



Meeting of the Village of Buffalo Grove Planning and Zoning Commission

Regular Meeting
November 18, 2020 at 7:30 PM

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

I. Call to Order

2. Open Meetings Act Compliance

Pursuant to orders issued in response to the COVID-19 pandemic, this Public Hearing is closed to in-person, public attendance. The hearing is being held via Zoom web conference meeting, which permits the public to fully participate in the virtual Public Hearing via Zoom on a computer, tablet or phone. Details on how to access and participate in this online virtual hearing are available below. More information pertaining to the meeting information and links to the virtual meeting can be found at <https://us02web.zoom.us/j/84785468408?pwd=bHNLY001T3FMYTNIL1EvUlpvVGRVZz09>

II. Public Hearings/Items For Consideration

1. Consider an Amendment to the WJ Sports Special Use to Allow for the Onsite Consumption of Beer and Wine as Part of Their Golf Recreational Services at 1380 Busch Parkway. (Trustee Johnson) (Staff Contact: Nicole Woods)

III. Regular Meeting

A. Other Matters for Discussion

B. Approval of Minutes

1. Planning and Zoning Commission - Regular Meeting - Nov 4, 2020 7:30 PM

C. Chairman's Report

D. Committee and Liaison Reports

E. Staff Report/Future Agenda Schedule

F. Public Comments and Questions

IV. Adjournment

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

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



Action Item : Consider an Amendment to the WJ Sports Special Use to Allow for the Onsite Consumption of Beer and Wine as Part of Their Golf Recreational Services at 1380 Busch Parkway.

Recommendation of Action

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

The petitioners, Won Cho and Jibsoc Jung are proposing to allow for onsite consumption of beer and wine as part of their golf recreational services, WJ Sports Entertainment at 1380 Busch Parkway. This facility, which is 3,337 square feet, utilizes approximately 50% of the space for 7 individual simulator golfing rooms. The owner has indicated that they do not wish to sell wine or beer but rather offer it as part of their services for renting the golf simulators. The onsite consumption of alcohol will require an amendment to the Special Use Ordinance 2020-5.

ATTACHMENTS:

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

Trustee Liaison
Johnson

Staff Contact
Nicole Woods, Community Development

Wednesday, November 18, 2020	
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MEETING DATE:	November 18, 2020
SUBJECT PROPERTY LOCATION:	1380 Busch Parkway
PETITIONER:	Won Cho and Jibsoc Jung, WJ Sports Entertainment
PREPARED BY:	Rati Akash, Village Planner
REQUEST:	Petition to the Village of Buffalo Grove to amend the WJ Sports Special Use to allow for the onsite consumption of beer and wine as part of their golf recreational services.
EXISTING LAND USE AND ZONING:	The property is improved with the existing industrial facility and is currently zoned Industrial (I).
COMPREHENSIVE PLAN:	The approved Village Comprehensive Plan calls for this property to be Industrial.

PROJECT OVERVIEW

The petitioners, Won Cho and Jibsoc Jung are proposing to allow for onsite consumption of beer and wine as part of their golf recreational services, WJ Sports Entertainment at 1380 Busch Parkway. This facility, which is 3,337 square feet, utilizes approximately 50% of the space for 7 individual simulator golfing rooms.

The owner has indicated that they do not wish to sell wine or beer but rather offer it as part of their services for renting the golf simulators. The onsite consumption of alcohol will require an amendment to the Special Use Ordinance 2020-5.



PLANNING, ZONING, AND ENGINEERING ANALYSIS

History

- The 1300 – 1398 Busch Parkway building has 16 tenant spaces in total.
- There are 3 tenants which have received a Special Use in this Building in the Industrial District; Prairie Kraft Brewing Co. as part of Ordinance No. 2014-73 at 1310 Busch Parkway, Movement

& Sound Dance, LLC as part of Ordinance No. 2018-030 at 1388 Busch Parkway, and including WJ Sports Entertainment as part of Ordinance No. 2020-5 early this year 2020.

- The Petitioners received a unanimous positive recommendation from the PZC last year on December 4, 2019, to approve for a Special Use to allow for a golf entertainment recreational services in the Industrial District.
- On January 6, the Village Board approved the Special Use to allow for golf entertainment in the Industrial District as part of Ordinance 2020-5 for WJ Sports Entertainment at 1380 Busch Parkway.



Onsite Alcohol

- The proposed onsite consumption of beer and wine as part of WJ Entertainment Sports recreational service would require an amendment to the Special Use Ordinance 2020-5. Specifically, the petitioner's application stated that no alcohol would be provided, thus an amendment is required.
- The Petitioners are requesting to serve alcohol to help promote their golf entertainment business. The owner has indicated that they do not wish to sell wine or beer but rather offer it as part of their services for renting the golf simulators.
- General hours of operation for WJ Entertainment Sports are between 9:00 am to 10:00 pm on the weekdays, and 8:00 am to 11:00 pm on the weekends will remain the same.
- The number of employees and the anticipated number of clients for this establishment will remain the same.

STANDARDS

Pursuant to the Zoning Ordinance, the proposed use does require a Special Use in the "I" Industrial District. The following criteria shall be met:

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

district, nor substantially diminish and impair other property valuations with the neighborhood;

- 4. The nature, location and size of the buildings or structures involved with the establishment of the special use will not impede, substantially hinder or discourage the development and use of adjacent land and buildings in accord with the zoning district within which they lie;*
- 5. Adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided;*
- 6. Parking areas shall be of adequate size for the particular special use, which areas shall be properly located and suitably screened from adjoining residential uses, and the entrance and exit driveways to and from these parking areas shall be designed so as to prevent traffic hazards, eliminate nuisance and minimize traffic congestion in the public streets.*

The petitioner's response to the standards are included with the packet.

PUBLIC COMMENTS

Pursuant to Village Code, the contiguous property owners were notified and a public hearing sign was posted on the subject property. The posting of the public hearing sign and the mailing of the notifications were both completed within the required timeframe. As of the date of this report, the Village has received one call inquiry from the public or adjacent property owners however, no concerns have been expressed.

STAFF RECOMMENDATION

Staff recommends approval to amend the WJ Sports Entertainment Special Use Ordinance 2020-5 to allow for the onsite consumption of beer and wine as part of their golf recreational services at 1380 Busch Parkway subject to the following conditions:

1. Except as amended by this petition, all conditions associated with Ordinance 2020-5 shall remain in full force and effect.
2. The consumption of alcohol shall only be permitted upon the issuance of a valid Liquor License by the Village of Buffalo Grove.

ACTION REQUESTED

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

Suggested PZC Motion

PZC recommends approval to the Village Board for the amendment to the Special Use Ordinance 2020-5 to allow for the onsite consumption of beer and wine as part of their golf recreational services.

To: Village of Buffalo Grove,

WJ Golf is located at 1380 Busch Parkway Buffalo Grove, IL 60089. We are an indoor golf facility providing golf lessons, golf play where customers can choose from 150+ virtual golf courses. We have applied for our beer & wine license which will allow us to compete with our competitor and survive the hardship we are experiencing due to the COVID-19 pandemic. We are trying to survive in these current circumstances and a beer & wine license would greatly benefit us. We have had many requests from our customers asking for beer & wine. We have had over ten cancellations in October once the customer found out we did not have beer & wine. They end up going to our competitors which becomes a revenue loss of our business. Prairie Krafts Brewing Co (Now Liquid Love) has agreed to be our distributor which allows both businesses to help each other and grow during these hard times.

