



Meeting of the Village of Buffalo Grove Planning and Zoning Commission

Regular Meeting
November 15, 2023 at 7:30 PM

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

I. Call to Order

II. Public Hearings/Items For Consideration

Public Comment is limited to items that are not on the regular agenda. In accordance with Section 2.02.070 of the Municipal Code, discussion on questions from the audience will be limited to 5 minutes and should be limited to concerns or comments regarding issues that are relevant to Planning and Zoning Commission business. All members of the public addressing the Planning and Zoning Commission shall maintain proper decorum and refrain from making disrespectful remarks or comments relating to individuals. Speakers shall use every attempt to not be repetitive of points that have been made by others. The Planning and Zoning Commission may refer any matter of public comment to the Village Manager, Village staff or an appropriate agency for review.

1. Consider a Amendment to the Special Use to Allow Torah Academy to Modify the Conditions of Approval Set Forth in Ordinances 2014-052 and 2015-043, Which Limit the Maximum Enrollment of Students Until Certain Improvements to the Parking Lot at 720 Armstrong Drive. (Trustee Weidenfeld) (Staff Contact: Andrew Binder)
2. Consider an Amendment to Ordinance No. 1998-14, as Amended through Ordinance No. 2021-53, to Expand the Uses Permitted Within the Golf Dome Facility to Include the Sale and Consumption of Alcohol at 801 McHenry Road (Trustee Weidenfeld) (Staff Contact: Andrew Binder)
3. Consideration of a Petition for an Amendment to the Park Preliminary Plan Approved by Ordinance No. 1989-017, a Special Use for a Public Park, and a Zoning Variation from the Off-Street Parking Requirements, to Accommodate Proposed Improvements to Parkchester Park, at 851 Weiland Road (Trustee Weidenfeld) (Staff Contact: Kelly Purvis)

III. Regular Meeting

A. Other Matters for Discussion

B. Approval of Minutes

1. Planning and Zoning Commission - Regular Meeting - Oct 18, 2023 7:30 PM
2. Planning and Zoning Commission - Regular Meeting - Nov 1, 2023 7:30 PM

C. Chairman's Report

D. Committee and Liaison Reports

E. Staff Report/Future Agenda Schedule

F. Public Comments and Questions

Public Comment is limited to items that are not on the regular agenda. In accordance with Section 2.02.070 of the Municipal Code, discussion on questions from the audience will be limited to 5 minutes and should be limited to concerns or comments regarding

issues that are relevant to Planning and Zoning Commission business. All members of the public addressing the Planning and Zoning Commission shall maintain proper decorum and refrain from making disrespectful remarks or comments relating to individuals. Speakers shall use every attempt to not be repetitive of points that have been made by others. The Planning and Zoning Commission may refer any matter of public comment to the Village Manager, Village staff or an appropriate agency for review.

IV. Adjournment

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

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 a Amendment to the Special Use to Allow Torah Academy to Modify the Conditions of Approval Set Forth in Ordinances 2014-052 and 2015-043, Which Limit the Maximum Enrollment of Students Until Certain Improvements to the Parking Lot at 720 Armstrong Drive.

Recommendation of Action

Staff recommends approval, subject to the conditions in the attached Staff Report.

Steven Zehnwirth of Torah Academy, has requested an amendment to the previously approved ordinances to increase the maximum enrollment to sixty (60) students. Furthermore, they are requesting a modification to their approved parking lot layout.

The Planning and Zoning Commission (PZC) is requested to open a public hearing and take testimony regarding the requests. The PZC should make a recommendation to the Village Board.

ATTACHMENTS:

- 720 Armstrong Drive - Staff Report (PDF)
- 720 Armstrong Drive - Plan Set (PDF)

Trustee Liaison
Weidenfeld

Staff Contact
Andrew Binder, Community Development

Wednesday, November 15, 2023	
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**VILLAGE OF BUFFALO GROVE
PLANNING & ZONING COMMISSION
STAFF REPORT**

MEETING DATE:	November 15, 2023
SUBJECT PROPERTY LOCATION:	720 Armstrong Drive, Buffalo Grove, IL 60089
PETITIONER:	Steven Zehnwirth Suburban Alliance for Jewish Education D/B/A Torah Academy
PREPARED BY:	Andrew Binder, Associate Planner
REQUEST:	Petition to the Village of Buffalo Grove requesting an amendment to the Special Use granted by Ordinance No. 2014-52, as amended by Ordinance No. 2015-43, to allow a childcare facility and preschool/elementary school in the industrial district at 720 Armstrong Drive.
EXISTING LAND USE AND ZONING:	The property is improved with a 6,000-square-foot single-story building in the “I” Industrial Zoning District.
COMPREHENSIVE PLAN:	The Village Comprehensive Plan calls for this property to be Industrial.

PROJECT BACKGROUND

Steven Zehnwirth, is requesting an amendment to Torah Academy’s Special Use to modify the conditions of approval set forth in Ordinance No. 2014-52 and amended under 2015-43, which limited the maximum enrollment of students until certain improvements to the parking lot at 720 Armstrong Drive were completed.

On July 7, 2014, the Village Board approved Ordinance 2014-52, a special use for a childcare facility and a preschool/elementary school for the property located at 720 Armstrong Drive. The special use was approved subject to six (6) conditions, one of them limiting the number of students allowed to a total of forty-five (45) and a maximum of twenty-five (25) students allowed on the property until certain parking lot improvements were made. The Ordinance also indicated that the special use would expire on August 15, 2015 (approx. 1 year from the date of approval) unless the parking lot improvements were completed. The required parking lot improvements involved widening the access drive from Armstrong Drive and creating a turnaround at the northern end of the property, *as shown in Figure 2.*

On July 20, 2015, the Village Board approved Ordinance 2015-43, amending the special use to allow the school to have up to thirty students enrolled before the parking lot improvements would need to be made. The requirement to make the improvements by August 15, 2015 was also removed.

Torah Academy has requested an amendment to the previously approved ordinances to increase the maximum enrollment to sixty (60) students. Furthermore, they are requesting a modification to their approved parking lot layout, *as shown in Figure 3.*



Figure 1: Subject Property

PLANNING & ZONING ANALYSIS

Operations

- Torah Academy is a private preschool/elementary school in an existing 6,000-square-foot building. The use was approved to have up to 12 classrooms for grades PreK-8th Grade.
- Originally, the petitioner had estimated up to 45 students with nine (9) staff members. However, the current enrollment is at 39 students, 19 of whom are local and 20 of whom are transported by van from Chicago. The petitioner is estimating a maximum enrollment of 60 students for the facility.
- The Petitioner has indicated that the maximum number of employees will not exceed 8, 3 of which will be arriving by the vans used to transport the students.
- School starts around 8 AM and ends at 3:45 PM.

Parking & Drop-off/Pick-up

- Pursuant to the Zoning Ordinance, an elementary school (pre-K-8th) requires 1 space per employee and a childcare facility requires 2 spaces per 1,000 square feet. The petitioner is proposing to have up to 8 teachers/employees at maximum capacity and use 1,000 square feet for the childcare use. Therefore, a total of ten (10) parking spaces are required.
- The previously approved parking lot plan had 11 parking spaces. Improvements to the parking lot were made in 2021, which expanded the number of parking stalls to 21, as shown in Figure 3. Staff believes the existing site will have sufficient parking to accommodate the use with the current and anticipated future enrollment.
- Village Staff observed the drop-off/pick-up traffic operations at Torah Academy seven times - four times in the morning and three times in the afternoon, over the course of a few weeks. It was noted that the drop-off/pick-up traffic generated by the use was quite minimal, with an average of just 5 cars present on the street during each drop-off/pick-up time, with each car carrying between 2-3 students. However, Village Staff also observed that having the drop-off/pick-up area on the street poses a traffic concern when larger vehicles, such as semi-trucks, are passing by. Therefore, Staff recommends that parents be required to drop off/pick-up their children by parking in the areas designated for pick-up/drop-off as shown in Figure 3, the parking lot plan. In addition, signage and painting of drop-off/pick-up spaces shall be installed within the parking lot.

DEPARTMENTAL REVIEWS

Village Department	Comments
Engineering	The Village Engineer has reviewed the plans and does not have any concerns.
Building	The Building Division has reviewed the plans for compliance with Maximum Occupancy and the ADA

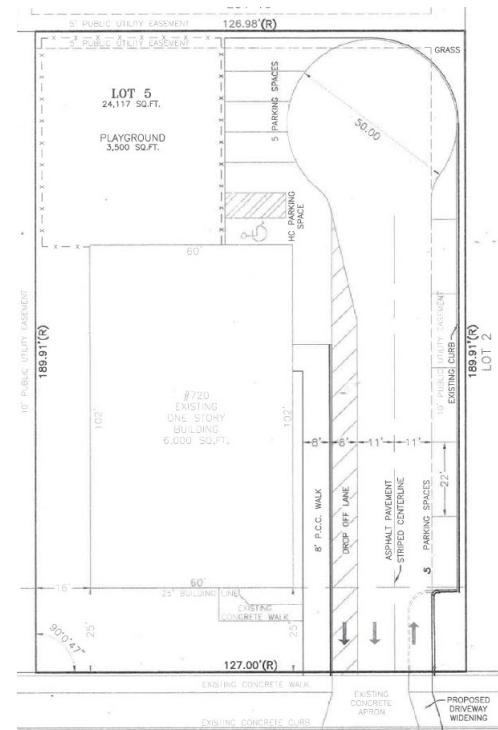


Figure 2: Previously Approved Parking Lot Plan

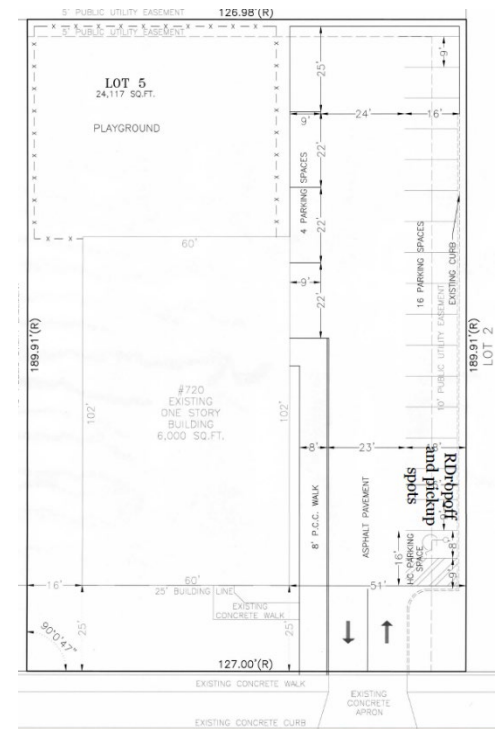


Figure 3: Existing/Proposed Parking Lot

	requirements and does not have any concerns.
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STANDARDS

Pursuant to the Zoning Ordinance, the proposed changes to the conditions of approval does require an amendment to the Special Use. The Planning & Zoning Commission shall make a recommendation to the Village Board regarding the Amendment to the Special Use, based upon the following criteria:

1. The special use will serve the public convenience at the location of the subject property; or the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
2. The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with said special use, the size of the subject property in relation to such special use, and the location of the site with respect to streets giving access to it shall be such that it will be in harmony with the appropriate, orderly development of the district in which it is located;
3. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted in such zoning district, nor substantially diminish and impair other property valuations with the neighborhood;
4. The nature, location and size of the buildings or structures involved with the establishment of the special use will not impede, substantially hinder or discourage the development and use of adjacent land and buildings in accord with the zoning district within which they lie;
5. Adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided;
6. Parking areas shall be of adequate size for the particular special use, which areas shall be properly located and suitably screened from adjoining residential uses, and the entrance and exit driveways to and from these parking areas shall be designed so as to prevent traffic hazards, eliminate nuisance and minimize traffic congestion in the public streets.

The petitioner's responses to the standards are included in the attached packet.

SURROUNDING PROPERTY OWNERS

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

STAFF RECOMMENDATION

Staff recommends **approval** of the amendment to the Special Use at 720 Armstrong Drive, subject to the conditions listed in the PZC motion due to the following reasons:

1. Torah Academy's traffic operations are minimal with only 5 cars arriving during pick-up and drop-off times. The existing parking lot layout can easily accommodate the traffic being generated by the use, and the new drop-off/pick-up zone will improve operations.
2. Having the drop-off/pick-up zone in the parking lot will improve traffic flow along Armstrong Drive, and the safety of the students.
3. The maximum number of sixty (60) students allowed is within the building occupancy limit.

ACTION REQUESTED

The Planning & Zoning Commission (PZC) shall open the public hearing and take public testimony concerning the amendment to the Special Use to allow Torah Academy to modify the conditions of approval set forth in Ordinances 2014-052 and 2015-043, which limit the maximum enrollment of students until certain improvements

to the parking lot at 720 Armstrong Drive are completed. The PZC shall make a recommendation to the Village Board regarding the requested Special Use Amendment.

Suggested PZC Motion

The PZC moves to make a positive recommendation to the Village Board to allow an amendment to Ordinance No. 2014-052, as amended by Ordinance No. 2015-43, which approved a Special Use to allow Torah Academy to operate a childcare facility and preschool/elementary school in the industrial district at 720 Armstrong Drive subject to the following conditions:

1. *Condition 2 of Ordinance 2015-43 is hereby amended and replaced with the following new condition 2:
“A maximum of sixty (60) students are allowed on the Property. The revised parking lot layout labeled ‘Proposed Torah Academy Parking Lot Striping Plan - dated 9/12/2022’” shall be implemented with parking lot signage and/or paint. Prior to the start of each school year, the petitioner shall provide the Village with the projected enrollment for the upcoming school year.”*
2. *Drop-off/pick-up operations shall solely take place on the subject property. If at any time, enrollment reaches a point where traffic operations cannot be accommodated on site, additional improvements to the parking lot may be required at the Village’s discretion.*
3. *Except for those conditions specifically amended as part of this request, all other conditions of Ordinances 2014-52 and 2015-43 shall remain in full force and effect.*

ATTACHMENTS

- Petitioner’s Narrative Statement
- Petitioner’s Response to the Special Use Standards
- Parking Lot Striping Plan
- Ordinance 2014-052
- Ordinance 2015-043

Narrative

Torah Academy is requesting that the special use granted to it for the premises located at 720 Armstrong be amended as follows:

