a single development site so that access and development issues can be effectively addressed.

Lake Cook Road to Pekara area

The Plan designates properties along this corridor for commercial and office uses (Map 14). The Village will pursue annexation of unincorporated properties and work with owners and developers to implement appropriate redevelopment projects. Opportunities to consolidate driveway access to Milwaukee Avenue will be evaluated for all projects in this corridor.

The Riverwalk North property (east side of Milwaukee Avenue north of Riverwalk Drive) has three available development sites including a restaurant parcel along Milwaukee Avenue. To encourage the build out of the Riverwalk North development, the Village will actively work with the property owner to evaluate alternative uses if the approved hotel and office building are determined to be infeasible. The proximity to the Lake County Des Plaines River Trail should be utilized to achieve linkage to these properties and enhance the overall amenity value of this development.

The undeveloped property at the northwest corner of Lake Cook Road and Milwaukee Avenue (south of the Columbian Gardens subdivision) is designated for office use. Road access to this property is a constraint to development since primary access will require use of the existing driveway serving the Angus property (1500 Lake Cook Road). Development of this site should focus on destination uses that do not require high levels of customer or employee traffic.

Dundee Road

Buffalo Grove Road area

The Plan contemplates redevelopment of the Cambridge Commons shopping center at the southeast corner of Dundee Rd/Buffalo Grove Rd for mixed-use including residential and commercial uses.

Other properties in the corridor, particularly smaller shopping centers west of Buffalo Grove Road, should be also be considered for mixed-use redevelopment with residential components.

The unincorporated area (Area #26, Map 12) of several parcels on the west side of Buffalo Grove Road south of Dundee Road is recommended for residential and commercial mixed-use. This area is bounded on the west by Old Buffalo Grove Road. Development should be carefully designed to minimize impacts such as traffic, light and noise on adjacent residential properties.

Arlington Heights Road area

At Arlington Heights Road and Dundee Road the Plaza Verde East and Strathmore

Square shopping centers have been renovated, and extensive redevelopment does not appear to be imminent. To support these existing shopping centers, improvements such as additional traffic signalization on Dundee Road should be considered. Enhanced pedestrian crossings should be included in any improvements to the major streets and traffic signals.

FUTURE LAND USE - Detailed Recommendations (text concerning unincorporated areas is keyed to Map 12 in Appendices - Maps)

Stancliff and adjacent properties on east side of Prairie Road (Map 12 Area #1) - This area is limited to two dwelling units per acre pursuant to Buffalo Grove-Lincolnshire boundary agreement. Development of this area should include a central open space/park and pedestrian paths linking to the open space and to the sidewalks along Prairie Road and Port Clinton Road. Land planning options to maximize the amount of area preserved as open space should be fully explored.

The perimeter streetscapes along Prairie and Port Clinton Roads should be landscaped and bermed. Fencing should be a uniform style and height, with an ornamental iron design rather than solid wood.

Prairie Road, east side adjacent to Noah's Landing (Map 12 Area #2) - This area, directly adjacent to the Prairie View Metra station, is planned for single family attached units at six units per acre. Row homes would be appropriate, with an architectural design compatible with the existing homes along Prairie Road.

Jespersen/Roseman properties, northeast corner of Prairie Road/Half Day Road (IL Route 22) - These three parcels are within the Village, zoned Residential Estate. The Noah's Landing subdivision was designed to accommodate a street connection to these parcels. If townhomes are not feasible, single family attached units or multi-family units at eight to 10 units per acre could be considered if site planning and building design are carefully done. Streetscape, parking areas, street access, building appearance and stormwater management are important design considerations for this site. Development of this area should include all three parcels, and the land plan should be carefully related to the Noah's Landing homes as well as the Prairie View area at Main Street.

Prairie View, north of Easton Avenue (Map 12 Area #3) - This area is recommended for continuation of the current pattern of single family detached homes. The upgrading of existing homes and infill on available lots is strongly encouraged.

Prairie View, Main Street/Half Day Road (Map 12 Area #4) - Redevelopment of this area for mixed-use development is the intent of the plan. Retail and service uses would occupy ground floor building spaces, and residential units would be on

the second and possibly third floor of buildings. The Village's *Transit Station Area Study* (2007) provides some urban design concepts for Prairie View.

Kronenberger property, southeast corner of Prairie Road/Half Day Road (IL Route 22) (Map 12 Area #5) - Development of this area should focus on destination commercial uses rather than retail and service uses dependent on drive-by traffic. Access to the site would be provided on Prairie Road at the intersection of Willow Parkway. Access to the residential areas to the south should be provided, both for vehicular and pedestrian access. Management of trees and stormwater are critical site planning elements. Architecture should tie visually to buildings in Prairie View.

Prairie Road, east side south of Kronenberger property (Map 12 Area #6) - This area, between a commercial parcel and a single-family detached subdivision, is proposed for single-family attached units. The area should have primary street access from the Prairie Road intersection with Willow Parkway, but it should also be connected to the subdivision to the south (Villas of Chestnut Ridge). This connection should be designed to provide access to the commercial area for residents to the south, while minimizing cut-through traffic.

Map 12 Area #7 and #8 - These properties are existing single family homes that were not included in the annexation and development of the Mirielle Phase 2 subdivision. The planning for Mirielle contemplated annexation and redevelopment of these properties with new single family homes. Area #8 should be re-platted and redeveloped to enable the completion of Avalon Drive.

Didier and Hoffmann properties - Map 15 designates the area on the north side of Aptakisic Road east of Buffalo Grove Road for commercial use based on continuation or modification of the current nursery and farm produce business. A portion of the Didier property may have the potential for some type of "heritage" commercial use, perhaps in combination with a museum or education center focusing on the history of farming in the Buffalo Grove area. Organic farming should also be explored as a long-term use for some portion of the Didier and Hoffmann farms.

Site planning to achieve compact clustering of residential units adjacent to common open areas and recreation facilities should be a component of development plans for this area. Pedestrian linkages from residential neighborhoods should be provided to the central park area designated on the Plan.

Although single-family detached units are the primary recommended land use, housing for senior citizens should also be provided.

A collector street system is planned to connect neighborhoods in the area to Aptakisic Road, Buffalo Grove Road, Prairie Road and Brandywyn Lane. The stormwater management system should be unified into larger facilities, with natural plantings and some areas suitable for recreational use.

The streetscape along Prairie Road, Buffalo Grove Road and Aptakisic Road should emphasize landscaped areas with berming. Fencing should be a uniform design, preferably open ornamental metal rather than solid wood.

Aptakisic Road, south side, east of Buffalo Grove Road (Map 12 Area #10A-D) - This area is characterized by numerous parcels with relatively narrow frontages along Aptakisic Road but considerable lot depths. Since there are a number of property owners, coordinating development is a challenge. Developments on separate sites need to be unified in terms of stormwater management, and the collector street from Old Farm Village at Margate Drive has to be accommodated in all land plans.

The future land use recommendations as depicted on Map 15 include a commercial area adjoining the Commonwealth Edison transmission lines, a mixed-use area east of the collector road extension, and residential (six units per acre) south of the mixed-use area. Single family detached units are planned for the area adjoining Old Farm Village.

Access to Aptakisic Road would be provided by connections to the collector extension. There would be no direct access to Aptakisic Road from the single family area, and access would be restricted for the commercial and mixed-use areas in compliance with Lake County access regulations.

Aptakisic Road/Arlyd Road west of Pet Lane (Map 12 Area #11A-C) - Redevelopment with single family detached homes is the recommendation for this area as depicted on Map 15. Townhomes or cluster single family units would be considered if site planning is carefully designed to combine access driveways and provide a unified stormwater facility. Access to Aptakisic Road should be phased-out; access should be provided by Arlyd Road and eventual connection to the Weiland-Prairie connector.

The Best Friends Pet Resort property will be affected by acquisition of right-of-way for the Weiland-Prairie connector. In the event the pet care facility ceases operation, Map 15 recommends redevelopment for mix-used including commercial and residential uses compatible with the Mirielle subdivision and the Arlyd Road neighborhood. Map 15 proposes an area of parks/open space adjacent to the Mirielle Phase 2 subdivision. These development areas would have direct access to the Weiland Road extension if permitted by Lake County regulations. As an alternative, combined access with the adjacent commercial area to the east may be feasible.

Aptakisic Road east of Pet Lane (Map 12 Area #12) - Commercial development is planned for this area, and access is to be coordinated with the Weiland Road-Prairie Road connector. The continuation of existing landscape contractor operations is acceptable until the current operators are ready to leave. The

recommended long-term commercial uses should focus on neighborhood retail and service uses. Pedestrian access from the Mirielle subdivision should be provided in the redevelopment plans.

Weiland Road north of Abbott Court (Map 12 Area #13) - Commercial use is recommended for this area. Uses that are not generally available in the Village are encouraged. Uses that may have impacts for adjacent residential areas should be carefully planned to control lighting and noise, and appropriate screening and buffering must be provided.

Aptakisic Road/Industrial Drive (Map 12 Area #14) - The unincorporated Laidlaw Bus company property is Map Area #14, but the overall planning area includes the adjacent properties west of Industrial Drive that would be disconnected from Lincolnshire. All the properties in this area should be redeveloped with new industrial facilities, including combined office and warehouse uses. Primary access would be provided by the Industrial Drive connection to Aptakisic Road. Realignment of Industrial Drive with the signalized intersection at Bond Street on the north side of Aptakisic Road should be implemented as part of the overall redevelopment plan for this area.

Milwaukee Avenue, east side, north of Estonian Lane (Map 12 Area #15) - Unincorporated properties with a combined area of 18.7 acres are within this area along with the incorporated Cotey property (1700 Estonian Lane) and the River's Edge landscape waste transfer facility (1351 Milwaukee Avenue.) The current uses of the unincorporated properties include tree mulching operations and contractor operations. The Plan contemplates phase out of the current uses and redevelopment as an integrated commercial site with controlled access. Management of the Des Plaines River floodplain is a significant issue for this area. Uses that focus on recreation and access to the Des Plaines River Trail are preferable to uses that require high volumes of traffic from Milwaukee Avenue.

The property (4.3 acres) at the southeast corner of Estonian Lane and Milwaukee Avenue is zoned B-3 by the Village, but the lack of utilities and signalized access to Milwaukee Avenue have been constraints to redevelopment for commercial use. Until these issues can be adequately addressed, the property has limited potential for commercial development.

Deerfield Parkway west of Commerce Court (Map 12 Area #16) - Multi-family residential is the primary recommended land use. If a commercial component is feasible, this would be combined within a residential structure with frontage along Deerfield Parkway. The residential units should be designed to attract residents who would use the Buffalo Grove Metra commuter rail service at Commerce Court. The overall mix of units and structures should provide some affordable units, including units designed for seniors.

Map 12 Area #17 - This is a one-acre residential property at 20922 IL Route 83

(McHenry Road) that would be re-platted for single family lots as an extension of the Insignia Point subdivision, with access provided by Farrington Court.

Map 12 Area #18 - This two-acre area adjoins the Lexington Hills and Winchester Estates subdivisions. The Plan designates this area for residential development, six units per acre, based on assembly of the two parcels into a single development site. Senior housing is a priority use in the Village's redevelopment planning for these properties.

Weiland Road/Schwaben area (Map 12 Area #19) - This area is recommended for single family attached units. Housing for seniors should be considered for a portion of this area. The area should be connected to the Village bike path system, and active park facilities with play areas should be provided.

Weiland Road, east side, north of Pauline Ave (Map 12 Area #20) - This area is directly north of Pauline Avenue and the Fairview Estates subdivision. The existing housing stock fronting on Weiland Road should be considered for replacement by new homes. The plan recommends single family detached units, but attached units would be considered if a unified plan aggregating the parcels is proposed. Controlled street access and unified stormwater management would be required for any redevelopment plan.

Lake County Pekara property (Map 12 Area #21) - The Village will consider annexation of this area as a component of the overall strategy to annex commercial properties along Milwaukee Avenue.

Map 12 Area #22 - This area includes existing commercial properties along the west side of Milwaukee Avenue north of Pekara Drive and the residential properties along Ash Street. The Village has no intent to force redevelopment of existing residential properties. Redevelopment would be considered as part of a comprehensive program to create a larger, more functional commercial area that would complement the Berenesa Plaza area, including road and pedestrian connections. To the extent that residential properties are made available for a redevelopment initiative, the planning would include properties west of the current commercial area.

Map 12 Area #23 - This property is a tract of approximately 40 acres (with considerable environmental remediation needs) on the east side of Milwaukee Avenue contiguous to the Village of Riverwoods. In the event that planning with Riverwoods is abandoned, Buffalo Grove would consider annexation of the property. Buffalo Grove's planning objective for this site is commercial development, but a mixed-use plan with a residential component would be considered. With proper site remediation the property could be dramatically improved and made useful for a variety of uses, and linkage to the Des Plaines River Trail should be considered in the development plan.

Map 12 Area #24 - This area includes the River Run shopping center, the Wheeling Sale Barn and the Gerber Auto property. The Village contemplates annexation of all of these properties, including possible redevelopment of the properties on the east side of Milwaukee Avenue as a unified commercial site with shared access. Connection of North Riverwalk Drive to Milwaukee Avenue to achieve a signalized intersection at Johnson Drive is a key element of the Village's planning for this area.

Dunlo Highlands and Buffalo Highlands subdivisions (Map 12 Area #25) - The Village has engaged in discussions with property owners in these subdivisions concerning annexation. Residents of the Dunlo neighborhood west of Buffalo Grove Road have generally not supported annexation. When redevelopment and annexation is proposed, the Village would implement plans for improved stormwater management and provision of Village water and sanitary sewer service with the costs to be assigned to property owners based on a special service area program.

Some residents of Buffalo Highlands have indicated interest in annexation, but a feasible plan for extension of Village utilities would need to be developed, and a majority of property owners would have to participate in the annexation initiative. The Village's planning goal for this neighborhood is maintenance of the existing platting pattern or some degree of re-platting that would allow an appropriate increase in the overall number of zoning lots. Re-platting would be evaluated by the Village with the intent of providing housing of moderate cost while maintaining or creating usable open space and other amenities such as sidewalks and bike paths and achieving improvements to the stormwater management system.

Dunlo Highlands mixed-use redevelopment area, west side of Buffalo Grove Road (Map 12 Area #26) - The existing residential and commercial uses in this area should be redeveloped as a mixed-use development including ground level commercial and second floor residential units.

SECTION 5: IMPLEMENTATION

The Comprehensive Plan is intended to guide land use decisions and the implementation of development plans for all property in the Village - private and public. The Village's vision for new development contemplates physically attractive site plans and buildings that are efficient and functional but also environmentally responsible. All new developments and redevelopments should be viewed as opportunities to create unique, attractive and sustainable places and buildings.

Village Development Regulations

To encourage, foster and implement developments consistent with the Village's vision, various ordinances should be evaluated and updated. The Village Zoning Ordinance allows considerable flexibility for residential and commercial developments, but standards and regulations should be updated to encourage mixed use developments and innovative land plans. Linkages between transportation and land uses, particularly jobs and housing, should be enabled as fully as possible. For the areas proximate to the Metra stations, zoning regulations should allow appropriate density for both residential and commercial uses.

The planned unit development regulations should be updated to support and encourage residential and commercial developments that are responsive to market conditions while providing energy efficiency with minimal adverse environmental impacts. All new developments and redevelopments should provide usable open space and links with adjacent properties for pedestrian access.

The Village's zoning regulations should facilitate the creation of neighborhoods and commercial areas with a "sense of place." Developments with this aspect are characterized by well-designed buildings, amenities such as common areas for public use, landscaping based on integration with the built environment, and safe and efficient access for pedestrians and bicyclists.

The Village Zoning Ordinance currently allows energy production such as solar panels and "wind energy conversion systems," but the regulations should be evaluated and modified as necessary to be responsive to current technology and design approaches.

Likewise, the Village Development Ordinance should be evaluated to ensure that responsible innovative approaches to land development are encouraged. Current standards should be scrutinized to determine if modifications are warranted to reduce the private and public investment involved in construction and long-term maintenance of developed properties and infra-structure.

Specific details and standards for the Village's development regulations will require study before substantive changes are made, but the intent and emphasis should focus on several areas:

- Reduction of the need for automobile travel for basic shopping and services;
- Creation of functional open spaces and recreation facilities proximate to residential areas;
- Linking neighborhoods and commercial areas with the Village bike path and sidewalk system; and
- Linking residential areas with employment centers to facilitate access by transportation modes in addition to automobiles.

The Village Appearance Plan and design review process will continue to evolve, and new techniques in building design and construction will need to be addressed, particularly in relation to energy efficiency.

For commercial developments, the Village intends to achieve attractive and efficient buildings that exceed prototypes and generic designs based on minimizing initial construction costs. The Village will require documentation concerning the durability of buildings in terms of maintenance and energy costs for the projected useful life of the structure.

The Village's planning for the Prairie View area has anticipated for many years that redevelopment would occur, and the Village has strongly fostered the concept of preserving the area's architectural heritage. Prairie View has a number of buildings with historically interesting architectural features. The Village's appearance regulations should enable and encourage the incorporation of these architectural elements in new developments and redevelopments within the Prairie View area. This area is delineated in general terms on Map 17.

Opportunities to enhance the overall appearance of the Village should be continually explored. Design standards for uniform fencing and landscaping on properties along major streets could be implemented incrementally and would add value to the Village's visual environment.

Housing

All residential developments - new construction and redevelopments - should be evaluated for opportunities to include units for the elderly and "workforce" housing geared to households of moderate income.

As the housing stock in the Village ages, considerable investment will be needed to upgrade properties to maintain long-term livability. The Village will actively advocate the renovation of existing properties beyond the basic property maintenance level, and the Village will take a leadership role in identifying cost effective ways to increase energy efficiency of residential buildings.

Transportation

The Village will continue its role as a leader in regional transportation issues. Some of the Village's significant successes include the establishment of the North Central Metra commuter rail service and management of train noise issues, expansion of bus service to the area, and achieving numerous surface road improvements benefiting households and businesses in a large area beyond the Village's borders.

Management of transportation in the region will continue to present many challenges related to energy costs, environmental protection, congestion of surface roads, economic viability for businesses and the overall quality of life. The Village will maintain strong and pro-active involvement in all aspects of transportation planning for the region to achieve enhancements and innovations that effectively address the challenges.

Economic Development

The Village will continue to work vigorously to maintain the employment base and foster the long-term viability of commercial properties. The Village's creative participation can significantly improve success for initiatives such as enhancing transit linkages and facilitating employee access, provision of housing proximate to employment centers and commercial areas, facilitating adaptive re-use of properties (including mixed uses), and managing energy demand to reduce costs and mitigate environmental impacts.

Environmental Management

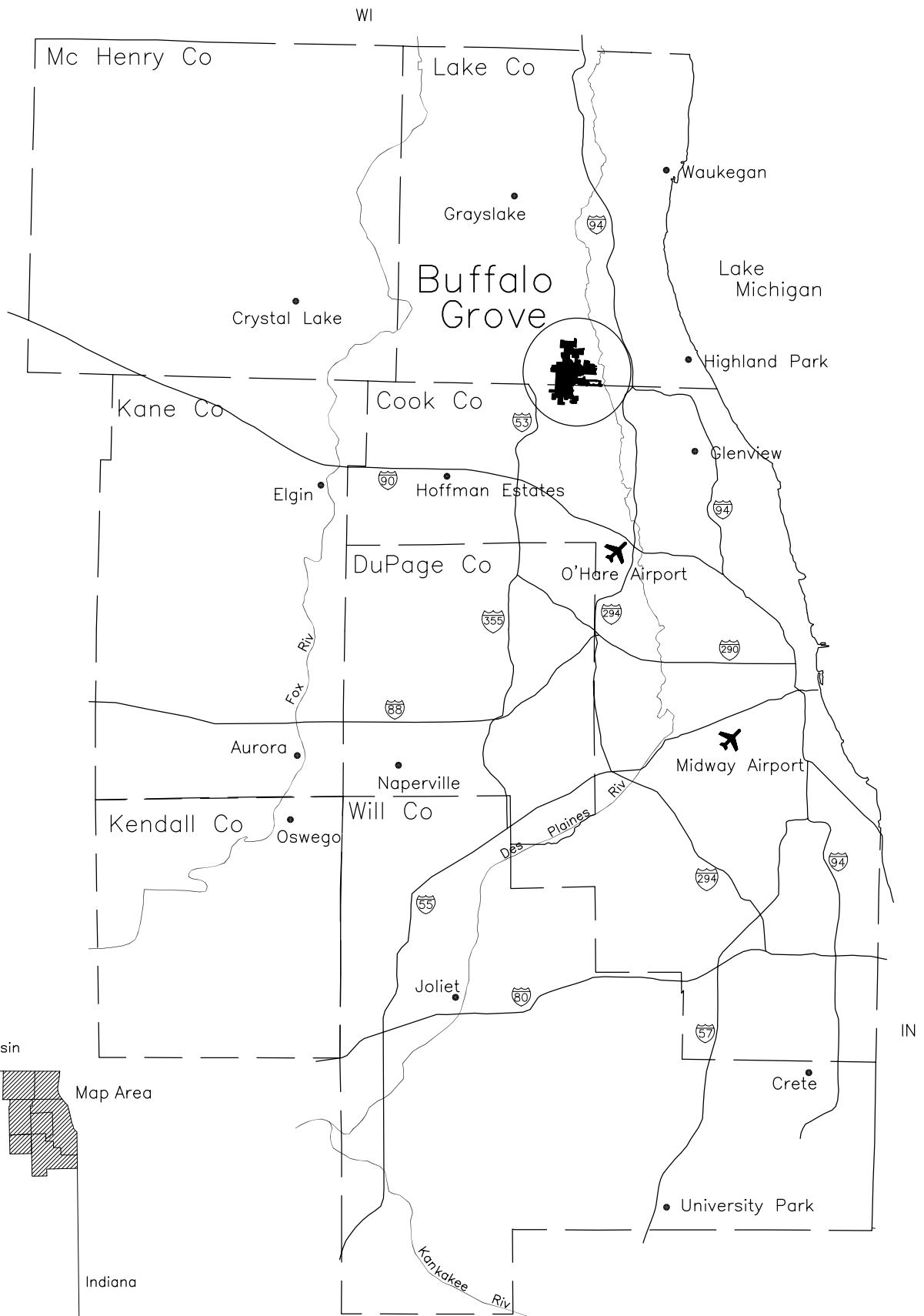
During the course of the community's physical development, the Village has done an exemplary job in managing stormwater, wetlands and other natural areas; establishing an urban forestry program; and proactively managing environmental impacts generated by development and economic activities.

