

DEVELOPMENT REVIEW COMMITTEE MEMORANDUM

**VILLAGE OF LIBERTYVILLE
COMMUNITY DEVELOPMENT DEPARTMENT
325 N. MILWAUKEE AVENUE, SUITE 203
LIBERTYVILLE, ILLINOIS 60048-2090**

FROM: PLANNING DIVISION

DATE: February 6, 2026

SUBJECT: Development Review Committee (DRC) Reports for Cases Scheduled for Consideration on **Monday, February 9, 2026**

The DRC Meeting was held on **Monday, January 19, 2026**. DRC members present included:

Heather Rowe	Director of Community Development
Tony Repp	Deputy Director of Community Development
Mary Oshana	Economic Development Manager
Wil Richardson	Planner
Keith Gronke	Building Division Manager/Building Commissioner
Jeff Cooper	Deputy Director of Public Works/Village Engineer
Harrison Meyer	Senior Project Engineer
Mike Weaver	Director of Fire Prevention

Attached herewith are the DRC Reports for the following cases:

Zoning Board of Appeals

Plan Commission

PC 26-01

PC 26-02

**CASE NOS.: PC 26-01, Request for Zoning Code Text Amendment
PC 26-02, Request for Special Use Permit**

DATE FILED: January 9, 2026

REQUESTED ACTION:

PC 26-01 Request is for a Text Amendment to Section 26-5-5 of the Libertyville Zoning Code, C-4 Shopping Center Commercial District, to modify portions of the Special Uses land use category in order to add Adult-Use Cannabis Dispensing Organizations in the Special Uses category.

PC 26-02 Request is for a Special Use Permit to allow an Adult-Use Cannabis Dispensing Organization for property located in a C-4 Shopping Center Commercial District at 1195 S. Milwaukee Avenue.

APPLICANT INFORMATION:

Applicant: Prairie Retail Holdings, LLC
Owner: 7868, LLC
Agent: Andrew Scott, Dykema Gossett, PLLC

SITE INFORMATION:

Location: The property is commonly known as 1195 S. Milwaukee Avenue

Current Zoning and Land Use: C-4 Shopping Center Commercial District

Size: The subject site is located on a lot approximately 57,935 square feet in land area.

Surrounding Zoning:

North: C-4 Shopping Center Commercial District
South: C-4 Shopping Center Commercial District
East: C-3 General Commercial District
C-5 Vehicle Dealer Commercial District
West: C-4 Shopping Center Commercial District

Land Use Plan: Destination Commercial Corridor (DCC)

Road Classification: Milwaukee Avenue is owned and maintained by the Illinois Department of Transportation (IDOT) and is classified as an Arterial Street.
Greentree Parkway is owned and maintained by the Village of Libertyville and is classified as a local road.

Physical Characteristics: The site is currently developed with a single-story commercial building that had previously been utilized as a restaurant.

STAFF ANALYSIS:

Background:

The petitioner, Prairie Retail Holdings, LLC, is requesting approval of a Text Amendment to the Libertyville Zoning Code to include Adult-Use Cannabis Dispensing Organizations as a Special Permitted Use in the C-4 Shopping Center Commercial District with restrictions related to the operation and placement of the use in proximity to certain residential and protected uses, as described in the suggested text language included in the submittal material.

The applicant is subsequently requesting an associated special use permit related to the establishment of an Adult-Use Cannabis Dispensing Organization for property located in a C-4 Shopping Center Commercial District at 1195 S. Milwaukee Avenue.

The subject lot is an outlot featuring a standalone single tenant commercial building previously occupied by Baker's Square restaurant. The main shopping center building adjacent to the subject property, is under separate ownership, and includes commercial uses such as restaurants, physical and medical therapy offices, a golf simulator amusement establishment and other commercial and retail uses. An additional separately owned outlot, located north in the center, previously housed Bank Financial, and may be redeveloped or tenanted with different uses in the future.

Beyond the shopping center property, to the west, is the Greentree single-family residential subdivision and the Libertyville Ridge multi-family subdivision. To the east, just beyond Milwaukee Avenue and the Libertyville Bank and Trust Building, is the Red Top multi-family subdivision and the Riva Ridge multi-family subdivision.

The applicant is proposing façade, signage and landscaping improvements that would occur should the use request be granted. The dispensary use would tenant a portion of the existing structure with space for a secondary tenant.