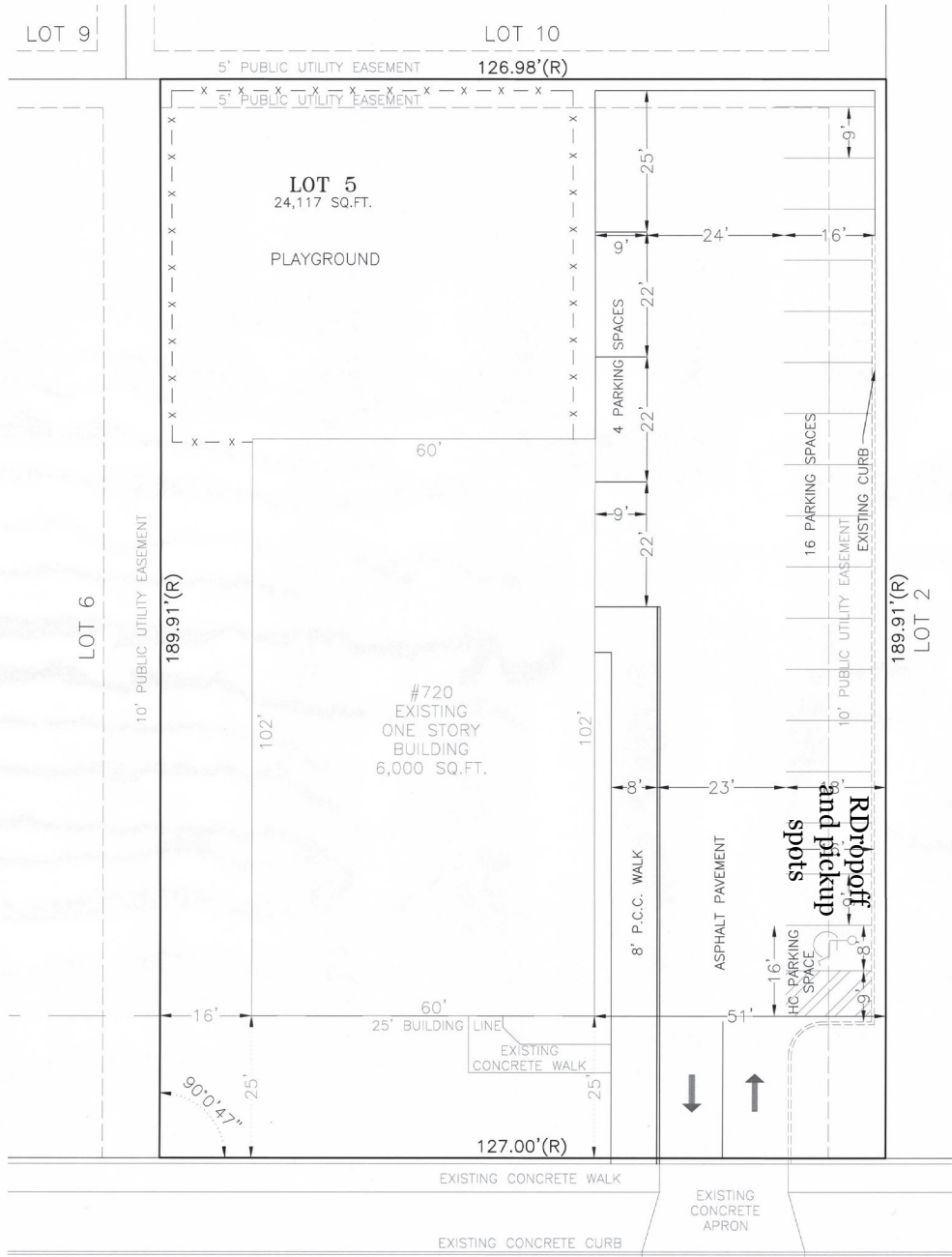
1. The parking lot, which provides for 21 parking lot spaces including one handicapped space, and the student drop-off area, as shown is the attached plan, be approved in accordance with the attached plan in lieu of Exhibit E to Ordinance 2014-52.
2. The maximum number of students be increased to 60.

Torah Academy presently has an enrollment of 39 students, 19 of whom are local and 20 of whom are transported to and from the facility by one or two vans. The 19 local students are dropped off by parents, but even those students are from multiple child homes resulting in the current population of 19 students only, generating nine family units dropping students off. The parking lot, which originally only accommodated 14 vehicles, has been expanded by approximately 50% to provide for 21 parking lot spaces, including one handicapped space. The vans can each be parked in one of the parking spaces. At most on a given day, the maximum number of employees at the facility will not exceed 8, 3 of whom will be arriving by the vans used to transport students rather than by their own automobiles.

Students are dropped off by parents or transported by the vans. Arriving students are greeted by an employee of Torah Academy who monitors their entry to the facility. An employee also monitors student departures as they are picked up by parents.

PROPOSED TORAH ACADEMY PARKING LOT STRIPING PLAN

2.1.b



NOTES: BOUNDARY AND SITE IMPROVEMENTS SHOWN FROM SURVEY
BY OTHERS AND INFORMATION PROVIDED BY OWNER

PROJECT No.
14683
1 of 1

TORAH ACADEMY
720 ARMSTRONG DRIVE
BUFFALO GROVE, ILLINOIS

IG CONSULTING, INC.
INFRACON & GECON
CONSULTING CIVIL ENGINEERS, PLANNERS & LAND SURVEYORS
300 MARQUARDT DRIVE WHEELING, ILLINOIS 60090 PH. (847) 215-1133 -FAX (847) 215-1177
TORAH ACADEMY PROPOSED PARKING LOT STRIPING PLAN
DESIGN: K.C.L. DRAFTING: J.H.
SCALE: 1" = 10' DATE: 06/18/2014

REVISIONS		
DATE	DESCRIPTION	DRAWN BY
9/12/2012	PARKING LOT STRIPING OPTION	C.L.

Attachment: 720 Armstrong Drive - Plan Set (Special Use Amendment - 720 Armstrong Drive, Torah Academy)

VILLAGE OF BUFFALO GROVE



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

SPECIAL USE STANDARDS

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

Response: **The special use has been in effect since 2014 and has provided child care and school facilities at the subject property with no detrimental effect or endangerment to the public health, safety, morals, comfort, or general welfare.**

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

Response: **The location and size of the special use and the nature and intensity of the operation involved in connection therewith has functioned in harmony with the appropriate and orderly development of the district of which the special use is located since 2014.**

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

Response: **The special use has operated at the subject property since 2014 without injury to the use and enjoyment of other property in the immediate vicinity and has not diminished nor impaired other property valuations within 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;

Response: **The special use has operated since 2014 at the subject property and is not impeded, hindered, or discouraged the development and use of adjacent land and buildings.**

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

Response: Adequate utilities, access roads, drainage, and other necessary facilities have been provided to the subject facility at all times since the commencement of the operation of the special use in 2014.

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

Response: As shown on the proposed parking lot parking plan submitted in support of this application, parking areas are of adequate size for the special use, and they are properly located and suitably screened, with the entrance and exit driveways to and from these parking areas designated so as to prevent traffic hazards, eliminate nuisances and minimize traffic congestion in the public streets.

7/1/2014

ORDINANCE NO. 2014 - 52

**AN ORDINANCE APPROVING SPECIAL USES
IN THE INDUSTRIAL DISTRICT
VILLAGE OF BUFFALO GROVE,
COOK AND LAKE COUNTIES, ILLINOIS**

**Suburban Alliance for Jewish Education d/b/a Torah Academy
720 Armstrong Drive
Special uses for a child care facility and preschool/elementary school**

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

WHEREAS, the property ("Property") legally described in EXHIBIT A attached hereto is zoned in the Industrial District; and,

WHEREAS, the Suburban Alliance for Jewish Education, an Illinois not-for-profit corporation, d/b/a Torah Academy (hereinafter sometimes referred to as "Torah Academy") ("Petitioner"), as contract purchaser of the Property, has petitioned the Village for approval of special uses to operate a child care facility and preschool/ elementary school at the Property; and,

WHEREAS, the Village Plan Commission conducted a public hearing on June 18, 2014 concerning the petition for special uses; and,

WHEREAS, the Plan Commission determined that the petition meets the criteria for both special uses set forth in Section 17.28.040 of the Buffalo Grove Zoning Ordinance; and,

WHEREAS, the Plan Commission voted 6 to 0 to recommend approval of the special uses subject to: petitioner shall secure approval and licensing from the Illinois Department of Children and Family services before receiving children for child care at the Property; the facility shall have a maximum of forty five (45) students; a maximum of twenty five (25) students are allowed at the facility until improvements to the parking lot are completed as depicted on Exhibit E hereto; the special uses shall expire on August 15, 2015 unless improvements to the parking lot as depicted on Exhibit E hereto are completed; and,

WHEREAS, the President and Village Board of Trustees after due and careful consideration have concluded that the proposed child care facility and preschool/elementary

Attachment: 720 Armstrong Drive - Plan Set (Special Use Amendment - 720 Armstrong Drive, Torah Academy)

school are reasonable uses of the Property and will serve the best interests of the Village.

WHEREAS, the Torah Academy shall be operated in accordance with and pursuant to the following exhibits:

- | | |
|-----------|--|
| EXHIBIT A | Legal Description |
| EXHIBIT B | Acceptance and Agreement concerning special uses |
| EXHIBIT C | Schedule concerning completion of site improvements
(Letter dated July 7, 2014 from Rabbi Steven Zehnwirth) |
| EXHIBIT D | Conceptual floor plan |
| EXHIBIT E | Site plan ("Parking and Drop Off Lane Configuration")
dated June 17, 2014 |

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, Development 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 special uses to the Torah Academy to operate a child care and a preschool/elementary school at the Property subject to the following conditions:

- A. The special uses granted to the Torah Academy expire on August 15, 2015 unless improvements to the parking lot as depicted on Exhibit E hereto are completed. The special uses are not assignable and shall not be transferred to any other operator or user.
- B. The Torah Academy shall diligently manage parking and the drop off and pick up of children to ensure that adequate parking is available on the Property and to maintain safe conditions for pedestrians. For events and activities that require more parking than can be provided on the Property, the Torah Academy shall take appropriate measures to secure the use of off-street parking on adjacent properties. Said parking on adjacent properties shall be limited to times when parking is not required to accommodate the business operations on said adjacent properties.

- C. The Torah Academy shall comply with the requirements of the Illinois Department of Children and Family Services concerning child day care and shall provide proof of compliance to the Village.
- D. A maximum of forty five (45) students are allowed on the Property. A maximum of twenty five (25) students are allowed on the Property until the parking lot improvements depicted on Exhibit E hereto are completed.
- E. The location of handicapped accessible parking is subject to approval by the Village. The Site Plan, Exhibit E hereto, is subject to Village approval and conformance with applicable codes.
- F. The Torah Academy shall comply with stormwater management regulations as determined by the Village Engineer.

Section 3. This Ordinance shall be in full force and effect upon the submittal of signed Exhibit B (Acceptance and Agreement) hereto. This Ordinance shall not be codified.

AYES: 5 – Trilling, Sussman, Terson, Stein, Ottenheimer

NAYS: 0 – None

ABSENT: 1 – Berman

PASSED: July 7, 2014

APPROVED: July 7, 2014

ATTEST:

April M. Siachian
Village Clerk

APPROVED:

Jeffrey S. Braiman
Jeffrey S. Braiman, Village President

EXHIBIT A**LEGAL DESCRIPTION**

**Suburban Alliance for Jewish Education d/b/a Torah Academy
720 Armstrong Drive**

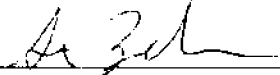
Lot 5 in the Resubdivision of Lots 5 & 6 in the Buffalo Grove Commerce Center Unit 1, being a subdivision of part of the west half of the southwest quarter of Section 34, Township 43 North, Range 11 East of the Third Principal Meridian in Lake County, Illinois.

PIN 15-34-308-009

EXHIBIT B**Suburban Alliance for Jewish Education d/b/a Torah Academy
720 Armstrong Drive****Acceptance and Agreement concerning special uses**

Suburban Alliance for Jewish Education d/b/a Torah Academy acknowledges that it has read and understands all of the terms and provisions of Buffalo Grove Ordinance No. 2014-52 pertaining to the special uses, and does hereby accept and agree to abide by and be bound by each of the terms, conditions and limitations of said Ordinance.

Suburban Alliance for Jewish Education
d/b/a Torah Academy

By: 

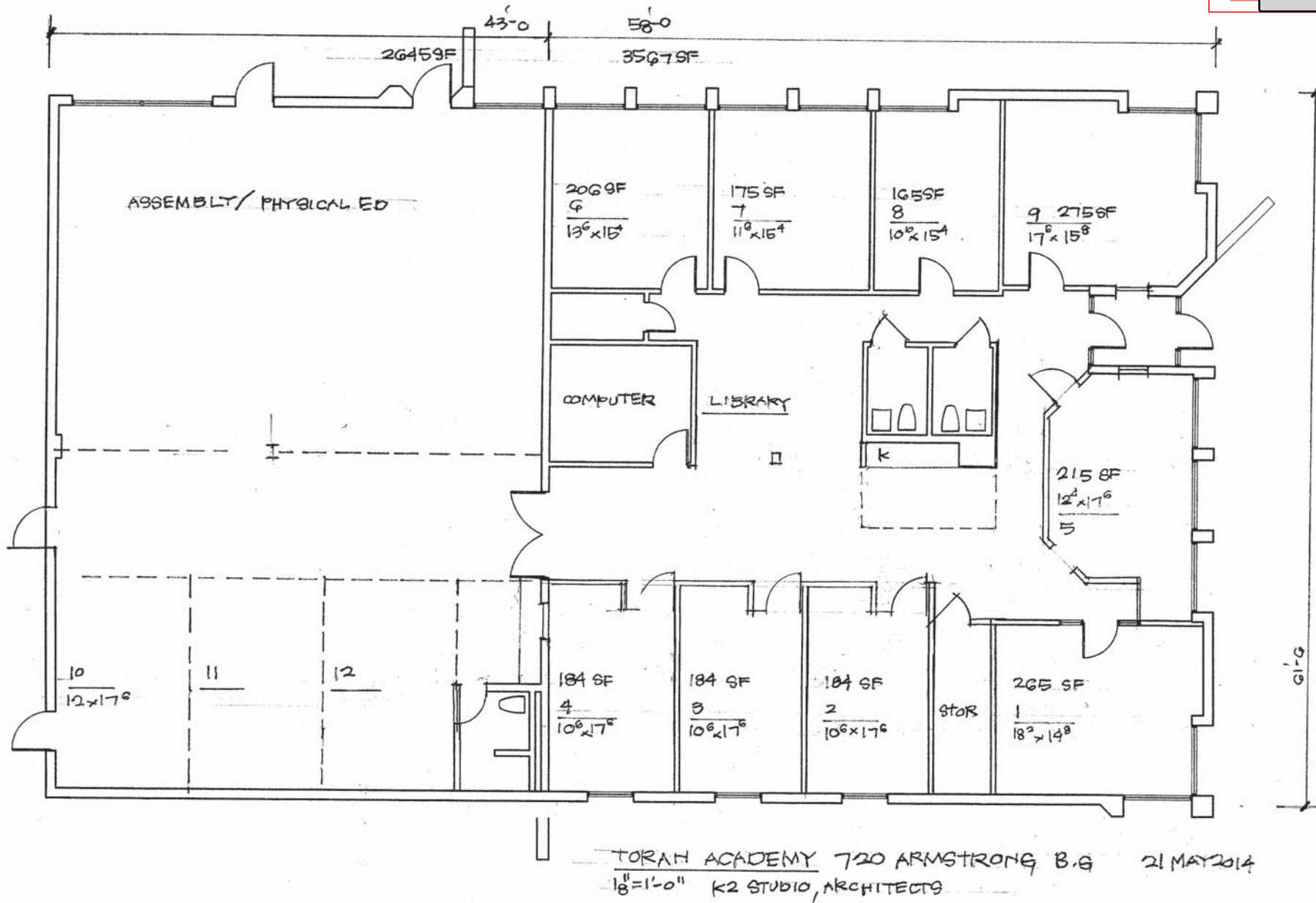
Name (print): Steven Zehavitz
Title: Head of School

The undersigned Owner acknowledges that it has read and understands all of the terms and provisions of said Buffalo Grove Ordinance No. 2014-52.

Owner: EMESS Ventures Inc.