Won Cho

WJ Golf

1380 Busch parkway

Buffalo Grove, IL 60089

2.1.b

EXIT #1
CAPACITY
120

TRAVEL 125'

N.I.C.

Beer & Wine Location

N.I.C.

EXIT #2
CAPACITY
120

TRAVEL 111'

Packet Pg. 7

Attachment: Plan Set (Consider an Amendment to the WJ Sports Special Use to

17.28.040 - Criteria for special use.

A.

All special uses shall meet the following criteria:

1. Yes, we are an indoor golf facility.

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

2. Yes, we are located inside with ample parking.

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

3. Yes, we are in compliance with our zoning district

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

4. Yes, we are an indoor golf facility. All business conducted indoor.

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

5. Yes, plenty access roads, utilities, and drainage has been provided.

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

6. Yes, Over 120 parking space, 6 ADA parking spaces available.

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

- B. Yes, our special use conforms to the applicable regulations of the zoning district.

The special use shall in all other respects conform to the applicable regulations of the zoning district in which it is located, except as such regulations may be varied. Notwithstanding the foregoing, business planned unit developments shall conform with Section 17.44.040(D) unless varied.

C.

The Planning & Zoning Commission may recommend and the Corporate Authorities may impose such conditions and restrictions upon the subject property, the location, the construction and design of buildings and use of the property benefited by such special use as may be necessary or appropriate to comply with the foregoing criteria.

D.

Notwithstanding Chapter 17.52, the Planning & Zoning Commission may recommend and the Corporate Authorities may vary the regulations of the zoning district in which the special use is located subject to meeting the criteria of Section 17.52.070(A)(1)–(3), except for planned unit developments which shall meet the general objectives of Section 17.28.050(A)(1)–(7).

(Ord. 2004-100 § 2, 2004)

(Ord. No. 2014-43, § 21, 6-16-2014)

ORDINANCE NO. 2020 - 005

**AN ORDINANCE APPROVING A SPECIAL USE FOR A RECREATIONAL FACILITY
IN THE INDUSTRIAL DISTRICT AT 1380 BUSCH PARKWAY
VILLAGE OF BUFFALO GROVE,
COOK AND LAKE COUNTIES, ILLINOIS**

**WJ Sports Entertainment
1380 Busch Parkway**

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

WHEREAS, Won Cho and Jibsoc Jung of WJ Sports Entertainment ("Petitioner") has filed a petition for a recreational facility in the Industrial District for the Property at 1380 Busch Parkway, Buffalo Grove, IL ("Property"); and,

WHEREAS, the Village Planning & Zoning Commission conducted a public hearing on December 4, 2019 concerning the petition for the special use; and,

WHEREAS, the Planning & Zoning Commission made a finding and determined that the petition meets the criteria of a special use as set forth in the Buffalo Grove Zoning Ordinance, as described in the minutes attached as Exhibit B; and,

WHEREAS, the Planning & Zoning Commission voted 8 to 0 to recommend approval of the special use; and,

WHEREAS, the President and Village Board of Trustees after due and careful consideration have concluded that the proposed special use is a reasonable use of the Property and will serve the best interests of the Village.

WHEREAS, the proposed special use shall be operated in accordance with and pursuant to the following exhibits:

EXHIBIT A Plans

EXHIBIT B Minutes from the December 4, 2019 Planning & Zoning Commission

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

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

Section 2. The Corporate Authorities hereby grant a special use for a recreational facility in the Industrial District for the Property at 1380 Busch Parkway, Buffalo Grove, IL, subject to the following conditions:

Attachment: Plan Set (Consider an Amendment to the WJ Sports Special Use to Allow for the Onsite Consumption of Beer and W)

1. The special use is granted to Won Cho and Jibsoc Jung of WJ Sports Entertainment at 1380 Busch Parkway and said special use does not run with the land.
2. The special use granted may be assignable to subsequent petitioners seeking assignment of this special use as follows:
 - i. Upon application of a petition seeking assignment of this special use, the Village of Buffalo Grove, in their sole discretion, may approve the assignment administratively, or may refer it to the Planning & Zoning Commission and/or the Village Board for a public hearing.
 - ii. Such assignment shall be valid only upon the written approval of the Village of Buffalo Grove granting said assignment, which may be granted or denied for any reason.
3. The petitioner shall monitor traffic circulation and parking on the property and take appropriate measures, as approved by the Village, to ensure adequate parking is being provided. If the Village determines, in its sole discretion, that additional parking is required, the petitioner shall provide said parking in manner acceptable to the Village.

Section 3. This Ordinance shall be in full force and effect upon passage. This Ordinance shall not be codified.

AYES: 5 – Stein, Weidenfeld, Johnson, Smith, Pike

NAYS: 0 - None

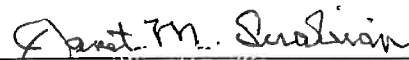
ABSENT: 1 - Ottenheimer

PASSED: January 6, 2020

APPROVED: January 6, 2020


Beverly Sussman, Village President

ATTEST:


Janet M. Sirabian, Village Clerk

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EXHIBIT A
Plans

WJ Sports Entertainment
1380 Busch Parkway

Attachment: Plan Set (Consider an Amendment to the WJ Sports Special Use to Allow for the Onsite Consumption of Beer and W)

EXHIBIT B
Minutes from the December 4, 2019 Planning & Zoning Commission

WJ Sports Entertainment
1380 Busch Parkway



Business Proposal

I. Business Concept

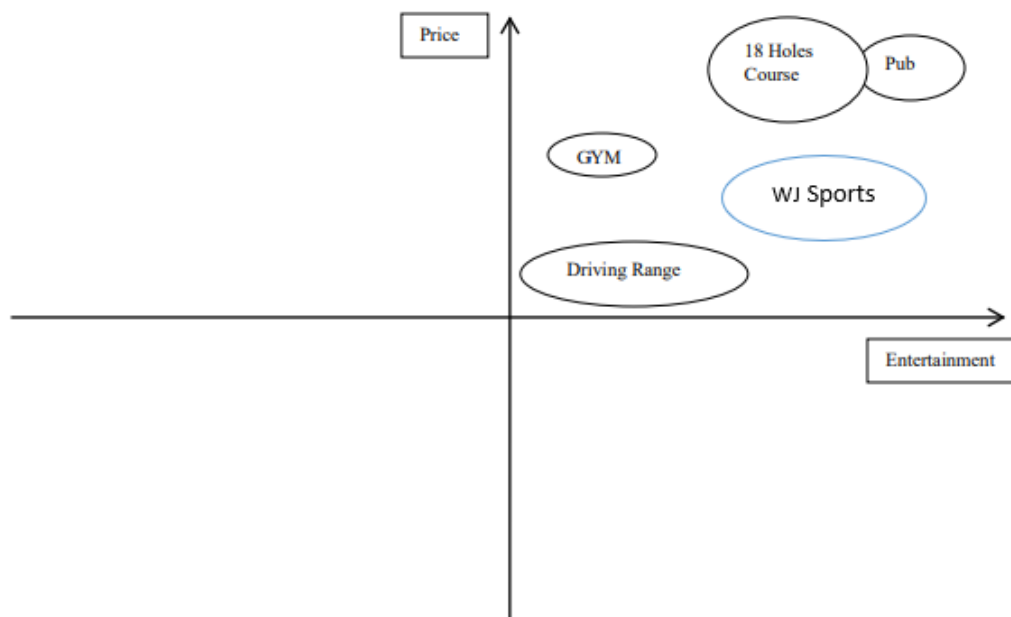
- a. WJ Sports Entertainment is going to be the pioneer into a new area of indoor golf experience
- b. WJ Sports Entertainment wants to bring golf sport that everyone can play anywhere at any time
- c. Members vs non-members distinctions and advantages
- d. Location will be near industrial and residential area for people to socialize and meet new golfers
- e. New golf system can be introduced into residential homes, accommodating PGA tournament hotels, local festivals, hotels, resorts, auto dealerships, club houses, and commercial buildings
 - i. Installation and maintenance will be provided by WJ Sports Entertainment
 - ii. Annual maintenance fees will be applied for all sales
- f. Franchising business model once proof of concept has been achieved