Cannabis in Illinois:

The Cannabis Regulation and Tax Act (CRTA) legalizes the sale, possession, and use of cannabis for recreational purposes in limited quantities by persons 21 years and older, effective January 1, 2020. The Act sets tax rates on both wholesale transactions by cultivators and retail sales by dispensaries. CRTA also authorizes counties and municipalities to impose local taxes on retail sales up to 3%.

Cannabis Businesses within the Village of Libertyville:

CRTA prohibits a new Adult-Use cannabis dispensary from locating in close proximity of another dispensary or certain protected uses. Municipalities are permitted to prohibit or significantly limit the location of recreational cannabis businesses by ordinance. On October 23, 2019 the Village Board approved ordinance 19-O-79 which prohibited the sale of adult-use cannabis within the Village.

Separately the Village modified the Zoning Code to list medical cannabis dispensaries and medical cannabis cultivation centers as Special Permitted Uses within the I-1 Limited Industrial District with limitations. Medical cannabis dispensaries and cultivation centers are covered under a

separate State Statute and cannot be prohibited by municipalities in the same fashion as adult-use cannabis businesses. However, municipalities are allowed to restrict the zoning districts in which they can locate and provide additional buffer regulations from certain protected uses.

In November 2021, the Village Board discussed the general topic of recreational cannabis as a potential alternate revenue source during a Committee of the Whole meeting. No formal proposal was made nor binding action taken as a result of this discussion, or since that time.

As the proposed Adult-Use Cannabis Dispensing Organization land use is currently not listed as a permitted or special permitted land use in the Zoning Code's C-4 Shopping Center Commercial District, and establishment of such businesses is prohibited within the Municipal Code (Ordinance 19-O-79), the applicant's proposal requests modification to both the Zoning Code and other sections of the Municipal Code. The proposed amendments outside of the Zoning Code (Chapter 26 of the Municipal Code) are not within the purview of the Plan Commission. These changes propose amendments to portions of Chapter 13, where the current prohibition of adult-use cannabis businesses is listed. The proposed alterations to Chapter 13 would be considered by the Village Board during their review of the Plan Commission recommendation.

Project Description: Proposed Text Amendment to allow Adult-Use Cannabis Dispensing Organization as a Special Use in the C-4 Zoning District

The applicant is proposing an amendment to the Zoning Code which would list *Adult-Use Cannabis Dispensing Organizations* as a special use in the C-4 Zoning District. In addition to adding the use to the list of special permitted uses in the C-4 district, the proposed zoning text amendment also includes the following potential regulations:

Location based regulations:

- Adult-Use Cannabis Dispensing Organizations must be located more than 2,000 feet away from any of the following pre-existing uses, as measured from the nearest point of the buildings in a straight line:
 - public or private nursery school
 - preschool, primary or secondary school
 - child day care services
 - senior citizen housing
 - day care homes, day care center or residential care home
- Adult-Use Cannabis Dispensing Organizations may not be located within 300 feet of any residentially zoned property (R-1 through R-8), as measured from the nearest point of the buildings in a straight line.
- Adult-Use Cannabis Dispensing Organizations may not be located within 1,500 feet of any OTHER Adult-Use Cannabis Dispensing Organization.
- Adult-Use Cannabis Dispensing Organizations must be located in a building which is at set back at least 30 feet from all property lines.

Other:

- Regulations about signage, which generally align with the State of Illinois requirements for signage related to cannabis businesses.
- Submittal requirements for any future special use permit hearing related to new cannabis dispensaries requests.

Project Description: Adult-Use Cannabis Dispensing Organization Special Use

The applicant is requesting approvals related to their proposal to occupy a portion of the 5,338 square foot vacant former Baker’s Square building, located in an outlot at the Greentree Plaza shopping center, with an adult-use cannabis dispensing organization. The proposed cannabis dispensary would occupy approximately 2,687 square feet and the remaining 1,777 square feet would be leased to a different commercial tenant in the future.

It is proposed that the dispensing organization would be open to the public as follows:

- Monday – Thursday, 9 am – 6 pm
- Friday and Saturday, 9 am – 10 pm
- Sunday, 10 am – 6 pm

The applicant indicates the proposed facility would typically operate with 20 employees. The applicant’s materials state there would be 8 to 10 employees per shift. Various documents have been provided detailing the proposed operations, including employee training requirements and typical procedures for operating the cannabis dispensary, managing customer movements, intaking deliveries, and security procedures. State standards dictate many security procedures which appear to be in alignment with the proposal.