By: 

Name (print): Michael P. Kaplan
Title: President



July 20, 2015

ORDINANCE NO. 2015 - 43

**AN ORDINANCE GRANTING AN AMENDMENT TO
SPECIAL USE ORDINANCE 2014-52
VILLAGE OF BUFFALO GROVE,
COOK AND LAKE COUNTIES, ILLINOIS**

**Suburban Alliance for Jewish Education D/B/A Torah Academy
720 ARMSTRONG
An amendment to Special Use Ordinance 2014-52**

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

WHEREAS, the property ("Property") legally described in EXHIBIT A attached hereto is zoned in the Industrial District; and,

WHEREAS, on July 7, 2014, the Village Board approved Ordinance 2014-52 granting a special use for a child care facility and a preschool/elementary school for the Property; and,

WHEREAS, Suburban Alliance for Jewish Education D/B/A Torah Academy ("Petitioner"), as owner of the Property, has petitioned the Village for approval of an amendment to Special Use Ordinance 2014-52 located at 720 Armstrong; and,

WHEREAS, the Petitioner has indicated that they have not met their enrollment projections and is requesting an amendment to the special use to defer the parking lot improvements until such time that their enrollment exceeds 30 students; and,

WHEREAS, the Village Plan Commission conducted a public hearing on July 15, 2015 concerning the petition for the amendment; and,

WHEREAS, the Plan Commission determined that the petition meets the criteria of a special use set forth in Section 17.28.040 of the Buffalo Grove Zoning Ordinance; and,

WHEREAS, the Plan Commission voted 7 to 0 to recommend approval of the amendment to Special Use Ordinance 2014-52 subject to the special conditions outlined in Section 2 below; and,

WHEREAS, the President and Village Board of Trustees after due and careful consideration have concluded that the amendment to Special Use Ordinance 2014-52 is a reasonable request and will serve the best interests of the Village.

WHEREAS, Torah Academy shall be operated in accordance with and pursuant to the following exhibits:

EXHIBIT A Legal Description

Attachment: 720 Armstrong Drive - Plan Set (Special Use Amendment - 720 Armstrong Drive, Torah Academy)

EXHIBIT B Acceptance and Agreement concerning special use amendment

EXHIBIT C Special Use Ordinance 2014-52

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, Development 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 approval of the amendment to special use Ordinance 2014-52, subject to the following conditions:

1. Condition A of Ordinance 2014-52 is hereby amended and replaced with the following new condition A:

"The special uses granted to Torah Academy, Inc. are assignable to subsequent petitioners seeking assignment of this special use as follows:

- i. Upon application of a petitioner seeking assignment of this special use, the Corporate Authorities, in their sole discretion, may refer said application of assignment to the appropriate commission(s) for a public hearing or may hold a public hearing at the Village Board.*
- ii. Such assignment shall be valid only upon the adoption of a proper, valid and binding ordinance by the Corporate Authorities granting said assignment, which may be granted or denied for any reason."*

2. Condition D of Ordinance 2014-52 is hereby amended and replaced with the following new condition D:

"A maximum of forty five (45) students are allowed on the Property. A maximum of thirty (30) students are allowed on the Property until the parking lot improvements depicted on Exhibit E of Ordinance 2014-52 are completed. Prior to the start of each school year, the petitioner shall provide the Village with the projected enrollment for the upcoming school year."

3. Except for those conditions specifically amended by this Ordinance, all other conditions of Ordinance 2014-52 shall remain in full force and effect.

Section 3. This Ordinance shall be in full force and effect upon the submittal of a signed Exhibit B (Acceptance and Agreement) hereto. This Ordinance shall not be codified.

AYES: 5 – Trilling, Stein, Ottenheimer, Weidenfeld, Johnson

NAYS: 0 - None

ABSENT: 1 - Berman

PASSED: August 3, 2015.

APPROVED: August 3, 2015.

ATTEST:

Janet M. Gurban
Village Clerk

APPROVED:

Beverly Sussman
Beverly Sussman, Village President

EXHIBIT A**LEGAL DESCRIPTION**

**Suburban Alliance for Jewish Education D/B/A Torah Academy
720 ARMSTRONG
An amendment to Special Use Ordinance 2014-52**

SUBJECT PROPERTY LEGAL DESCRIPTION: Lot 5 in the Resubdivision of Lots 5 & 6 in the Buffalo Grove Commerce Center Unit 1, being a subdivision of part of the west half of the southwest quarter of Section 34, Township 43 North, Range 11 East of the Third Principal Meridian in Lake County, Illinois.

SUBJECT PROPERTY COMMON DESCRIPTION: 720 Armstrong Drive, Buffalo Grove, IL
(PIN 15-34-308-009)

EXHIBIT B

**Suburban Alliance for Jewish Education D/B/A Torah Academy
720 ARMSTRONG
An amendment to Special Use Ordinance 2014-52**

Acceptance and Agreement concerning special use amendment

Torah Academy acknowledges that it has read and understands all of the terms and provisions of Buffalo Grove Ordinance No. 2015-43 pertaining to the special use, and does hereby accept and agree to abide by and be bound by each of the terms, conditions and limitations of said Ordinance.

**Suburban Alliance for Jewish Education D/B/A Torah
Academy**

By: 

Name (print): Steven Zelnick

Title: Head of School

EXHIBIT C

**Suburban Alliance for Jewish Education D/B/A Torah Academy
720 ARMSTRONG**

An amendment to Special Use Ordinance 2014-52

Ordinance 2014-52

Attachment: 720 Armstrong Drive - Plan Set (Special Use Amendment - 720 Armstrong Drive, Torah Academy)

7/1/2014

Exhibit C to
Ordinance**ORDINANCE NO. 2014 - 52****AN ORDINANCE APPROVING SPECIAL USES
IN THE INDUSTRIAL DISTRICT
VILLAGE OF BUFFALO GROVE,
COOK AND LAKE COUNTIES, ILLINOIS**

**Suburban Alliance for Jewish Education d/b/a Torah Academy
720 Armstrong Drive
Special uses for a child care facility and preschool/elementary school**

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

WHEREAS, the property ("Property") legally described in EXHIBIT A attached hereto is zoned in the Industrial District; and,

WHEREAS, the Suburban Alliance for Jewish Education, an Illinois not-for-profit corporation, d/b/a Torah Academy (hereinafter sometimes referred to as "Torah Academy") ("Petitioner"), as contract purchaser of the Property, has petitioned the Village for approval of special uses to operate a child care facility and preschool/ elementary school at the Property; and,

WHEREAS, the Village Plan Commission conducted a public hearing on June 18, 2014 concerning the petition for special uses; and,

WHEREAS, the Plan Commission determined that the petition meets the criteria for both special uses set forth in Section 17.28.040 of the Buffalo Grove Zoning Ordinance; and,

WHEREAS, the Plan Commission voted 6 to 0 to recommend approval of the special uses subject to: petitioner shall secure approval and licensing from the Illinois Department of Children and Family services before receiving children for child care at the Property; the facility shall have a maximum of forty five (45) students; a maximum of twenty five (25) students are allowed at the facility until improvements to the parking lot are completed as depicted on Exhibit E hereto; the special uses shall expire on August 15, 2015 unless improvements to the parking lot as depicted on Exhibit E hereto are completed; and,

WHEREAS, the President and Village Board of Trustees after due and careful consideration have concluded that the proposed child care facility and preschool/elementary

Attachment: 720 Armstrong Drive - Plan Set (Special Use Amendment - 720 Armstrong Drive, Torah Academy)

school are reasonable uses of the Property and will serve the best interests of the Village.

WHEREAS, the Torah Academy shall be operated in accordance with and pursuant to the following exhibits:

- EXHIBIT A Legal Description
- EXHIBIT B Acceptance and Agreement concerning special uses
- EXHIBIT C Schedule concerning completion of site improvements
(Letter dated July 7, 2014 from Rabbi Steven Zehnwirth)
- EXHIBIT D Conceptual floor plan
- EXHIBIT E Site plan ("Parking and Drop Off Lane Configuration")
dated June 17, 2014

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, Development 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 special uses to the Torah Academy to operate a child care and a preschool/elementary school at the Property subject to the following conditions:

- A. The special uses granted to the Torah Academy expire on August 15, 2015 unless improvements to the parking lot as depicted on Exhibit E hereto are completed. The special uses are not assignable and shall not be transferred to any other operator or user.
- B. The Torah Academy shall diligently manage parking and the drop off and pick up of children to ensure that adequate parking is available on the Property and to maintain safe conditions for pedestrians. For events and activities that require more parking than can be provided on the Property, the Torah Academy shall take appropriate measures to secure the use of off-street parking on adjacent properties. Said parking on adjacent properties shall be limited to times when parking is not required to accommodate the business operations on said adjacent properties.

- C. The Torah Academy shall comply with the requirements of the Illinois Department of Children and Family Services concerning child day care and shall provide proof of compliance to the Village.
- D. A maximum of forty five (45) students are allowed on the Property. A maximum of twenty five (25) students are allowed on the Property until the parking lot improvements depicted on Exhibit E hereto are completed.
- E. The location of handicapped accessible parking is subject to approval by the Village. The Site Plan, Exhibit E hereto, is subject to Village approval and conformance with applicable codes.
- F. The Torah Academy shall comply with stormwater management regulations as determined by the Village Engineer.

Section 3. This Ordinance shall be in full force and effect upon the submittal of signed Exhibit B (Acceptance and Agreement) hereto. This Ordinance shall not be codified.

AYES: 5 – Trilling, Sussman, Terson, Stein, Ottenheimer

NAYS: 0 – None

ABSENT: 1 – Berman

PASSED: July 7, 2014

APPROVED: July 7, 2014

ATTEST:

Arant M. Seidman
Village Clerk

APPROVED:

Jeffrey S. Braiman
Jeffrey S. Braiman, Village President

EXHIBIT A**LEGAL DESCRIPTION**

**Suburban Alliance for Jewish Education d/b/a Torah Academy
720 Armstrong Drive**

Lot 5 in the Resubdivision of Lots 5 & 6 in the Buffalo Grove Commerce Center Unit 1, being a subdivision of part of the west half of the southwest quarter of Section 34, Township 43 North, Range 11 East of the Third Principal Meridian in Lake County, Illinois.

PIN 15-34-308-009

EXHIBIT B**Suburban Alliance for Jewish Education d/b/a Torah Academy
720 Armstrong Drive****Acceptance and Agreement concerning special uses**

Suburban Alliance for Jewish Education d/b/a Torah Academy acknowledges that it has read and understands all of the terms and provisions of Buffalo Grove Ordinance No. 2014-52 pertaining to the special uses, and does hereby accept and agree to abide by and be bound by each of the terms, conditions and limitations of said Ordinance.

Suburban Alliance for Jewish Education
d/b/a Torah Academy

By: 

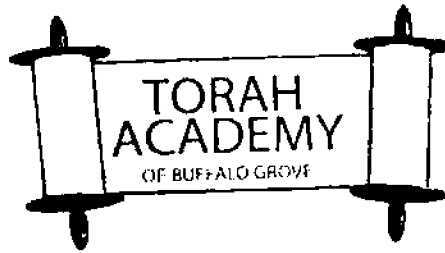
Name (print): Steven Behnke
Title: Head of School

The undersigned Owner acknowledges that it has read and understands all of the terms and provisions of said Buffalo Grove Ordinance No. 2014-52.

Owner: EMESS Ventures Inc.

By: 

Name (print): Matthew Pley
Title: President



abbi Eliezer Grunberg
abbi Shimon Zehnwirth
heads of School

Mrs. Elisa Zehnwirth
Early Childhood Coordinator

Rioraviva Dalton
Steve Feldstein
Leo Grossman
Ayron Solomon
Bob Tarragano
Scott Weber
Board of Directors

Mrs. Shoni Comrov
Mrs. Lisa Woods
Presidium,
Parents Association

Exhibit "C"

Schedule/Timeline for 720 Armstrong Drive

July 7, 2014

Dear Mr. Pfeil,

Regarding the planned acquisition of 720 Armstrong Drive in BG, our closing date is August 6, 2014.

In accordance with the recommendations of the Plan Commission at the June 18th meeting, we will be scheduling the improvements to the driveway and parking for completion before the next (2015-16) school year. This would be approximately August 15th 2015.

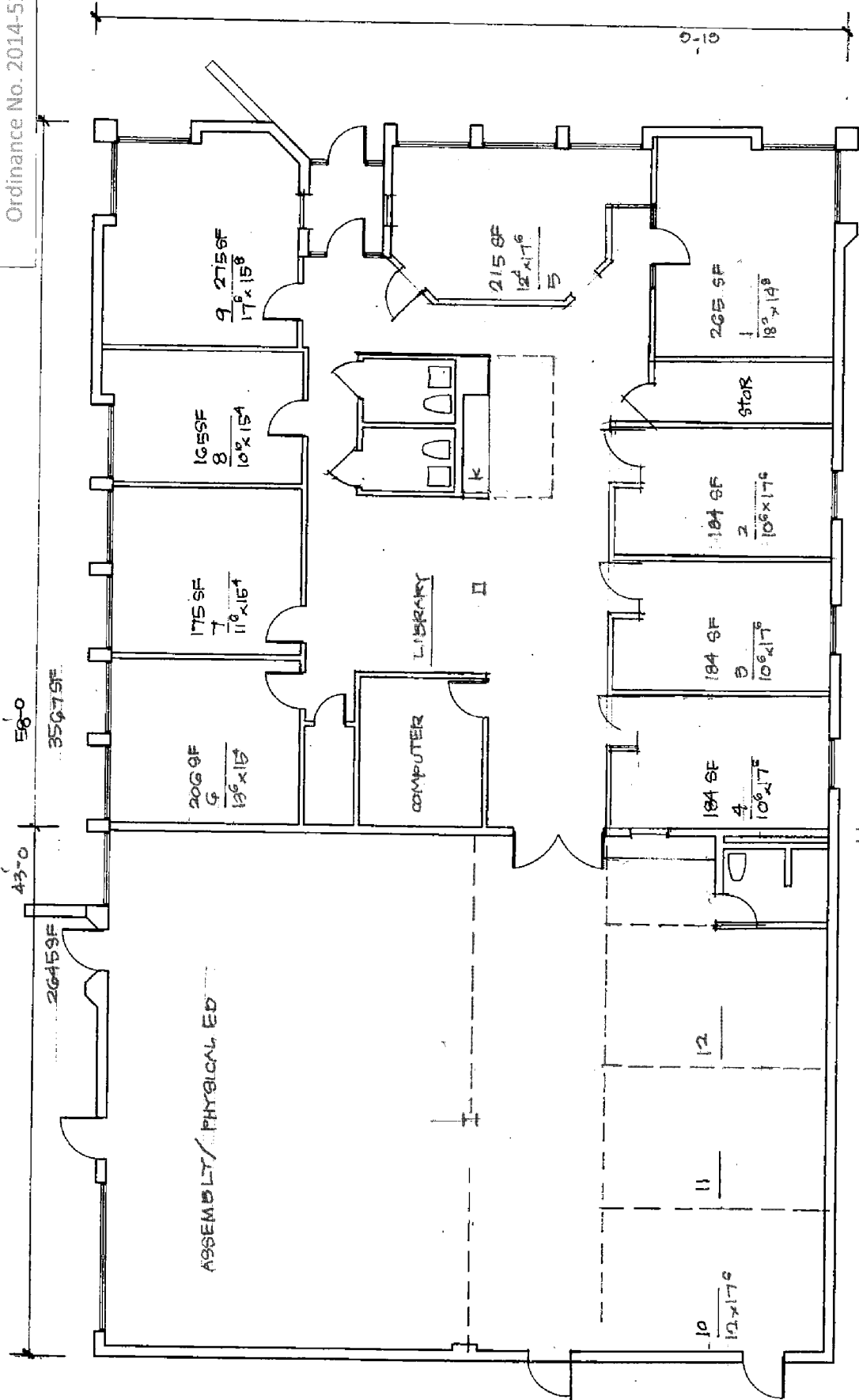
The fencing for the playground, on the other hand, will be done for this immediate school year (by August 20, 2014) so the children will have a safe, enclosed outdoor play area.