II. Branding

- a. Following PGA guidelines and tournament schedule to host indoor tournaments
- b. WJ Sports Entertainment will focus on user's experience and creating loyal customers
- c. Promoting the accuracy in the technology behind our brand
- d. Accessibility to US and International golf courses at any time
- e. Time saving to play indoor vs outdoor
- f. Competitive online play (global market) with similar handicap players
 - i. Ball launch detected simultaneously on competitive play
- g. Bonding our brand into the hearts of our customers

III. Positioning and Targeting

- a.



- b. Targeting age group between 20-55
- c. Using existing high salary network for residential sales/installation
- d. Using existing network to enter commercial space for sales/installation
- e. Target 5-7 new members per week
- f. Sales review meeting of system and membership quarterly for realignment to the current market requirement

IV. Advertising and Promotion

- a. Internet advertising is growing at a rate of 15% to 20% annually
 - i. Instagram
 - ii. Facebook
 - iii. YouTube channel
 - iv. Live Stream (Twitch TV)
- b. State of the art accuracy, user interface (HD), and experience
- c. Radio and Golf podcast advertising
- d. Inviting PGA amateur/pro players to showcase stroke play
- e. Local indoor long drive competition
- f. Local Indoor tournament league following PGA tournament schedules
- g. Retaining monthly membership will accrue points for personalized gifts and merchandise provided by WJ Sports Entertainment

V. Products and Service Line

- a. Private Lesson \$50-\$100
- b. Bay rental \$32-\$37 (hourly)
- c. Indoor driving range \$5-\$9 (1/2 hour)
- d. Corporate events \$599-\$1199 (four hours)

VI. Conclusion

- a. In conclusion, with the high potential for indoor golf business in the Midwest and the number of golfers that will likely increase based on current paradigm shift for a new concept in indoor golf entertainment. This venture has great scope to satisfy the current demands. The strengths in focusing on unique experience and building its brand organically in Chicago to enhance taking up golf for beginners, providing an atmosphere to play competitively and non-competitively with friends/families, and to improve the game of golf at our driving range.

WJ Golf Project of Intent

No alcohol will be served at WJ Sports Entertainment.

WJ golf is an indoor golf simulator facility with the intent to provide a unique golf experience in a safe and fun environment. Our business will let prospect golfers experience the game of golf through our simulators and seasoned golfers can improve their golf game with our training tools and meet new golfers from neighboring communities.

WJ golf will provide private lessons to our customers as a service. Customers will schedule their lessons on our online platform and lessons will be held on weekdays only.

WJ golf will host monthly activities for children on Saturday mornings to neighboring communities to teach and raise interest in golf.

Hours of operation

Weekdays 9am to 10pm (M-F)

Weekends 8am to 11pm (Saturday and Sunday)

(See attached spreadsheet exhibit for detail information)

Number of Employees

2019: 3 WJ employees (2 owners)

1 receptionist and 2 owners demonstrating simulators and catering customer needs.

2020: anticipating 4 WJ employees (2 owners)

1 receptionist, 1 golf pro and 2 owners demonstrating simulators and catering customer needs.

(See attached spreadsheet exhibit for detail information)

Discounts for WJ golf

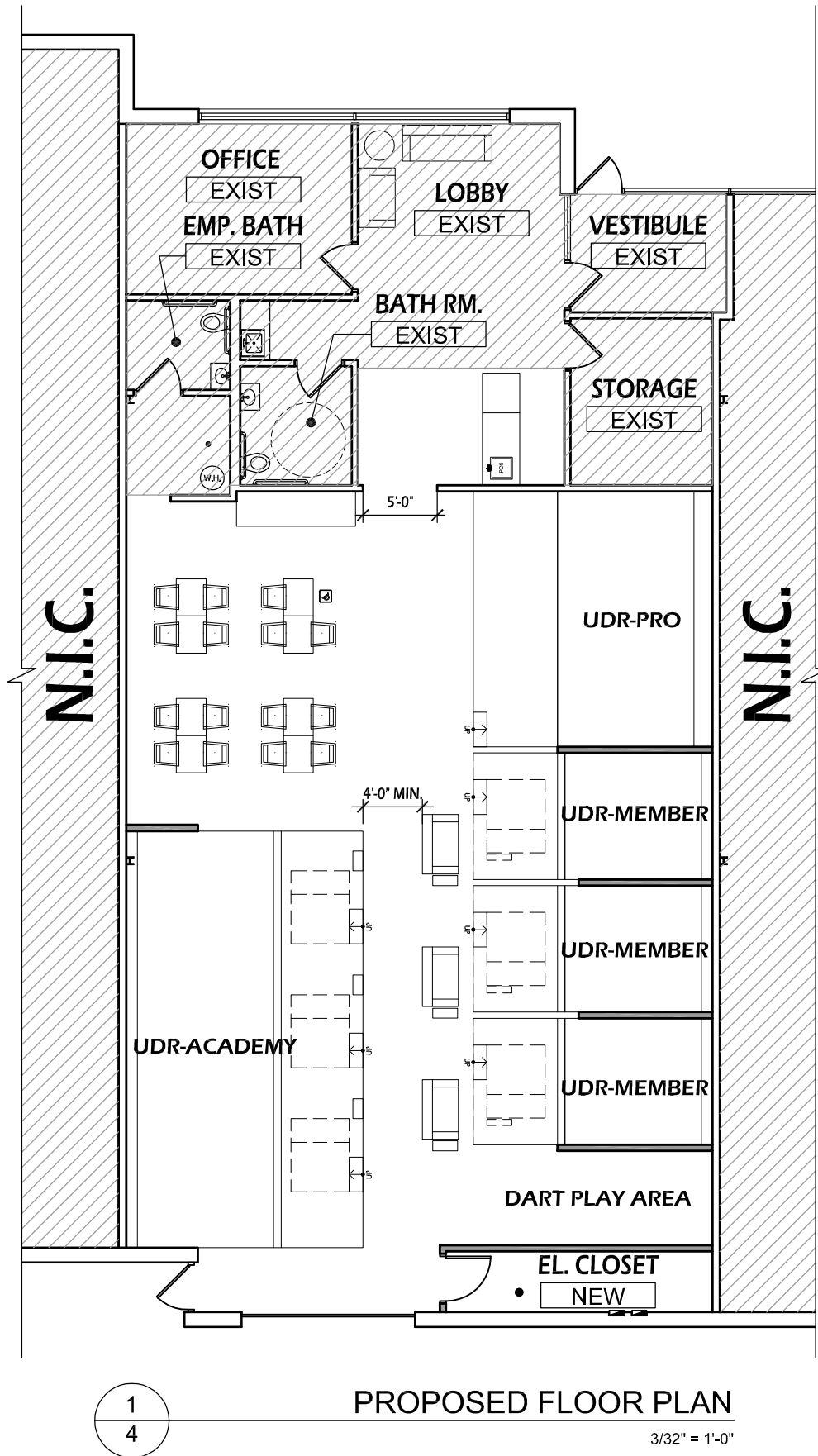
Military

Fire & Paramedics

Police

JSS (Juniors, Seniors, and Students)