The Village's focus can now shift to managing the urban landscape to enhance urban forestry initiatives and to emphasize the use of environmentally sustainable plantings. Opportunities to re-establish native prairie grasses and trees should be assessed for areas such as road right-of-way and other public properties that currently require extensive effort and resources to maintain as grass lawns.

APPENDIX 1: MAPS

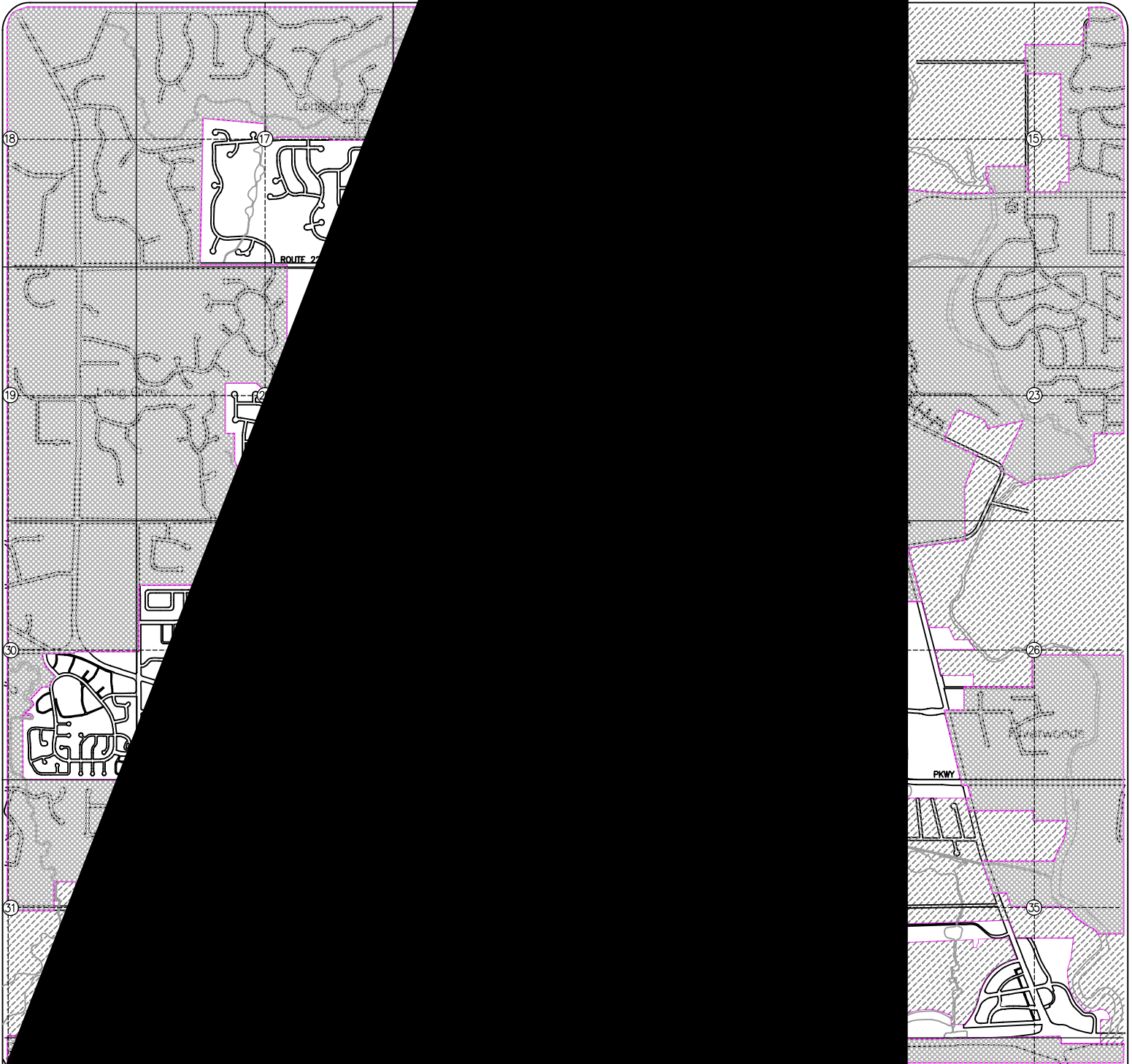


5 miles



Comprehensive Plan 2009

Map 1: Regional Location Map



BUFFALO GROVE

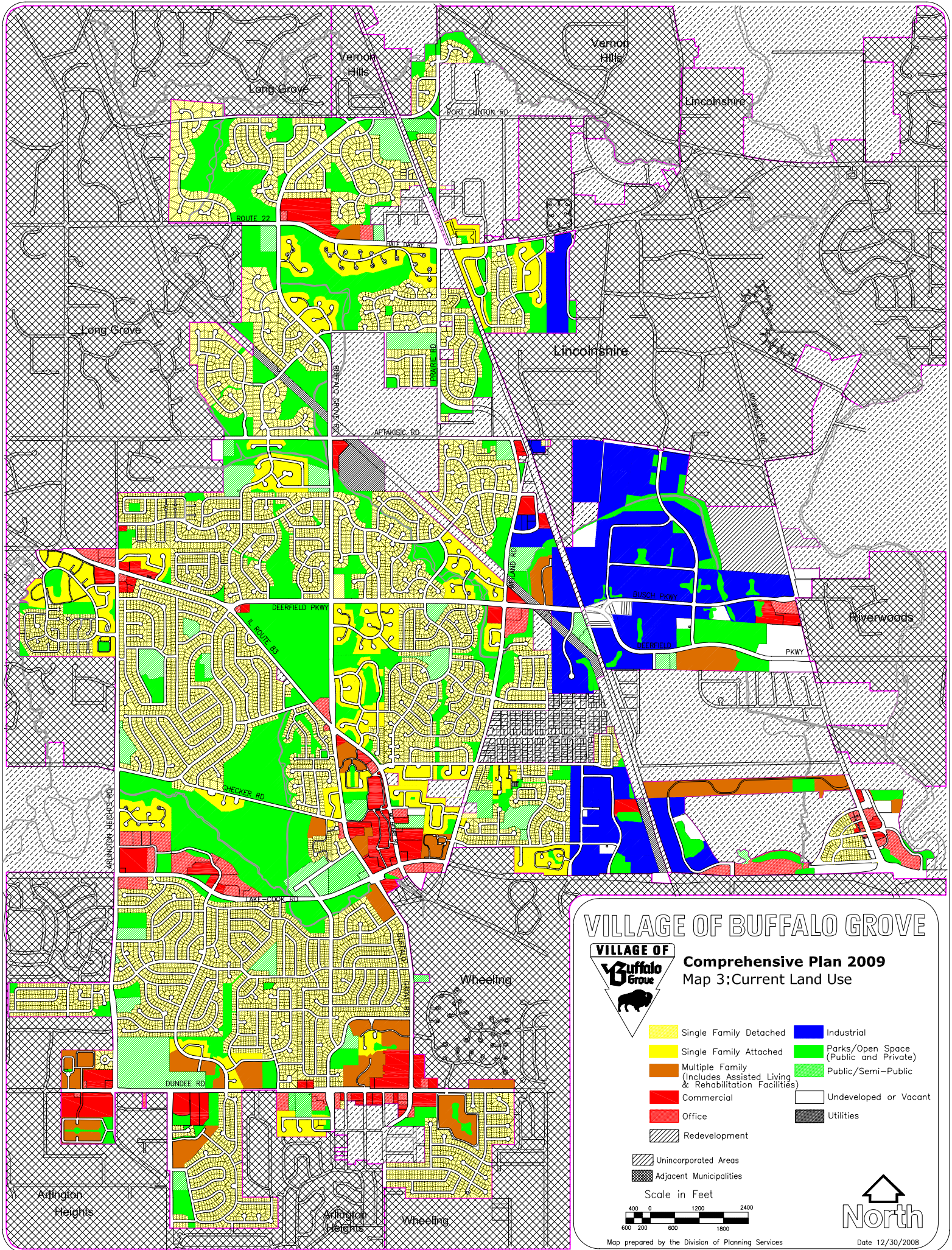
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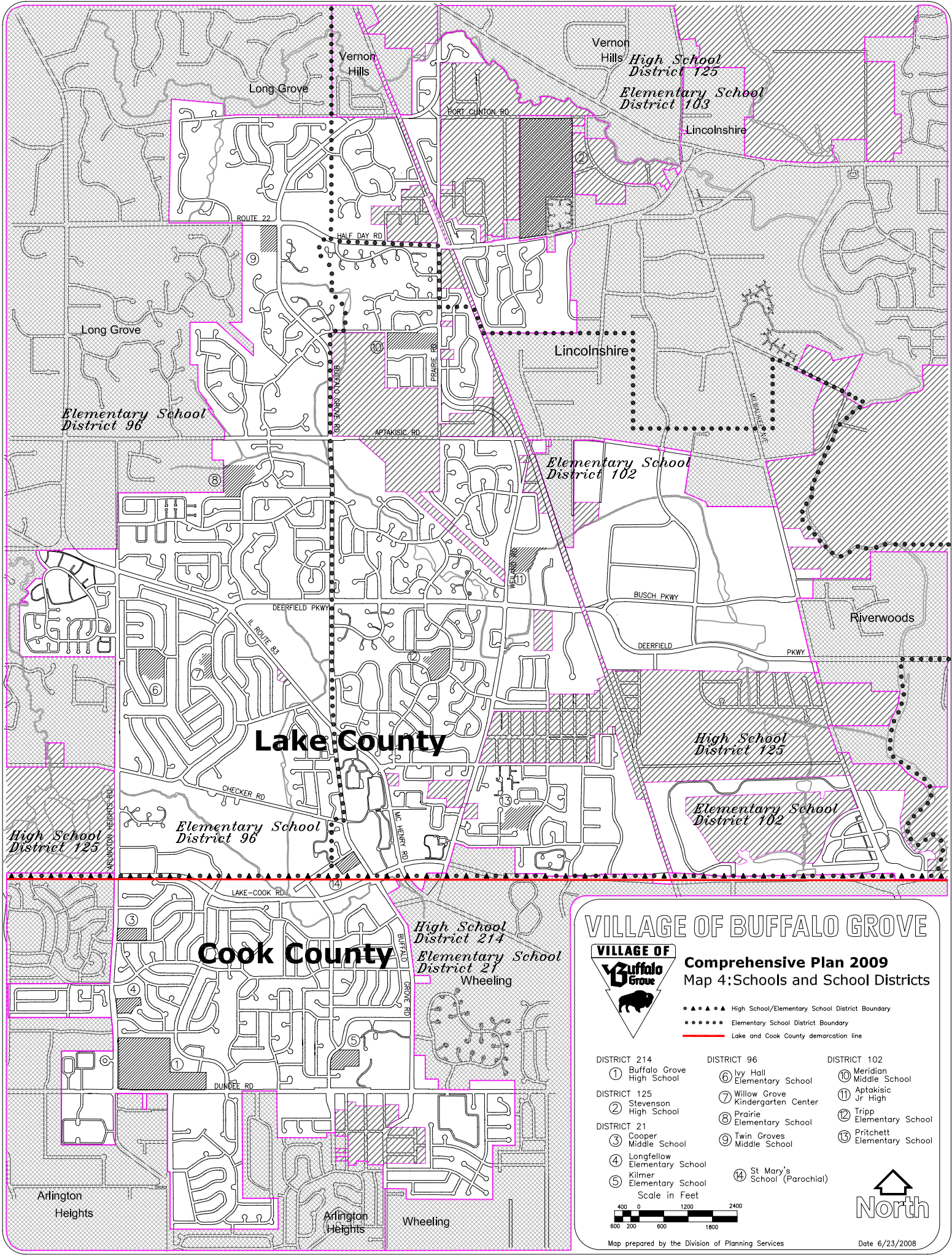
Numbers

- Unincorporated Areas
- Adjacent Municipalities

Scale in Feet







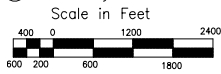
VILLAGE OF BUFFALO GROVE

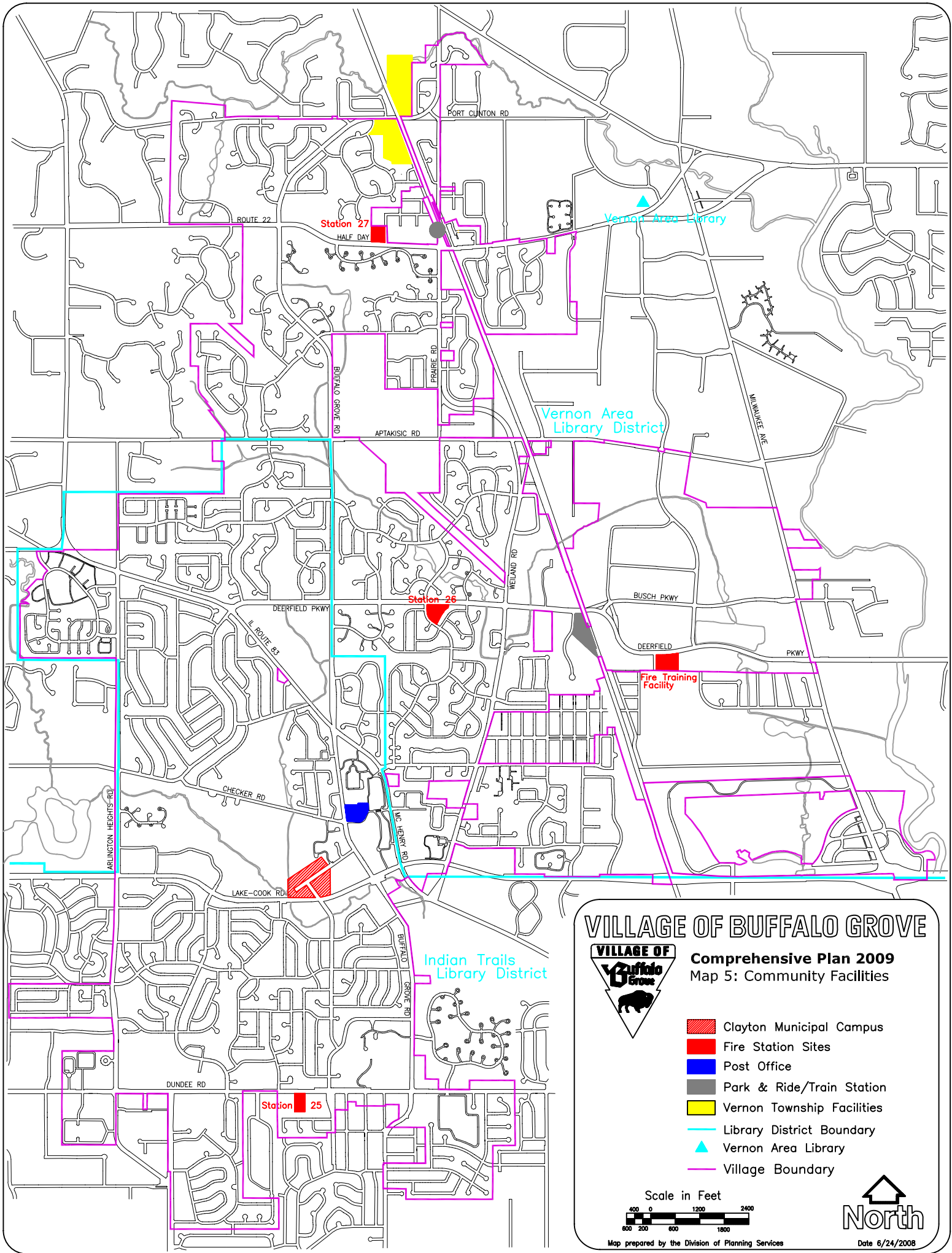


Comprehensive Plan 2009
Map 4: Schools and School Districts

- High School/Elementary School District Boundary
- Elementary School District Boundary
- Lake and Cook County demarcation line

- | | | |
|--|--|--|
| DISTRICT 214
① Buffalo Grove High School | DISTRICT 96
⑥ Ivy Hall Elementary School
⑦ Willow Grove Kindergarten Center
⑧ Prairie Elementary School
⑨ Twin Groves Middle School | DISTRICT 102
⑩ Meridian Middle School
⑪ Aptakisic Jr High
⑫ Tripp Elementary School
⑬ Pritchett Elementary School |
| DISTRICT 125
② Stevenson High School | | |
| DISTRICT 21
③ Cooper Middle School
④ Longfellow Elementary School
⑤ Kilmer Elementary School | ⑭ St. Mary's School (Parochial) | |













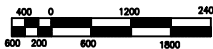
VILLAGE OF BUFFALO GROVE



Comprehensive Plan 2009
Map 5: Community Facilities

-  Clayton Municipal Campus
-  Fire Station Sites
-  Post Office
-  Park & Ride/Train Station
-  Vernon Township Facilities
-  Library District Boundary
-  Vernon Area Library
-  Village Boundary

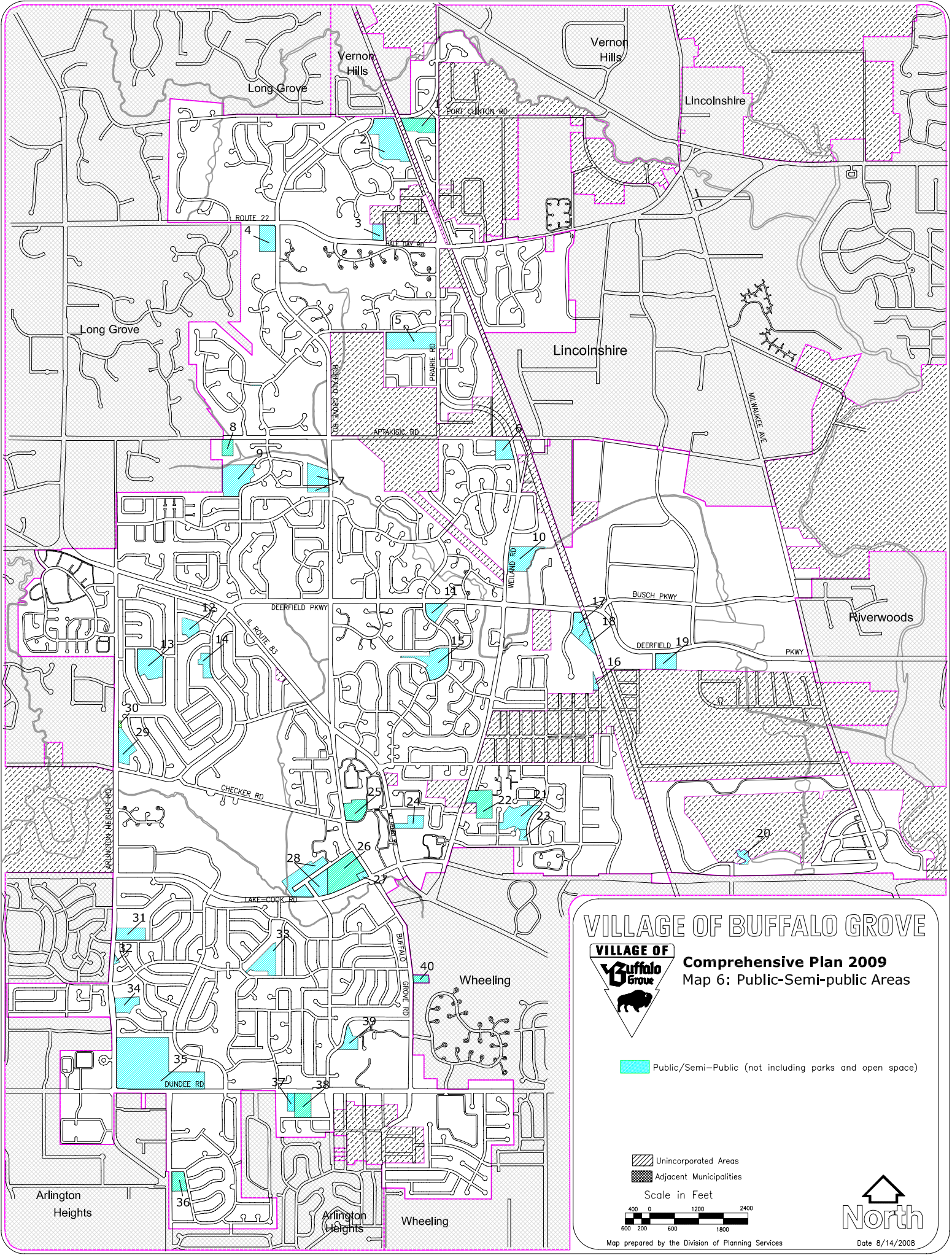
Scale in Feet



Map prepared by the Division of Planning Services



Date 6/24/2008



VILLAGE OF BUFFALO GROVE



Comprehensive Plan 2009
Map 6: Public-Semi-public Areas

Public/Semi-Public (not including parks and open space)