Thank you for your assistance,

Rabbi Steven Zehnwirth
Head of School
Torah Academy of Buffalo Grove
Suburban Alliance for Jewish Education (S.A.J.E.)

Attachment: 720 Armstrong Drive - Plan Set (Special Use Amendment - 720 Armstrong Drive, Torah Academy)

EXHIBIT D
Ordinance No. 2014-52

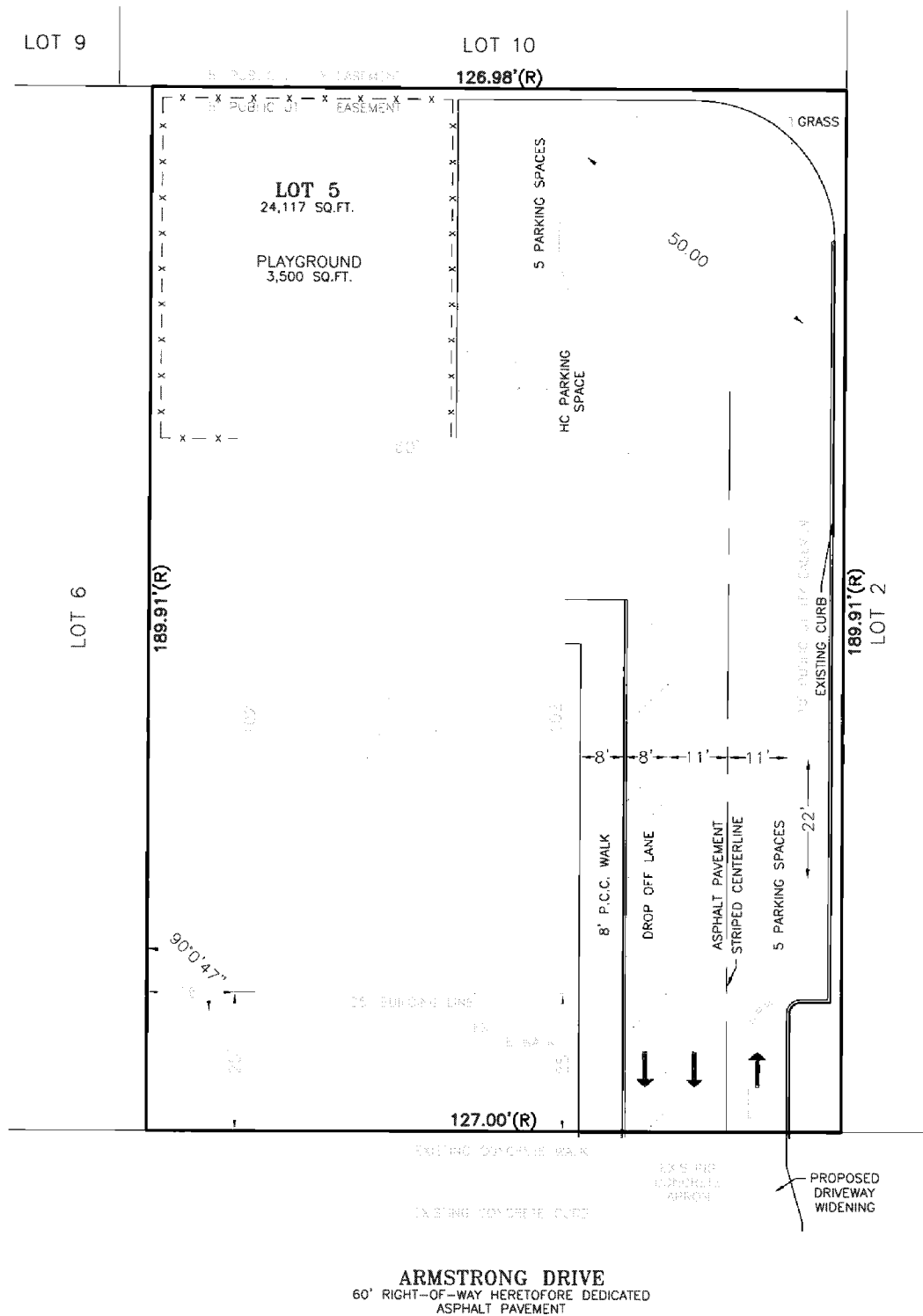


TORAH ACADEMY 720 ARMSTRONG B.G. 21 MAY 2014
1/8" = 1'-0" K2 STUDIO, ARCHITECTS



PROPOSED TORAH ACADEMY PARKING AND DROP OFF LANE CONFIGURATION

EXHIBIT E
Ordinance
No. 2014-52



PARKING SPACES PROVIDED: 11
DROP OFF SPACES PROVIDED: 5

Attachment: 720 Armstrong Drive - Plan Set (Special Use Amendment - 720 Armstrong Drive, Torah Academy)

PROJECT NUMBER
14683

**PROPOSED PLAN FOR
TORAH ACADEMY
720 ARMSTRONG DRIVE
BUFFALO GROVE, ILLINOIS**

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IGC CONSULTING, INC.			
INFRACON & GECON e-mail: ig@igconsulting.net			
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS			
300 MARQUART DRIVE WHEELING, ILLINOIS 60090 PH: (847) 215-1133 FAX: (847) 215-1177			
PREPARED FOR: TORAH ACADEMY			
FIELD CREW: N/A	FIELD WORK: N/A	DRAWN BY: J.H.	CHECKED BY:
TITLE NO. 146-001450		SCALE: 1" = 20'	

REVISED: 06/17/2014
DATE: 06/16/2014

ALL DISTANCES IN FEET AND DECIMAL PARTS THEREOF.
NO DIMENSIONS TO BE ASSUMED FROM SCALING.

COMPARE YOUR DESCRIPTION AND SITE MARKINGS WITH
THIS PLAN AND AT ONCE REPORT ANY DISCREPANCIES
WHICH YOU MAY FIND.



Action Item : Consider an Amendment to Ordinance No. 1998-14, as Amended through Ordinance No. 2021-53, to Expand the Uses Permitted Within the Golf Dome Facility to Include the Sale and Consumption of Alcohol at 801 McHenry Road

Recommendation of Action

Staff recommends approval, subject to the conditions in the attached Staff Report.

Buffalo Grove Park District is proposing to expand the uses permitted within the Golf Dome Facility to include the sale and consumption of alcohol, which requires an amendment to Ordinance No. 1998-14, as amended through Ordinance No. 2021-53. The reason for this request is to enhance their customer experience and to generate additional revenue for the Park District that will go toward maintenance and improvements of the Golf Dome.

The Planning and Zoning Commission (PZC) is requested to open a public hearing and take testimony regarding the requests. The PZC should make a recommendation to the Village Board.

ATTACHMENTS:

- 801 McHenry Road - Staff Report (PDF)
- 801 McHenry Road - Plan Set (PDF)

Trustee Liaison
Weidenfeld

Staff Contact
Andrew Binder, Community Development

Wednesday, November 15, 2023	
---------------------------------	--

MEETING DATE:	November 15, 2023
SUBJECT PROPERTY LOCATION:	801 McHenry Road, Buffalo Grove, IL 60089
PETITIONER:	Joe Zimmermann on behalf of the Buffalo Grove Park District
PREPARED BY:	Andrew Binder, Associate Planner
REQUEST:	Petition to the Village of Buffalo Grove for an amendment to Ordinance No. 98-14, as amended, which approved specific plans for development and operation of a Golf Learning Center on the subject property; to modify the conditions of approval of the Ordinances related to the golf dome to expand the uses to include the sale and consumption of alcohol within the golf dome facility at 801 McHenry Road.
EXISTING LAND USE AND ZONING:	The property is improved as a public park with various accessory structures and is currently zoned R-E Residential District
COMPREHENSIVE PLAN:	The Village Comprehensive Plan calls for this property to be Parks/ Open Space.

PROJECT OVERVIEW

The petitioner, Joe Zimmermann, on behalf of the Buffalo Grove Park District (BGPD), is proposing to expand the uses permitted within the Golf Dome Facility to include the sale and consumption of alcohol, which requires an amendment to Ordinance No. 1998-14, as amended through Ordinance No. 2021-53. The reason for this request is to enhance their customer experience and to generate additional revenue for the Park District that will go toward maintenance and improvements of the Golf Dome.

Pursuant to the Zoning Ordinance, a public/private space with recreation activities is a special use in all residential districts.



PLANNING & ZONING ANALYSIS

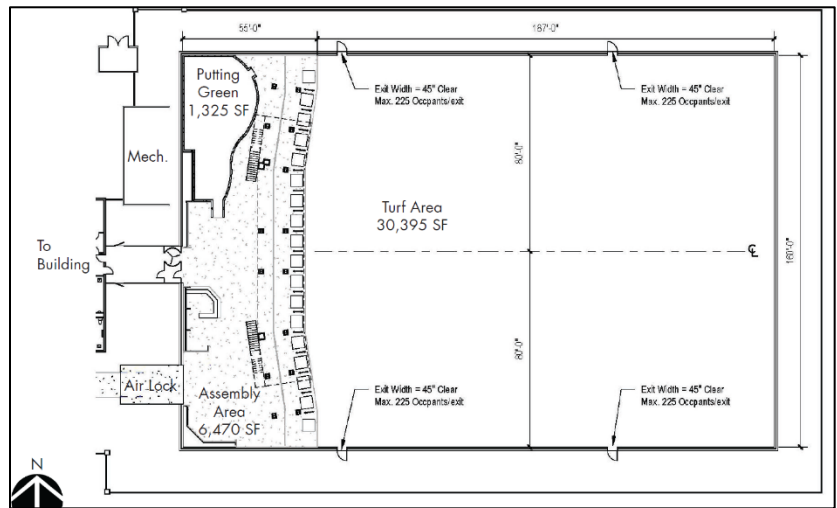
History

Over the years, Ordinance 1998-14 has been amended several times as summarized below.

- 1998 – The Village Board approved the use and construction of the Golf Dome Facility.
- 2002 – The Village Board approved the Golf Dome to remain inflated throughout the year.
- 2007 –The Golf Dome received approval to be in operation for a certain timeframe in the summer months.
- 2009 – Village Board approved further expansion of park district activities in the Golf Dome, such as fitness walking, calisthenics, etc.
- 2014 - The Golf Dome received approval to be in operation 242 days per year with a certain set of Park District activities that can be conducted.
- 2021 – The Village Board approved year-round Park District activities at the Golf Dome Facility.

Operations and Use

- The Golf Dome is an indoor golf learning center with a 75-yard indoor driving range, and putting green, with professional instruction. Other various fitness and Park District activities are conducted within the space when the golf facility is not in use.
- The proposed amendment to the Special Use would allow the existing Golf Dome to expand their operations to include the sale and consumption of alcohol on premises. They intend to sell beer, wine, and seltzer-type drinks, along with pre-packaged foods. A liquor license will be required in order for the Park District to sell alcohol at the Golf Dome facility.
- The Golf Dome is open from 10 am to 8 pm Monday through Friday and 9 am to 7 pm Saturday and Sunday throughout the year. Alcohol will only be sold during the Golf Dome's season of operation, which is from November to April, as well as for certain special events throughout the rest of the year. Alcohol sales will be daily starting at 12 pm until 30 minutes before closing time.
- The Golf Dome employs 1 full-time and 15 part-time staff, all of whom will receive BASSET training to serve alcohol.
- The parking requirements for the Golf Dome will remain the same as there is no additional space required for the expanded use.
- The Park District does plan to make interior improvements to the Golf Center including adding seating areas and TVs to enhance the customer experience and to align with similarly run golf facilities.



DEPARTMENTAL REVIEWS

Village Department	Comments
Building	The Building Division has reviewed the plans for compliance with Maximum Occupancy and does not have any concerns.

STANDARDS

Pursuant to the Zoning Ordinance, the proposed use does require an amendment to the Special Use. The Planning & Zoning Commission shall make a recommendation to the Village Board regarding the amendment, based upon the following criteria:

1. The special use will serve the public convenience at the location of the subject property; or the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
2. The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with said special use, the size of the subject property in relation to such special use, and the location of the site with respect to streets giving access to it shall be such that it will be in harmony with the appropriate, orderly development of the district in which it is located;
3. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted in such zoning district, nor substantially diminish and impair other property valuations with the neighborhood;
4. The nature, location and size of the buildings or structures involved with the establishment of the special use will not impede, substantially hinder or discourage the development and use of adjacent land and buildings in accord with the zoning district within which they lie;
5. Adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided;

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

The petitioner's responses to the standards are included in the attached packet.

SURROUNDING PROPERTY OWNERS

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

STAFF RECOMMENDATION

Staff recommends **approval** of the amendment to the Special Use at 801 McHenry Road, subject to the conditions listed in the PZC motion due to the following reasons:

1. The overall Golf Dome operations (hours, anticipated number of guests, recreational activities offered, etc.) will remain largely unchanged.
2. Allowing the sale and consumption of alcohol on-site will allow the Golf Dome to remain competitive with the other similar indoor golf facilities.
3. The Park District has a track record of responsible alcohol service at other facilities and for special events.

ACTION REQUESTED

The Planning & Zoning Commission (PZC) shall open the public hearing and take public testimony concerning the requested amendment to the Special Use to allow the Buffalo Grove Park District to expand the uses permitted within the Golf Dome Facility at 801 McHenry Road to include the sale and consumption of alcohol. The PZC shall make a recommendation to the Village Board regarding the requested amendment to the Special Use.

Suggested PZC Motion

PZC moves to make a positive recommendation to the Village Board to allow an amendment to Ordinance No. 98-14, as amended through Ordinance No. 2021-53, to expand the uses permitted within the Golf Dome Facility at 801 McHenry Road to include the sale and consumption of alcohol, subject to the following conditions:

1. *Section 2. of Ordinance 2021-53 is hereby amended as follows:*
 - 3.C. *The Buffalo Grove Park District shall be permitted to sell alcohol for consumption within the Golf Dome Facility.*
 - 3.D *The Buffalo Grove Park District shall obtain a liquor license pursuant to the Village of Buffalo Grove Municipal Code prior to selling any alcoholic beverages on the premises.*
2. *All references, conditions, and obligations to the Property in Ordinance 2021-53, not otherwise amended by this amendment, shall remain in full force and effect.*

ATTACHMENTS

- Petitioner's Narrative Statement
- Petitioner's Response to the Special Use Standards
- Golf Dome Security Plan
- BGPD Alcohol Serving Policy & Procedures
- Ordinance 1998-14
- Ordinance 2021-53



BUFFALO
GROVE
PARK
DISTRICT

Memo

TO: PLANNING & ZONING COMMISSION, VILLAGE OF BUFFALO GROVE
 FROM: ERIKA STROJINC, EXECUTIVE DIRECTOR
 JOE ZIMMERMANN, DIRECTOR OF RECREATION & FACILITIES
 DANI HOEFLE, SUPERINTENDENT OF PARKS
 RE: REQUEST FOR ALCOHOL AT BUFFALO GROVE PARK DISTRICT GOLF DOME
 DATE: OCTOBER 16, 2023

Action Requested:

We are requesting permission to serve beer and wine at the Golf Dome at the Buffalo Grove Park District.