Soft Drinks and Snacks will be sold at WJ Golf



Attachment: Plan Set (Consider an Amendment to the WJ Sports Special Use to Allow for the Onsite Consumption of Beer and W)

INTERIOR ALTERATION PROPOSAL

1380 BUSCH PARKWAY
BUFFALO GROVE, IL

ASK 1-4

MOV. 03, 2019

Weekdays Hours of Operation									
	# of employees on site	# of backup employees when needed	# of clients (Lessons)	# of clients (golfers)	# of clients (practice range)	Total Clients	Total people	Type of Clients	Type of Service
9am - 10am	2 (Owners)	N/A	3	2	2	7	10	Students, Juniors, Casual Golfers and Seniors	Lessons, Golf Simulator
10am - 11am	2 (Owners)	N/A	3	2	2	7	10	Students, Juniors, Casual Golfers and Seniors	Lessons, Golf Simulator
11am - 12pm	2 (Owners)	N/A	3	2	2	7	10	Students, Juniors, Casual Golfers and Seniors	Lessons, Golf Simulator
12pm - 1pm	2 (Owners)	N/A	3	2	2	7	10	Students, Juniors, Casual Golfers and Seniors	Lessons, Golf Simulator
1pm - 2pm	2 (Owners)	N/A	2	3	2	7	9	Students, Juniors, Casual Golfers and Seniors	Lessons, Golf Simulator
2pm - 3pm	2 (Owners)	N/A	2	3	2	7	9	Students, Juniors, Casual Golfers and Seniors	Lessons, Golf Simulator
3pm - 4pm	2 (Owners)	N/A	N/A	3	2	5	8	Students, Juniors, Casual Golfers and Seniors	Lessons, Golf Simulator
4pm - 5pm	3 (Owner + Receptionist)	N/A	N/A	8	2	10	13	Corporate Employees, Young Professionals, and Avid Golfers	Golf Simulator
5pm - 6pm	3 (Owner + Receptionist)	N/A	N/A	8	2	10	13	Corporate Employees, Young Professionals, and Avid Golfers	Golf Simulator
6pm - 7pm	3 (Owner + Receptionist)	2 (family members over 18 of age)	N/A	12	2	14	19	Corporate Employees, Young Professionals, and Avid Golfers	Golf Simulator
7pm - 8pm	3 (Owner + Receptionist)	2 (family members over 18 of age)	N/A	12	2	14	19	Corporate Employees, Young Professionals, and Avid Golfers	Golf Simulator
8pm - 9pm	3 (Owner + Receptionist)	2 (family members over 18 of age)	N/A	12	2	14	19	Corporate Employees, Young Professionals, and Avid Golfers	Golf Simulator
9pm - 10pm	3 (Owner + Receptionist)	2 (family members over 18 of age)	N/A	12	2	14	19	Corporate Employees, Young Professionals, and Avid Golfers	Golf Simulator
Weekends Hours of Operation									
	# of employees on site	# of backup employees when needed	# of clients (Kids Program)	# of clients (golfers)	# of clients (practice range)	Total Clients	Total people	Type of Clients	Type of Service
8am - 9am	2 (Owners)	2 (family members over 18 of age)	6	2	2	10	12	Students, Juniors, Casual Golfers and Seniors	Kids Program, Golf Simulator
9am - 10am	2 (Owners)	2 (family members over 18 of age)	8	2	2	12	14	Students, Juniors, Casual Golfers and Seniors	Kids Program, Golf Simulator
10am - 11am	2 (Owners)	2 (family members over 18 of age)	10	2	2	14	16	Students, Juniors, Casual Golfers and Seniors	Kids Program, Golf Simulator
11am - 12pm	2 (Owners)	2 (family members over 18 of age)	N/A	10	2	12	14	Corporate Employees, Young Professionals, and Avid Golfers	Golf Simulator
12pm - 1pm	2 (Owners)	2 (family members over 18 of age)	N/A	10	2	12	14	Corporate Employees, Young Professionals, and Avid Golfers	Golf Simulator
1pm - 2pm	2 (Owners)	2 (family members over 18 of age)	N/A	10	2	12	14	Corporate Employees, Young Professionals, and Avid Golfers	Golf Simulator
2pm - 3pm	2 (Owners)	2 (family members over 18 of age)	N/A	10	3	13	15	Corporate Employees, Young Professionals, and Avid Golfers	Golf Simulator
3pm - 4pm	2 (Owners)	2 (family members over 18 of age)	N/A	10	3	13	15	Corporate Employees, Young Professionals, and Avid Golfers	Golf Simulator
4pm - 5pm	3 (Owner + Receptionist)	2 (family members over 18 of age)	N/A	12	3	15	18	Corporate Employees, Young Professionals, and Avid Golfers	Golf Simulator
5pm - 6pm	3 (Owner + Receptionist)	2 (family members over 18 of age)	N/A	12	3	15	18	Corporate Employees, Young Professionals, and Avid Golfers	Golf Simulator
6pm - 7pm	3 (Owner + Receptionist)	2 (family members over 18 of age)	N/A	16	2	18	21	Corporate Employees, Young Professionals, and Avid Golfers	Golf Simulator
7pm - 8pm	3 (Owner + Receptionist)	2 (family members over 18 of age)	N/A	16	2	18	21	Corporate Employees, Young Professionals, and Avid Golfers	Golf Simulator
8pm - 9pm	3 (Owner + Receptionist)	2 (family members over 18 of age)	N/A	16	2	18	21	Corporate Employees, Young Professionals, and Avid Golfers	Golf Simulator
9pm - 10pm	3 (Owner + Receptionist)	2 (family members over 18 of age)	N/A	16	2	18	21	Corporate Employees, Young Professionals, and Avid Golfers	Golf Simulator
10pm - 11pm	3 (Owner + Receptionist)	2 (family members over 18 of age)	N/A	16	2	18	21	Corporate Employees, Young Professionals, and Avid Golfers	Golf Simulator

Number of anticipated clients per hour during the hours of operation

Attachment: Plan Set (Consider an Amendment to the WJ Sports Special Use to Allow for the Onsite Consumption of Beer and W)