The applicant is proposing minimal site plan changes. The proposal includes removal of the existing glass atrium feature from the front of the building and associated flat work in that area for visitor access into the building. Additionally, the applicant is proposing modifications to the landscaping, the lighting, the signage and the architecture. The Appearance Review Commission recommended approval of these alterations with the following conditions:

- The verbiage ‘Cannabis Dispensary’ shall be removed from all proposed signage;
- Additional information shall be provided for the screening and location of the rooftop mechanical units to ensure the units are adequately screened;
- The proposed signage colors shall be revised to white on black to ensure that the background is opaque and that only the letters are illuminated; and
- Additional information shall be provided on the proposed light fixtures.

The applicant has indicated to staff that they will make the requested changes in alignment with this recommendation.

Public Correspondence:

Staff has received correspondence directed to the Plan Commission and Village Board from residents and community members regarding the proposed text amendment and special use application. All items of correspondence received prior to February 5, 2026 have been distributed to the Plan Commission members. (Note comments directed to individual members or Trustees to which staff did not receive copy are not incorporated.)

Traffic:

The applicant has provided a Traffic Impact Study completed by BLA, Inc. dated December 1, 2025. Site traffic will access the property via access from the adjacent shopping center which features curb cuts in both Milwaukee Avenue and Greentree Parkway.

BLA has concluded that the proposed use is projected to generate volumes of traffic during the morning and evening peak periods that are commensurate with the former restaurant which previously occupied the building. Furthermore, BLA, Inc. has concluded that the existing roadway system has sufficient reserve capacity to accommodate the proposed traffic related to an Adult-Use Cannabis Dispensing Organization, and no roadway improvements or traffic control modifications are required.

Civiltech Engineering:

The Village traffic engineering consultant, Civiltech Engineering, has reviewed the applicants' traffic impact study completed by BLA, Inc. and offers comments in the attached Technical Memorandum dated January 29, 2026. The Village's traffic engineering consultant concurs with the findings of the applicant's traffic study.

Standards for Amendment:

The applicant has provided written responses to the Standards for Amendments in their application materials.

Standards for Special Use:

The applicant has provided written responses to the Standards for Special Use in their application materials.

APPEARANCE REVIEW COMMISSION:

The applicant has been before the Appearance Review Commission on January 19, 2026. Please refer to the attached ARC meeting minutes for this case. The applicant will likely need to return to the ARC in the future to finalize certain mechanical screening requirements and for approval of any modifications to the proposed signage that may arise.

PLANNING DIVISION COMMENTS:

1. Given the minimal nature of the exterior site changes, staff has no substantive comments on the proposed site alterations.
2. As proposed, the buffers required for the proposed Adult-Use Cannabis Dispensing Organization greatly limit the opportunity for any other cannabis use to locate within the Village.

The other shopping centers and outlots are adjacent to protected uses and would not meet the requirements of the text amendment as written, more specifically the following protected uses were identified:

- Butterfield Square: Victoria Park (senior citizen housing); Libertyville Manor (scheduled for spring 2026 closure)
- Red Top Plaza: Proximity to Proposed Cannabis Facility; Avantara and StoryPoint Senior Citizen facilities
- Cambridge Plaza: Preschool at Grace Lutheran Church
- Liberty Auto Plaza: Preschool at Grace Lutheran Church
- Forum Square: The Children's House of Libertyville (W Golf Rd)

Vacant C-4 Zoned Land: In the event a party in the future chose to make application to construct or occupy a space on currently vacant parcel zoned C-4, staff would note the following for consideration.

- **Prairie Crossing Train Station Outlots:** None of the proposed protected uses fall within proximity to this site and the residential structures to the north in Grayslake are further than 300', therefore the proposed buffers would not prevent application at this location. Consideration could be given to additional buffering to outdoor platforms for commuter rail systems.
- **S Milwaukee Ave and Hollister Dr:** None of the proposed protected uses fall within proximity to this site and the residential structures to the west in Vernon Hills are further than 300', therefore the proposed buffers would not prevent application at this location. Consideration could be given to additional buffering to properties zoned for Open Space, Public or Institutional Buildings (both within or outside of the municipal borders).

In reviewing the proposed buffers included in the applicant's materials, staff notes that if certain uses, such as preschools or senior facilities, are to vacate their existing locations, the buffer requirements could permit additional applications for adult-use cannabis dispensaries.