Unincorporated Areas
Adjacent Municipalities

Scale in Feet



Map prepared by the Division of Planning Services

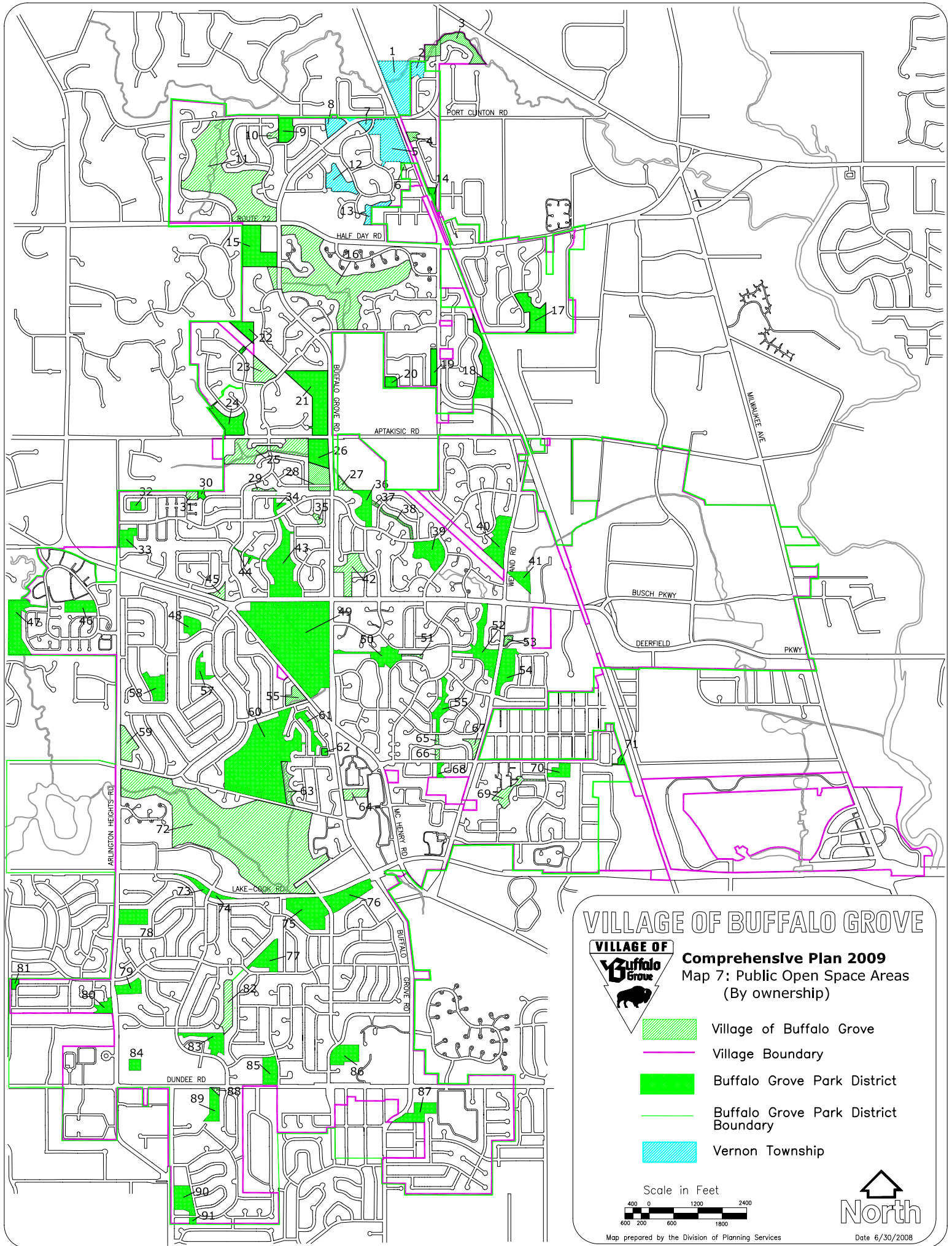


Date 8/14/2008

Village of Buffalo Grove Comprehensive Plan Update 2009

TABLE 6: *Public/ Semi-Public Areas*

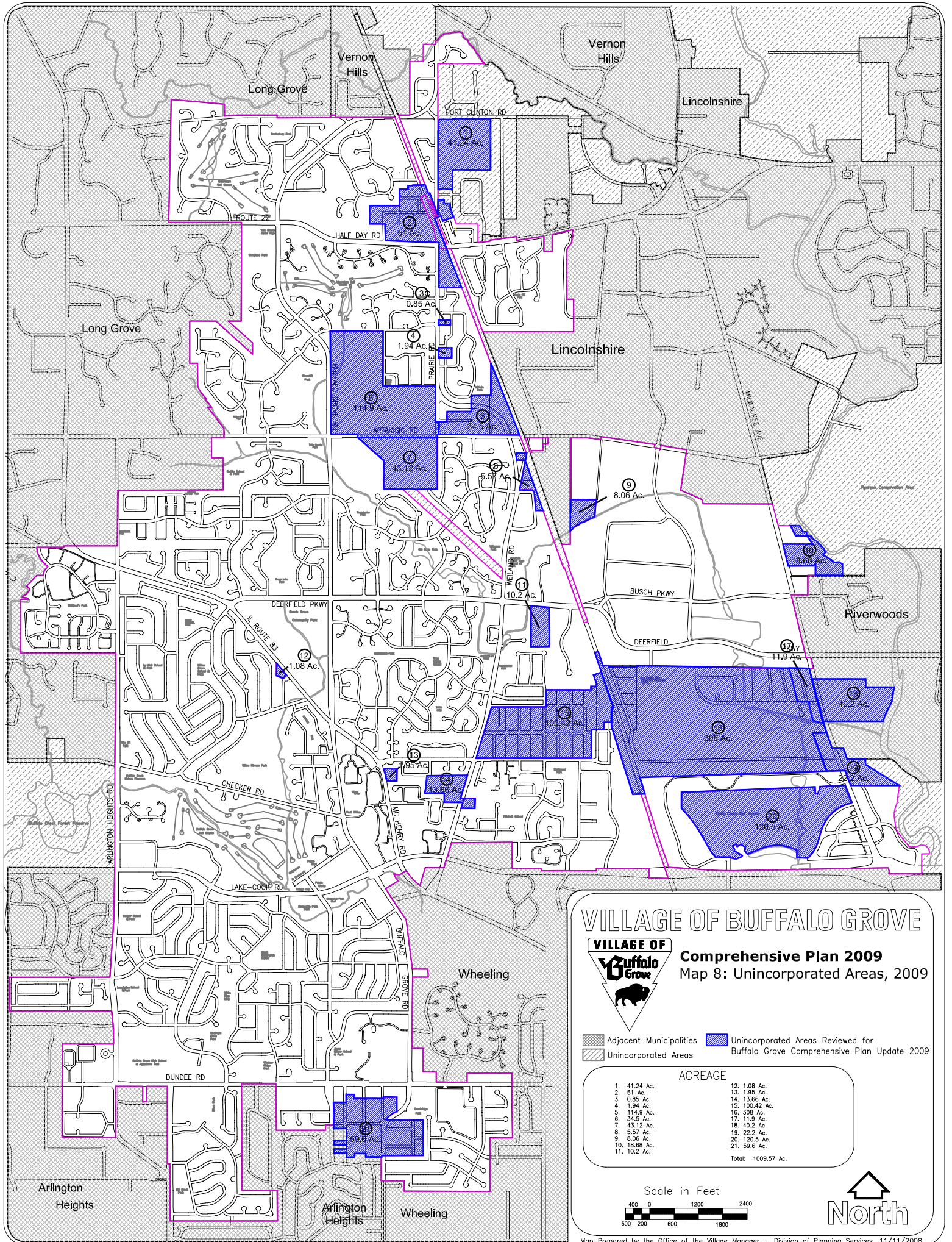
No.	Ownership	Acreage
1	Latter Day Saints	6.13
2	Vernon Township	15.02
3	Village of Buffalo Grove - Fire Station 27	2.39
4	Twin Groves Middle School	5.93
5	Meridian Middle School	11.39
6	Jewish Council for Youth Services	4.36
7	Village of Buffalo Grove	7.46
8	Congregation Bnai Shalom	2.46
9	Prairie Elementary School	11.08
10	Aptakisic Junior High School	8.35
11	Village of Buffalo Grove - Fire Station 26	3.7
12	Buffalo Grove Park District - Raupp Memorial Museum	3.48
13	Ivy Hall Elementary School	9.4
14	Willow Grove School	3.06
15	Tripp Elementary School	8.96
16	Village of Buffalo Grove	0.83
17	Pace	3.7
18	Village of Buffalo Grove - Buffalo Grove Metra Station	2.51
19	Village of Buffalo Grove - Fire Training Facility	4.7
20	Wheeling Park District	1.67
21	Pritchett Elementary School	9.01
22	Schwaben Center	7.71
23	Village of Buffalo Grove	1.01
24	Beth Am	3.65
25	Buffalo Grove Post Office (USPS)	5.64
26	St. Mary's Church and School	12.98
27	St Mary's Rectory	0.88
28	Village of Buffalo Grove Clayton Municipal Campus	14.06
29	Village of Buffalo Grove	5.6
30	Knopf Cemetery	0.31
31	Cooper Middle School	4.87
32	Village of Buffalo Grove	0.41
33	Buffalo Grove Park District	6.8
34	Longfellow Elementary School	4.35
35	Buffalo Grove High School	45.79
36	Lord's Love Community Church	3.69
37	Village of Buffalo Grove - Fire Station 25	1.77
38	Kingswood Methodist Church	5.61
39	Kilmer Elementary School	3.48
40	Exodus Community Church	1.73
		255.93

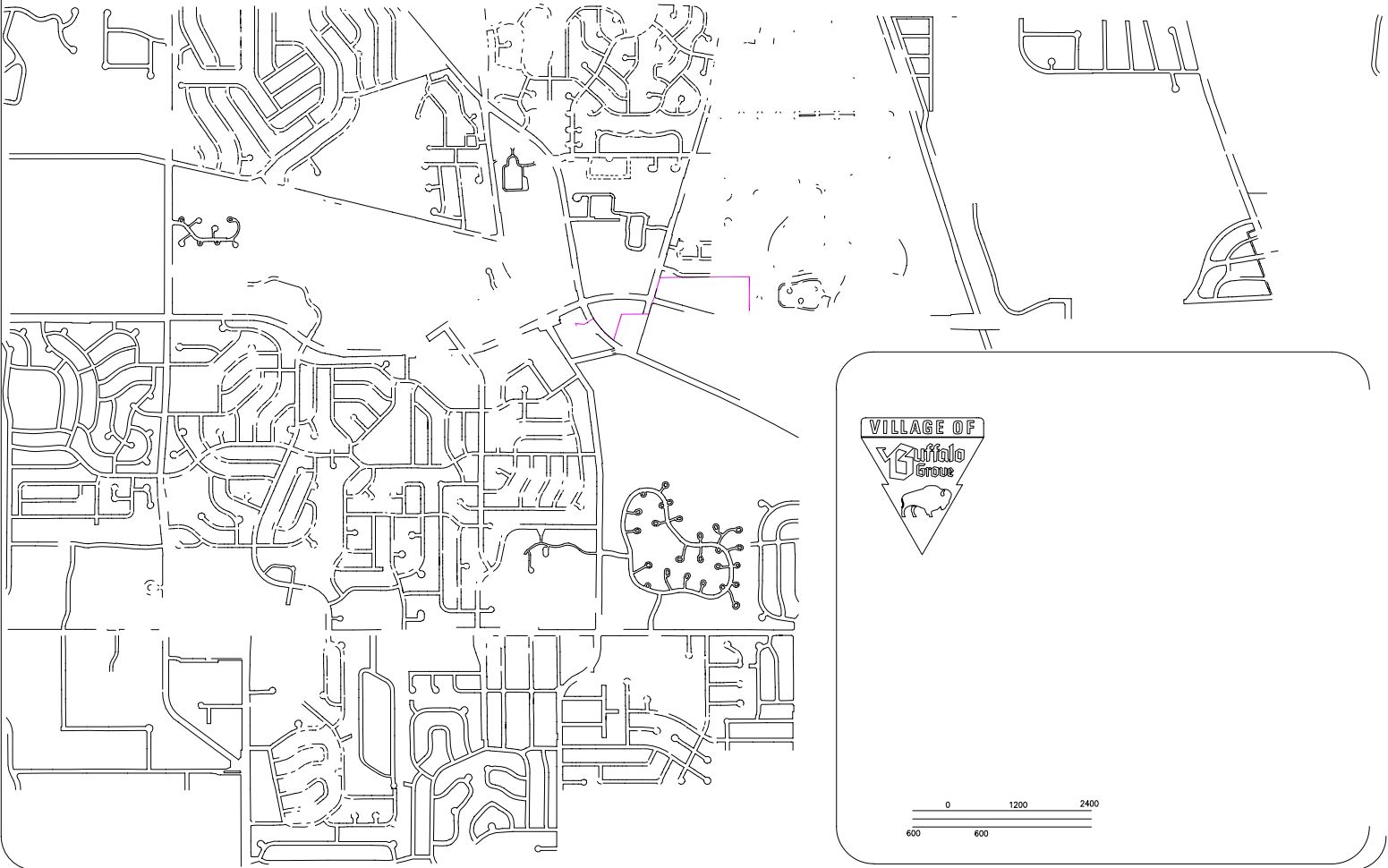


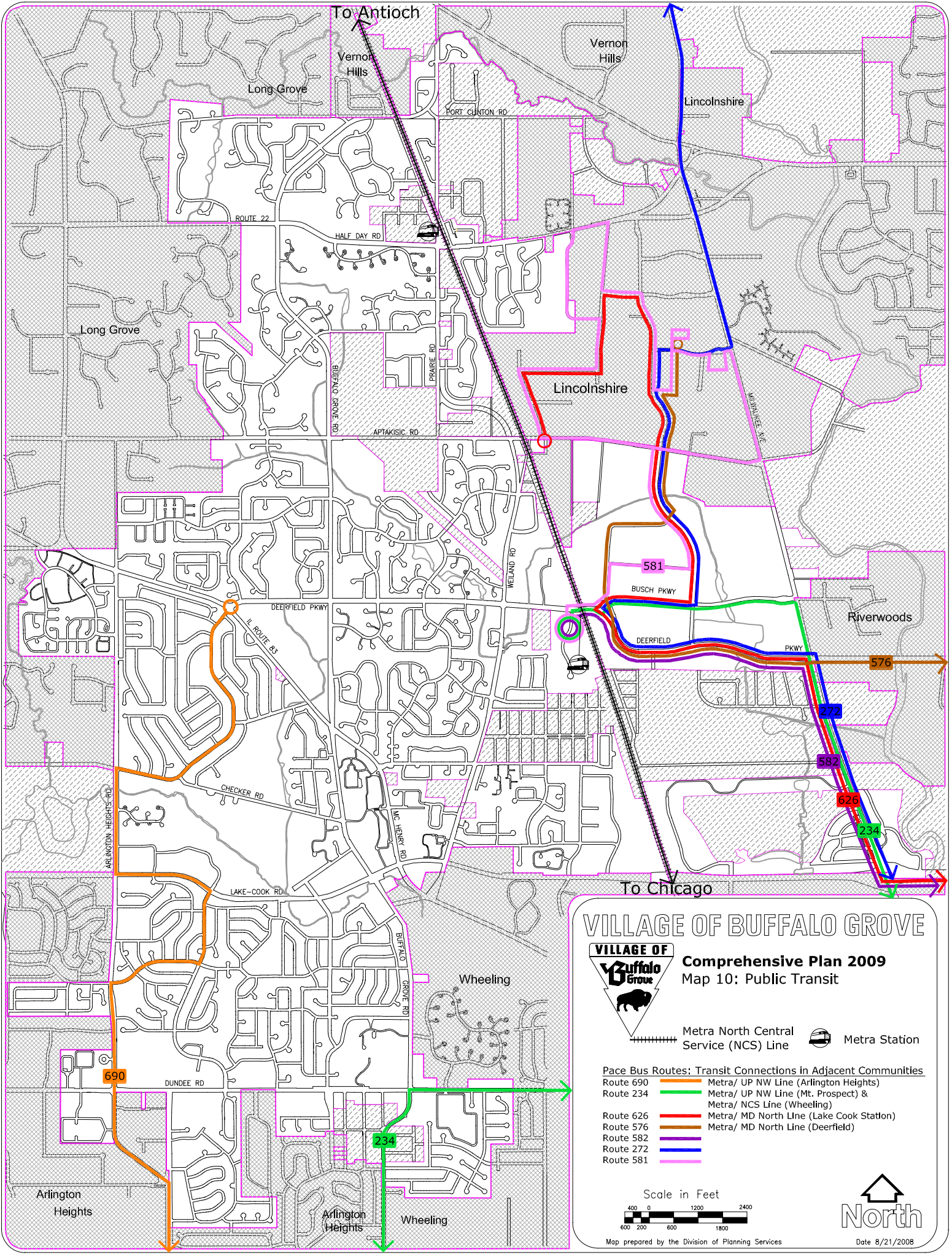
Village of Buffalo Grove Comprehensive Plan Update 2009

TABLE 7: Public Open Space Areas

No.	Ownership	Acreage	No.	Ownership	Acreage
1	Vernon Township	16.47	56	Village of Buffalo Grove	3.2
2	Vernon Township	2.65	57	Buffalo Grove Park District	2.84
3	Village of Buffalo Grove	8.76	58	Buffalo Grove Park District	5.62
4	Village of Buffalo Grove	1.2	59	Village of Buffalo Grove	5.66
5	Vernon Township	15.02	60	Buffalo Grove Park District	57.04
6	Village of Buffalo Grove	0.44	61	Buffalo Grove Park District	3.48
7	Vernon Township	1.41	62	Buffalo Grove Park District	0.59
8	Vernon Township	3.67	63	Village of Buffalo Grove	3.91
9	Buffalo Grove Park District	4.78	64	Village of Buffalo Grove	3.01
10	Village of Buffalo Grove	1.07	65	Village of Buffalo Grove	0.43
11	Village of Buffalo Grove	56.96	66	Village of Buffalo Grove	0.56
12	Vernon Township	7.05	67	Village of Buffalo Grove	1.63
13	Vernon Township	2.57	68	Buffalo Grove Park District	0.89
14	Village of Buffalo Grove	1.04	69	Village of Buffalo Grove	3.99
15	Buffalo Grove Park District	13.83	70	Buffalo Grove Park District	3.23
16	Village of Buffalo Grove	60.84	71	Village of Buffalo Grove	0.73
17	Buffalo Grove Park District	8.94	72	Village of Buffalo Grove	141.89
18	Buffalo Grove Park District	9.76	73	Buffalo Grove Park District	1.74
19	Village of Buffalo Grove	3.11	74	Buffalo Grove Park District	1.14
20	Buffalo Grove Park District	1.46	75	Buffalo Grove Park District	13.14
21	Buffalo Grove Park District	19.04	76	Buffalo Grove Park District	8.98
22	Buffalo Grove Park District	3.68	77	Buffalo Grove Park District	6.8
23	Village of Buffalo Grove	5.03	78	Buffalo Grove Park District	5.83
24	Buffalo Grove Park District	7.21	79	Buffalo Grove Park District	3.7
25	Village of Buffalo Grove	23.05	80	Buffalo Grove Park District	2.46
26	Buffalo Grove Park District	7.34	81	Village of Buffalo Grove	0.82
27	Village of Buffalo Grove	1.31	82	Village of Buffalo Grove	6.7
28	Village of Buffalo Grove	7.46	83	Buffalo Grove Park District	5.68
29	Village of Buffalo Grove	0.78	84	Buffalo Grove Park District	1.69
30	Buffalo Grove Park District	0.76	85	Buffalo Grove Park District	5.3
31	Village of Buffalo Grove	1.38	86	Buffalo Grove Park District	6.59
32	Buffalo Grove Park District	1.17	87	Buffalo Grove Park District	6.26
33	Buffalo Grove Park District	3.68	88	Village of Buffalo Grove	0.5
34	Buffalo Grove Park District	1.04	89	Buffalo Grove Park District	4.17
35	Village of Buffalo Grove	0.41	90	Buffalo Grove Park District	6.41
36	Buffalo Grove Park District	8.46	91	Buffalo Grove Park District	0.55
37	Buffalo Grove Park District	0.4			
38	Buffalo Grove Park District	1.09			
39	Buffalo Grove Park District	10.72			
40	Buffalo Grove Park District	9.58			
41	Buffalo Grove Park District	3.56			
42	Village of Buffalo Grove	7.78			
43	Buffalo Grove Park District	18.8			
44	Buffalo Grove Park District	0.62			
45	Village of Buffalo Grove	1.57			
46	Buffalo Grove Park District	4.87			
47	Buffalo Grove Park District	11.51			
48	Buffalo Grove Park District	3.48			
49	Buffalo Grove Park District	77.04			
50	Buffalo Grove Park District	5.66			
51	Village of Buffalo Grove	0.63			
52	Buffalo Grove Park District	10.19			
53	Village of Buffalo Grove	0.94			
54	Buffalo Grove Park District	6.96			
55	Buffalo Grove Park District	4.26			
					819.65
















VILLAGE OF BUFFALO GROVE



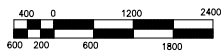
Comprehensive Plan 2009 Map 10: Public Transit

 Metra North Central Service (NCS) Line  Metra Station

Pace Bus Routes: Transit Connections in Adjacent Communities

- Route 690  Metra/ UP NW Line (Arlington Heights)
- Route 234  Metra/ UP NW Line (Mt. Prospect) & Metra/ NCS Line (Wheeling)
- Route 626  Metra/ MD North Line (Lake Cook Station)
- Route 576  Metra/ MD North Line (Deerfield)
- Route 582 
- Route 272 
- Route 581 