Narrative:

We are requesting permission to serve beer and wine at the Golf Dome at the Buffalo Grove Park District. The reason for this request is to generate additional revenue that will be used towards the maintenance and improvements of the Dome, and it will enhance our customer experience to align with similarly run facilities.

- General Business Description: Recognized as one of the top indoor golf learning centers in the nation, we offer a temperature controlled, realistic practice environment, suitable for working on full shots and the short game. We have a 75 yard indoor driving range, putting green, and professional instruction from our staff of golf professionals and group classes.
- Hours of Operation: Monday through Friday 10am until 8pm. Saturday and Sunday 9am until 7pm.
- Total Number of Employees: 15 part-time and 1 full-time staff.
- Parking spaces: 87 regular spaces and 3 handicap spaces.
- Potential Improvements: If alcohol is approved, our future plan is to set up a seating area with TVs so customers can enjoy each other's company with a beverage after they are done hitting golf balls. We would work with our Planning and Development Manager to come up with ideas for one (possibly two) small seating areas. Our goal is to have this addition completed

prior to opening the Dome in November 2024. We have also met with various companies to add more technology to the Dome, such as Toptracer or simulators. Adding this technology will allow customers to view their ball flight, distance, ball speed, play courses around the world, play with friends, and allow the Park District to start indoor leagues.

We understand the importance of ensuring responsible alcohol sales, and we are prepared to implement several measures, including:

- Per Illinois State Law, alcohol will only be sold to customers who are 21 years of age or older and who can provide a valid ID.
- Alcohol will be sold during the Golf Dome's season of operation (November – April) and for certain special events during the remainder of the year.
- Alcohol will be available for sales daily starting at 12 pm until 30 minutes before close.
- The intended types of alcohol sold will be beer, wine, and seltzer-type drinks.
- Pre-packaged food will be available to purchase.
- Participants will only be able to consume alcohol inside the dome area and will not be permitted to take it with them into the lobby or restroom areas.
- Alcohol available for immediate sales will be stored in a locked cooler behind the front desk inside the dome area. Extra product will be stored in a locked storage unit inside the facility's locked storage room.

We will have all staff (who are age-eligible to serve) BASSET trained to be able to serve alcohol. A BASSET-trained employee will be scheduled for every shift to ensure responsible alcohol sales practices and all applicable laws and regulations are followed.

In addition to the above, we would like to point out that we have a similar program at our Community Arts Center (CAC), which has brought the Park District increased revenue and allowed us to expand upon our rental and program offerings. We have also been serving alcohol at summer events, including BG Days. We have been responsibly selling and serving alcohol at the CAC and these events, and we believe we can apply the same safeguards at the Golf Dome to ensure that alcohol is sold and consumed responsibly.

We also believe that the ability to serve beer and wine will make the Golf Dome a more attractive destination to the Park District and community in general. Many of our customers enjoy having a drink while they are playing golf, and this would allow us to provide them with that option without having to leave the facility.

We appreciate the Village's consideration of our request, and we are certain that the ability to serve beer and wine will be a responsible, positive addition to the Golf Dome at the Buffalo Grove Park District.

Enclosed:

Floor Plan

Security Plan

Alcohol Serving Policy

Proof of Ownership

Plat of Survey

Certification of Mailing List Form

Addresses for Public Hearing

Special Use Standards Response
 Buffalo Grove Park District
 Golf Dome – Alcohol Request

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

Response:

A special use permit for a liquor license at the Buffalo Grove Park District Golf Dome would serve the public convenience in a number of ways:

- It would provide a convenient and affordable way for golfers and their guests to enjoy a drink while playing or after a round of golf.
- It would generate more revenue for the Park District that could be used for the maintenance and improvements at the Dome.
- It would make the Golf Dome more attractive to potential customers, including groups and businesses.
- It would provide a more social and enjoyable experience for golfers and their guests.
- It would support the local economy by encouraging people to spend money at the Dome and other nearby businesses.
- It could attract new opportunities for residents, businesses, or groups to use the Dome for special events.

In addition, the Park District will ensure that the sale of alcohol at the Golf Dome is done in a responsible and safe manner.

Overall, a special use permit for a liquor license at the Buffalo Grove Park District Golf Dome would be a positive change that would benefit both the public and the Park District.

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

Response:

The Golf Dome at the Buffalo Grove Park District is located at 801 McHenry Road, Buffalo Grove, IL 60089. It is situated on a 5-acre parcel of land that is surrounded by other Park District facilities, including a nature preserve, a playground, and a picnic area.

The Golf Dome is a 100 x 60-yard indoor driving range with 32 hitting stations. It is open to the public year-round and offers a variety of amenities, including a putting green, a chipping area, and a pro shop. The Golf Dome also offers lessons from qualified golf instructors.

The nature and intensity of the operation at the Golf Dome is relatively low-impact. The facility is open from 9:00 am to 9:00 pm, seven days a week. The Golf Dome does not generate any significant noise or traffic.

The size of the subject property is in proportion to the special use. The 5-acre parcel of land is large enough to accommodate the Golf Dome and its associated parking lot, as well as a buffer zone around the facility.

The location of the Golf Dome with respect to access is convenient and safe. The facility is located on McHenry Road, which is a major thoroughfare. There is also a traffic signal at the intersection of McHenry Road and Buffalo Grove Road, which makes it easier for people to enter and exit the Golf Dome parking lot.

In addition to the above, the Buffalo Grove Park District has taken a number of steps to ensure that the Golf Dome is compatible with the surrounding community. For example, the Golf Dome is required to close at 9:00 pm each night, and there is a zero-tolerance policy for underage drinking. The Park District also works closely with the Buffalo Grove Police Department to ensure that the area around the Golf Dome is safe and well-lit.

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

Response:

The following are some specific ways in which the Park District will help to ensure that the Golf Dome is not injurious to the use and enjoyment of other property in the immediate vicinity:

- The Golf Dome is required to close at 9:00 pm each night. This helps to reduce noise and traffic in the area during the evening hours.

- The staff at the Golf Dome is BASSET trained and committed to the responsible serving and selling of alcohol. This will help to prevent problems associated with alcohol consumption, such as drunk driving and public intoxication.
- The Park District works closely with the Buffalo Grove Police Department to ensure that the area around the Golf Dome is safe and well-lit. This will help to deter crime and make residents feel more secure.
- The Golf Dome is located on a 5-acre parcel of land that is surrounded by other Park District facilities, including a nature preserve, a playground, and a picnic area. This buffer zone will help to mitigate any potential noise or light pollution from the Golf Dome.

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

Response:

The special use permit for alcohol at the Golf Dome at the Buffalo Grove Park District will ensure that 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 in the following ways:

- The Golf Dome is already a well-established and popular facility. It is located on a large parcel of land that is surrounded by other Park District facilities, including a green space, a playground, the Spray N Play, softball fields, the Fitness Center, Nature Classroom, and many other Park District amenities.
- The addition of alcohol to the Golf Dome is not expected to generate any significant increase in traffic or noise.
- The Park District has also taken steps to ensure that the Golf Dome is safe and certain that we will be able to serve alcohol responsibly.
- The Golf Dome is required to close at 9:00 pm each night. This helps to reduce noise and light pollution, which can be bothersome to nearby residents.

In addition to the above, the Park District will also monitor the situation after the liquor license is issued to ensure that it does not have any negative impacts on the surrounding community. If any problems do arise, the Park District will take steps to address them.

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

Response:

The Golf Dome at the Buffalo Grove Park District has already ensured adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided if they receive special use by the Village of the Buffalo Grove in the following ways:

- Utilities: The Golf Dome is already connected to all necessary utilities, including water, sewer, gas, and electricity.
- Access roads: The Golf Dome is located on McHenry Road, which is a major thoroughfare. The facility also has a dedicated parking lot that is large enough to accommodate any additional traffic generated by the sale of alcohol.
- Drainage: The Golf Dome has a comprehensive drainage system in place to prevent flooding and other water damage.
- Other necessary facilities: The Golf Dome has all of the necessary facilities to support the sale of alcohol.

The Park District is committed to working with the community to ensure that the Golf Dome at the Buffalo Grove Park District is a positive asset for the neighborhood.

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

Response:

The Golf Dome at the Buffalo Grove Park District will ensure that parking areas are 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 in a number of ways:

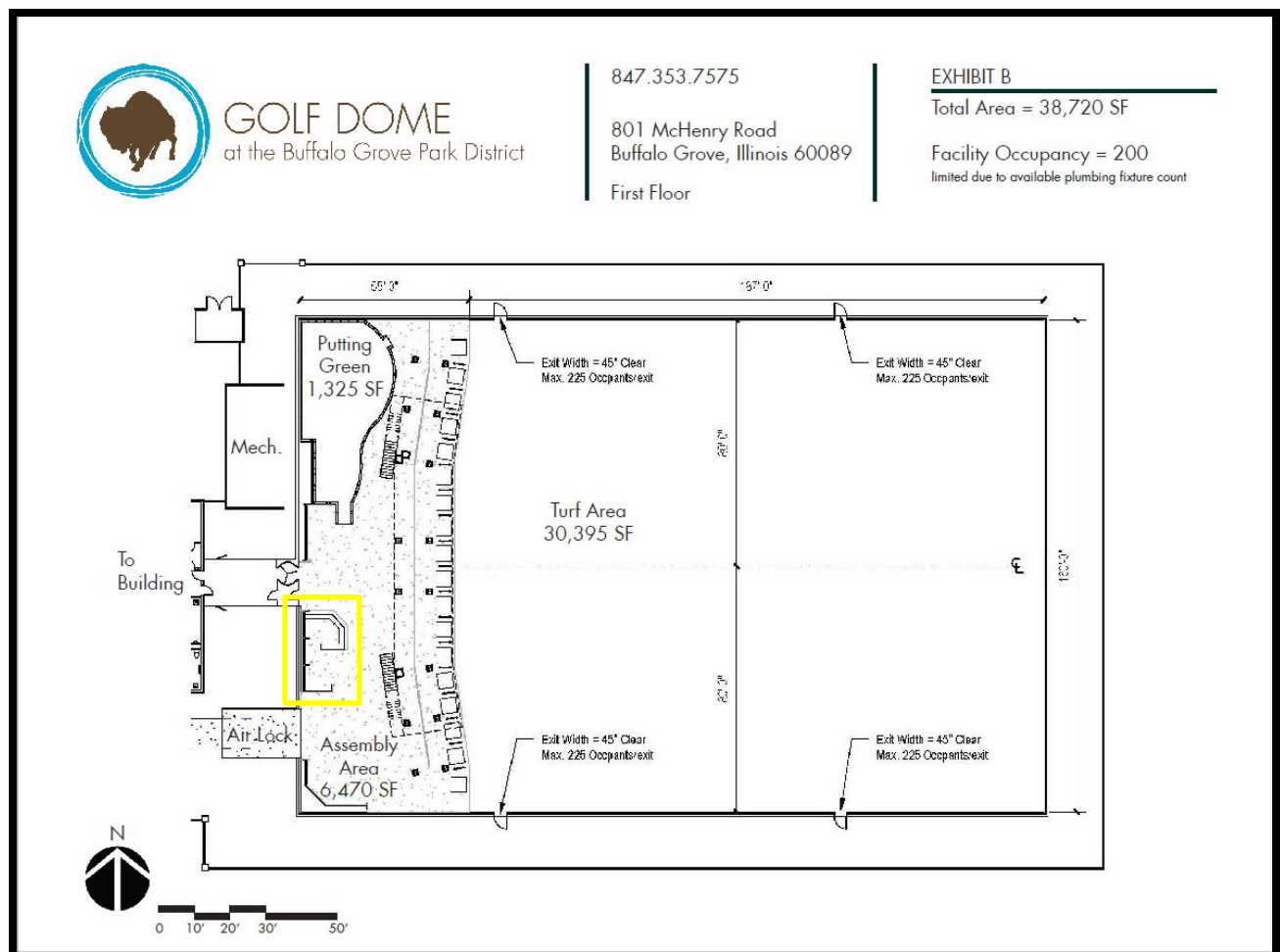
- Parking areas: The Golf Dome has a dedicated parking lot with over 85 spaces, with more auxiliary parking near the softball and Spray N Play areas. This is more than enough parking to accommodate the expected demand for parking, even on busy days.
- Location of parking areas: The parking lot is located away from the surrounding residential neighborhoods. This will help to reduce noise and light pollution, and it will also make it easier for customers to enter and exit the parking lot without disturbing nearby residents.

- Screening of parking areas: The parking lot is surrounded by a dense hedge, which will help to screen it from the view of nearby residents. This will help to reduce the visual impact of the parking lot and make it more compatible with the surrounding community.
- Entrance and exit driveways: The entrance and exit driveways to the parking lot are located on McHenry Road, which is a major thoroughfare. This will help to minimize traffic congestion in the public streets. The driveways are also designed to prevent traffic hazards. For example, there is a traffic signal at the intersection of McHenry Road and Buffalo Grove Road, which makes it easy for customers to enter and exit the parking lot.