3. If the text amendment and special use are approved, any future application for a similar business would be required to make an application for a special use permit before the Plan Commission and Board of Trustees.
4. The current proposal does not permit on-site consumption of any cannabis products.
5. The applicant has not specified a future tenant for the other portion of the building which would not be dedicated to the Adult-Use Cannabis Organization. If the application is approved, staff would review any future proposed use for the other tenant space to confirm it was a permitted use in the district and verify the required parking was provided. The applicant's materials currently consider a number of other uses for the smaller tenant space including restaurants, retail or certain office uses. Each of these other possible uses appears to be feasible given the current parking availability and requirements. These other potential uses were factored into different scenarios detailed in the traffic study as well.
6. Given the nature of the application as a policy determination, staff is not making a recommendation regarding the requested text amendment or special use permit. Staff does not object to the manner in which the materials related to the text amendment and associated special use are presented. If approved, the regulations proposed by the applicant could be monitored and enforced by Village staff.

Excerpt from the Draft Minutes of the January 19, 2026, Appearance Review Commission Meeting

**ARC 26-03 Prairie Retail Holdings, LLC, Authorized Agent for 7868 LLC, Property Owner; Good Behavior Co., Tenant
1195 S. Milwaukee Avenue**

Request is for new building facades, landscaping, lighting, and signage.

Mr. Joe Pascolla, JTS Architects, presented the request for new building facades, landscaping, lighting, and signage at 1195 S. Milwaukee Avenue. Mr. Pascolla explained that the project involves remodeling the Bakers Square property at 1195 S. Milwaukee Avenue into a multi-tenant property. The site will remain as existing apart from restriping and patching the parking lot. Existing utilities and delivery areas will remain. Mr. Pascolla indicated that minor façade changes will be included.

Mr. Pascolla noted that the gable on the front of the subject building will be modified to create additional room for multiple tenant wall signs. The glass solarium on the east elevation will be removed, and the space will be used as an open patio space. Everything else, except for the landscaping, will remain the same. Mr. Pascolla noted that the new landscape plan is code compliant. He explained that they will be keeping the existing access for the stairway and ADA ramp. On the elevations, Mr. Pascolla explained that the materials will remain the same, but the building will be painted. Mr. Pascolla brought a physical material board to showcase the colors of the building.

He noted that rooftop screening is included on the rear portion of the building. He is uncertain where the RTU will be located but indicated they are flexible on the type and location of screening. He noted that they will use a prefab metal roof screen.

Mr. Pascolla explained that they removed one wall sign and will be keeping a wall sign for each tenant on the east elevation as well as a monument sign. He reiterated they tried to keep much of the site as existing.

Mr. Pascolla noted that the photometric plan is compliant and they have addressed the staff comments.

Mr. Pascolla read through the staff comments listed in the ARC staff memorandum. He noted that the signs have been revised to comply with applicable illumination requirements for signage.

Ms. Heather Rowe, Director of Community Development, asked for clarification on how the colors and materials of the signage would be changed to address this requirement. Mr. Pascolla stated that the sign colors would be reversed so that the background is black with white colors. Only the letters will be illuminated.

Ms. Rowe asked how the lower tenant panel will be used in the interim before a tenant moves in. Mr. Pascolla stated they could leave it blank or black.

Mr. Pascolla stated that the existing wall sign was removed.

Mr. Pascolla brought forward a staff comment regarding the photometric plan. Mr. Tony Repp, Deputy Director of Community Development, explained that staff noticed an excessive convergence of light in one location on the photometric plan. Mr. Pascolla explained that this was due to the location of the light fixtures, but efforts are being made to reduce the output.

Chair Pro-tem Kollman asked for clarification on the excessive light output in this location. Mr. Pascolla noted that lights were added for additional security. Chair Pro-tem Kollman asked why this location specifically. Mr. Wil Richardson, Planner, noted that the submitted plans indicated that this area would output 19 foot-candles, but it appears to be revised. Mr. Pascolla stated that this may have all been an error. There will be security lighting in the subject corner. Ms. Rowe noted that the lighting is otherwise compliant with the Zoning Code.

Mr. Pascolla explained that the inset diagrams on the photometric plan were revised to match one another.

Mr. Pascolla indicated that the rooftop screening would be a grayish color to stay neutral. Mr. Repp asked if this will match other components of the building. Mr. Pascolla noted that the screening will be a neutral color to match.