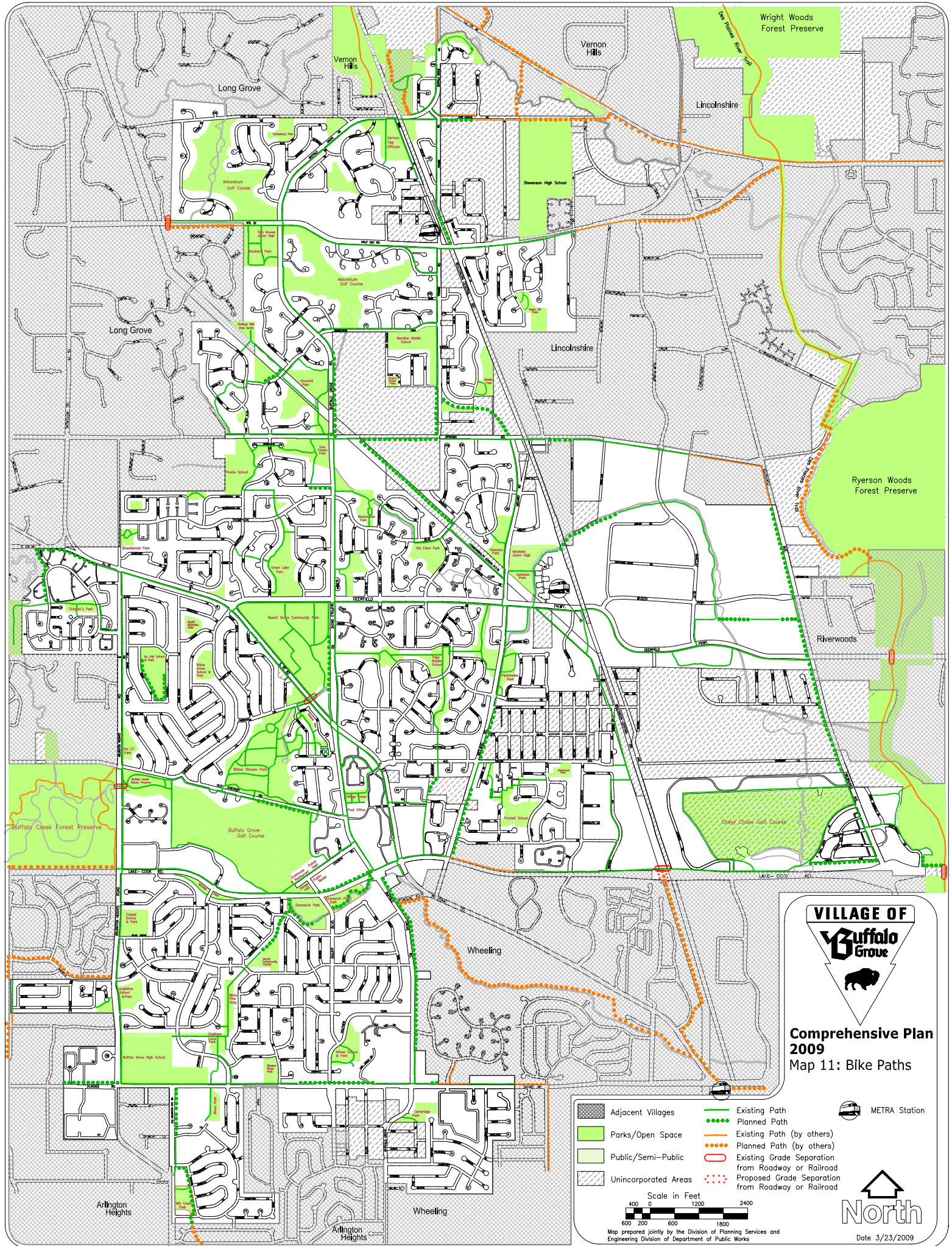
Scale in Feet



Map prepared by the Division of Planning Services



Date 8/21/2008



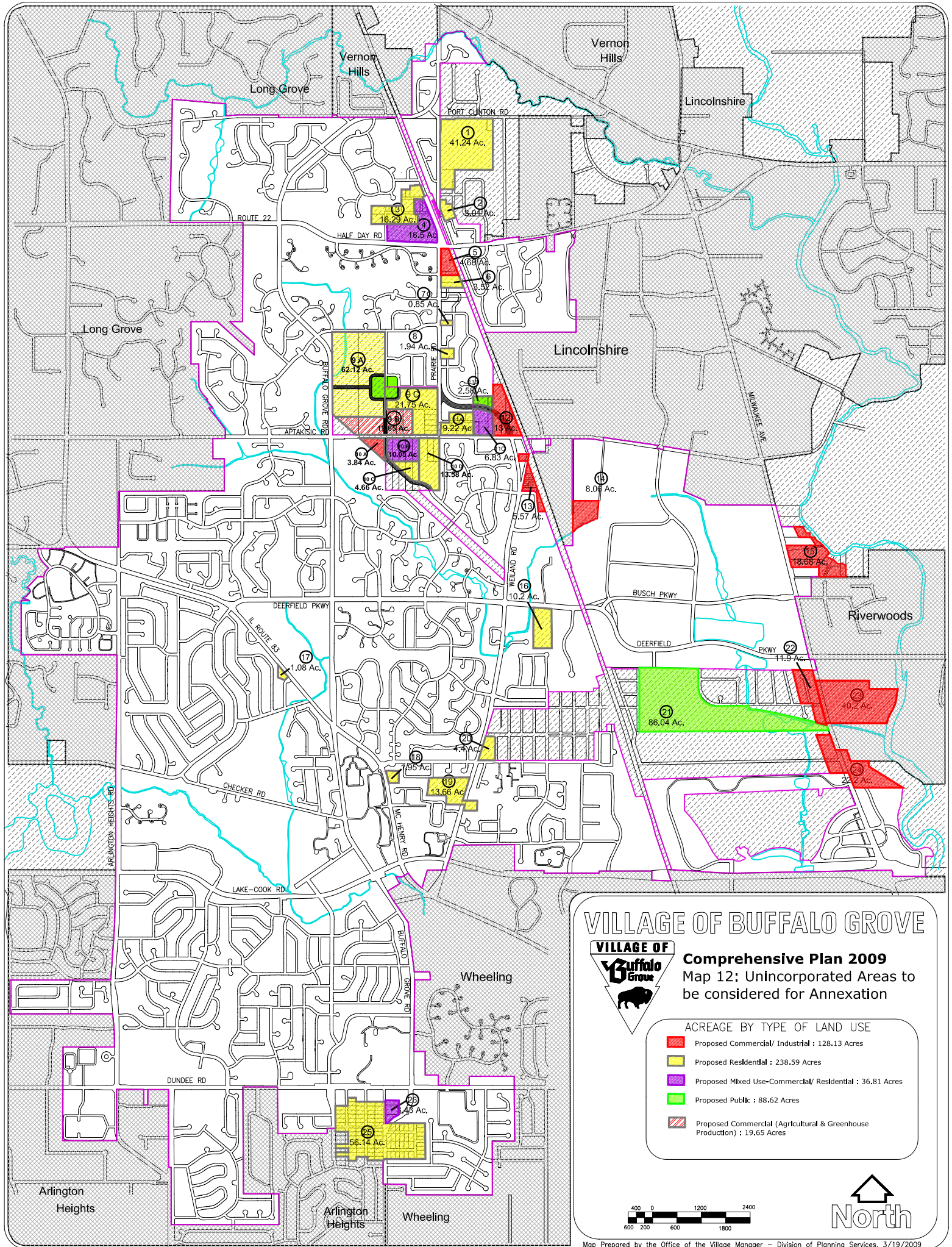


Exhibit A -- Buffalo Grove & Lincolnshire Boundary & Planning Agreement Map (2005)

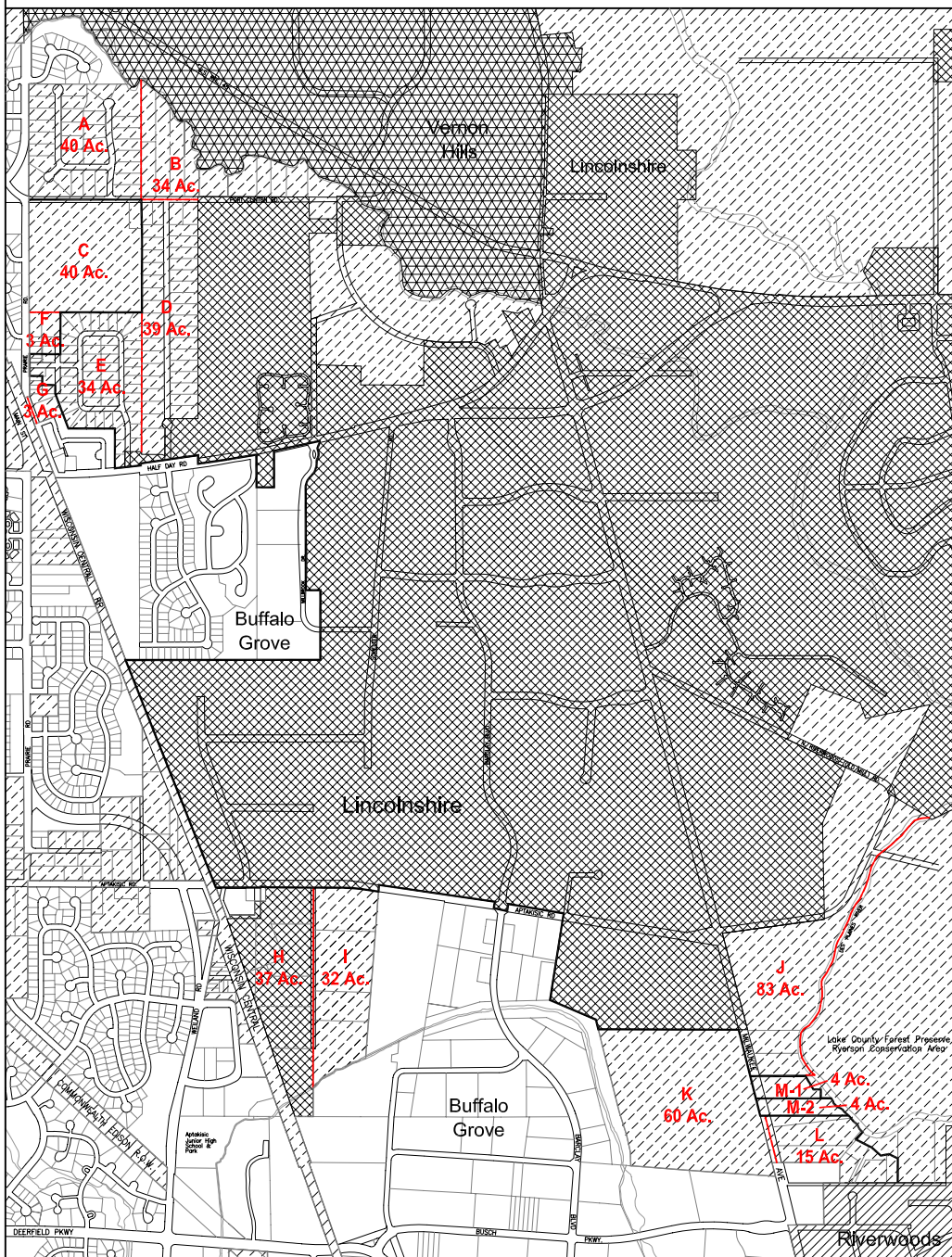


Exhibit B -- Buffalo Grove & Lincolnshire Boundary & Planning Agreement Area Description & Land Use (2005)

Village of Buffalo Grove

Area	Acreage ¹	Description	Land Use/Zoning District ²
C	+ 40 Ac.	Stanciliff Property	Single Family Detached, 2 Units / Acre
F	+ 3 Ac.	Prairie Road / Opposite Roslyn Woods	Single Family Detached, 2 Units / Acre
G	+ 3 Ac.	Prairie Road / North of Noah's Landing	Single Family Attached, 6 Units / Acre
H	+ 37 Ac.	Industrial Drive / Dick's Crane Service	Office & Research / Industrial
I	+ 32 Ac.	Peerless / Cole Wire / Laidlaw	Office & Research / Industrial
K	+ 60 Ac.	Land & Lakes / West Milwaukee Avenue	B1/B2/B3/B4 or Recreational / Open Space
L	+ 15 Ac.	Cowhey / East of Milwaukee Avenue	B1/B2/B3/B4 or Recreational / Open Space
190 Ac.			

Village of Lincolnshire

Area	Acreage ¹	Description	Land Use/Zoning District ²
A	+ 40 Ac.	Meadows of Prairie View Subdivision	Single Family Detached, 2 Units / Acre
B	+ 34 Ac.	East of the Meadows / North of Port Clinton Road	Single Family Detached, 2 Units / Acre
D	+ 39 Ac.	Prairie Ridge Subdivision (Apple Hill Lane)	Single Family Detached, 2 Units / Acre
E	+ 34 Ac.	Krs View Acres Subdivision	Single Family Detached, 2 Units / Acre
H	- 37 Ac.	Industrial Drive / Dick's Crane Service	Office & Research / Industrial
J	+ 83 Ac.	Bcznos / East Milwaukee Avenue	B1/B2 or Recreational / Open Space
193 Ac.			

Flex Parcels

Area	Acreage ¹	Description	Land Use ²
M-1	+ 4 Ac.	PIN # 15-26-100-030 & PIN # 15-26-100-040	Lincolnshire - Commercial / Parking / Open Space Buffalo Grove - Commercial / Transfer Station
M-2	+ 4 Ac.	PIN # 15-26-100-035	Lincolnshire - Commercial / Parking / Open Space Buffalo Grove - Commercial / Transfer Station
8 Ac.			

All area calculations are approximate and rounded to the nearest one acre interval.

Notwithstanding any mixed uses allowed by each party's zoning code, no residential uses are permitted except where expressly described herein.

- Village of Buffalo Grove
- Village of Lincolnshire
- Village of Riverwoods
- Village of Vernon Hills
- Unincorporated Lake County
- Proposed Boundary Line

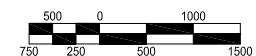
VILLAGE OF BUFFALO GROVE



Comprehensive Plan 2009

Map 13: Buffalo Grove & Lincolnshire
Boundary Agreement

Prepared by the Village of Buffalo Grove -- Division of Planning Services, 4/27/05
All area calculations are approximate and rounded to the nearest one acre interval.

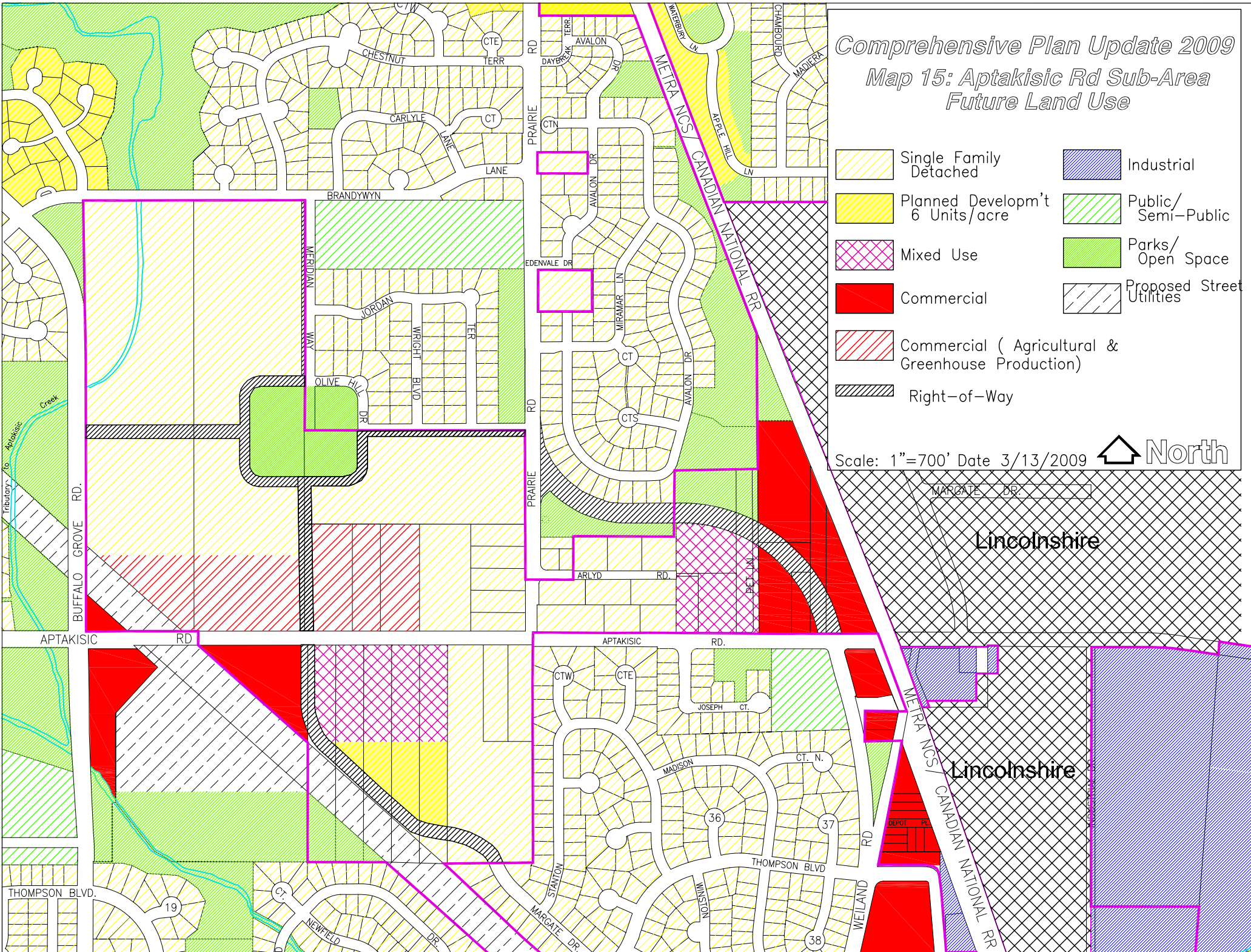


Comprehensive Plan Update 2009

Map 15: Aptakisic Rd Sub-Area Future Land Use

- | | | | |
|--|---|--|---------------------------|
| | Single Family Detached | | Industrial |
| | Planned Developm't 6 Units/acre | | Public/Semi-Public |
| | Mixed Use | | Parks/Open Space |
| | Commercial | | Proposed Street Utilities |
| | Commercial (Agricultural & Greenhouse Production) | | |
| | Right-of-Way | | |

Scale: 1"=700' Date 3/13/2009 North



Comprehensive Plan 2009

Map 16: Land Use Designations for Prairie View Area - Buffalo Grove & Lincolnshire Boundary and Planning Agreement - 2005

Ⓐ – Ⓔ Parcels listed in Exhibit B of the Boundary Agreement



Single family detached



Single family attached

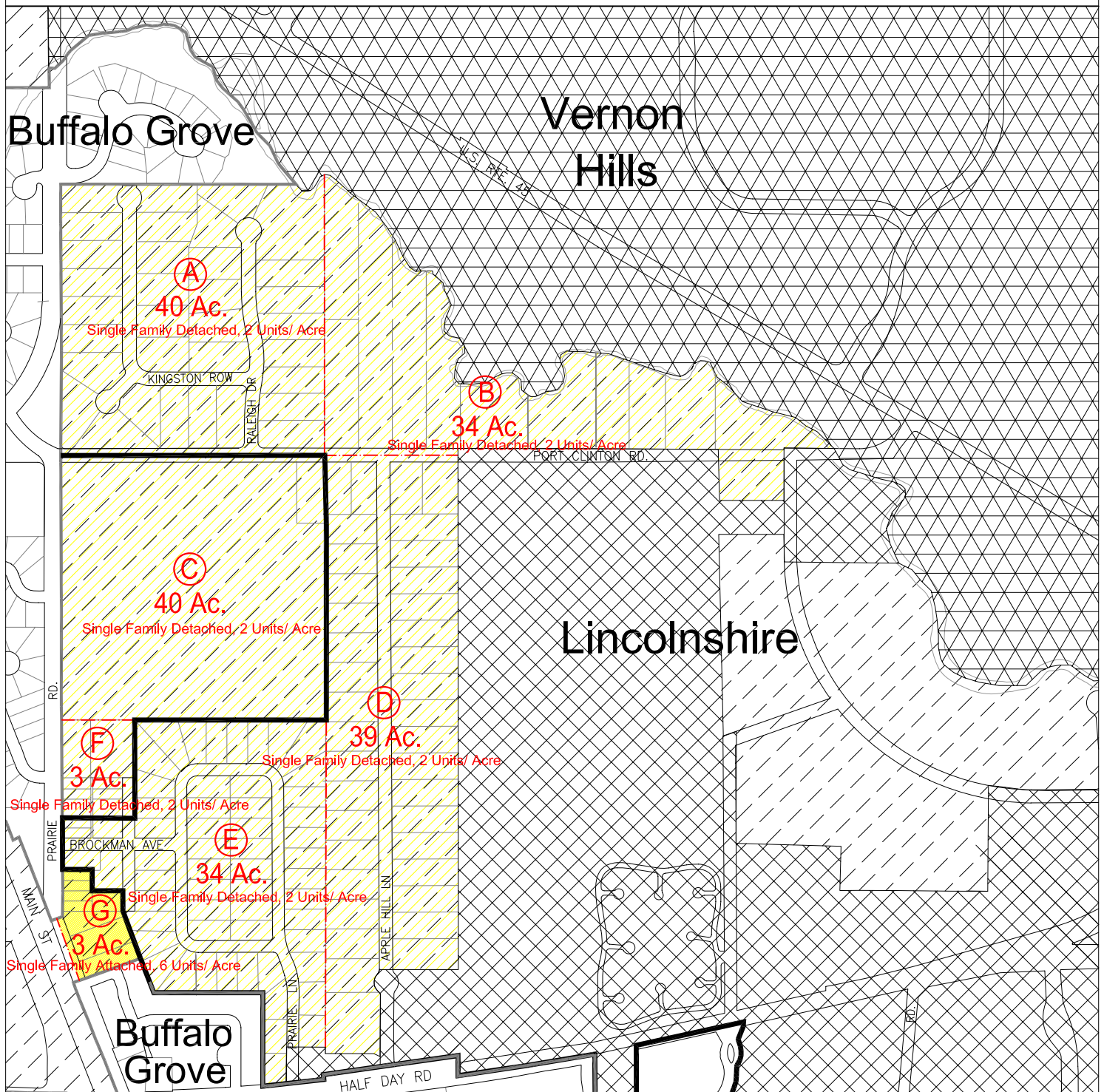


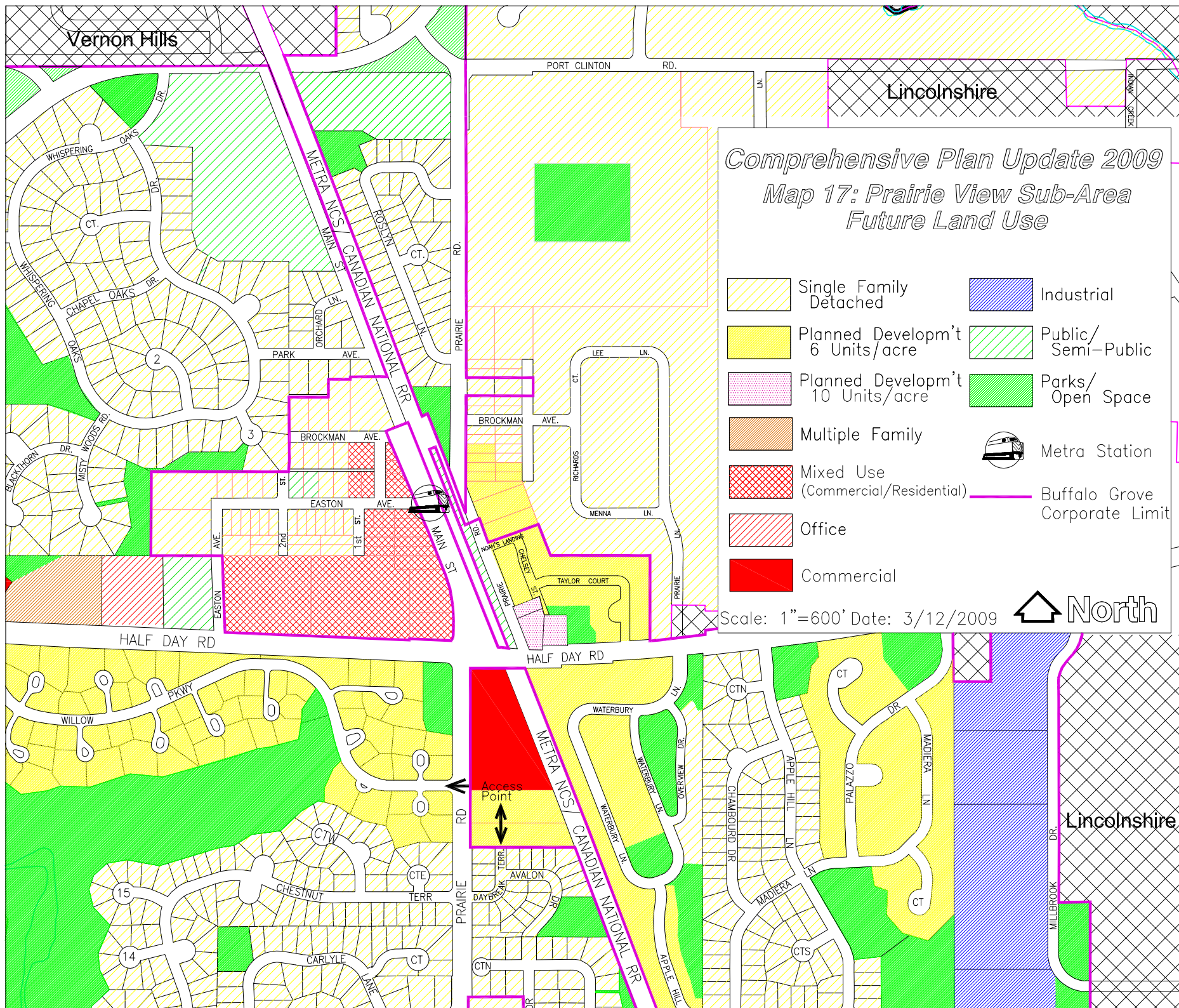
Unincorporated Lake County



Boundary Line

Map prepared by the Division of Planning Services, 8/18/2008





Vernon Hills

Lincolnshire

Comprehensive Plan Update 2009
Map 17: Prairie View Sub-Area
Future Land Use

- | | | | |
|--|------------------------------------|--|-------------------------------|
| | Single Family Detached | | Industrial |
| | Planned Developm't 6 Units/acre | | Public/Semi-Public |
| | Planned Developm't 10 Units/acre | | Parks/Open Space |
| | Multiple Family | | Metra Station |
| | Mixed Use (Commercial/Residential) | | Buffalo Grove Corporate Limit |
| | Office | | |
| | Commercial | | |