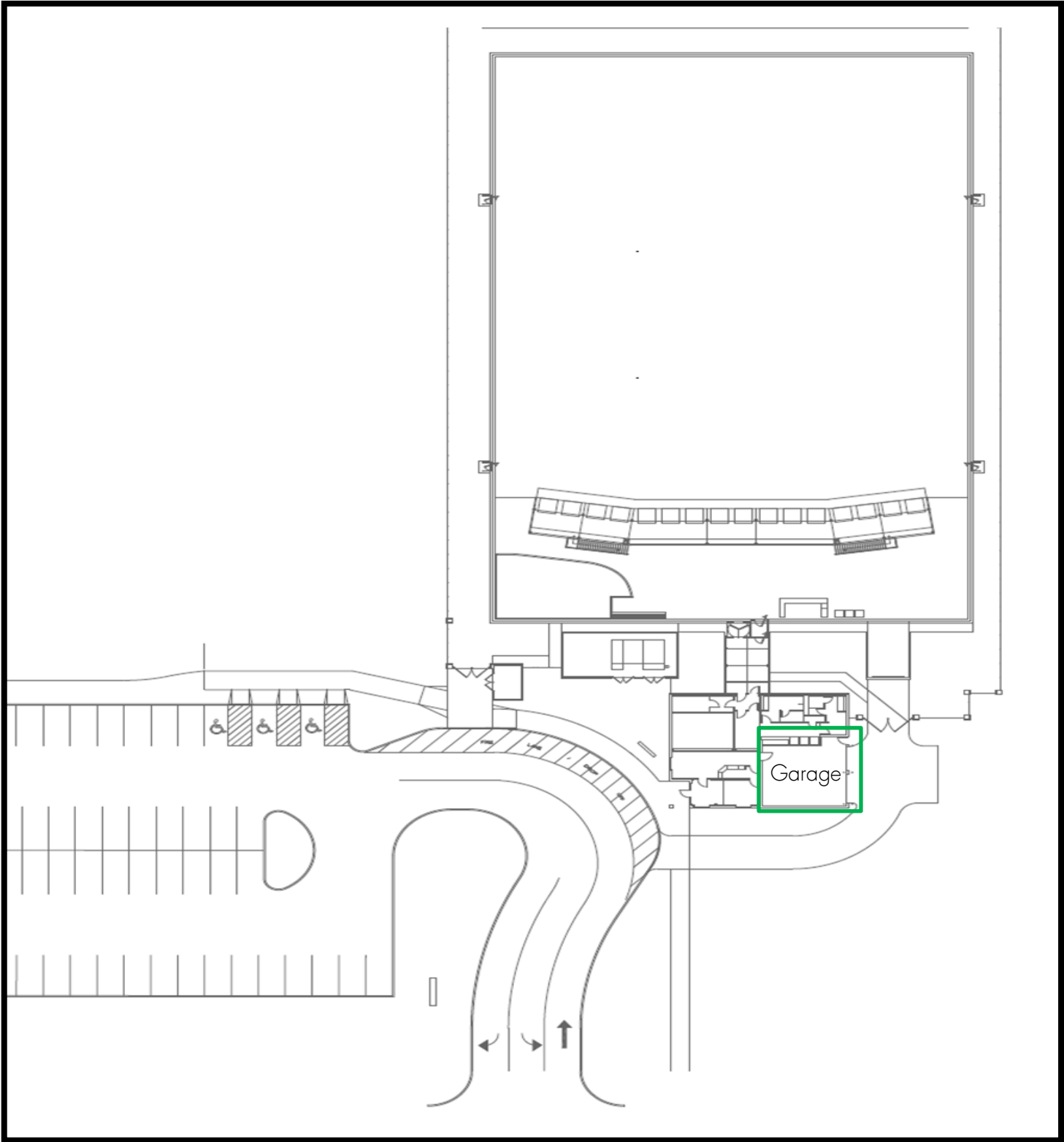
Golf Dome Security Plan

The Golf Dome at the Buffalo Grove Park District has several security layers that will provide barriers of protection for the Park District, the Village of Buffalo Grove, and the surrounding community. First, the building itself has access control and a burglar alarm. The burglar alarm is monitored by an alarm monitoring company, FSS Technologies. Employees will need a key fob to disarm the alarm and enter the building. Once inside, employees will need to use their key fob to enter the room where back stock of product will be stored as well as to enter the room with the safe. Security cameras are placed in the building lobby, overlooking the safe, in the garage, outside the garage facing the driveway, in the bathroom hallway, in the breezeway between the building and the dome, and on the cash register inside the dome. Cash is removed from the facility daily.

The product will be stored in two places. The daily product will be stored inside a padlocked fridge behind the main desk inside the dome. Back stock of product will be secured in a padlocked fridge inside the garage. This area is secured by a locked door/access control and, as previously mentioned, has security cameras.



Daily Product Storage – Locked Fridge behind Front Desk



Attachment: 801 McHenry Road - Plan Set (801 McHenry Road - Ordinance Amend; Golf Dome Use)



Product Back Stock – Locked Fridge behind Access Control



BUFFALO
GROVE
PARK
DISTRICT

ALCOHOL SERVING POLICY

Revised November 2016

Revised October 2023

Alcohol Serving Policy and Procedures

Alcohol Serving Policy & Procedures

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ALCOHOL SERVING POLICY & PROCEDURES

Buffalo Grove Park District

The following policy is in effect to help you and your co-workers understand your responsibility serving or dispensing of alcoholic beverages as part of the total service experience you provide for our guests.

Local Ordinance Requirements

- All persons selling/serving alcohol must be at least 21 years of age as established by the local liquor commission of the Village of Buffalo Grove.

State of Illinois Requirements (235 IL CS 5/) Liquor Control Act of 1934

- Post license. The liquor license must be framed and hung in plain view in a conspicuous place on the licensed premises
- Beer taps must be clean and sanitary
- Proper display of the alcohol pregnancy warning sign
- Proof of Age sign must be posted
- Pre-mix alcohol beverage requirements
- Law prohibits anyone under the age of 21 to be served

ID/Carding Practices

It is illegal to serve alcohol to minors and intoxicated individuals. The Buffalo Grove Park District has the right to protect its guests, its establishment, and staff. There is no penalty for refusing alcohol to someone you suspect is a minor or an intoxicated individual. Anyone who appears to be under the age of 30 must show a valid picture ID. If in doubt of their age, ask to see ID

- The following are acceptable forms of ID: driver's license; state ID card; military ID; or a current passport. Tickets will not be accepted in lieu of a valid driver's license or any of the other forms listed above.
- Have the individual take their ID out of their wallet or purse and hand it to you. All out of state IDs should be checked with an ID Checking Guide. The ID Checking Guides are available in the main office of the Community Arts Center and Museum.
- Parents are not permitted to offer alcohol to their minor children.
- If the server/seller is not comfortable in verifying an individual's age, he or she may require the individual to sign the Age Identity Form or have the right to refuse service. *(Refer to Appendix #1 for a sample form)*

Prevention Practices/Techniques

- A) The sale of drinks with more than 2 oz. of alcohol is prohibited.
- B) The sales of "doubles" or "triples" is prohibited.
- C) The sales of drinks in rounds is prohibited.
- D) Drinks can only be sold by drink only, not in pitchers.

- E) Servers should encourage food consumption.
- F) Customers are prohibited from leaving the premises with drinks.
- G) An intoxicated individual should not be allowed to drive from the establishment. Arrange for a ride (call a cab, sober friend, or family member, or use a ride share app, etc.). If the individual does drive away, call the police.
- H) The telephone numbers of local cab companies or ride share services should be posted near alcohol sales.
- I) Information signs must be posted.
 - Warning to minors.
 - Government warning.
- J) No alcohol may be brought on or off premises.
- K) No “last calls” will be announced.
- L) Service should be cut off around 30 minutes prior to the end of an event.
- M) Service to adults who give minors alcoholic beverages will be prohibited.
- N) Employees are prohibited from selling/serving intoxicated or under age patrons.
- O) The ID of all patrons who look under the age of 30 should be checked.
- P) All questionable cases should be addressed by the shift manager.
- Q) Servers must be trained and certified in responsible beverage service practices through an approved BASSET program.
- R) Non-alcoholic beverages will be available for consumption.

Intervention Procedures

- A) A shift manager should be designated for all events with alcohol.
- B) Management should support seller/servers’ intervention efforts. Management should be informed as soon as a problem has been identified by the server.
- C) Never accuse guests of being drunk. Expressing concern is a good way to achieve empathy with a guest. He or she is more likely to feel that you really care about his or her welfare and safety. Never tell a customer “You can’t have a drink”; always say, “Our policy doesn’t allow me to serve you more alcohol.” Ask if you can serve them a nonalcoholic beverage. If necessary, contact the shift manager.

- D) Never change your mind after discontinuing service. This can allow the guest to bargain “just one more.”
- E) Remain patient and calm. Simply and clearly repeat the decision to discontinue alcohol service to the guest as often as necessary.
- F) If an intoxicated guest becomes verbally abusive or hostile and/or physical violence seems likely or occurs, immediately take the following steps:
 - Call the police and contact a manager. Do not assume that the situation will resolve itself.
 - Try to separate the intoxicated guest from other guests.
 - Speak firmly and calmly. Repeat yourself as often as necessary to make the guest understand you.
 - Negotiate with the guest not to leave the establishment and to calmly wait for the police to arrive.
 - Never touch or try to physically restrain an intoxicated guest.

Training Staff

All Buffalo Grove Park District staff interested in becoming certified to serve alcohol at special events must attend and pass the TIPS (Training for Intervention ProcedureS) On Premise Course. Staff recertifying can take an approved online BASSET class or retake TIPS.

Special Events Alcohol Policy & Procedures

Planning/Executing the Event

Getting started early and planning ahead is the key to a successful special event alcohol procedure. Remember the larger the event, the more time it takes to plan and organize.

Also, in addition to the checklist, other important elements to planning for a special event where alcohol will be served are follows:

State Requirements

- Post license
- Beer Taps Must Be Clean and Sanitary
- Proper Display of the Alcohol Pregnancy Warning Sign
- Pre-Mix Alcohol Beverage Requirements
- Schedule of Drink Prices
- Liquor Invoices Available at the Event Premises
- Law prohibits anyone under the age of 21 to be served.

Identify Drinkers

Require proper identification of any adult who wants to buy alcohol. Identification booths should be established separate from the alcohol serving area. Screen and issue a non-transferable wristband to

anyone who wants to drink alcohol. No one will be served without proper marking. Designate staff to assist with checking ID, monitoring wristbands, and monitoring guest behavior.

Sign Requirements

All warning signs should be posted at access points. Signage such as:

- A. Warning to minors.
- B. Government warning.
- C. Specific rules

Limit Alcohol Sales

No more than two drinks may be purchased at one time and end alcohol sales around 30 minutes prior to the end of the event.

Ban Outside Alcoholic Beverages

Attendees may not bring outside alcoholic beverages into any Park District program or event.

Police/Security Staff

Police or security should be considered in the crowd management plan and is essential to maintaining order and preventing potential problems. Either private security or local police should be a part of meetings/training for the event. Locations may include:

1. Parking lots: Provide security for parked cars and partygoers in the parking lots and protect those waiting for rides.
2. Perimeter: Prevent partygoers from entering the event without passing through entrances or purchasing tickets.
3. Roving Staff: Identify potential disturbances as early as possible to serve as a deterrent for potential incidents; identify intoxicated partygoers or those who show symptoms of medical problems; and identify maintenance or other problems.

Buying Alcohol for Park District Events

- Purchase alcohol on a Park District Pcard or company account.
- Alcohol will need to be stored in a locked area away from unauthorized staff.

Open bottles of alcohol will need to be discarded down the sink right after an event is over. Park District employees will not be able to store onsite or take home open bottles of alcohol after an event.

Outside Caterers

1. Must furnish the Park District, one month prior to the event:
 - a. Their certificate of liability insurance, with an additional insured endorsement naming the Buffalo Grove Park District as additional insured. It must have \$1,000,000 general liability, each occurrence.
 - b. Proof of workers compensation and employer's liability will be on the certificate of insurance.
 - c. A copy of their ILCC Retailer's Liquor License.

APPENDIX 1**Age Identity Form**

The Age Identity Form is a tool to be used by retailers in the event they are unsure of whether a prospective customer is of legal age to purchase and consume alcohol.

Staff Members who have checked the identification and compared the identification to the person presenting it, and are still unsure whether the person is of age, for whatever reason, may request the person to complete the form.

The practical result of this is that a person who is using another's identification, or has some form of illegal identification, may stop short of signing the form. If the person refuses to complete and sign the form, the person should be turned away. It may be that any number of persons, when asked to complete and sign the form, will simply turn and walk away.

In either of these events, a possible sale or service of alcohol to a person not legally entitled to purchase or consume same has been avoided.

If the person signs the form, and that person is actually under legal age, that person committed a Class A misdemeanor (fine up to \$2500 and up to a year in jail) under 235 ILCS 5/10-1(e).

The form is not a "get out of jail" card, but may be used as evidence of the staff member's positive attempts to avoid service and sale of alcohol to a person not of legal age.

AGE AND IDENTITY VERIFICATION FORM
(Please Print/Use Pen)

Name: _____
 [First] [Middle Initial] [Last]

Address: _____

City: _____ State: _____ Zip: _____

Date of Birth: _____ / _____ / _____

Drivers License Number: _____

Drivers License Expiration Date: _____ / _____ / _____

I, the undersigned, certify that the statements set forth in this Age and Identity Verification Form are made upon my personal knowledge and such statements are true and correct.

Signature: _____

Prepared by
 Legal Division
Illinois Liquor Control Commission
 100 W. Randolph, Ste 5-300
 Chicago, Illinois 60601
 312-814-2206
 G:\My Documents\My Pictures\AgeIdentityForm2.wpd

Attachment: 801 McHenry Road - Plan Set (801 McHenry Road - Ordinance Amend; Golf Dome Use)

APPENDIX 2**Refusal of Service Report**

Location_____Date_____

Report Written By_____Time_____

Name of Patron_____

Address_____

City/State_____

Description/Observation of Patron_____

Server/Bartenders on Duty_____

Bar Tab Yes No (Copy and Attach To Report)

Physical Description Report

Observations

Describe Type and Color of Clothes_____

Condition of Clothes: Disorderly Disarranged Orderly**Breath:** (Alcohol) Strong Moderate None**Attitude:** Polite Hilarious Talkative Carefree Sleepy Cocky Combative**Unusual Action:** Vomiting Fighting Crying Laughing Hiccoughing**Speech:** Not Understandable Mumbled Slurred Confused Mush-Mouthed**Thick Tongued:** Accent Fair Good Speech Impediment**Eyes:** Bloodshot Watery Glassy**Complexion:** Flushed Pale Other

Indicate Other Unusual Actions or Statements, Including When First Observed:

Check Steps Taken

_____ **Offered Non-Alcoholic Beverage**

_____ **Offered Food**

_____ **Offered To Call another Party**

_____ **Suggested/Called A Cab**

Was Patron Alone? Yes No

Did Patron Drive? Yes No

Patron's Actions & Comments: _____

Signature of Staff Member Completing Report _____

Signature of Supervisor _____

Date _____

3/12/98

ORDINANCE 98-14**AN ORDINANCE APPROVING A PRELIMINARY PLAN FOR A
SPECIAL USE IN THE RESIDENTIAL ESTATE DISTRICT,
VILLAGE OF BUFFALO GROVE, COOK AND LAKE COUNTIES, ILLINOIS.****Busch Grove Community Park,
Southwest Quadrant Development - Learning Center and
Seasonal Golf Training Facility.****Southwest portion of Busch Grove Community Park**

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

WHEREAS, the real property legally described in EXHIBIT A ("Property") attached hereto is zoned in the Residential Estate District with a Special Use for public park facilities pursuant to an Annexation Agreement dated March 20, 1995 approved by Ordinance 95-26; and,

WHEREAS, Exhibits D and E to said Annexation Agreement were Concept Plans depicting the location of various recreation areas and facilities on the Busch Grove Community Park Property; and

WHEREAS, Ordinance 96-78 was approved by the Village on December 2, 1996 and amended the Park Master Plan (Exhibit B to said ordinance) and approved a Preliminary Plan for the Northeast Site Improvements; and,

WHEREAS, Ordinance 97-108 was approved by the Village on December 15, 1997 and amended the Park Master Plan (Exhibit D to said ordinance) and approved a Preliminary Plan for the Northwest Site Improvements, including a health and fitness center; and,

Attachment: 801 McHenry Road - Plan Set (801 McHenry Road - Ordinance Amend; Golf Dome Use)

WHEREAS, the Buffalo Grove Park District as owner and "Developer" of the Property has requested the Village's approval of a Preliminary Plan proposing a learning center and seasonal golf training facility on the southwest portion of Busch Grove Community Park pursuant to the following exhibits:

EXHIBIT A	Legal Description
EXHIBIT B	Site and Zoning Information Sheet dated January 26, 1998 by Groundwork, Ltd.
EXHIBIT C	Project Description (three pages, no date) by the Buffalo Grove Park District
EXHIBIT D	Preliminary Plan (Site Plan) dated as last revised February 27, 1998 by Groundwork, Ltd.
EXHIBIT E	Busch Grove Park Southwest Quadrant Preliminary Site Utility Plan dated as last revised January 26, 1998 by Lindley and Sons, Inc.
EXHIBIT F	Busch Grove Park Southwest Quadrant Preliminary Site Grading Plan dated as last revised January 26, 1998 by Lindley and Sons, Inc.
EXHIBIT G	Perspective rendering of permanent facility building and seasonal golf training facility structure (8 ½ 11-inch, no date)
EXHIBIT H	Floor Plan of permanent building, dated as last revised February 12, 1998 by Groundwork, Ltd.
EXHIBIT I	Preliminary Learning Center Area Plan dated as last revised February 12, 1998 by Groundwork, Ltd.
EXHIBIT J	Preliminary Landscape Plan dated as last revised February 16, 1998 by Lindley and Sons, Inc.