Suite	Tenant	Allocate Stalls Per Lease	Hours of Parking Demand	Tenant Type
1300-1308	Medical Association of the North Shore	5 Reserve 30 Unreserved	Mon - Sat. 8:00AM- 8:00PM	Medical
1310	Prairie Kraft's Brewing Co.	8 Unreserved	Mon - Thr 4:00PM--9:00PM, Fri- Sat 2:00PM-11:00PM, Sun 2:00PM-7:00PM	Recreational
1318-1320	SST Form	8 Unreserved	Mon-Fri 6:00AM-6:00AM	Light Industrial
1330	Veterinary Real Estate Group, LLC	10 Unreserved	Mon-Fri 8:00AM-5:00AM	Office
1340	Crown Trophy	6 Unreserved	Mon-Fri 9:00AM-5:30PM	Retail
1348-1350	MIR Tactical	11 Unreserved	Mon-Fri 12:00PM-8:00PM	Retail
1358	Chicago Show	6 Unreserved	Mon-Fri 8:00AM-5:30PM	Office
1360	Chicago Quick Clean	6 Unreserved	Mon-Fri 5:00AM-4:00PM	Light Industrial / Office
1368	Trademark Licensing Corp.	6 Unreserved	Mon-Fri 8:00AM-5:00 PM	Office
1370	Diplomat Specialty Pharm.	7 Unreserved	Mon-Fri 8:00AM-6:00AM	Office / Medical
1380	***Proposed ***	8 Unreserved	***Proposed***	***Proposed***
1388	Movement & Sound Dance	11 Unreserved	Mon-Fri 9:30 AM-9:30 PM Saturday 8:30AM-1:00 PM	Recreational
1390	Geocomp Corp.	6 Unreserved	Mon-Fri 7:30AM-5:00PM	Office
1398	Heritage Products	6 Unreserved	Mon-Fri 9:00AM-6:00PM	Office
Total Assigned Stalls		126		
Unassigned Stalls		22		
Total Stalls		148		

Tenant spaces and parking allocation

	24-Oct THU				25-Oct FRI				26-Oct SAT				27-Oct SUN				28-Oct MON				29-Oct TUE				30-Oct WED			
Hours	North	East	South	Total	North2	East2	South2	Total2	North3	East3	South3	Total3	North4	East4	South4	Total4	North5	East5	South5	Total5	North6	East6	South6	Total6	North7	East7	South7	Total7
6:00 AM	4	3	5	12	3	3	4	10	3	2	4	9	3	1	3	7	5	2	9	16	5	3	7	15	5	3	9	17
7:00 AM	4	4	11	19	4	2	6	12	4	2	5	11	2	1	3	6	7	3	11	21	6	3	8	17	4	4	13	21
8:00 AM	8	8	20	36	5	8	17	30	8	3	5	16	2	1	3	6	6	8	20	34	9	5	17	31	9	5	21	35
9:00 AM	9	9	21	39	6	8	20	34	9	6	8	23	4	1	9	14	12	9	22	43	12	7	23	42	8	8	29	45
10:00 AM	11	8	23	42	10	8	24	42	9	5	10	24	4	1	9	14	18	6	23	47	14	7	26	47	15	8	37	60
11:00 AM	9	8	31	48	11	8	25	44	9	6	10	25	4	4	11	19	20	8	30	58	13	7	28	48	14	8	38	60
12:00 PM	15	7	36	58	14	9	20	43	7	6	8	21	4	5	12	21	20	7	28	55	13	8	31	52	14	11	39	64
1:00 PM	22	11	45	78	19	9	29	57	7	3	9	19	3	6	10	19	25	8	30	63	12	9	29	50	20	10	38	68
2:00 PM	23	11	41	75	25	8	37	70	7	6	9	22	2	2	13	17	24	6	31	61	15	11	38	64	23	11	44	78
3:00 PM	24	11	43	78	24	4	36	64	5	6	9	20	2	2	14	18	21	6	29	56	16	11	41	68	21	11	48	80
4:00 PM	20	8	40	68	27	4	32	63	4	6	7	17	2	3	9	14	20	5	25	50	13	11	43	67	18	8	47	73
5:00 PM	19	7	35	61	14	3	30	47	1	7	7	15	1	1	6	8	19	3	24	46	15	11	29	55	12	8	41	61
6:00 PM	16	7	21	44	12	4	30	46	2	6	9	17	1	1	5	7	11	2	21	34	11	7	28	46	11	8	28	47
7:00 PM	9	7	15	31	3	4	21	28	1	6	7	14	1	1	4	6	2	1	18	21	13	7	24	44	11	7	20	38
8:00 PM	5	4	13	22	1	4	20	25	1	5	7	13	1	1	5	7	2	1	20	23	14	6	25	45	11	7	14	32

17.28.040 - Criteria for special use.

A.

All special uses shall meet the following criteria:

1.

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

2. (Yes)

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

3. (Yes)

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

4. (Yes)

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

5. (Yes)

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

6. (Yes)

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

B. (Yes)

The special use shall in all other respects conform to the applicable regulations of the zoning district in which it is located, except as such regulations may be varied. Notwithstanding the foregoing, business planned unit developments shall conform with Section 17.44.040(D) unless varied.

C. (Yes)

The Planning & Zoning Commission may recommend and the Corporate Authorities may impose such conditions and restrictions upon the subject property, the location, the construction and design of buildings and use of the property benefited by such special use as may be necessary or appropriate to comply with the foregoing criteria.

D. (Yes)

Notwithstanding Chapter 17.52, the Planning & Zoning Commission may recommend and the Corporate Authorities may vary the regulations of the zoning district in which the special use is located subject to meeting the criteria of Section 17.52.070(A)(1)–(3), except for planned unit developments which shall meet the general objectives of Section 17.28.050(A)(1)–(7).

(Ord. 2004-100 § 2, 2004)

(Ord. No. 2014-43, § 21, 6-16-2014)

(WJ Sports Entertainment will abide by the criteria defined above)



Example



Attachment: Plan Set (Consider an Amendment to the WJ Sports



Example

Attachment: Plan Set (Consider an

2.1.b

Attachment: Plan Set (Consider an

Example

Packet Pg. 27



A man in a light-colored polo shirt and dark trousers is captured in the middle of a golf swing inside a simulator. He is standing on a green artificial turf mat. The simulator's screen displays a virtual golf course with a green, fairway, and trees under a blue sky. To the right of the screen, a digital display shows various statistics. The walls of the simulator are dark blue with 'UDR members' logos. A golf bag is partially visible on the left side of the frame.

Example

2.1.b

Attachment: Plan Set



Packet Pg. 29

Example

12/4/2019

**MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE
VILLAGE OF BUFFALO GROVE HELD IN THE COUNCIL CHAMBERS, 50 RAUPP BOULEVARD,
BUFFALO GROVE, ILLINOIS ON WEDNESDAY, DECEMBER 4, 2019**

Call to Order

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

Public Hearings/Items For Consideration

1. Petition to the Village of Buffalo Grove for a Special Use for a Recreational Use (Golf Simulator Facility) in the Industrial District for the Property at 1380 Busch Parkway (Trustee Weidenfeld) (Staff Contact: Nicole Woods)

Mr. Cho, Mr. Jung and Mr. Lamphere were sworn in.

Mr. Cho described their request for a special use to operate a golf simulator facility at 1380 Busch Parkway.

Com. Goldspiel asked the petitioners to explain the parking.

Mr. Lamphere responded that there are 120 parking spaces and 6 ADA parking spaces and do not anticipate any parking issues.

Com. Goldspiel asked the petitioners about the night lighting in the area of 1380 Busch Parkway.

Mr. Lamphere responded that the lighting was adequate for patron safety.

Com. Goldspiel asked the petitioners where additional parking would be in the event they came across inadequate parking.

Mr. Lamphere responded that the current landscape would allow for additional parking should they come into a situation in which they no longer had adequate parking.

Deputy Community Development Director Woods commented that there is ample parking in this area, and explained why staff included additional parking as a condition to the special use.

Com. Goldspiel asked the petitioners if there would be any outside use.

Mr. Lamphere responded no, there will not be any outside use.

Chairperson Cesario asked the petitioners to describe the use of the facility in terms of number of players and the hours in which they would be busy.

Mr. Lamphere responded that they would be most busy during week nights and weekends and would have a minimum of 2 to 4 at each of the simulators.