Scale: 1"=600' Date: 3/12/2009

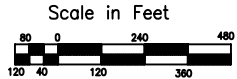
North

Lincolnshire

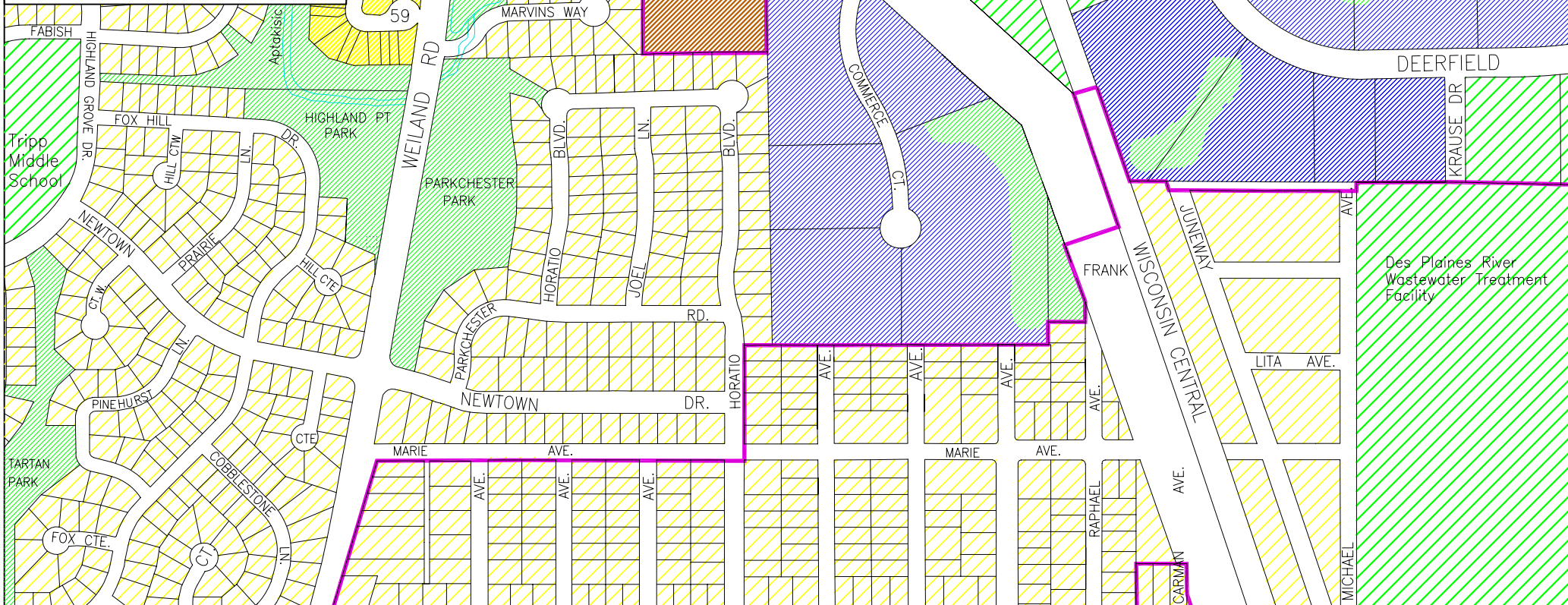
Village of Buffalo Grove Comprehensive Plan, 2009

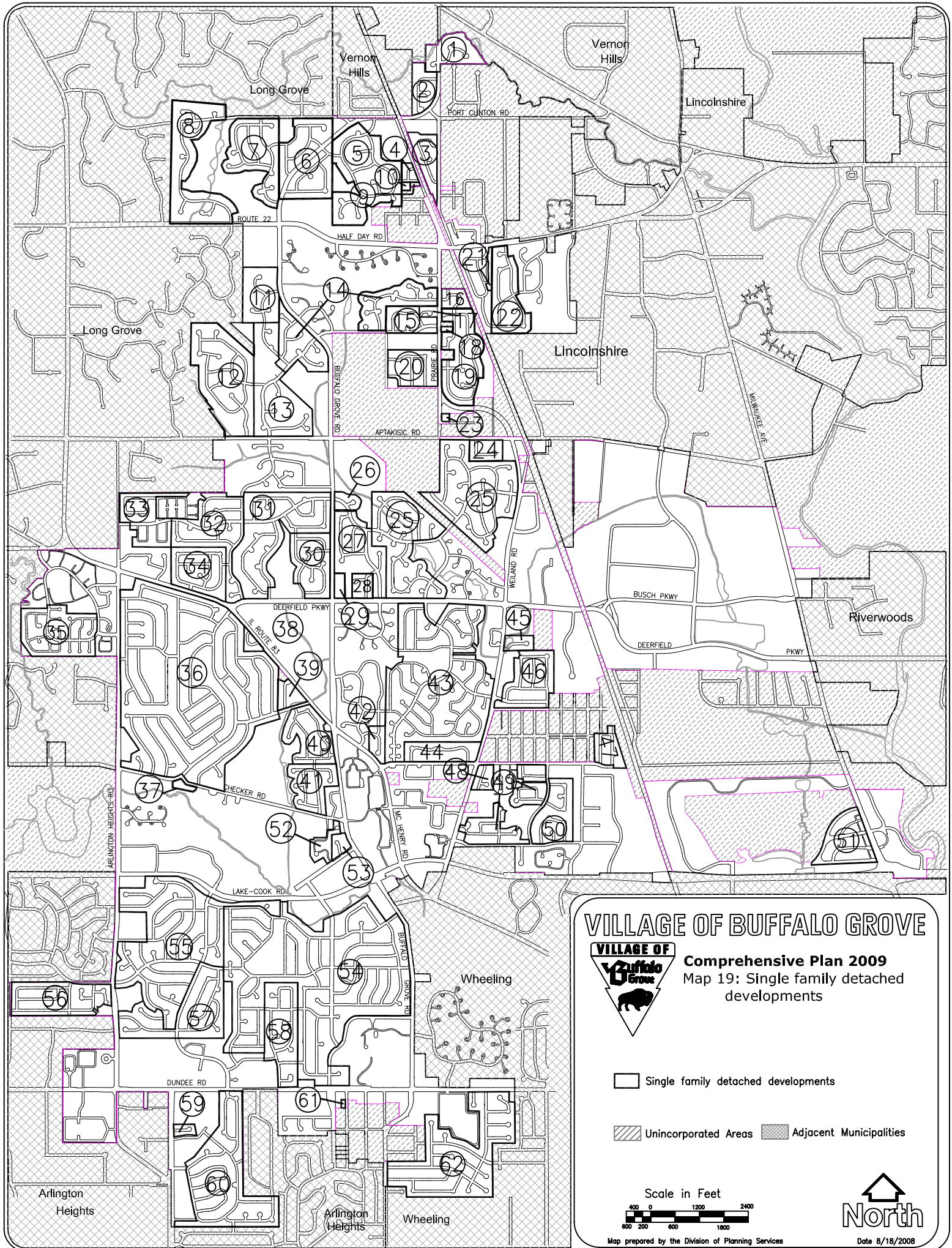
Map 18: Commerce Ct Sub-Area
Future Land Use

- | | | | |
|--|------------------------------------|--|------------------------------------|
| | Single Family Detached | | Industrial |
| | Planned Development 6 Units/acre | | Public/Semi-Public |
| | Planned Development 10 Units/acre | | Parks/Open Space |
| | Multiple Family | | Metra Station |
| | Mixed Use (Commercial/Residential) | | Buffalo Grove Corporate Limit 2008 |
| | Office | | |
| | Commercial | | |



Map prepared by the Division of Planning Services





Village of Buffalo Grove Comprehensive Plan Update 2009

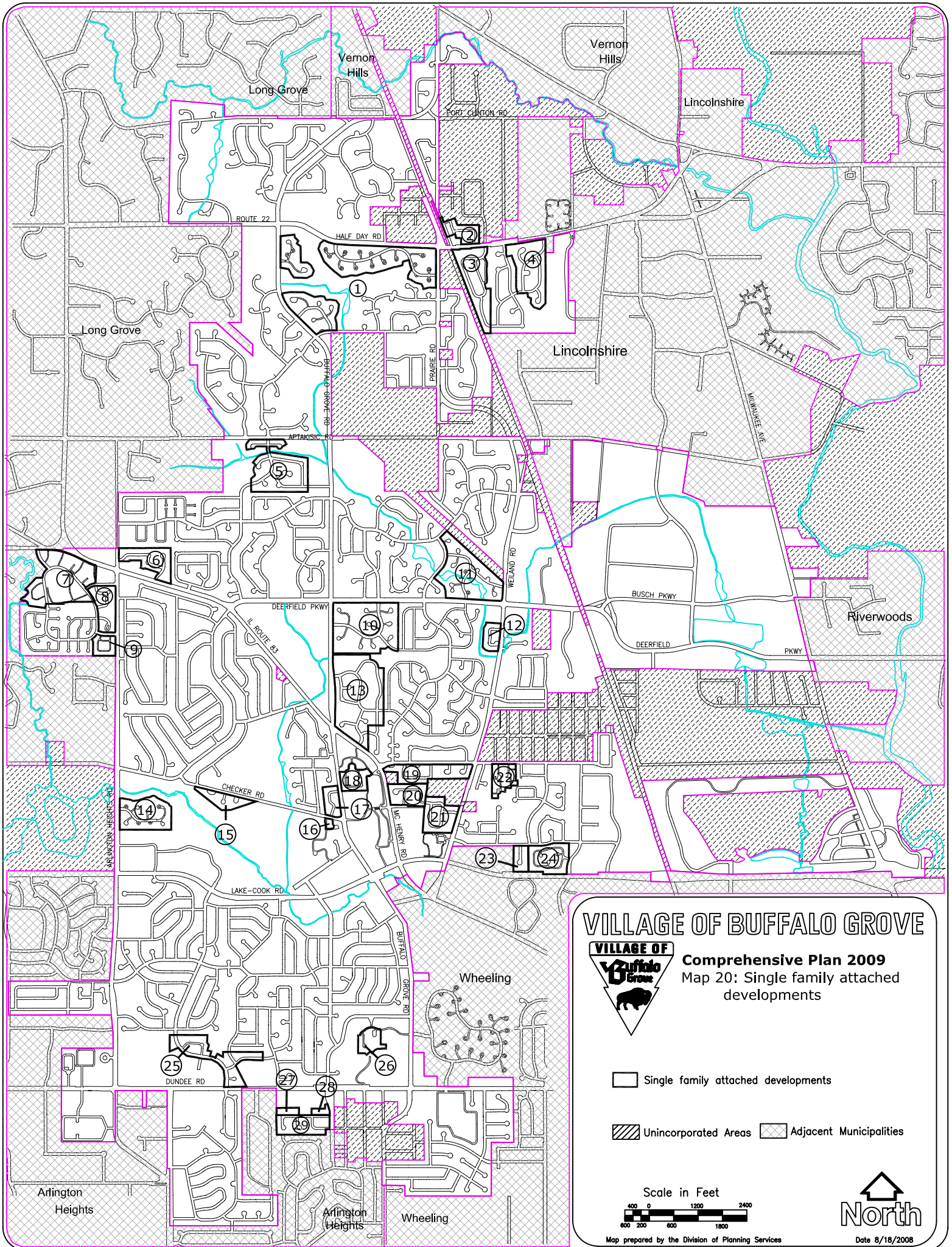
TABLE 19: Single Family Detached Developments (SFD)

No.	Development Name (Zoning District)	Acreage ¹	Units	Density	No.	Development Name (Zoning District)	Acreage ¹	Units	Density
1	River Oaks (R3)	20.5	28	1.37	32	Camelot of B.G.(R5A/R5A*)	51.3	163	3.18
2	Indian Creek (R4)	14.2	34	2.39	33	Strathmore Grove (R6A/R6A*)	30.3	192	6.34
3	Roslyn Woods (R4)	15.5	44	2.84	34	Devonshire (R9A*)	34.3	151	4.40
4	Brentwood Station (R4)	3.6	8	2.22	35	The Crossings (R9A*)	47.5	229	4.82
5	Woodlands at Fiore Unit 15 (R2)	75.0	133	1.77	36	Strathmore - Lake Co.(R4A/R4*)	338.1	1090	3.22
6	Canterbury Fields (R2*)	54.6	96	1.76	37	Roseglen (R4)	2.3	4	1.74
7	Woodlands at Fiore Units 3,5,12 (R3*)	46.6	128	2.75	38	Relics of Olde (R4A)	3.9	11	2.82
8	Woodlands at Fiore Units 7,8,9 (RE/R1*)	64.0	74	1.16	39	Insignia Point (R4)	8.0	13	1.63
9	65 / 75 Park Avenue (R3)	0.6	2	3.33	40	Wellington Hills (R9*)	29.7	117	3.94
10	Walsh (R3)	1.0	2	2.00	41	Vintage (R4)	25.9	88	3.40
11	Woodlands at Fiore Unit 14 (R1)	27.3	27	0.99	42	Concord Glen (R5*)	7.2	26	3.61
12	Rolling Hills (R3*)	73.2	139	1.90	43	The Highlands (R6A*)	177.7	632	3.56
13	Churchill Lane (R2)	59.5	85	1.43	44	Amberleigh (R4)	20.1	64	3.18
14	Woodlands at Fiore Units 1,4 (R4*)	57.9	172	2.97	45	Sterling Creek (R5)	6.1	13	2.13
15	Carlyle of Buffalo Grove (R3/R2)	16.4	32	1.95	46	Parkchester Estates (R4)	34.9	112	3.21
16	Villas of Chestnut Ridge (R5*)	7.1	21	2.96	47	Candlewood Creek (R5)	12.4	46	3.71
17	Prairie Place (R3)	2.6	7	2.69	48	Fairview Estates (R5*)	5.9	26	4.41
18	Prairie Road Subdivision (R4)	0.8	2	2.50	49	Ridgewood (R9*)	39.9	147	3.68
19	Mirielle, Phase 2 (R4)	54.3	138	2.54	50	Northwood Grove (R8*)	29.1	124	4.26
20	Prairie Grove (R3)	24.0	57	2.38	51	Columbian Gardens (R5)	31.3	67	2.14
21	Waterbury Place (R9*)	2.4	10	4.17	52	Manchester Greens (R9*)	8.6	58	6.74
22	Mirielle, Phase 1 (R4)	33.9	98	2.89	53	Circle Drive** (R4A)	4.8	10	2.08
23	Prairie Road II Subdivision (R3)	0.8	3	3.75	54	Buffalo Grove (R3A/R5A/R6A)	304.6	1195	3.92
24	Whispering Lakes Estates (R4)	9.7	23	2.37	55	Strathmore - Cook Co.(R5A)	150.0	549	3.66
25	Old Farm Village (R3/R4)	158.8	478	3.01	56	Winfield Estates (R5)	43.0	170	3.95
26	Westchester Estates Phase 2 (R3)	6.5	13	2.00	57	Arlington Hills (R5A)	60.2	210	3.49
27	Westchester Estates (R3/R4)	42.1	101	2.40	58	Windsor Ridge (R4)	43.5	134	3.08
28	Estates at Hidden Lake (R4)	7.0	19	2.71	59	Williamsburg Estates (R5A)	3.4	13	3.82
29	Villas at Hidden Lake (R4*)	3.6	11	3.06	60	Mill Creek (R5A)	94.0	377	4.01
30	Suffield Place (R5)	32.2	121	3.76	61	Niminski (Betty Drive) (R4A)	0.5	2	4.00
31	Green Knolls (R5A/R5A*)	81.4	316	3.88	62	Cambridge Countryside (R5A)	101.8	393	3.86
							2747.36	8848	

¹ Includes internal right-of-way and open space

* Planned Unit Development

** Includes three homes along Buffalo Grove Road



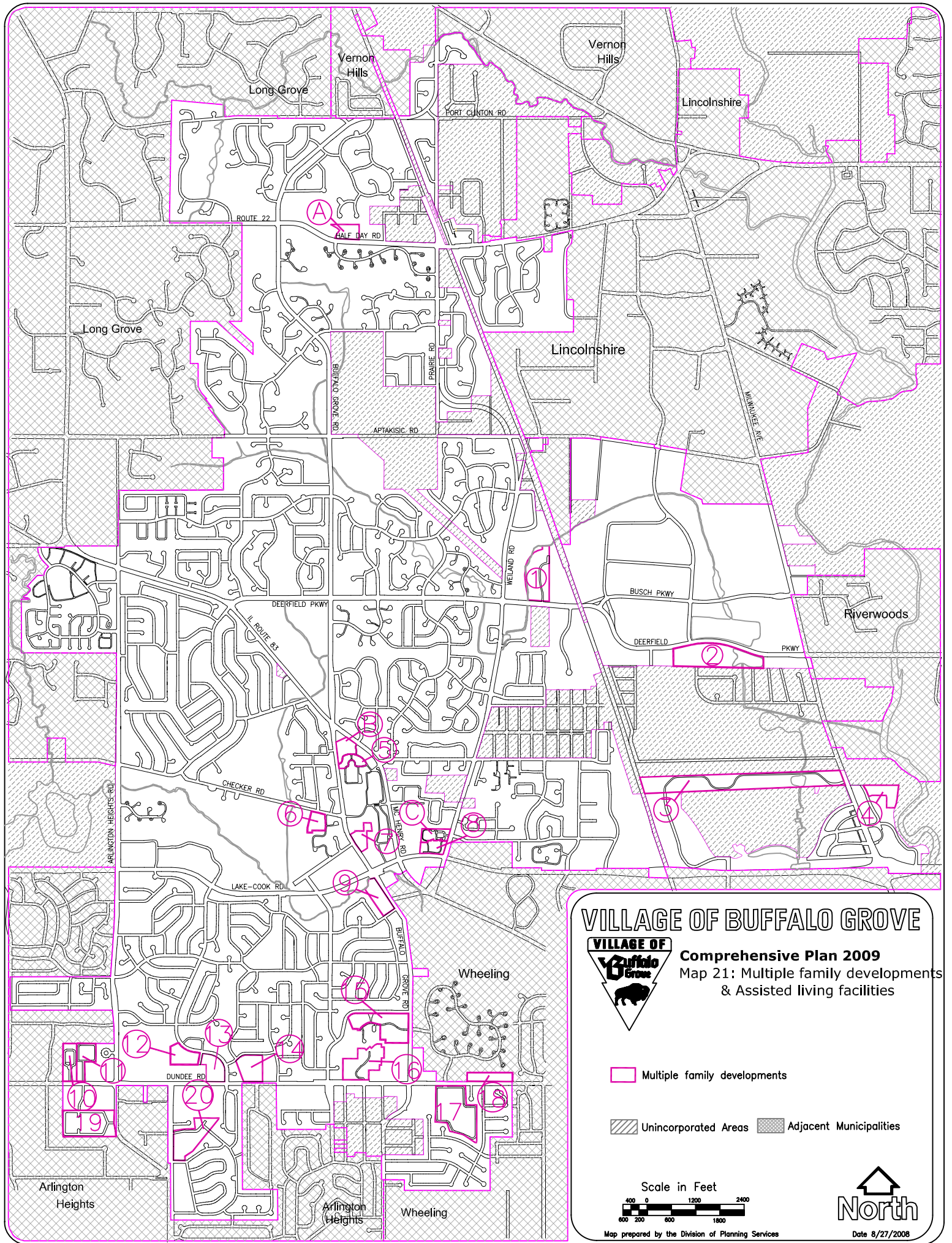
Village of Buffalo Grove Comprehensive Plan Update 2009

TABLE 20: Single Family Attached Developments (SFA)

No.	Development Name (Zoning District)	Acreage ¹	Units	Density
1	Woodlands at Fiore Units 2,6,10,13 (R8*)	77.7	448	5.77
2	Noah's Landing (R8*)	8.4	53	6.31
3	Waterbury Place: Duplex, Villa, Townhome, Rowhome (R9*)	24.6	146	5.93
4	Tenerife (R9*)	26.0	148	5.69
5	Villas of Buffalo Creek (R7*)	32.3	174	5.39
6	Spoerlein Farm (R9*)	15.2	176	11.58
7	The Crossings (R9A*)	40.4	262	6.48
8	Concord Place (R9*)	12.9	92	7.13
9	Heritage Place (R9A*)	6.2	36	5.81
10	Hidden Lake Village (R9*)	44.7	366	8.19
11	Old Farm Village (R9*)	36.8	276	7.50
12	Bentley Place (R8*)	6.2	38	6.13
13	Cherbourg (R8*)	52.3	211	4.03
14	Lexington Glen (R9*)	21.7	220	10.14
15	Roseglen (R9*)	6.6	62	9.44
16	Manchester Greens (R9*)	1.0	3	3.00
17	Checker Place (R9*)	6.4	50	7.81
18	Town Place (B5*)	8.4	63	7.50
19	Lexington Hills (R7)	17.9	106	5.92
20	Winchester Estates (R8*)	11.1	63	5.68
21	Woodstone (R9*)	14.3	97	6.78
22	Ridgewood (R9*)	9.2	108	11.74
23	Le Jardin (R8*)	5.9	39	6.61
24	Le Parc (R8*)	15.9	180	11.32
25	Chatham (R9*)	22.7	180	7.93
26	Oak Creek III (R9*)	7.0	56	8.05
27	Coves of Buffalo Grove (R9*)	2.2	16	7.27
28	Park View (R8*)	1.8	11	6.11
29	Covington Manor (R9*)	14.1	132	9.36
		549.8	3812	