WHEREAS, notice of the public hearing concerning the request for approval of the Preliminary Plan including variations of the Buffalo Grove Zoning Ordinance concerning the height of the proposed seasonal golf training facility structure and parking within the required front yard setback, and a variation of the Village

Development Ordinance concerning design of stormwater detention areas was given and the public hearing was held by the Buffalo Grove Plan Commission; and,

WHEREAS, the Plan Commission determined that the Preliminary Plan is consistent with the Concept Plan approved as Exhibits D and E to the Annexation Agreement dated March 20, 1995 and the Park Master Plan approved as Exhibit D to Ordinance 97-108, and the proposed development is appropriate for the Property and will be compatible with adjacent properties; and,

WHEREAS, the President and Board of Trustees after due and careful consideration have concluded that the development of the Property on the terms and conditions herein set forth would enable the Village to control development of the area and would serve the best interests of the Village.

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

Section 1. This Ordinance is made pursuant to and in accordance with the Village's Zoning Ordinance, Development 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 adopt a proper, valid and binding ordinance approving the Preliminary Plan (EXHIBITS D, E and F) and supporting EXHIBITS G through J, subject to the conditions set forth in Section 3 of this Ordinance.

Section 3. Development of the Property is subject to the following conditions:

- A. A variation of Section 17.36.030.F.5 of the Zoning Ordinance is hereby granted to allow parking with a front yard setback of 26 feet instead of 50 feet;
- B. A variation of Section 17.40.020.B of the Zoning Ordinance is hereby granted to allow a maximum building height of 65 feet instead of 35 feet for a portion of the seasonal golf training facility structure as depicted on EXHIBIT G.
- C. A variation of Section 16.50.040.C.3.b. of the Development Ordinance is hereby granted to allow a stormwater detention facility to be constructed, planted and seeded in accordance with Army Corps requirements for stormwater detention/

wetland mitigation in lieu of Village construction, planting and seeding requirements as depicted on EXHIBIT F.

- D. The air-supported structure for the seasonal golf training facility shall be operated in conformance with the Project Description (EXHIBIT C). Use of said structure shall be limited to operation from November 1 through April 30 of each year, and said structure shall be removed and stored between mid-May and mid-October of each year. Said structure shall be constructed and maintained in accordance with applicable regulations, and the Village shall inspect said structure as needed to ensure compliance with said regulations.

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

AYES: 5 - Marienthal, Reid, Rubin, Braiman, Glover

NAYES: 0 - None

ABSENT: 1 - Hendricks

PASSED: March 16, 1998

APPROVED: March 16, 1998

ATTEST:

Janet M. Swadian
Village Clerk

APPROVED:

Sidney H. Mathias
SIDNEY H. MATHIAS, Village President

Buffalo Grove



Park District

EXHIBIT C

2.2.b

APPROVED BY VILLAGE BOARD	
Date:	<i>March 16, 1998</i>
Ordinance #:	<i>98-14</i>
Exhibit:	<i>C</i>
Other:	
Plan Commission Recommendation	
Date:	<i>February 18, 1998</i>

BUFFALO GROVE PARK DISTRICT LEARNING CENTER - PROJECT DESCRIPTION

Introduction

The Buffalo Grove Park District is proposing to develop a portion of the Busch Grove Community Park as a dual learning center area to allow for both permanent home for the children's Safety Town Program and a seasonal golf training facility. The Park District is pursuing these operations because of the large number of small children in residence and because this community has been identified as one that has a high level of interest in the sport of golf, and, has the discretionary income to support this interest. The operating season of the air supported facility for the golf use will be from November 1 thru April 30. Once the golf training season has ended, the Park District will "deflate" the air structure and store the material from mid-May until mid-October, the site will then serve the youth as an operational and instructional Safety Town.

To assist in servicing these uses, the Park District will also construct a permanent facility of approximately 3,100 s.f. to be done in a style consistent with the existing shelter in the northeast quadrant of the park. This permanent building will include: a pro shop/learning area; staff office and service counter; vending facilities; air structure/safety town storage space; and public washrooms. The permanent facility is designed to transition between the two uses and will be operated year round.

Benefits

Golf Use

- Provides resident and non-resident golfers with a premier winter driving range facility.
- Provides a high quality golf instruction center to benefit golfers in the community.
- Utilizes the Busch Grove Community Park resource in a manner consistent with the overall Park District Mission "To provide high quality recreation programs, parks and facilities that meet the leisure needs of its residents."
- Provides employment opportunities for area residents.
- Provides employee opportunities for the Village's PGA qualified staff.
- Designed to generate income above and beyond debt service and operating income which can be invested in other Park District programs and services.

Safety Town Use

- Provides safety educational opportunities for resident and non-resident children.
- Enhances road and public safety throughout the community.
- Utilizes the Busch Grove Community Park resource in a manner consistent with the overall Park District Mission.
- Ensures maximum, mutually compatible year-round use of park facility areas.
- Provides summer employment opportunities for area residents.

General Operation

The Park District will be the manager of the facilities. It intends on interviewing and selecting staff based on demonstrated skills and customer service experience. It will provide Village of Buffalo Grove PGA and Golf Operations staff with the first opportunity to be selected for a wide variety of part time positions. These include: teaching pro, managers, receptionists, and custodial staff. All staff will be required to attend the Park District Quality Service Training programs, and will adhere to all Park District Policies and Procedures.

Golf Use Operating Hours

Daily	7:00 am - 10:00 pm
Saturdays	6:00 am - 10:00 pm
Sundays	6:00 am - 10:00 pm
Rentals	May stay open until 11:00 pm for private rentals

Safety Town Operating Hours

Dates: May 15 - June 15 and August 15 - October 15
 Term Length: 2 weeks per term, total of 8 terms
 Days: Monday, Wednesday and Tuesday, Thursday, Rain Make ups on Fridays
 Times: Morning Sessions from 9:00 am - 1:00 pm
 Afternoon Sessions from 3:30 - 6:30 pm

Dates: June 16 - August 14
 Term Length: 2 weeks per term, total of 4 terms
 Days: Mondays thru Thursdays, Rain Make ups on Fridays
 Times: Morning Sessions from 9:00 am - 1:00 pm
 Afternoon Sessions from 3:30 - 6:30 pm

Temporary Facility/Safety Town Area Description

Size	170' wide x 240' length. Tentative size, final size dependent on site and mechanical needs. When inflated, the air supported element would be in the shape of a circular arc and a maximum of 65' high, at its center point.
Tees	32 total, two tier configuration - 16 top and 16 bottom.
Fabric	Opaque, PVC liner and outer envelope, white.
Surface	Bituminous asphalt with permanent road, railroad, crosswalk, etc. markings for the Safety Town use and covered with astro-turf for the golf center use.
Mechanical	Air supported facility is maintained with a pressurized system with back up blower and power systems. Air locks are provided for access by individuals and by maintenance vehicles (ball pickers). Heating system is incorporated in the "air support" mechanical system to take advantage of the fans and blowers required to maintain a pressurized system.
Foundation	Concrete perimeter grade beam typically 1.5' wide by 4' to 8' deep steel reinforced foundation. Concrete pads will be constructed for doors, air locks, equipment, and upper driving platform.

ORDINANCE NO. 2021-53

**AN ORDINANCE APPROVING AN AMENDMENT TO THE SPECIAL USE ORDINANCE FOR AN EXISTING
GOLF DOME IN MIKE RYLKO COMMUNITY CENTER TO OPERATE YEAR-ROUND AND EXPAND THE PARK
DISTRICT ACTIVITIES OFFERED THERE
VILLAGE OF BUFFALO GROVE,
COOK AND LAKE COUNTIES, ILLINOIS**

**Golf and Sports Center Dome, 801 McHenry Road
Mike Rylko Community Park**

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

WHEREAS, the real property legally described in Exhibit A ("Property") attached hereto is zoned in the Residential Estate District with a Special Use for public park facilities pursuant to an Annexation Agreement dated March 20, 1995 approved by Village Ordinance No. 95-26, with specific plans for development and operation of the Learning Center being approved by Village Ordinance No. 98-14; and,

WHEREAS, the Special Use on the Property was amended by Village Ordinance No. 2002-35, which allowed the dome to remain in place year-round, extended the use of the facility pursuant to the Exhibits attached to said Ordinance, and further allowed the dome structure to remain in place until May 31, 2006; and,

WHEREAS, the Buffalo Grove Park District requested that the Village amend Ordinance No. 2002-35 concerning removal of the dome by the May 31, 2006 to allow the dome to remain in place in order to continue golf activities and other recreational uses permitted by said Ordinance, approval of which was granted by adoption of Ordinance No. 2007-14, including the stipulation that the dome would be removed by June 1, 2015; and,

WHEREAS, the Buffalo Grove Park District requested that the Village amend Ordinance No. 2007-14 to allow additional activities and recreational uses, approval of which was granted by adoption of Ordinance No. 2009-4, including the stipulation that the dome would be removed by June 1, 2015; and,

WHEREAS, the Buffalo Grove Park District requested an amendment of Ordinance No. 2009-4 to expand the activities allowed in the facility and to allow the dome to remain in place beyond the date of June 1, 2015 due to the scope and cost of the planned improvements to the facility, approval of which was granted by adoption of Ordinance 2014-48 including the stipulation that the dome would be removed by June 1, 2030; and,

WHEREAS, Buffalo Grove Park District has requested amendment of Ordinance 2014-48 to allow for the existing golf dome in Mike Rylko Community Center to operate year-round and expand the Park District activities offered there; and,

WHEREAS, the Village Planning & Zoning Commission conducted a public hearing on July 21, 2021 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 9 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 July 21, 2021 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 amend Village Ordinance No. 2014-48 by amending Section 3.A. and Section 3.B. thereof to read as follows:

- 3.A. The air-inflated dome structure (Golf and Sports Center Dome) may remain inflated year-round but shall be removed on or before June 1, 2030. Appropriate repairs and maintenance shall be performed as necessary, including maintenance of the appearance of the structure.
- 3.B. The facility may be used for Park District programming year-round for expanded Park District activities with daily operating hours of 6:00 a.m. to midnight. The maximum facility occupancy is limited to 300 persons with the maximum occupancy of the Turf Area limited to no more than 90 persons. All activities shall be supervised and managed by employees of the Park District.

Section 3. The Corporate Authorities hereby grant a special use amendment in the residential district subject to the following conditions:

- 1. The special use is granted to Buffalo Grove Park District and the 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.

Section 4. All references, conditions, and obligations to the Property in Ordinance 2014-48, not otherwise amended by this amendment, shall remain in full force and effect.

Section 5. This Ordinance shall be in full force and effect upon passage.

This Ordinance shall not be codified.

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

NAYES: 0 – None

ABSENT: 1 – Stein

PASSED: August 16, 2021

APPROVED: August 16, 2021

APPROVED:


Beverly Sussman, Village President

ATTEST:


Janet M. Sirabian, Village Clerk

EXHIBIT A
Plans

Golf and Sports Center Dome, 801 McHenry Road
Mike Rylko Community Park

Attachment: 801 McHenry Road - Plan Set (801 McHenry Road - Ordinance Amend; Golf Dome Use)



BUFFALO
GROVE
PARK
DISTRICT

MEMO

To: Dane Bragg, Village

Manager From: Ryan Risinger,

Executive Director

Erika Strojinc, Director of Recreation and Facilities

Re: Golf Dome Village

OrdinanceDate: July 1, 2021

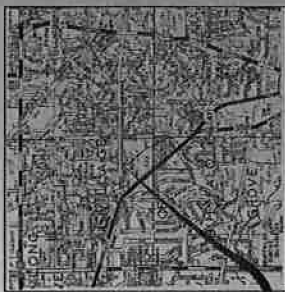
The Buffalo Grove Park District would like to request an amendment to the Golf Dome Ordinance No.2014-48 from the Village of Buffalo Grove. The last ordinance was from July 2014 when the life expectancy of the original Dome was extended. The District has since replaced the original dome structure in July 2017, and that structure has a life expectancy of 20 years.

The Park District is seeking to amend Village Ordinance No. 2014-48 in the following manner:

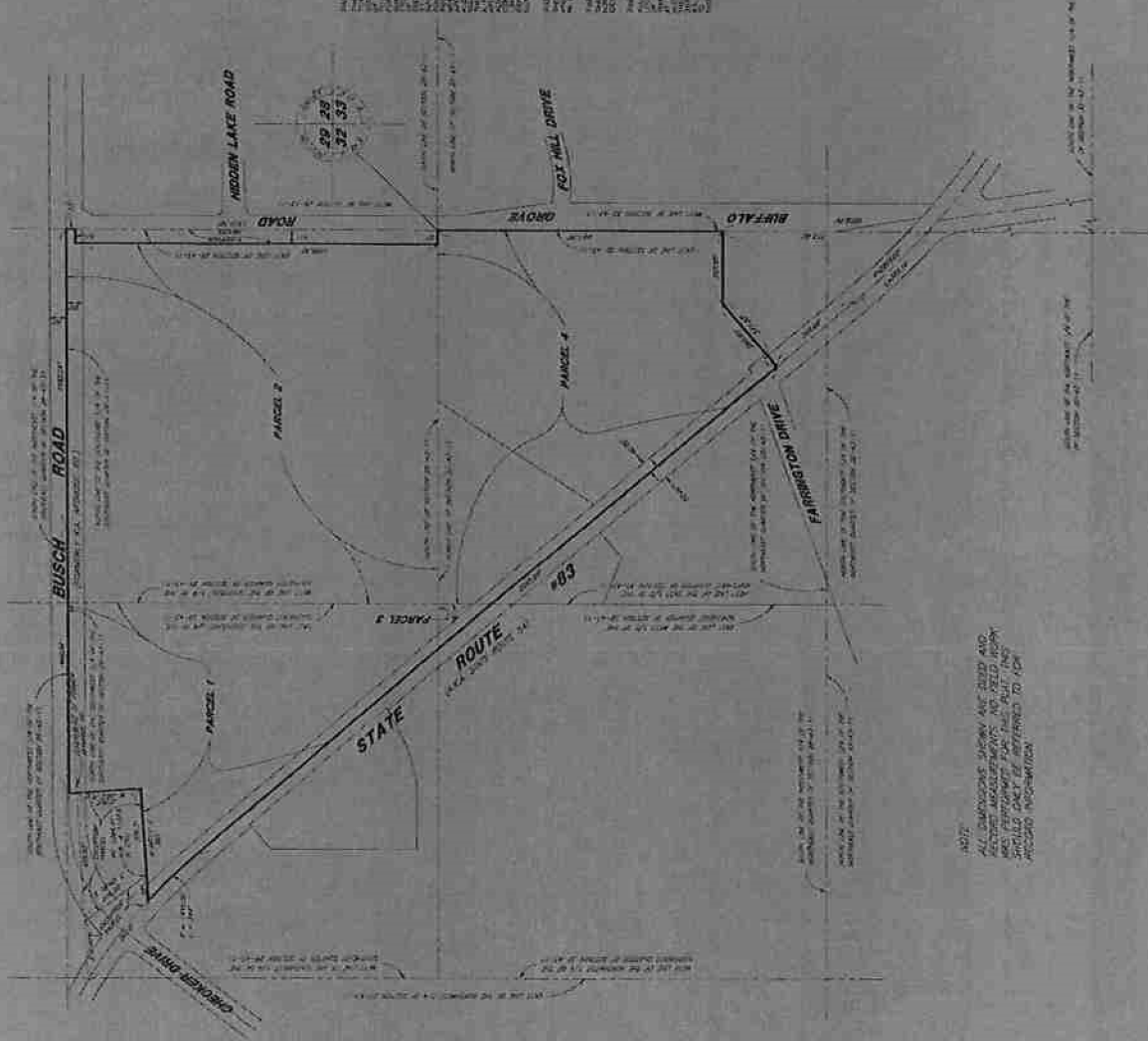
1. The District is seeking to expand the use to year round for programming. These adjustments will allow us to better serve the community by expanding program offerings and rental opportunities. All activities will be supervised and managed by employees of the Park District.