Commissioner Neuendank asked if the storefront is new. Mr. Pascolla confirmed. Commissioner Neuendank asked if the other elevations would remain the same. Mr. Pascolla confirmed. Commissioner Neuendank asked if the changes would be close to dark bronze. Mr. Pascolla confirmed. Commissioner Neuendank noted that the brick will be stained and the EIFS will get new paint. Mr. Pascolla confirmed. Commissioner Neuendank noted the wood would be painted. Mr. Pascolla confirmed. Commissioner Neuendank asked if the applicant will try to match the roof as best as they can during repitching and roof work. Mr. Pascolla confirmed.

Commissioner Flader asked if the windows will be opaque or clear. Mr. Pascolla stated that the windows will be clear. Commissioner Flader asked if they would be tinted. Commissioner Neuendank asked if you could see in from outside. Mr. Pascolla confirmed.

Mr. Richardson asked whether there were any additional comments on the proposed photometric plan. The photometric plan presented has reduced the measurements that staff pointed out and is in compliance with the Zoning Code. Commissioner Neuendank expressed that he does not have any issues. Chair Pro-tem Kollman asked if the light fixtures are being replaced. Mr. Pascolla is only replacing ones that are broken. Chair Pro-tem Kollman asked the applicant to show any light fixtures not presented at some point.

Commissioner Neuendank stated that he would like to see the signs again.

Commissioner Flader reviewed the landscaping with the Commission. Chair Pro-tem Kollman asked how much landscaping is existing versus new. Mr. Pascolla stated that it is approximately 50/50. Commissioner Neuendank asked if the large evergreen tree encroaching into the building will be removed. Mr. Pascolla stated that it would.

Chair Pro-tem Kollman reviewed the signage with the applicant. He asked for confirmation that the background would be dark black with white letters, the signs would be illuminated, and all the signs would be consistently designed like this. Mr. Pascolla confirmed. Chair Pro-tem Kollman asked for confirmation from staff that the size is compliant. Staff confirmed. Chair Pro-tem Kollman stated that the photometric plan is acceptable based on the clarifications made. Chair Pro-tem Kollman stated that the applicant indicated the RTU will be located on the west portion of the building and screened appropriately. Mr. Pascolla confirmed. Mr. Pascolla asked if the unit must be screened from the parapet or if only the unit must be screened. Ms. Rowe stated that the unit can be screened. Mr. Pascolla explained that the location of the RTU screening shown is expected but may change. Chair Pro-tem Kollman stated that they would like to see that change when available. Chair Pro-tem Kollman stated that it appears the landscape plan is acceptable.

Chair Pro-tem Kollman asked if the Commission had any questions.

Chair Pro-tem Kollman stated that the project is an improvement and noted the various improvements and unaddressed items.

Chair Pro-tem Kollman opened the discussion for public comment.

Ms. Marie Deutschmann rescinded her comment.

Mr. Chandler Nissen rescinded his comment.

Ms. Carol Nissen, 1028 Dawes Street, stated she is a long-term resident and had a question about signage. Ms. Nissen stated that she understands the applicant is applying for a special use permit and text amendment to allow a cannabis dispensary, but stated that the Village does not have signage requirements specific to a cannabis dispensary. Lake County does have signage requirements for a cannabis dispensary, and she explained several of Lake County's requirements. Ms. Nissen stated that the Village should explore signage limitations for cannabis dispensaries to protect the community, similar to the limitations set by Lake County.

Ms. Rebecca Gables, 332 W. Austin Avenue, stated she is not in favor of the proposed dispensary.

Ms. Audrey McCartney, 337 1/2 W. Austin Avenue, stated that she understands this meeting is appearance-focused but would like to express that they are not in favor of the proposed dispensary.

Mr. Ted Hanagan, 156 W. Austin Avenue, expressed his appreciation of the appearance considerations of the Village, but believes that the proposed tenant would change perceptions of Libertyville, and is not in favor of the proposed dispensary.

Chair Pro-tem Kollman asked for confirmation from staff that the proposed signage is in compliance with the Village Zoning Code. Staff confirmed.

Commissioner Flader stated that the Commission has previously discussed the appropriateness of including a business description with the business signage name.

Chair Pro-tem Kollman asked if staff had any comments on that. Staff stated that business descriptions as a part of signage are not explicitly regulated in the Zoning Code and explained that regulating content can be difficult.