¹ Includes internal right-of-way and open space

* *Planned Unit Development*



Village of Buffalo Grove Comprehensive Plan Update 2009

TABLE 21: Multiple Family Residential Developments (MF)

No.	Development Name (Zoning District)	Acreage ¹	Units	Density
1	Amli at Windbrooke (R9*)	15.9	236	14.84
2	The Wheatlands (R9*)	25	352	14.08
3	Amli at Chevy Chase (R9*)	44	592	13.45
4	Riverwalk North Apartments (MUPD*)	6.3	90	14.29
5	Town Place (B5*)	3.3	92	27.88
6	Manchester Greens (R9*)	4.2	75	17.86
7	Turnberry ** (B5*)	4.3	100	23.26
8	Steepleview (R9*)	4.4	72	16.36
9	Buffalo Creek Apts (R9*)	6.9	150	21.74
10	Fireside (R9*)	7.3	144	19.73
11	Buffalo Ridge (R9*)	7.0	160	22.86
12	Chatham West (R9*)	6.5	124	19.08
13	Delacourte (R9*)	6.8	136	20.00
14	Chatham East (R9*)	8.5	168	19.76
15	Oak Creek (R9*)	16.6	312	18.80
16	The Arbors (R9*)	13.9	330	23.74
17	Cambridge on the Lake (R9*)	23.5	392	16.68
18	Grove Terrace (R9*)	5.6	110	19.64
19	Villa Verde (R9*)	19.2	336	17.50
20	Mill Creek (R9*)	13.5	216	16.00
		242.7	4187	

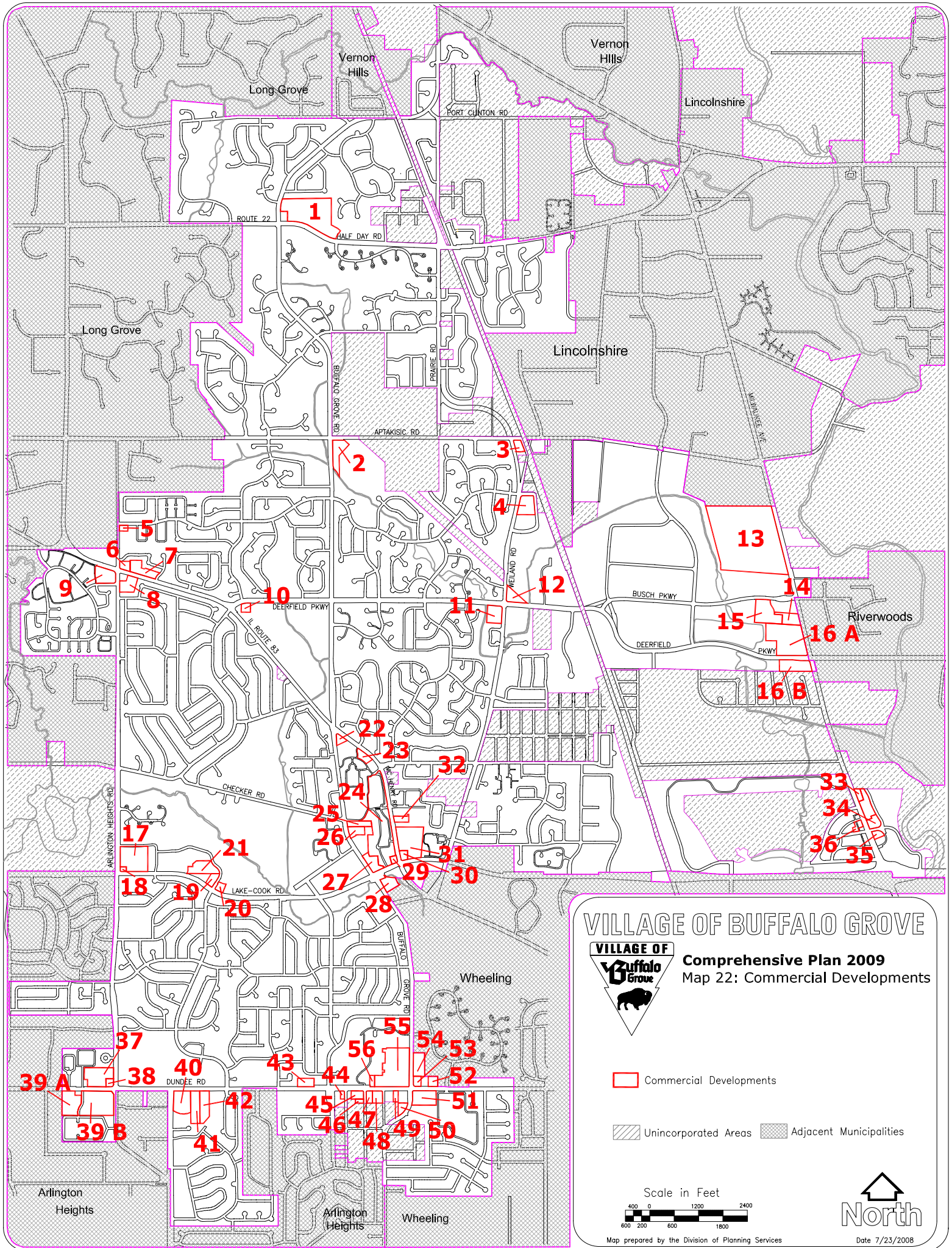
Assisted Living Facilities

No.	Development Name (Zoning District)	Acreage ¹	Units	Density
A	Sunrise Assisted Living (R9*)	4.7	78	16.60
B	Belmont Village Assisted Living (B5*)	4.5	158	35.11
C	Claremont Rehabilitation Center	4.6	151	32.83
		13.8	387	

¹ Includes internal right-of-way and open space

* Planned Unit Development

** Turnberry Building 2 (48 Units) not constructed



Village of Buffalo Grove Comprehensive Plan Update 2009

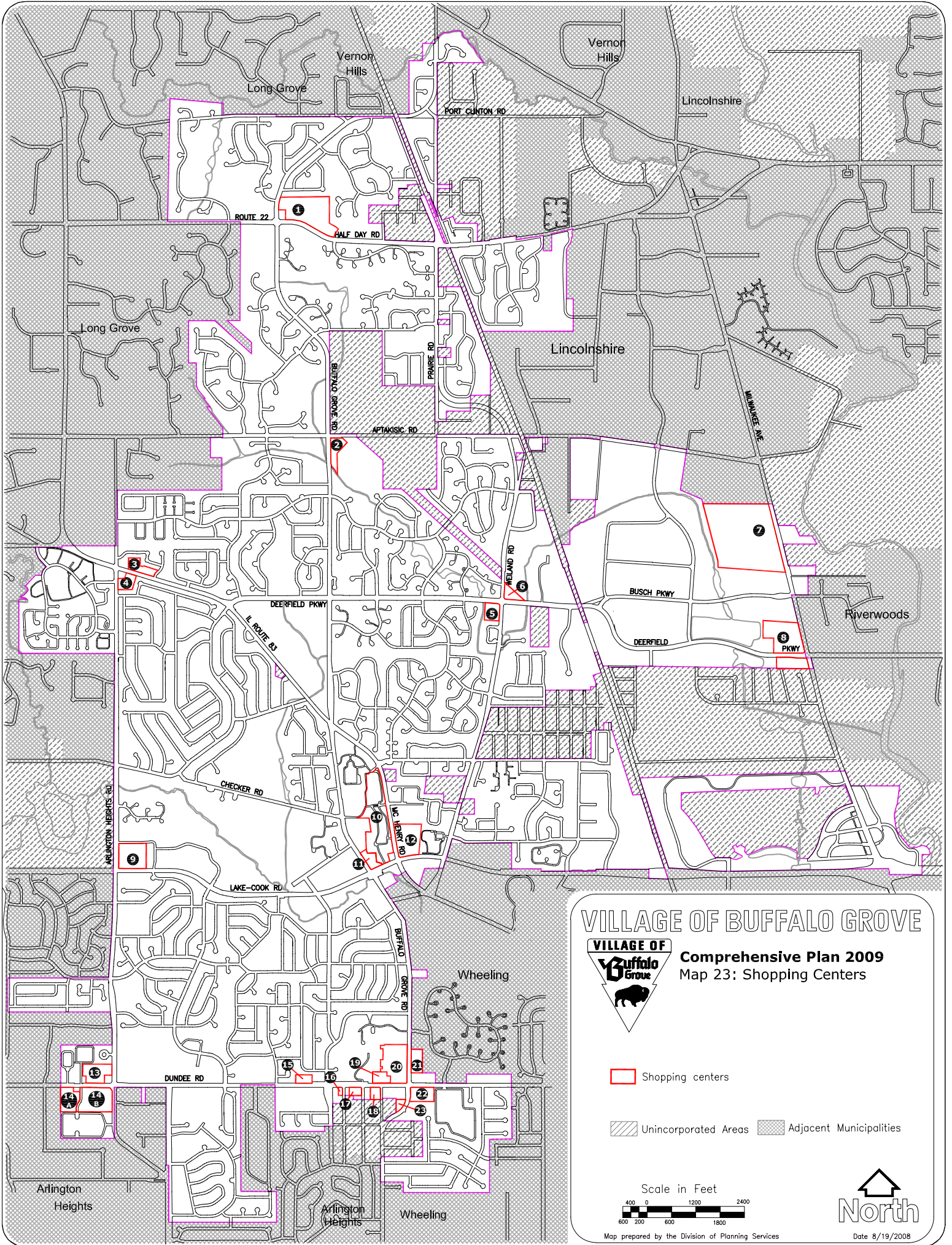
TABLE 22: Commercial Developments

No.	Development	Acreage
1	Woodland Commons Shopping Center	19.74
2	Shops at Aptakisic Creek/ Walgreens	4.03
3	Royal Touch Carwash/ Dunkin Donuts	1.28
4	Twin Rinks Ice Pavillion	4.02
5	Montessori World of Discovery	0.67
6	Exxon Mobil	1.26
7	Spoerlein Commons	3.68
8	Strathmore Center	3.10
9	Shell/ McDonalds	4.08
10	Kindercare Learning Center	1.31
11	Highland Oaks	3.52
12	Creekside Commons	2.43
13 *	Land and Lakes	60.07
14	Extended Stay America	2.94
15	Highland Park Hospital Health and Fitness Center	9.20
16 A **	Berenesa Plaza (North)	14.49
16 B **	Berenesa Plaza (South)	4.84
17	Chase Plaza	9.20
18	Buffalo Restaurant	0.38
19	JB Winberies Restaurant	1.45
20	Outback Steakhouse	0.97
21	Wyndham Garden Hotel	4.50
22	BP Amoco	0.95
23	Culver's Restaurant	1.57
24	Buffalo Grove Town Center	25.12
25	Deerfield Bakery	1.92
26	Chicago Jewish Funerals LTD	2.02
27	Buffalo Grove Shoppes/ Walgreens	2.80
28	Lou Malnati's Restaurant	2.48
29	Shell Oil	0.63
30	IHOP Restaurant	0.96
31	The Grove	9.70
32	Wendys (245 McHenry Rd)	1.26
33	Adam's Rib and Ale House	0.92
34	Speedway	1.85
35	185 Milwaukee Ave	0.98
36	220 Milwaukee Ave	1.00
37	Strathmore Square Shopping Center	6.56
38	1200 Dundee Rd	0.83
37 A	Plaza Verde (West)	5.75
37 B	Plaza Verde (East)	11.28
40	Arlington Toyota	5.24
41	Bob Rohrman Arlington Chrysler Jeep & Dodge	4.14
42	Arlington Nissan/ Buffalo Grove	3.99
43	Village Plaza	1.92
44	Buffalo Court	0.44
45	Dunell Center	1.39
46	Buffalo Grove Montessori	0.46
47	Dengeo's Restaurant	1.02
48	Country Court	1.71
49	Quality 1st Car Care Center	0.74
50	Cambridge Plaza West	1.16
51	Cambridge Commons	4.70
52	Prestige Leasing	1.33
53	CVS Pharmacy	1.05
54	Grove Court	3.70
55	Plaza at Buffalo Grove/ Dundee Point	15.16
56	146 Dundee Rd	0.75

284.64

* Future development


** Approved



VILLAGE OF BUFFALO GROVE

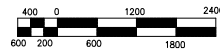


Comprehensive Plan 2009
Map 23: Shopping Centers

 Shopping centers

 Unincorporated Areas  Adjacent Municipalities

Scale in Feet



Map prepared by the Division of Planning Services



Date 8/19/2008

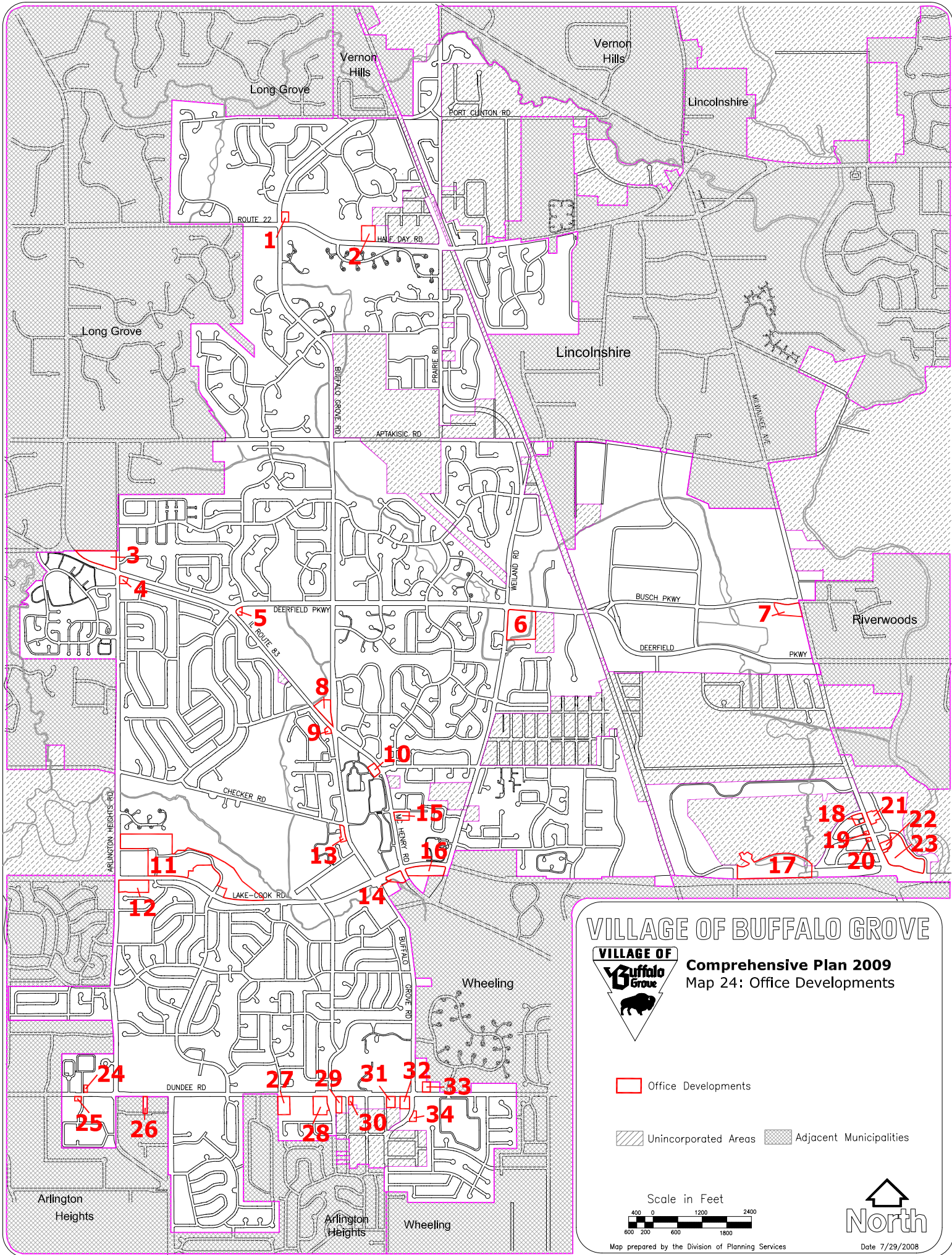
Village of Buffalo Grove Comprehensive Plan Update 2009

TABLE 23: SHOPPING CENTERS

#	NAME	ADDRESS	TOTAL BUILDING AREA (sq.ft.)	TOTAL SITE AREA (Acres)
1	Woodland Commons	366-482 Half Day Rd (includes Wendy's restaurant)	171,070	19.7
2	The Shops at Aptakisic Creek	1649-1701 Buffalo Grove Rd (includes Walgreens)	28,120	4.0
3	Spoerlein Commons	1125-1217 McHenry Rd	51,000	3.7
4	Strathmore Center	1141-1165 Arlington Heights Rd/ 1170-1182 McHenry Rd (includes Magic Island childcare)	31,740	3.1
5	Highland Oaks	1000-1038 Weiland Rd	31,275	3.5
6	Creeside Commons	1101-1165 Weiland Rd	22,500	2.4
7*	Land and Lakes	Milwaukee Ave north of Busch Pkwy		60.1
8**	Berenesa Plaza	Milwaukee Ave/ Deerfield Pkwy	204,152	19.3
9	Chase Plaza	1140-1180 Lake-Cook Rd/ 105-133 Arlington Heights (includes Buffalo restaurant)	93,308	9.6
10	Town Center	80-350 McHenry Rd (includes eScape and outlots)	194,067	25.1
11	Buffalo Grove Shoppes	15-61 Buffalo Grove Rd (includes Walgreens)	22,505	2.8
12	The Grove	51-197 McHenry Rd (includes Blockbuster and IHOP restaurant)	120,367	10.7
13	Strathmore Square	1202-1300 Dundee Rd	99,000	6.6
14 A	Plaza Verde (West)	1359-1515 Dundee Rd	46,980	5.8
14 B	Plaza Verde (East)	1205-1349 Dundee Rd (includes Walgreens and The Melting Pot)	110,073	11.3
15	Village Plaza	400 W Dundee Rd	24,000	1.9
16	Buffalo Court	301-309 Dundee Rd	7,000	0.4
17	Dunell Center	205-257 Dundee Rd	18,850	1.4
18	Country Court	125-165 Dundee Rd	21,250	1.7
19	Dundee Point	56-86 Dundee Rd	31,500	2.8
20	The Plaza at Buffalo Grove	686-830 Buffalo Grove Rd (includes Taco Bell, 50 Dundee Rd)	134,574	11.1
21	Grove Court	745-797 Buffalo Grove Rd	38,334	3.7
22	Cambridge Commons	15-45 Dundee Rd	46,900	4.7
23	Cambridge West	960 & 970 Buffalo Grove Rd	9,975	1.2
Total			1,558,540	216.6

* Future development

** Approved

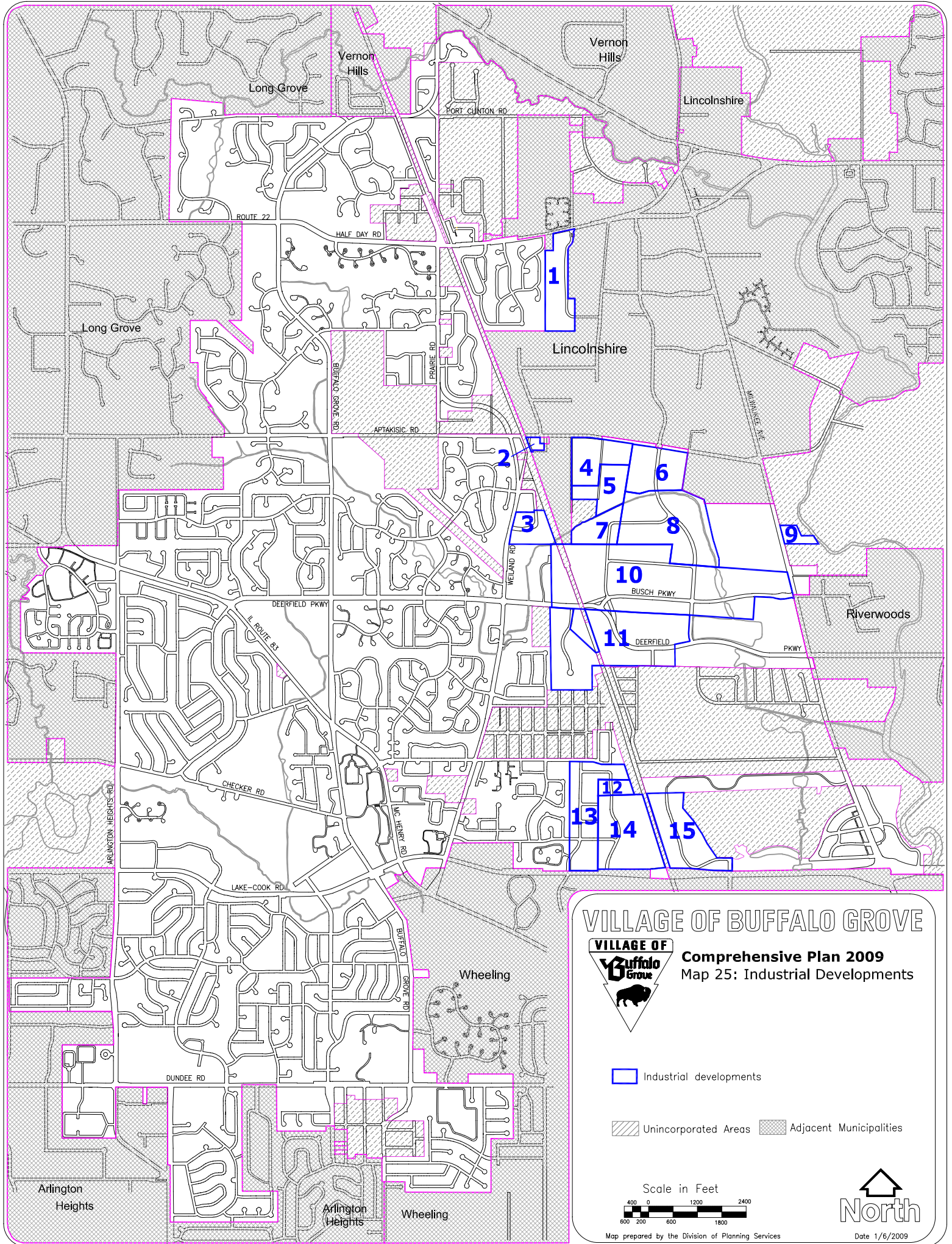


Village of Buffalo Grove Comprehensive Plan Update 2009

TABLE 24: Office Developments

No.	Development	Acreage
1	Harris Bank (500 Half Day Rd)	0.95
2	Condell Medical Center (150 Half Day Rd)	2.90
3	Waterford Point/ Bank of America (1300 Arlington Heights Rd)	6.63
4	Harris Bank (1190 McHenry Rd)	0.72
5	Busch Grove Professional Center (701 Deerfield Pkwy)	0.52
6	Bank of America (401 Deerfield Pkwy/ 975 Weiland Rd)	11.24
7	Veterinary Specialty Clinic (1515 Busch Pkwy)	4.03
8	Indeck/ American Enterprise Bank (600 Buffalo Grove Rd)	3.31
9	Grove Animal Hospital (600 McHenry Rd)	0.48
10	Evanston Northwestern (400 McHenry Rd)	1.29
11	Buffalo Grove Business Park (600-1130 Lake Cook Rd/ 135-195 Arlington Heights Rd)	43.45
12	National City Bank (1177 Lake Cook Rd)	4.90
13	Buffalo Grove Bank and Trust (200 Buffalo Grove Rd)	1.00
14	Bank of America (55 Lake Cook Rd)	1.98
15	First American Bank (1 Bank Ln)	1.70
16	Northwest Community Hospital/ Medical Offices (15 McHenry Rd)	4.90
17	Chevy Chase East (1400 Lake Cook Rd) and Angus Chemical Co	21.46
18	C J Properties (7 Chevy Chase Dr)	1.40
19	200 Milwaukee ave	0.22
20	180 Milwaukee Ave	0.22
21	251 Milwaukee Ave	1.64
22	Des Plaines Animal Hospital (155 Milwaukee Ave)	1.00
23	Riverwalk (2100-2150 Lake Cook Rd)	10.96
24	First Equity Bank (1330 Dundee Rd)	0.32
25	Bank of America (1355 Dundee Rd)	0.38
26	BG Animal Hospital (1031 Dundee Rd)	0.93
27	First Midwest Bank (555 Dundee Rd)	3.00
28	Covington Office Plaza/ Fifth Third Bank (345 Dundee Rd)	3.56
29	Buffalo Grove Professional Center (313-333 Dundee Rd)	1.31
30	QCCS (275 Dundee Rd)	0.46
31	Citicorp (105 Dundee Rd)	1.28
32	Charter One Bank (1 Dundee Rd)	1.60
33	National City Bank (30 Dundee Rd)	1.06
34	Ciolino Center (985 Buffalo Grove Rd)	0.71