Com. Moodhe asked if the facility could hold a corporate event, and if it could, how many people could be in the corporate group.

Mr. Cho responded that they could host a corporate event up to 20 people max on week nights.

Com. Weinstein asked the petitioners to go over the special use criteria and provide more detail.

12/4/2019

Mr. Cho responded with detailed answers to the special use criteria.

Com. Khan asked the petitioners to educate the commission on the golf simulator system and how it works.

Mr. Cho explained how the golf simulator system works and the time it would take to complete 18 holes for a beginner.

Com. Khan asked if training was available.

Mr. Cho responded that there are 3 modes to accommodate the needs of the player including a training mode.

Chairperson Cesario entered the staff report as exhibit one.

The public hearing closed at 7:47 PM.

Com. Weinstein made a motion to approve a special use for a recreational use (golf simulator facility) in the Industrial District, subject to the following conditions:

- 1. The special use is granted to Won Cho and Jibsoc Jung of WJ Sports Entertainment at 1380 Busch Parkway and said special use does not run with the land.*
- 2. The special use granted may be assignable to subsequent petitioners seeking assignment of this special use as follows: i. Upon application of a petition seeking assignment of this special use, the Village of Buffalo Grove, in their sole discretion, may approve the assignment administratively, or may refer it to the Planning & Zoning Commission and/or the Village Board for a public hearing. ii. Such assignment shall be valid only upon the written approval of the Village of Buffalo Grove granting said assignment, which may be granted or denied for any reason.*
- 3. The petitioner shall monitor traffic circulation and parking on the property and take appropriate measures, as approved by the Village, to ensure adequate parking is being provided. If the Village determines, in its sole discretion, that additional parking is required, the petitioner shall provide said parking in manner acceptable to the Village.*

Com. Khan seconded the motion.

Com. Moodhe commented on the recreational use of the business and how it is consistent with the use of the rest of the building, and sees a need.

Com. Goldspiel asked if the motion included

Chairperson Cesario commented on the use and concurs with Com. Moodhe, that the use of the building is not new and believes that it will keep the area active.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Moodhe, Cesario, Cohn, Goldspiel, Khan, Weinstein, Richards, Worlikar
ABSENT:	Amy Au

Regular Meeting

Other Matters for Discussion

None.

Approval of Minutes

Attachment: Plan Set (Consider an Amendment to the WJ Sports Special Use to Allow for the Onsite Consumption of Beer and W)

12/4/2019

1. Planning and Zoning Commission - Regular Meeting - Nov 20, 2019 7:30 PM

RESULT:	ACCEPTED [7 TO 0]
AYES:	Moodhe, Cesario, Cohn, Khan, Weinstein, Richards, Worlikar
ABSTAIN:	Stephen Goldspiel
ABSENT:	Amy Au

Chairman's Report

None.

Committee and Liaison Reports

Com. Weintein talked about the items that were approved at the Village Boarding Meeting, previously brought to the Planning and Zoning Commission.

Staff Report/Future Agenda Schedule

Deputy Community Development Director, Woods, spoke about the future agenda item for the December 18th PZC meeting.

Public Comments and Questions

Adjournment

The meeting was adjourned at 7:51 PM

Chris Stilling

APPROVED BY ME THIS 4th DAY OF December, 2019

Attachment: Plan Set (Consider an Amendment to the WJ Sports Special Use to Allow for the Onsite Consumption of Beer and W)

11/4/2020

**MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE
VILLAGE OF BUFFALO GROVE HELD IN THE COUNCIL CHAMBERS, 50 RAUPP BOULEVARD,
BUFFALO GROVE, ILLINOIS ON WEDNESDAY, NOVEMBER 4, 2020**

Call to Order

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

2. Open Meetings Act Compliance

Pursuant to orders issued in response to the COVID-19 pandemic, this Public Hearing is closed to in-person, public attendance. The hearing is being held via Zoom web conference meeting, which permits the public to fully participate in the virtual Public Hearing via Zoom on a computer, tablet or phone. Details on how to access and participate in this online virtual hearing are available below. More information pertaining to the meeting information and links to the virtual meeting can be found at:

You are invited to a Zoom webinar.

When: Nov 4, 2020 07:30 PM Central Time (US and Canada)

Topic: PZC

Please click the link below to join the webinar:

<<https://us02web.zoom.us/j/84068673693>>

Or iPhone one-tap :

US: +13126266799,,84068673693# or +19294362866,,84068673693#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 929 436 2866 or +1 301 715 8592 or +1 253 215 8782 or +1 346 248 7799 or +1 669 900 6833

Webinar ID: 840 6867 3693

International numbers available: <<https://us02web.zoom.us/j/84068673693>>

Public Hearings/Items For Consideration

1. Consider Variations from the Sign Code to Allow for Two Wall Signs at 960 S Buffalo Grove Rd. (Trustee Weidenfeld) (Staff Contact: Nicole Woods)

Ms. Boenzi, on behalf of Nino's Pizzeria, discussed the petition for variations from the Sign Code for an east elevation wall sign which exceeds the length of the sign, and exceeds the maximum permissible area of the sign; and a north elevation wall sign which exceeds the number of wall signs permitted, exceeds the length of the sign, and exceeds the maximum permissible area of the sign.

Minutes Acceptance: Minutes of Nov 4, 2020 7:30 PM (Approval of Minutes)

11/4/2020

Com. Goldspiel commented that he understands the need for two signs, because of the position of the building. However, he said, given the substantial size of each, it is just too much sign.

Ms. Boenzi discussed how Nino's is in a strange spot and the other signs in Buffalo Grove. The building is so large, that any smaller you wouldn't be able to see the sign. She noted that the sign is only taking up a third of the front elevation.

Chairperson Cesario asked the petitioner if the white space of the building was part of the calculus of as to the size of the black lettering.

Village Planner, Akash explained the consideration if you take the entire length of 80 feet then the sign would be permitted, however, the length for consideration is only 49 feet 6 inch requiring a variation.

Ms. Boenzi said they own the entire building. The side view elevation is 24 feet and the sign is 21 feet.

Chairperson Cesario reiterated the size of the sign and the black lettering. Noting that there is a lot of white space due to the spacing of the letters, but it is a little aggressive as it relates to the Village Sign Code. He asked the Commissioners if it looks good or should it be smaller, and if so how much smaller.

Com. Moodhe asked the petitioner what that physical sign will be.

Ms. Boenzi said they will be aluminum letters back lit at night.

Com Moodhe asked if they are individual or one piece.

Ms. Boenzi said they are individual letters.

Com. Moodhe asked if the oval around Nino's was also going to be back lit as well.

Ms. Boenzi said yes.

Com. Moodhe asked on the building itself, about the west portion of the building.

Ms. Boenzi said Nino's owns the whole building and right now they use the rear portion as storage.

Com. Moodhe asked if they intend, in the near future, to lease that space.

Mr. Boenzi said she believes they do not intend to do that any time soon. They also own the properties to the left that they lease out.

Com. Moodhe asked if the curve of Buffalo Grove Rd, makes this a unique circumstance to see Nino's and if this sign would help it get recognized.

Ms. Boenzi agreed with Com. Moodhe's statement. She believe that having both signs also balances out the building.

Com. Moodhe commented that the sign is all individual pieces instead of one whole large sign.

Ms. Boenzi said every part of the sign is individual.

Com. Moodhe asked staff that if the letters were counted separate instead of as a whole, the sign would be in compliance.