Commissioner Enochs asked if a representative of the business could explain where “Good Behavior Co.” is registered. The business representative stated that it is a business name under Prairie Retail Holdings. Commissioner Enochs asked if the company has national branding. The business representative stated it does not. Commissioner Enochs asked if the company has any branding guidelines. The business representative stated they do not. Commissioner Enochs stated then that “Cannabis Dispensary” would not have to be included in the sign. The business representative confirmed. Commissioner Enochs brought forward the idea of removing that text from the signage. The business representative explained that it would not be a branding issue but could create a business issue. Commissioner Enochs stated that he believes that it would not harm the business identity to remove the “Cannabis Dispensary” language and has sympathy for the public comments regarding the signage.

Commissioner Enochs asked the Commission if the words “Cannabis Dispensary” could be removed from the sign. Commissioner Neuendank stated he had no issue with this.

Commissioner Enochs made a motion, seconded by Commissioner Neuendank, to recommend the Plan Commission approve the application for new building facades, landscaping, lighting, and signage at 1195 S. Milwaukee Avenue, with the following conditions: 1) The verbiage ‘Cannabis Dispensary’ shall be removed from all proposed signage; 2) Additional information shall be provided for the screening and location of the rooftop mechanical units to ensure the units are adequately screened; 3) The proposed signage colors shall be revised to white on black to ensure that the background is opaque and that only the letters are illuminated; and 4) Additional information shall be provided on the proposed light fixtures.

Motion carried 5 - 1, with Commissioner Flader voting against.



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Urban Design

Transportation Planning

Program Management

Technical Memorandum

Date: January 29, 2026

To: Mr. Jeff Cooper, P.E., CPESC
Village Engineer
Village of Libertyville

From: Brian R. DeSalle, P.E., PTOE
Anmol Shrivastava, P.E., PTOE, RSP2I
Civiltech Engineering, Inc.

Re: Proposed Cannabis Dispensary
1195 S. Milwaukee Avenue
Review of December 1, 2025 Traffic Impact Study

At the Village's request, we have reviewed the December 1, 2025 Traffic Impact Study (TIS) prepared by BLA, for a proposed 4,464 square foot mixed-use retail development located at 1195 S. Milwaukee Avenue, just north of Greentree Parkway within the Greentree Plaza shopping center. Currently, the property has a vacant, 5,338 square foot building that was previously a Baker's Square restaurant. The existing building would be demolished and removed as part of the proposed development.

Per the November 24, 2025 site plan, the property is to be developed into a mixed-use commercial building with a 2,687 square foot Good Behavior cannabis dispensary and a 1,777 square foot as-yet undetermined retail tenant. Access to the site would continue to be provided through the two Greentree Plaza access drives along Milwaukee Avenue north of the site and Greentree Parkway west of the site.

We offer the following comments on the December 1, 2025 TIS. These should be addressed, and a written disposition should be prepared as part of the Village's review and approval process.

Traffic Analysis Comments

1. We concur with the A.M. and P.M. peak hours selected for analysis based on the collected traffic count data.
2. The background growth rates and assumptions provided the TIS used to generate 2031 No-Build traffic volumes appear reasonable. It should be noted that these growth rates are based on CMAP projections more than historical traffic data, as stated in the TIS.



3. We concur with the use of the ITE *Trip Generation Manual* in determining the magnitude of site-generated trips for the proposed development. The A.M., P.M., and Saturday midday peak hour and weekday daily trip generation estimates as presented in Table 2 of the TIS are reasonable based on the square footage for each land use stated in the TIS.
4. We concur with the methodology of using the highest trip generation for several potential land uses to determine the estimated traffic impacts of the undetermined retail land use on the site.
5. We concur with the magnitude of the proposed reductions in trips generated by the proposed site to account for pass-by trips.
6. We concur with the total magnitudes of site-generated trips during peak hours and their distribution to the surrounding roadway network.
7. We concur that, based on the results of the traffic capacity analysis, the unsignalized Greentree Plaza access driveways along Milwaukee Avenue and Greentree Parkway, as well as the signalized intersection of Milwaukee Avenue at Greentree Parkway/Red Top Drive will continue to operate acceptably with the inclusion of the anticipated site-generated traffic and background growth.
8. We concur that addition of a right-turn lane on westbound Greentree Parkway at the Greentree Plaza site access is not needed at this time based on IDOT guidelines.
9. We concur that the proposed parking supply is sufficient and exceeds both the Village code requirements and the estimated demand from ITE *Parking Generation, 6th Edition*.
10. We concur with the recommendations in the TIS to limit deliveries to off-peak hours and to replace existing faded traffic control signage as needed. We also concur with having employees park more remotely to provide close access for customers. Using signage to designate employee parking spaces may help with this.