141.51



Village of Buffalo Grove Comprehensive Plan Update 2009

TABLE 25: *Industrial Developments*

No.	Development/ Tenant	Acreage
1	Millbrook Business Center	7.28
2	Public Storage (Formerly U Stor-it)	2.52
3	Abbott Business Center	17.26
4	Aptakisic Creek Corporate Park	28.92
5	Leider Greenhouse/ Sportsline	22.42
6	Rogers Center for Commerce	33.76
7	Dell/ ASAP	18.73
8	Arbor Creek Business Center	77.19
9	River's Edge (Future development)	6.26
10	The Corporate Grove	177.58
11	Covington Corporate Center	103.63
12	Missner/ Hastings	7.28
13	Buffalo Grove Commerce Center	49.46
14	Chevy Chase Business Park West	56.06
15	Chevy Chase Business Park	38.17
		646.52

APPENDIX 2: TABLES AND FIGURES

Table 1

Summary Data – Village of Buffalo Grove, 2000-2008

Source: All data in Summary Data Table is from U.S. Bureau of the Census, 2000 Census unless otherwise indicated.

Population Data		
Population Count		
1980 Census	22,230	
1990 Census	36,427	
2000 Census	42,909	
2008 ¹	45,043	
Projected Ultimate Population (2009 Comprehensive Plan)		48,000
Median Age		
1980 Census	28.1	
1990 Census	32.2	
2000 Census	37.4	
2004 (NIU ² - Center for Government Studies Estimate)	38.1	
2007(ESRI ³ Estimate)	39.7	

Income Data		
Median Household Income		
1980 Census		\$30,417
1990 Census		\$56,011
2000 Census		\$80,525
2007(ESRI ³ Estimate)		\$101,818
Per Capita Income		
1980 Census		\$10,322
1990 Census		\$23,718
2000 Census		\$36,696
2004 (NIU ² - Center for Government Studies Estimate)		\$39,794
2007(ESRI ³ Estimate)		\$49,092

Housing Data	
Type	Average Value 2008 ⁴
Single Family Detached	\$403,385
Single Family Attached	\$270,832
Multiple Family	\$161,226
All Housing Units	\$321,394
Type	Count ⁵
Single Family Detached	8,750
Single Family Attached	3,452
Multiple Family	3,718
Other	15
All Housing Units	15,935

Land Use Data ¹		
Village Land Use	Percent	Area (Acres)
Single Family Detached	43.9%	2,614.1
Single Family Attached	9.2%	548.1
Multiple Family	4.2%	251.9
Commercial	4.8%	284.6
Office	2.4%	141.5
Industrial	10.8%	646.5
Public/Semi Public	3.5%	205.7
Parks/Open Space	13.8%	819.7
Right of Way (Major)/Utility	6.1%	366.2
Vacant	1.4%	82.4
Total Area Of Village	100.0%	5,960.7

9.3135 Sq. Miles

Occupancy Status	Census 2000		2007 ³	
	Percent	Count ⁵	Percent	Count ³
Owner Occupied	85.32%	13,596	86.60%	14,214
Renter Occupied	12.58%	2,005	9.50%	1,568
Vacant	2.10%	334	3.90%	640
All Housing Units	100.00%	15,935	100.00%	16,422

¹ Division of Planning Services Estimate as of December 31, 2008, Village of Buffalo Grove

² Northern Illinois University (NIU)

³ Environmental Systems Research Institute (ESRI)

⁴ Village of Buffalo Grove Real Estate Tax Transfer Records, January 2008 - December 2008

⁵ Based Upon 2000 Census Sample Data, Total Unit Count Does Not Match 100% Count Data

Table 2
Village Population Change, 1958-2008

Village of Buffalo Grove Total Population (*U.S. Bureau of the Census, 2008 Division of Planning Services Estimate*)

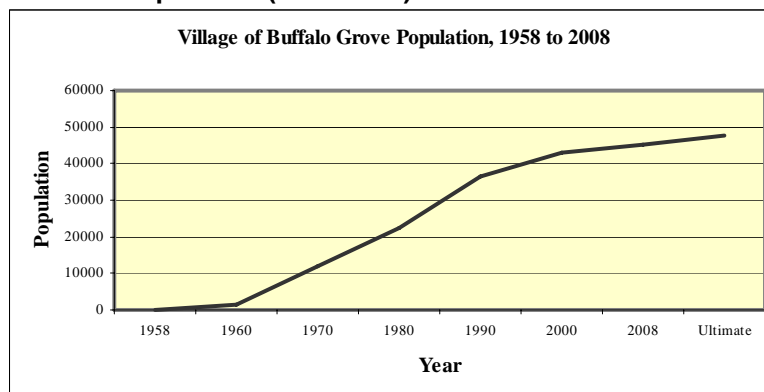
1958.....	164
1960.....	1,492
1970.....	11,799
1980.....	22,230
1985 (Special Census)	26,168
1988 (Special Census)	32,337
1990.....	36,427
1994 (Special Census)	40,273
2000.....	42,963
2008 (Division of Planning Services Estimate).....	45,043
Projected Ultimate Population (<i>2009 Comprehensive Plan</i>)	48,000
2030 Projection (<i>Northeastern Illinois Planning Commission</i>)	45,258

Population Change (1970-2008*)

		Change	
1970	11,799		
1980	22,230	1970-1980	10,431
1990	36,467	1980-1990	14,237
2000	42,963	1990-2000	6,496
2008	45,043	2000-2008*	2,080

* Division of Planning Services Estimate as of December 31, 2008, Village of Buffalo Grove

Figure 1: Buffalo Grove Population (1958-2008)



Median Age (U.S. Bureau of the Census, NIU-Center for Governmental Studies Estimate, ESRI Estimate)

1980	28.1
1990	32.2
2000	37.4
2004 (NIU Estimate)	38.1
2007 (ESRI Estimate)	39.7

Figure 2: Median Age (1980-2007)

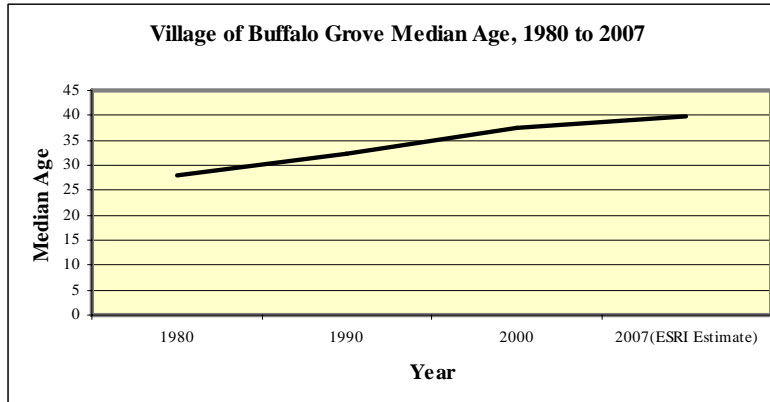


Table 3**Village Population by Age and Race Distribution, 1980-2007**

By Age	Census 04/01/1980		Census 04/01/1990		Census 04/01/2000		2007 (ESRI Estimate)	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent
0-4	2,178	9.8%	3,468	9.5%	2,827	6.6%	2,687	6.18%
5-9	2,218	10.0%	3,119	8.6%	3,509	8.2%	3,179	7.32%
10-14	2,333	10.5%	2,550	7.0%	3,845	9.0%	3,593	8.27%
15-19	1,794	8.1%	1,978	5.4%	2,969	6.9%	3,264	7.51%
20-24	1,332	6.0%	1,675	4.6%	1,513	3.5%	2,147	4.94%
25-34	4,905	22.1%	7,950	21.8%	5,017	11.7%	3,807	8.76%
35-44	3,827	17.2%	7,679	21.1%	8,780	20.5%	7,121	16.39%
45-54	1,999	9.0%	3,685	10.1%	7,222	16.8%	8,624	19.85%
55-59	623	2.8%	1,286	3.5%	1,996	4.7%	3,106	7.15%
60-64	359	1.6%	978	2.7%	1,348	3.1%	1,755	4.04%
65-74	463	2.1%	1,447	4.0%	2,223	5.2%	2,132	4.91%
75+	199	0.9%	612	1.7%	1,660	3.9%	2,030	4.67%
TOTAL	22,230	100.0%	36,427	100.0%	42,909	100.0%	43,445	100.00%

By Race*								
White	21,477	96.6%	34,383	94.4%	38,059	88.7%	37,037	85.3%
Black	142	0.6%	407	1.1%	325	0.8%	463	1.1%
Amer. Indian/Eskimo	19	0.1%	0	0.0%	24	0.1%	29	0.1%
Asian/Pacific Islander	487	2.2%	1,568	4.3%	3,624	8.4%	4,678	10.8%
Other	105	0.5%	69	0.2%	389	0.9%	587	1.4%
Two or More Races*					488	1.1%	650	1.5%
TOTAL	22,230		36,427		42,909		43,445	

Hispanic Origin	345	1.6%	545	1.5%	1,425	3.3%	2,217	5.10%
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*Census 2000 allowed respondents to answer as many, and any combination of races as were needed to accurately describe themselves. In prior years, respondents only had the option to select a single race to describe themselves.

Table 4
Village Population Change, 1990-2000 and 2000-2007

By Age	Population Change 1990-2000		Population Change 2000-2007	
	Count	Percent	Count	Percent
0-4	-641	-18.48%	-140	-4.95%
5-9	390	12.50%	-330	-9.40%
10-14	1295	50.78%	-252	-6.55%
15-19	991	50.10%	295	9.94%
20-24	-162	-9.67%	634	41.90%
25-34	-2933	-36.89%	-1210	-24.12%
35-44	1101	14.34%	-1659	-18.90%
45-54	3537	95.98%	1402	19.41%
55-59	710	55.21%	1110	55.61%
60-64	370	37.83%	407	30.19%
65-74	776	53.63%	-91	-4.09%
75+	1048	171.24%	370	22.29%
TOTAL	6482		536	
By Race*				
White	3676	10.69%	-1022	-2.69%
Black	-82	-20.15%	138	42.46%
Amer. Indian/Eskimo	24		5	20.83%
Asian/Pacific Islander	2056	131.12%	1054	29.08%
Other	320	463.77%	198	50.90%
Two or More Races*	488		162	33.20%
TOTAL				
Hispanic Origin	880	161.47%	792	55.58%

*Census 2000 allowed respondents to answer as many, and any combination of races as were needed to accurately describe themselves. In prior years, respondents only had the option to select a single race to describe themselves.

Figure 3

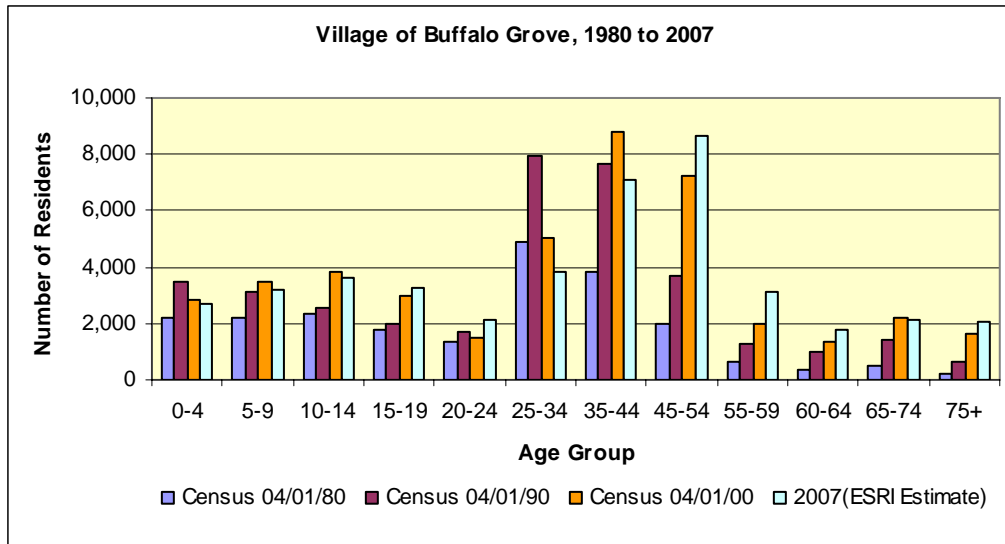


Figure 4

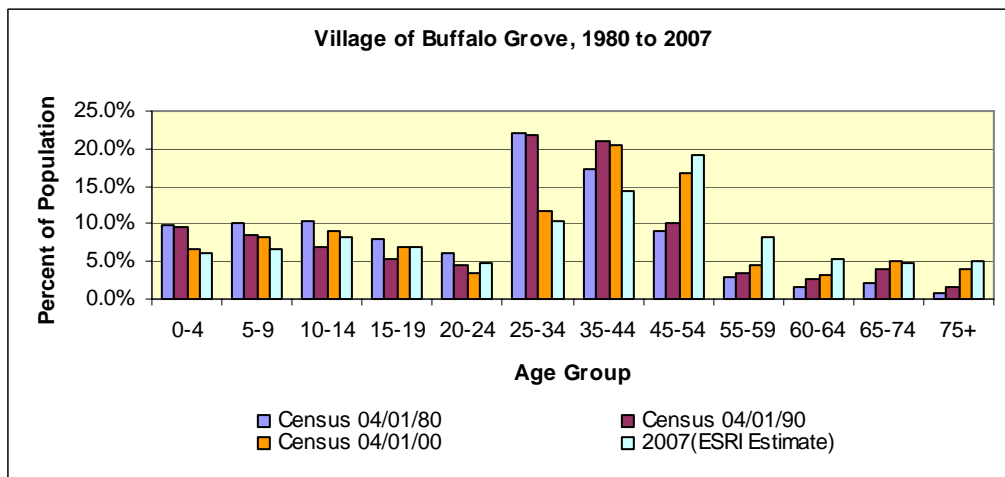


Table 5

POPULATION CHANGES - BUFFALO GROVE AND ADJACENT COMMUNITIES, 1980-2007

<u>Location</u>	<u>Total Population</u>	<u>Total Population</u>	<u>Total Population</u>	<u>Total Population</u>	<u>1980-1990 Change</u>		<u>1990-2000 Change</u>		<u>2000-2007 Change</u>	
	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>2007</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Illinois	11,427,409	11,430,602	12,419,293	12,852,548	3,193	0.03%	988,691	8.65%	433,255	3.49%
Cook County	5,253,190	5,105,067	5,376,741	5,285,107	148,123	-2.82%	271,674	5.32%	-91,634	-1.70%
Lake County	440,372	516,418	644,356	710,241	76,046	17.27%	127,938	24.77%	65,885	10.22%
Buffalo Grove	22,230	36,398	42,909	43,147	14,168	63.73%	6,511	17.89%	238	0.55%
Arlington Heights	66,116	75,460	76,031	73,693	9,344	14.13%	571	0.76%	-2,338	-3.08%
Wheeling	23,166	29,911	34,496	36,121	6,745	29.12%	4,585	15.33%	1,625	4.71%
Vernon Hills	9,827	15,319	20,120	24,124	5,492	55.89%	4,801	31.34%	4,004	19.90%
Lincolnshire	4,151	4,931	6,108	7,616	780	18.79%	1,177	23.87%	1,508	24.69%
Long Grove	2,013	4,740	6,735	8,094	2,727	135.47%	1,995	42.09%	1,359	20.18%
Riverwoods	2,804	2,868	3,843	4,098	64	2.28%	975	34.00%	255	6.64%

Note: All figures are from the U.S. Census Bureau, 2007 Population Estimates, Census 2000, 1990 Census, 1980 Census

Table 6

Village Housing Data, 2000-2008

Total Housing Units By Housing Type (2000 Decennial Census Plus Approved Units Through December, 2008)

Housing Type	Count	Percentage of Total
Single Family Detached	8,869	51.9%
Single Family Attached	3,812	22.3%
Multiple Family	4,187	24.5%
Other	236	1.4%
Total Housing Units	17,104	100.0%

Total Housing Units By Occupancy Type (U.S. Bureau of the Census, 2000)

Occupancy Type	Count	Percentage of Total
Owner Occupied	13,596	85.32%
Renter Occupied	2,005	12.58%
Vacant	334	2.10%
Total Housing Units	15,935	

Persons Per Housing Unit By Housing Type (U.S. Bureau of the Census, 2000)

Housing Type	Count
Single Family Detached	3.36
Single Family Attached	2.04
Multiple Family	1.75
Village Overall Persons Per Housing Unit	2.72

Housing Units by Year Structure Built (U.S. Bureau of the Census, 2000)

Housing Units by Year Structure Built (Census 2000 Summary Profile)		
Total	15,935	100.0%
1999 to March 2000	118	0.7%
1995 to 1998	1,316	8.3%
1990 to 1994	2,132	13.4%
1980 to 1989	5,300	33.3%
1970 to 1979	4,402	27.6%
1969 or Earlier	2,667	16.7%
Median Year Structure Built	1982	

Average Housing Value (Village Real Estate Transfer Tax Records, January 2007 - December 2007 & January 2008 – December 2008)

Housing Type	2007 Average Value	2008 Average Value
Single Family Detached	\$428,655	\$403,385
Single Family Attached	\$301,792	\$270,832
Multiple Family	\$169,373	\$161,226
All Housing Units	\$332,998	\$321,394

Median Housing Value (Village Real Estate Transfer Tax Records, January 2007- December 2007& January 2008 – December 2008)

Housing Type	2007 Median Value	2008 Median Value
Single Family Detached	\$398,000	\$362,000
Single Family Attached	\$282,500	\$246,750
Multiple Family	\$170,000	\$150,000
All Housing Units	\$310,000	\$311,000

Table 7

Buffalo Grove Housing Distribution 1980 - 2008

	1980		1990		2000		2008*	
	# Units	Percent	# Units	Percent	# Units	Percent	# Units	Percent
SFD	4,736	60.2%	7,540	54.4%	8,750	54.9%	8,869	51.9%
SFA	419	5.3%	2,741	19.8%	3,452	21.7%	3,812	22.3%
MF	2,710	34.5%	3,585	25.9%	3,718	23.3%	4,187	24.5%
Other	0	0.0%	0	0.0%	15	0.1%	236	1.4%
Total	7,865	100.0%	13,866	100.0%	15,935	100.0%	17,104	100.0%

* 2000 Decennial Census Plus Approved Units Through December 31, 2008

Change in Housing 1980 - 2008

	1980	1990	2000	2008*	Change 1980-1990	Change 1990-2000	Change 2000-2008*
SFD	4,736	7,540	8,750	8,869	2,804	1,210	119
SFA	419	2,741	3,452	3,812	2,322	711	360
MF	2,710	3,585	3,718	4,187	875	133	469
Other	0	0	15	236	0	15	221
Total	7,865	13,866	15,935	17,104	6,001	2,069	1,169