Minutes Acceptance: Minutes of Nov 4, 2020 7:30 PM (Approval of Minutes)

11/4/2020

Deputy Community Development Director Woods told the Commission that the way a sign is calculated is not by its individual pieces, but rather in its entirety.

Com. Moodhe said he understands that we, the Village, look at signs in their totality.

Com. Au asked staff if the area in the calculation was smaller because the roof doesn't extend all the way across.

Village Planner, Akash said no. It is because Nino's has a ground sign, thus putting additional restrictions to the additional signs. She noted that if there was no ground sign, they would not need a variation or different restriction.

Com. Au clarified that for the calculation it take into account the entire elevation.

Village Planner, Akash said yes. You take into account the entire height, width and length of the building for the calculations.

Chairperson Cesario asked if the petitioner could go through the responses to the standards on packet page six.

Ms. Boenzi went through the responses to the standards included on packet page six.

Chairperson Cesario asked if there were any calls from the public.

Village Planner, Akash said there were a few phone calls, but no concerns we raised.

Com. Weinstein commented that the signs are substantially larger than the Village standards.

Ms. Boenzi asked about the square feet standards.

Village Planner Akash explained that the standards are different due to the ground sign. Had there not been a ground sign, the standards would be different.

Ms. Boenzi said aesthetically it does not look like she is asking for double the square feet, it just looks that way on paper because the standards have been reduced due to the ground sign.

Com. Weinstein noted that the sign extends from one end to the other.

Village Planner Akash offered a suggestion to remove the catering lettering and only have the Nino's text on the north elevation.

Ms. Boenzi said it is not uniform and looks like two different businesses. This is what they proposed and prefer. She discussed how the additional text is necessary to catch traffic to Nino's.

Com. Moodhe asked staff if these variations would be before the commissioners if there was not ground sign.

Village Planner Akash said it would be before them for two reasons. The first reason is because it doesn't meet the length. The east is over by 4' 1" and on the north they are over 5' 1", and the number of signs.

Chairperson Cesario asked if packet page 20 could be shared. If the signs were reduced they would meet code. He asked the petitioner if they would be willing to reduce the size by 25 percent.

Ms. Boenzi said she would be, but they smaller they go the harder it is to light them.

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Chairperson Cesario entered the staff report as exhibit one.

Chairperson Cesario asked that he would like to see them smaller and asked what the petitioner would like them to vote on.

Ms. Boenzi said she wants to get it approved for them as is and doesn't want to leave the building blank much longer.

Village Attorney Brankin, spoke to the petitioner that this Commission would not be approving anything as it is a recommending body.

Ms. Boenzi asked what came next after this meeting.

Village Attorney Brankin said the next step is the Village Board for final approval. He suggested that she have some back up plan in the event the Village Board wants to change the existing proposal.

Com. Moodhe asked staff if they stand by the recommendation in the packet.

Village Planner Akash said yes. They support it because Nino's has been a big part of the community for a long time.

Com. Au noted that if the petitioner is willing to make adjustments to the sign, then the recommendation should be modified.

Ms. Boenzi said she is willing, however, she will have a hard time being able to put lighting behind it and believe that Nino's wants the sign as it is presented.

Village Attorney Brankin suggested that the commission make a recommendation to the Village Board as presented in the packet. Noting that the petitioner's ability to make modifications will be shown in the minutes.

Com. Weinstein made a motion for a positive recommendation to the Village Board granting approval of the variation for the size and length for the east elevation wall sign; and the number of signs, size and height of the north elevation wall sign subject to the following condition:

- 1. The proposed wall sign must be installed in accordance with the documents and plans submitted as part of this petition.*

Com. Moodhe seconded the motion.

Chairperson Cesario said that the two signs makes sense. He admits that he wish the size of the sign was a little smaller, but does support the motion.

Com. Richards commented on the restaurant and its place in the community. He is in favor of the motion as it was presented.

Com. Weinstein commented that the signage does not meet or come close to the standards, but he believes the sign is in particularly good taste and particularly good design, and that he can be in favor for that purpose.

Com. Moodhe brought up the location of the building. He is okay with the two signs. He believes the design fits the building and is subtle enough with all the white space.

11/4/2020

RESULT:	RECOMMENDATION TO APPROVE [6 TO 1]
	Next: 12/7/2020 7:30 PM
AYES:	Moodhe, Cesario, Khan, Weinstein, Au, Richards
NAYS:	Stephen Goldspiel
ABSENT:	Marc Spunt, Neil Worlikar

2. Consider an Amendment to Ordinance 83-8 for a New Outbuilding, Special Use for a Drive-Through Facility, and a Preliminary Plan Approval with Variations to the Zoning Ordinance and Sign Code at Spoerlein Commons Shopping Development at 1131-1271 McHenry Road. (Trustee Johnson) (Staff Contact: Nicole Woods)

Mr. Burton, land and entitlement with Whitestone, discussed the history of the commercial area of Spoerlein Commons Development. He noted that back in 1983 the Village approved the development of Spoerlein Commons with a second phase allowing for additional 2,000 square feet of retail space. The second phase was never constructed, but is now seeking an amendment to the original ordinance to allow for the construction of 2,388 square foot outbuilding to accommodate the new location of Dunkin Donuts and Baskin Robins with a drive-through establishment.

Mr. Kovacevic, owner of Spoerlein Commons Development, talked about the change in quick service and the importance of a drive-through to those types of businesses, claiming Dunkin Donuts receives 60% of its revenues from drive-through orders.

Mr. Leder, RGW Engineering, talked about the civil engineering aspect of the project referring to packet pages 29 through 32, showing the paved area and the basin with the proposed building and location of the pickup window.

Mr. Sjogren, Kimley Horn, discussed traffic as it pertains to the development. He discussed parking for the development on packet page 33, noting they would need a variation for parking. They looked at the existing parking utilization pre-COVID-19 and found that only 81 spaces (about 50 percent) of the available parking was being used. The proposed building would shrink the number of available parking spaces to 148 at full occupancy.

He also discussed traffic. This development would add about 25 cars to the existing roadways during the morning rush hour. Well over half of the traffic is already there with little impact to the Arlington Heights, McHenry Road intersection. Additional stop signs are recommended with other directional signs for the Dunkin Donuts.

Mr. Pomis, Warren Johnson Architect, discussed the construction of the building reference packet page 33 touching on the tower structure and the elevations of the building (packet page 39 through 42). He also talked briefly on the landscape plan on packet page 35.

Mr. Sravan, All Signs Corporate Signage Solutions's discussed the signs for the development. He noted that the pictures in the packet are not the right ones.

Village Planner Akash noted that even if the signs are not the same, the measurements are.

Village Attorney Brankin clarified that the signs are one variation and the other is the east and south elevation signs measure 6' 5" in height. Noting the pictures can change, the relief is the same; the notice, application, is okay to proceed with.

Mr. Stavan discussed that the sign change was to make the new sign cleaner looking.

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11/4/2020

Com. Goldspiel referred back to the original plans submitted and referenced traffic flow with Dundee Road on packet page 138.

Mr. Sjogren said this has been talked about amongst staff and at the team level regarding the traffic flow. They believe the location of the access where it is at is good, as it aligns nicely to the access across the street and maximizes the distance from the traffic signal. They also do not believe IDOT is willing to move it.

Com. Goldspiel asked if the Village requirements for water retention and detention have been met.

Mr. Burton replied yes.