* 2000 Decennial Census Plus Approved Units Through December 31, 2008

Figure 5

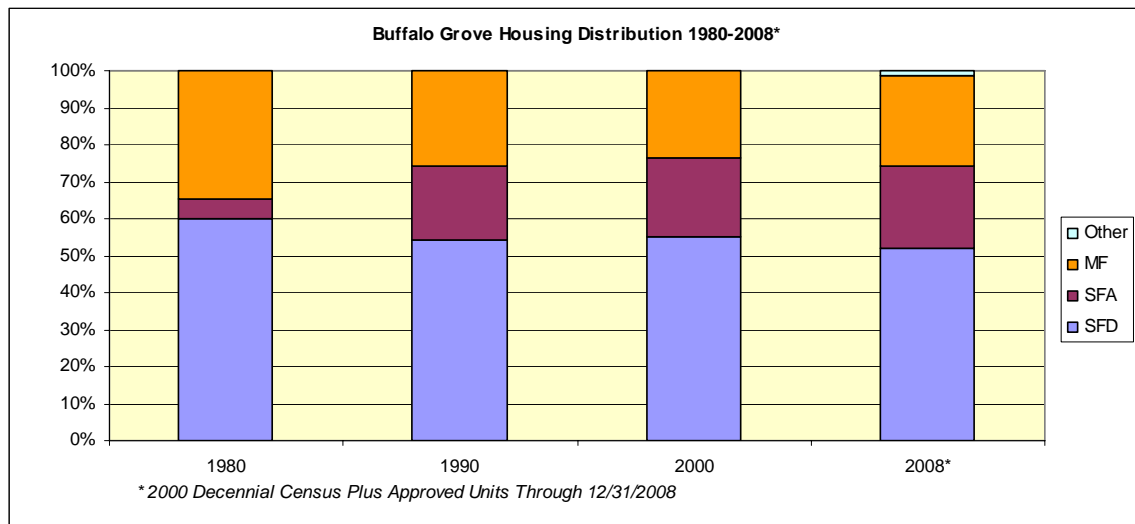


Table 8*Buffalo Grove Real Estate Values 2001 - 2008*

	2001		2002		2003		2007		2008	
	Mean Value	Median Value	Mean Value	Median Value	Mean Value	Median Value	Mean Value	Median Value	Mean Value	Median Value
SFD	\$329,717	\$305,000	\$338,232	\$309,000	\$364,336	\$341,750	\$428,655	\$398,000	\$403,385	\$362,000
SFA	\$209,716	\$197,500	\$229,165	\$218,000	\$260,327	\$234,000	\$301,792	\$282,500	\$270,832	\$246,750
MF	\$144,131	\$125,000	\$138,015	\$131,500	\$147,994	\$141,000	\$169,373	\$170,000	\$161,226	\$150,000
All Residential	\$241,806	\$224,650	\$256,056	\$239,900	\$279,405	\$255,750	\$332,998	\$310,000	\$321,394	\$311,000

*Source: Real Estate Tax Transfer Records, 2001 - 2008***Table 9**

	Census 04/01/80		Census 04/01/90		Census 04/01/00	
	Count	Percent	Count	Percent	Count	Percent
SFD Units						
Owner Occupied	4,195	88.6%	7,205	95.6%	8,497	97.1%
Renter Occupied	222	4.7%	164	2.2%	220	2.5%
Vacant	319	6.7%	171	2.3%	33	0.4%
Total	4,736		7,540		8,750	
SFA Units						
Owner Occupied	383	91.4%	2,388	87.1%	3,033	87.9%
Renter Occupied	5	1.2%	229	8.4%	382	11.1%
Vacant	31	7.4%	124	4.5%	37	1.1%
Total	419		2,741		3,452	
MF Units						
Owner Occupied	1,387	51.2%	1,578	44.0%	2,051	55.2%
Renter Occupied	812	30.0%	1,771	49.4%	1,403	37.7%
Vacant	511	18.9%	236	6.6%	264	7.1%
Total	2,710		3,585		3,718	
Other						
Owner Occupied	0	0.0%	0	0.0%	15	100.0%
Renter Occupied	0	0.0%	0	0.0%	0	0.0%
Vacant	0	0.0%	0	0.0%	0	0.0%
Total	0		0		15	
Total Owner Occupied	5,965	75.8%	11,171	80.6%	13,596	85.3%
Total Renter Occupied	1,039	13.2%	2,164	15.6%	2,005	12.6%
Total Vacant	861	10.9%	531	3.8%	334	2.1%
TOTAL	7,865		13,866		15,935	

Table 10**Village Income Data, 1980-2007**Median Household Income (*U.S. Bureau of the Census*)

1980.....	\$30,417
1990.....	\$56,011
2000.....	\$80,525
2007(ESRI Estimate).....	\$101,818

Per Capita Income* (*U.S. Bureau of the Census, 2004 NIU-Center for Governmental Studies*)

1980.....	\$10,322
1990.....	\$23,718
2000.....	\$36,696
2004(NIU Estimate).....	\$39,794
2007(ESRI Estimate).....	\$49,092

*The U.S. Bureau of the Census calculates per capita income as the aggregate income of all persons 15 years and older divided by the total population of the village (including children).

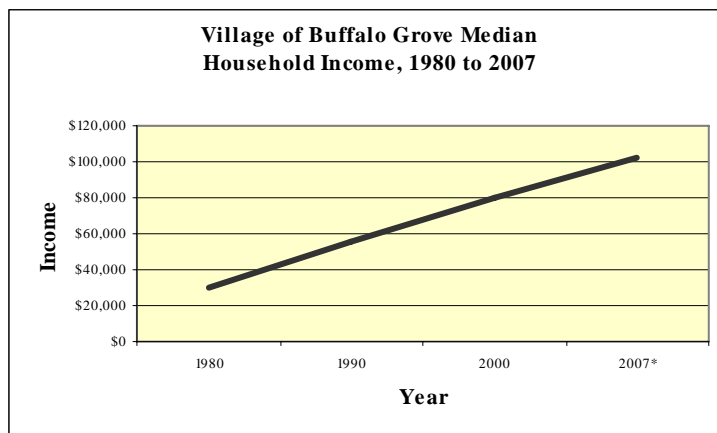
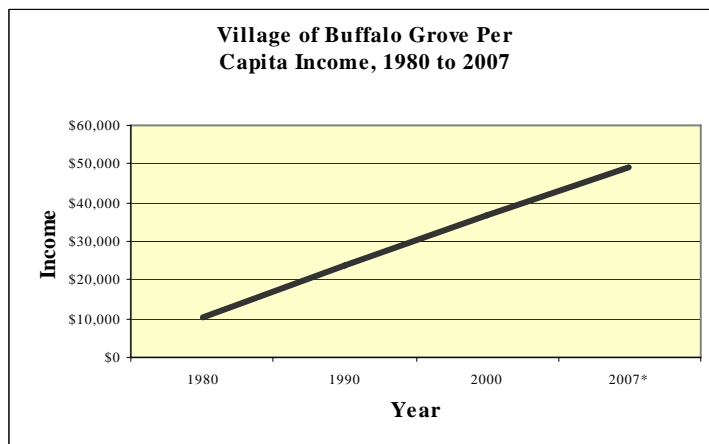
Figure 6**Figure 7**

Table 11

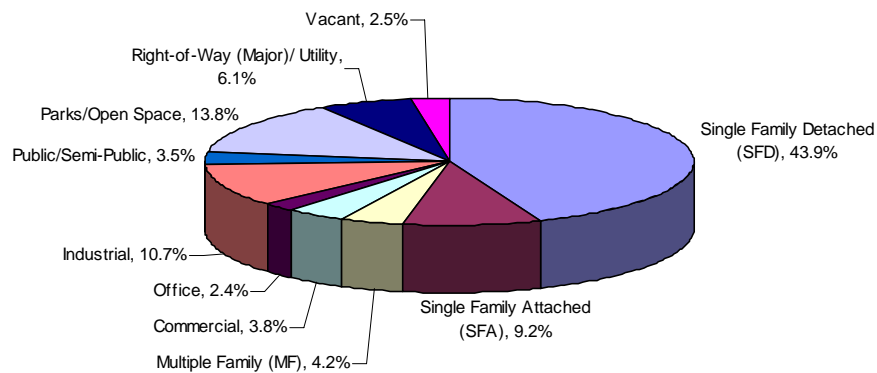
Village Land Use Data, 2008

Total Area of Village as of 8/31/2008 (*acres*)5960.7
 Total Area of Village as of 8/31/2008 (*square miles*)9.3135

Table 3 provides an inventory of existing land uses in the Village by acreage and percent of each land use category. Figure 8 illustrates land uses as percentage of the Village's total area.

Land Use	Total Acreage	Percentage of Total Acreage
Single Family Detached (SFD)	2,614.1	43.9%
Single Family Attached (SFA)	548.1	9.2%
Multiple Family (MF)	251.9	4.2%
Commercial	224.6	3.8%
Office	141.5	2.4%
Industrial	640.3	10.7%
Public/Semi-Public	205.7	3.5%
Parks/Open Space	819.7	13.8%
Right-of-Way (Major)/ Utility	366.2	6.1%
Vacant	148.7	2.5%
TOTAL	5,960.7	100.0%

Figure 8



APPENDIX 3: PROJECTIONS

Population and Housing Unit Projections

Unincorporated Areas within Village of Buffalo Grove Planning Jurisdiction

Scenario 1

Area	Acres	80% of Acres	Projected Land Use	Housing Type	Housing units/ acre	Overall housing units	Persons/ Unit	Overall Population	Existing housing units	Existing Population	Overall minus existing population
1	41.24	33.0	Residential	SFD	2	66.0	3.36	222	3	10	212
2	3.01	2.4	Residential	SFA	6	14.4	2.11	30	4	8	22
3	16.29	13.0	Residential	SFD - Infill development	N/A	21.0	3.36	71	21	67	4
4	16.5	13.2	Residential	SFA	10	132.0	1.76	232	3	7	225
6	3.52	2.8	Residential	SFA	6	16.9	2.11	36	2	4	31
7	0.85	0.7	Residential	SFD	2	1.4	3.36	5	1	3	1
8	1.94	1.6	Residential	SFD	2	3.1	3.36	10	2	7	4
9 A	62.12	49.7	Residential	SFD	2	99.4	3.36	334			334
9 B	16.32	13.1	Residential	SFD	2	26.1	3.36	88			88
9 C	16.42	13.1	Residential	SFD	2	26.3	3.36	88			88
9 D	12.32	9.9	Residential	SFD	2	19.7	3.36	66	10	27	39
10	43.12	34.5	Residential	SFD	2	69.0	3.36	232	6	20	212
11	20.08	16.1	Residential	SFD	3	48.2	3.36	162	9	25	137
16	10.2	8.2	Residential	SFA	10	81.6	2.11	172	0	0	172
17	1.08	0.9	Residential	SFD	2	1.7	3.36	6	1	3	2
18	1.95	1.6	Residential	SFA	6	9.4	2.11	20	2	4	16
19	14.74	11.8	Residential	SFD	3	35.4	3.36	119	4	13	105
20	4.4	3.5	Residential	SFD	3	10.6	3.36	35	16	36	-1
25	56.14	44.9	Residential	SFD	2	89.8	3.36	302	94	254	48
26	3.43	2.7	Residential	SFA	6	16.5	2.11	35	3	3	32
						788		2264	181	493	1771

Areas keyed to Map 12: Unincorporated Areas dated November 17, 2008 prepared by the Village of Buffalo Grove, Division of Planning Services

Notes:

- 1 The boundaries of the areas are based on the Prairie View Sub-area map
- 2 Methodology for density: For SFD, 2, 3, and 4 units/ acre (SFD = Single Family Detached)
For SFA: 6, 8 and 10 units/ acre (SFA = Single Family Attached)
For MF: 12 and 15 units/ acre (MF = Multiple Family)
- 3 For area 2, the subareas are based on the TSAS study.
- 4 Existing units count is based in aerial photos from Lake and Cook Co.
- 5 Areas 3 and 4 boundaries were modified for population calculations based on the Census Block geography
- 6 Cells with shading: Populations based on the Census info for the respective blocks. Existing population is calculated by multiplying the average household size with the total housing units in that block. The rest of the existing population is derived by multiplying the persons/unit to the existing housing units

12/9/2008, Prepared by Village of Buffalo Grove Division of Planning Services

Population and Housing Unit Projections

Unincorporated Areas within Village of Buffalo Grove Planning Jurisdiction

Scenario 2

Area	Acres	80% of Acres	Projected Land Use	Housing Type	Housing units/ acre	Overall housing units	Persons/ Unit	Overall Population	Existing housing units	Existing Population	Overall minus existing population
1	41.24	33.0	Residential	SFD	2	66.0	3.36	222	3	10	212
2	3.01	2.4	Residential	SFA	6	14.4	2.11	30	4	8	22
3	16.29	13.0	Residential	SFD - Infill development	N/A	16.0	3.36	54	21	67	-13
4	16.5	13.2	Residential	MF	12	158.4	1.76	279	3	7	272
6	3.52	2.8	Residential	SFA	8	22.5	2.11	48	2	4	43
7	0.85	0.7	Residential	SFD	3	2.0	3.36	7	1	3	3
8	1.94	1.6	Residential	SFD	3	4.7	3.36	16	2	7	9
9 A	62.12	49.7	Residential	SFD	3	149.1	3.36	501			334
9 B	16.32	13.1	Residential	SFD	3	39.2	3.36	132			88
9 C	16.42	13.1	Residential	SFD	3	39.4	3.36	132			88
9 D	12.32	9.9	Residential	SFD	3	29.6	3.36	99	10	27	72
10	43.12	34.5	Residential	SFD	3	103.5	3.36	348	6	20	328
11	20.08	16.1	Residential	SFD	4	64.3	3.36	216	9	25	191
16	10.2	8.2	Residential	MF	12	97.9	1.76	172	0	0	172
17	1.08	0.9	Residential	SFD	3	2.6	3.36	9	1	3	5
18	1.95	1.6	Residential	SFA	8	12.5	2.11	26	2	4	22
19	14.74	11.8	Residential	SFD	4	47.2	3.36	158	4	13	145
20	4.4	3.5	Residential	SFD	4	14.1	3.36	47	16	36	11
25	56.14	44.9	Residential	SFD	3	134.7	3.36	453	94	254	199
26	3.43	2.7	Residential	SFA	8	22.0	2.11	46	3	3	43
						1040		2995	181	493	2247

Areas keyed to Map 12: Unincorporated Areas for Annexation dated November 17, 2008 prepared by the Village of Buffalo Grove, Division of Planning Services

Notes:

- 1 The boundaries of the areas are based on the Prairie View Sub-area map
- 2 Methodology for density: For SFD, 2, 3, and 4 units/ acre (SFD = Single Family Detached)
For SFA: 6, 8 and 10 units/ acre (SFA = Single Family Attached)
For MF: 12 and 15 units/ acre (MF = Multiple Family)
- 3 For area 2, the subareas are based on the TSAS study.
- 4 Existing units count is based in aerial photos from Lake and Cook Co.
- 5 Areas 3 and 4 boundaries were modified for population calculations based on the Census Block geography
- 6 Cells with shading: Populations based on the Census info for the respective blocks. Existing population is calculated by multiplying the average household size with the total housing units in that block. The rest of the existing population is derived by multiplying the persons/unit to the existing housing units

12/9/2008, Prepared by Village of Buffalo Grove Division of Planning Services

Population and Housing Unit Projections

Unincorporated Areas within Village of Buffalo Grove Planning Jurisdiction

Scenario 3

Area	Acres	80% of Acres	Projected Land Use	Housing Type	Housing units/ acre	Overall housing units	Persons/ Unit	Overall Population	Existing housing units	Existing Population	Overall minus existing population
1	41.24	33.0	Residential	SFD	2	66.0	3.36	222	3	10	212
2	3.01	2.4	Residential	SFA	6	14.4	2.11	30	4	8	22
3	16.29	13.0	Residential	SFD - Infill development	N/A	16.0	3.36	54	21	67	-13
4	16.5	13.2	Residential	MF	15	198.0	1.76	348	3	7	341
6	3.52	2.8	Residential	SFA	10	28.2	2.11	59	2	4	55
7	0.85	0.7	Residential	SFD	4	2.7	3.36	9	1	3	6
8	1.94	1.6	Residential	SFD	4	6.2	3.36	21	2	7	14
9 A	62.12	49.7	Residential	SFD	4	198.8	3.36	668	10	27	334
9 B	16.32	13.1	Residential	SFD	4	52.2	3.36	175			88
9 C	16.42	13.1	Residential	SFD	4	52.5	3.36	177			88
9 D	12.32	9.9	Residential	SFD	4	39.4	3.36	132			105
10	43.12	34.5	Residential	SFD	4	138.0	3.36	464	6	20	443
11	20.08	16.1	Residential	SFA	6	96.4	2.11	203	9	25	178
16	10.2	8.2	Residential	MF	15	122.4	1.76	215	0	0	215
17	1.08	0.9	Residential	SFD	4	3.5	3.36	12	1	3	8
18	1.95	1.6	Residential	SFA	10	15.6	2.11	33	2	4	29
19	14.74	11.8	Residential	SFA	6	70.8	2.11	149	4	8	141
20	4.4	3.5	Residential	SFA	6	21.1	2.11	45	16	36	9
25	56.14	44.9	Residential	SFD	4	179.6	3.36	604	94	254	350
26	3.43	2.7	Residential	SFA	10	27.4	2.11	58	3	3	55
						1349		3679	181	488	2681

Areas keyed to Map 12: Unincorporated Areas for Annexation dated November 17, 2008 prepared by the Village of Buffalo Grove, Division of Planning Services

Notes:

- 1 The boundaries of the areas are based on the Prairie View Sub-area map
- 2 Methodology for density: For SFD, 2, 3, and 4 units/ acre (SFD = Single Family Detached)
For SFA: 6, 8 and 10 units/ acre (SFA = Single Family Attached)
For MF: 12 and 15 units/ acre (MF = Multiple Family)
- 3 For area 2, the subareas are based on the TSAS study.
- 4 Existing units count is based in aerial photos from Lake and Cook Co.
- 5 Areas 3 and 4 boundaries were modified for population calculations based on the Census Block geography
- 6 Cells with shading: Populations based on the Census info for the respective blocks. Existing population is calculated by multiplying the average household size with the total housing units in that block. The rest of the existing population is derived by multiplying the persons/unit to the existing housing units

12/9/2008, Prepared by Village of Buffalo Grove Division of Planning Services

Population and Housing Unit Projections

Unincorporated Areas within Village of Buffalo Grove Planning Jurisdiction

Scenario 4

Area	Acres	80% of Acres	Projected Land Use	Housing Type	Housing units/ acre	Overall housing units	Persons/ Unit	Overall Population	Existing housing units	Existing Population	Overall minus existing population
1	41.24	33.0	Residential	SFD	2	66.0	3.36	222	3	10	212
2	3.01	2.4	Residential	SFA	6	14.4	2.11	30	4	8	22
3	16.29	13.0	Residential	SFD - Infill development	N/A	21.0	3.36	71	21	67	4
4	16.5	13.2	Residential	SFA	10	132.0	1.76	232	3	7	225
6	3.52	2.8	Residential	SFA	6	16.9	2.11	36	2	4	31
7	0.85	0.7	Residential	SFD	2	1.4	3.36	5	1	3	1
8	1.94	1.6	Residential	SFD	2	3.1	3.36	10	2	7	4
9 C	21.75	17.4	Residential	SFD	2	34.8	3.36	117	10	27	90
10 B	10.05	8.0	Residential	SFA	2	16.1	3.36	54	6	20	34
10 C	4.66	3.7	Residential	SFA							
10 D	13.58	10.9	Residential	SFD							
11 A	9.22	7.4	Residential	SFD	3	22.1	3.36	74	9	25	49
11 B	2.58	2.1	Residential	SFA							
11 C	6.83	5.5	Residential	SFA							
16	10.2	8.2	Residential	SFA	10	81.6	2.11	172	0	0	172
17	1.08	0.9	Residential	SFD	2	1.7	3.36	6	1	3	2
18	1.95	1.6	Residential	SFA	6	9.4	2.11	20	2	4	16
19	14.74	11.8	Residential	SFD	3	35.4	3.36	119	4	13	105
20	4.4	3.5	Residential	SFD	3	10.6	3.36	35	16	36	-1
25	56.14	44.9	Residential	SFD	2	89.8	3.36	302	94	254	48
26	3.43	2.7	Residential	SFA	6	16.5	2.11	35	3	3	32
						573		1540	181	493	1047

Areas keyed to Map 12 A: Unincorporated Areas for Annexation dated December 8, 2008 prepared by the Village of Buffalo Grove, Division of Planning Services

Notes:

- 1 The boundaries of the areas are based on the Prairie View Sub-area map
- 2 Methodology for density: For SFD, 2, 3, and 4 units/ acre (SFD = Single Family Detached)
For SFA: 6, 8 and 10 units/ acre (SFA = Single Family Attached)
For MF: 12 and 15 units/ acre (MF = Multiple Family)
- 3 For area 2, the subareas are based on the TSAS study.
- 4 Existing units count is based in aerial photos from Lake and Cook Co.
- 5 Areas 3 and 4 boundaries were modified for population calculations based on the Census Block geography
- 6 Cells with shading: Populations based on the Census info for the respective blocks. Existing population is calculated by multiplying the average household size with the total housing units in that block. The rest of the existing population is derived by multiplying the persons/unit to the existing housing units

12/9/2008, Prepared by Village of Buffalo Grove Division of Planning Services

Unincorporated Areas within Village of Buffalo Grove Planning Jurisdiction (Areas to be considered for Annexation)

<u>Population projections</u>					<u>Housing units projections</u>				
School Districts	Scenario 1	Scenario 2	Scenario 3	Scenario 4	School Districts	Scenario 1	Scenario 2	Scenario 3	Scenario 4
High School District 125	1692	2005	2276	1002	High School District 125	682	883	1142	483
High School District 214	80	242	405	80	High School District 214	106	157	207	106
Elementary District 103	494	536	617	494	Elementary District 103	250	277	323	250
Elementary District 102	1195	1464	1651	505	Elementary District 102	430	603	816	231
Elementary District 96	2	5	5	2	Elementary District 96	2	2	2	2
Elementary District 21	80	242	405	80	Elementary District 21	106	157	207	106
Library District	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Library District	Scenario 1	Scenario 2	Scenario 3	Scenario 4
Vernon Area	1555	1814	2098	999	Vernon Area	634	819	1046	481
Indian Trails	216	433	583	82	Indian Trails	154	221	303	108

12/9/2008, Prepared by Village of Buffalo Grove Division of Planning Services

APPENDIX 4: PLANNING PROCESS

3/4/2009

PLANNING PROCESS - VILLAGE COMPREHENSIVE PLAN

2005: Application for grant submitted to the Regional Transportation Authority (RTA) concerning a planning study to evaluate opportunities for "transit oriented development" (TOD) in areas around Metra stations in Prairie View and at Commerce Court.

RTAP (Regional Technical Assistance Program) grant is approved by RTA; Camiros is selected by project committee as planning consultant.

Village conducts community opinions survey.

2006: Planning process for TOD study is initiated; meetings are held for review and comment by property owners and businesses.

Public input meetings are conducted by Plan Commission and Village staff for areas included Aptakisic Road, Milwaukee Avenue/Lake Cook Road, Dunlop Highlands and Buffalo Highlands neighborhoods south of Dundee Road.

Village Plan Commission conduct public hearings concerning the Transit Station Area Plan (TOD study); Plan Commission recommends approval of the plan.

2007: Village Board approves TOD study as Transit Station Area Study.

2008: Plan Commission and Village staff continue work on overall plan update.

2009: Plan Commission and conducts final public hearing and recommends approval of Comprehensive plan Update 2009.