Com. Goldspiel commented that the new signs are nicer than the old signs.

Com. Richards asked what the impact will be to the neighborhood behind Dunkin Donuts.

Mr. Sjogren agrees with Com. Richards that there will be increased traffic to Courtland Dr. because of its proximity to the drive through entrance, but believes it will be very little and most likely though coming off Arlington Heights. They are looking at an additional 5 to 10 vehicles on Courtland Dr.

Com. Richards asked for clarification on the removal of the grass currently in front of the development to shift the parking.

Mr. Burton confirmed with Com. Richards that he is reading the design correctly, however, that grass area is approved for two buildings.

Com. Goldspiel asked about the occupancy of the tower.

Mr. Pomis said it will not be occupied.

Com. Moodhe asked if there has been any thought to widening the entrance off of McHenry Road because it tends to be a bottle neck.

Mr. Leder said that the new parking layout would help with that bottle neck effect that currently happens.

Com. Moodhe asked about the inbound customers near that entrance.

Mr. Sjogren said the only increase in traffic would come off of Courtland D, which would be 10 to 15 at peak hour.

Com. Moodhe asked what the loss or gain of total parking spaces.

Mr. Burton said there is a net gain of two parking spaces.

Com. Moodhe asked if there is outdoor seating proposed.

Mr. Burton said there was a floor plan that shows the outdoor seating on packet page 38.

Mr. Pomis said there are 19 total inside, but there is a space available for outdoor seating.

Com. Moodhe noted with COVID-19, outdoor seating becomes a big deal so you are not using the parking lot.

Minutes Acceptance: Minutes of Nov 4, 2020 7:30 PM (Approval of Minutes)

11/4/2020

Chairperson Cesario reiterated the changes in the variations from 2018 to 2020. He complemented the petitioners on the traffic analysis they had asked for, as well as the access to stay where it is. He noted that all other requirements are met as outlined in packet page 19.

Chairperson Cesario also noted the reason for the sign variations.

Com. Au asked about the proximity to the gas station, with concerns that people might think they can access the Dunkin Donuts from the Mobile.

Mr. Burton does not recall interconnected driveways, which would require cooperation with Bucky's.

Com. Au asked if it would be an issue.

Mr. Burton said he doesn't think it will be an issue.

Com. Au asked if they were going to do anything to mitigate people going through the lawn or about approaching Bucky's to connect.

Mr. Burton said that there would be no easy way to access Dunkin Donuts from Bucky's. He believes there is too much in the way for people to try and access Dunkin Donuts by cutting through.

Mr. Sjogren noted that anytime they are working on a development like this, they look at all ways for access or ease of access to help those who don't know where they are going, touching briefly on their process.

Chairperson Cesario commented on how he would navigate from Bucky's to Dunkin.

Mr. Burton agreed.

Com. Au said she thinks people unfamiliar with the area may get confused.

Com. Moodhe asked if the directional signage includes signage on Courtland Dr and Ranch view.

Mr. Stavan noted there are no direction signs in his package.

Com. Moodhe asked if it is necessary they come back with lighted directional signs and asked if they would also require a variance.

Village Planner Akash noted that if it conforms to the size, it will not need a variation.

Village Civil Engineer Sianis commented on the entrance and exit at Bucky's further noting that coming down Arlington Heights Road you would keep going north and not mistakenly go into the gas station.

Chairperson Cesario asked if there had been any comments or concerns from the Public.

Village Planner Akash said there were approximate 7 calls which were mostly for more information. One concern did come from Bucky's as it pertains to the stormwater detention.

Richard, representing Bucky's, asked a series of questions regarding the stormwater and detention basin which can be found on packet page 139, noting that their civil engineers looked at their plans and had some concerns.

Village Attorney Brankin said legal the petitioners can move forward with the proposal tonight to amend the 1983 Ordinance which does not hinder their ability to ask for relief.

Minutes Acceptance: Minutes of Nov 4, 2020 7:30 PM (Approval of Minutes)

11/4/2020

Chairperson Cesario asked staff if they had reviewed the concerns for the stormwater brought up by Bucky's.

Village Civil Engineer Sianis commented on the preliminary plans they have received from the development noting they have not yet been given the final plans for review. The petitioner will need a watershed permit and make some changes to a few calculations, however, what they are asking for and what is currently in the primary plans, at this time, allows them to move forward. Commenting that the Village will not approve anything that would be impactful to the Village. Mr. Sianis also said that freeboard is no longer in the Village Code as a requirement and on top of that, the development is not looking to change any of that.

Mr. Burton commented on the final engineering plans to come.

Chairperson Cesario entered the Village Staff Report as exhibit one and new sign elevations as exhibit two.

Heresh Patel, owner and operator of the Dunkin Donuts, thanked the petitioners for their time. He noted that he owns and operates 70 locations and enjoys being able to upgrading their locations and is looking forward to the improvements in Buffalo Grove.

Public Hearing closed at 10:03 PM.

Com. Weinstein made a motion to recommend approval to the Village Board for an amendment to Ordinance 83-8 for a new Dunkin Donuts outbuilding in the Spoerlein Commons development which is in the B3 Planned Business District; special use for a drive-through facility in the B3 Planned Business District; preliminary plan approval with variations to the reduction in the number of parking spaces, and allowing for 2 extra wall signs on outbuilding and allowing for the east and south elevation wall signs to exceed the height of the sign by 10" provided:

1. The proposed development shall be developed in substantial conformance to the plans attached as part of the petition.
2. The final engineering plans shall be submitted in a manner acceptable to the Village.
3. The special use granted may be assignable to subsequent petitioners seeking assignment of this special use as follows:
 - i. Upon application of a petition seeking assignment of this special use, the Village of Buffalo Grove, in their sole discretion, may approve the assignment administratively, or may refer it to the Planning & Zoning Commission and/or the Village Board for a public hearing.
 - ii. Such assignment shall be valid only upon the written approval of the Village of Buffalo Grove granting said assignment, which may be granted or denied for any reason.

Com. Richard seconded the motion.

Com. Weinstein commented in favor of the motion.

Com. Moodhe commented in favor of the motion.

Chairperson Cesario thanked the petitioners for their work and spoke in favor of the motion.

Minutes Acceptance: Minutes of Nov 4, 2020 7:30 PM (Approval of Minutes)

11/4/2020

RESULT:	RECOMMENDATION TO APPROVE [UNANIMOUS]
	Next: 12/7/2020 7:30 PM
AYES:	Moodhe, Cesario, Goldspiel, Khan, Weinstein, Au, Richards
ABSENT:	Marc Spunt, Neil Worlikar

Regular Meeting

Other Matters for Discussion

None.

Approval of Minutes

1. Planning and Zoning Commission - Regular Meeting - Oct 21, 2020 7:30 PM

RESULT:	ACCEPTED [UNANIMOUS]
AYES:	Moodhe, Cesario, Goldspiel, Khan, Weinstein, Au, Richards
ABSENT:	Marc Spunt, Neil Worlikar

Chairman's Report

None.

Committee and Liaison Reports

Com. Richards gave an overview of the last Village Board Meeting.

Staff Report/Future Agenda Schedule

Village Planner Rati talked about the next meeting.

Public Comments and Questions

None

Adjournment

The meeting was adjourned at 10:30 PM

Chris Stilling

APPROVED BY ME THIS 4th DAY OF November, 2020

Minutes Acceptance: Minutes of Nov 4, 2020 7:30 PM (Approval of Minutes)