In addition, the Buffalo Grove Park District is requesting a waiver of any fees for the change to this ordinance. If you should need anything further to process this request, please contact us.

RECORD PLAT OF SURVEY



LOCATION MAP
SHEET 1 OF 1



PARCEL 1: 1.00 AC. 43,560 SQ. FT. 100% OF THE TOTAL AREA OF THE SITE. THE SURVEYED CORNERS OF THIS PARCEL ARE: N. 89° 00' 00" E. 100.00 FT. TO CORNER 1; S. 89° 00' 00" E. 100.00 FT. TO CORNER 2; S. 00° 00' 00" E. 100.00 FT. TO CORNER 3; N. 00° 00' 00" E. 100.00 FT. TO CORNER 4. THE AREA OF THIS PARCEL IS 43,560 SQ. FT. OR 1.00 AC. 00/100.

PARCEL 2: 1.00 AC. 43,560 SQ. FT. 100% OF THE TOTAL AREA OF THE SITE. THE SURVEYED CORNERS OF THIS PARCEL ARE: N. 89° 00' 00" E. 100.00 FT. TO CORNER 1; S. 89° 00' 00" E. 100.00 FT. TO CORNER 2; S. 00° 00' 00" E. 100.00 FT. TO CORNER 3; N. 00° 00' 00" E. 100.00 FT. TO CORNER 4. THE AREA OF THIS PARCEL IS 43,560 SQ. FT. OR 1.00 AC. 00/100.

PARCEL 3: 1.00 AC. 43,560 SQ. FT. 100% OF THE TOTAL AREA OF THE SITE. THE SURVEYED CORNERS OF THIS PARCEL ARE: N. 89° 00' 00" E. 100.00 FT. TO CORNER 1; S. 89° 00' 00" E. 100.00 FT. TO CORNER 2; S. 00° 00' 00" E. 100.00 FT. TO CORNER 3; N. 00° 00' 00" E. 100.00 FT. TO CORNER 4. THE AREA OF THIS PARCEL IS 43,560 SQ. FT. OR 1.00 AC. 00/100.

PARCEL 4: 1.00 AC. 43,560 SQ. FT. 100% OF THE TOTAL AREA OF THE SITE. THE SURVEYED CORNERS OF THIS PARCEL ARE: N. 89° 00' 00" E. 100.00 FT. TO CORNER 1; S. 89° 00' 00" E. 100.00 FT. TO CORNER 2; S. 00° 00' 00" E. 100.00 FT. TO CORNER 3; N. 00° 00' 00" E. 100.00 FT. TO CORNER 4. THE AREA OF THIS PARCEL IS 43,560 SQ. FT. OR 1.00 AC. 00/100.

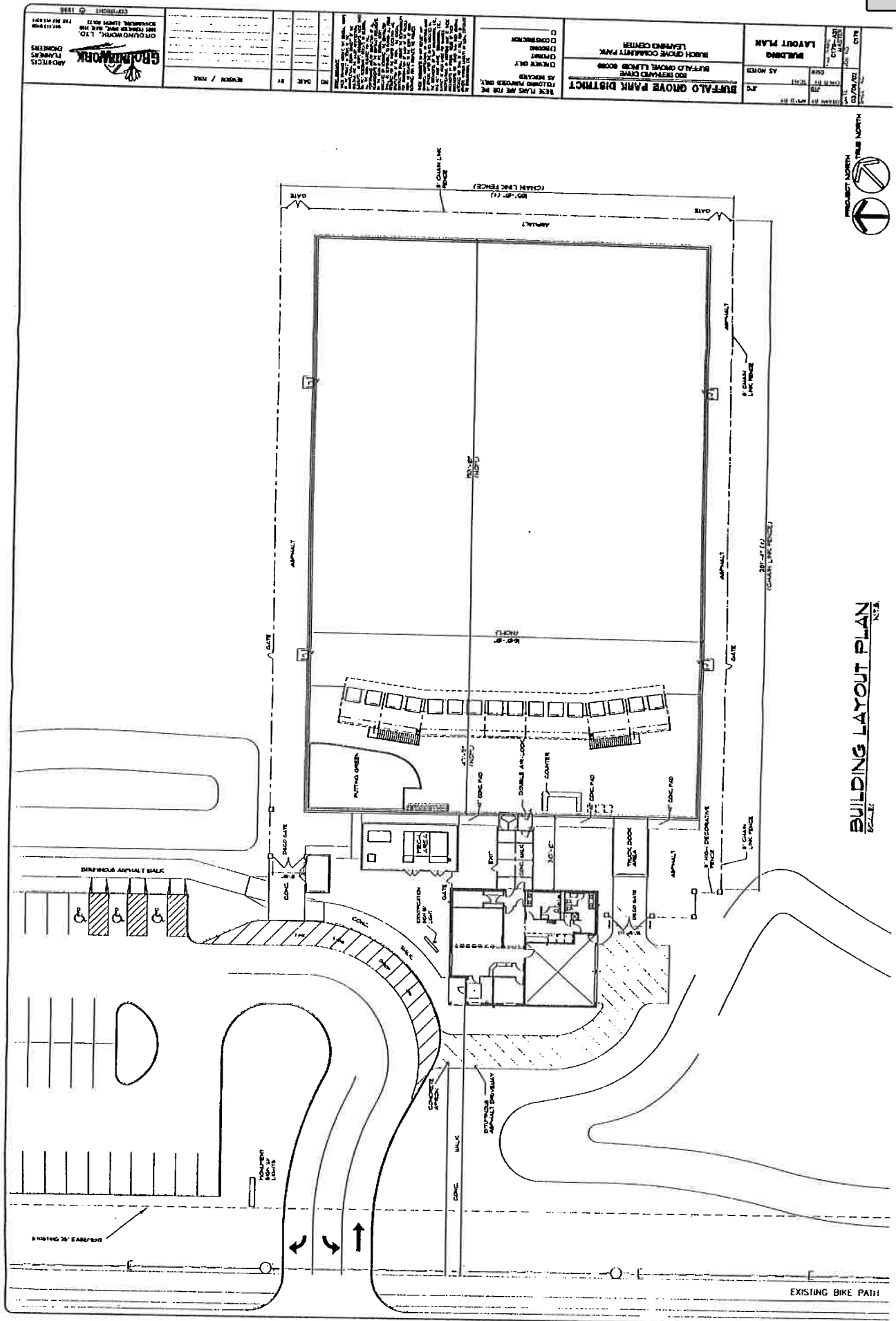
AREA = 86.94 ACRES MORE OR LESS

MANHARD CONSULTING LTD.
1. MANHARD CONSULTING LTD. 100% OF THE TOTAL AREA OF THE SITE.
2. MANHARD CONSULTING LTD. 100% OF THE TOTAL AREA OF THE SITE.
3. MANHARD CONSULTING LTD. 100% OF THE TOTAL AREA OF THE SITE.

MANHARD CONSULTING LTD.
ENGINEERS • SURVEYORS • PLANNERS
100% OF THE TOTAL AREA OF THE SITE

MANHARD CONSULTING LTD.
100% OF THE TOTAL AREA OF THE SITE

BUILDING LAYOUT PLAN





GOLF DOME
at the Buffalo Grove Park District

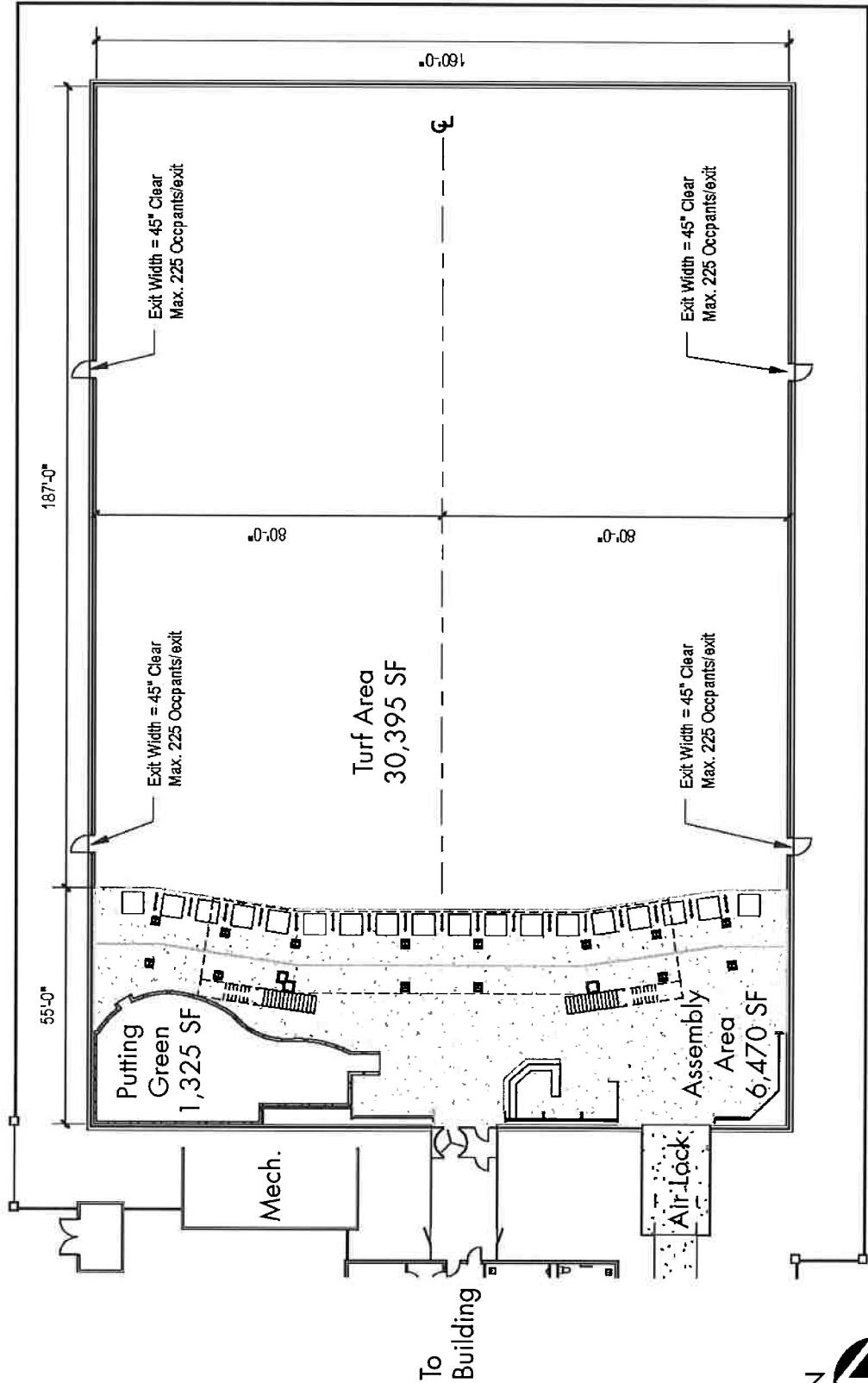
847.353.7575

801 McHenry Road
Buffalo Grove, Illinois 60089

First Floor

EXHIBIT A

Total Area = 38,720 SF





BUFFALO
GROVE
PARK
DISTRICT



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;*
 - *The existing building has been built to Federal, State, and local codes. Routine inspections from the Fire Marshal occur regularly.*
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;*
 - *The existing building is located in Mike Rylko Park located off of McHenry Rd. You are able to access the building either north or south bound.*
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;*
 - *The existing building has been at the location for over a decade. Many people use the dome during the winter months to enjoy golf. There is a natural area at Rylko Park that surrounds three of the four sides of the building.*
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;*
 - *The existing structure will not hinder or discourage future development at Rylko Park.*
5. *Adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided;*
 - *When Rylko Park and the Golf Dome were built, everything was built to specification and in accordance with the Lake County Storm Water Management requirements, as well as, State and local requirements.*
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 existing building has all the proper signage required for traffic. Parking spots are properly labeled for accessible parking.*

Please let me know if you need anymore assistance!

Thank you,

*Tim Howe
Director of Parks and Planning
Buffalo Grove Park District
847.850.2163*















EXHIBIT B**Minutes from the July 21, 2021 Planning & Zoning Commission**

**Golf and Sports Center Dome, 801 McHenry Road
Mike Rylko Community Park**

Attachment: 801 McHenry Road - Plan Set (801 McHenry Road - Ordinance Amend; Golf Dome Use)

07/21/2021

**MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE
VILLAGE OF BUFFALO GROVE HELD IN THE COUNCIL CHAMBERS, 50 RAUPP BOULEVARD,
BUFFALO GROVE, ILLINOIS ON WEDNESDAY, JULY 21, 2021**

Call to Order

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

Public Hearings/Items For Consideration

1. Consider a Variation for a Proposed Sunroom Addition Which Encroaches into Rear Yard Setback of the Subject Property 1237 Sandhurst Drive. (Trustee Pike) (Staff Contact: Nicole Woods)

Village Planner Akash provided background on the proposed addition. She included a definition of a sunroom and explained the R4 zoning district in which the subject property sits.

Village Planner Akash noted that the petitioner did speak to all his neighbors and got signatures from them.

Mr. Block explained his variation for a proposed sunroom addition. He noted that the architect said the location that is proposed was recommended as the best location.

Chairperson Cesario referenced Packet page 14.

Chairperson Cesario asked if anyone objected to his proposal while collecting signatures.

Mr. Block said no.

Com. Weinstein asked if the immediate neighbors to the south had signed his request.

Mr. Block said yes.

Com. Weinstein asked about the unique circumstance regarding the sunroom?

Mr. Block explained his circumstances.

Com. Moodhe asked about a neighbor on the corner and if they had signed his request for a sunroom.

Mr. Block said yes

Com. Goldspiel asked if there were any concrete slabs in the backyard.

Mr. Block said said no.

Village Planner Akash explained the plat of survey.

Chairperson Cesario entered the staff report as exhibit 1.

Chairperson Cesario entered the petitioners collected signatures as exhibit 2.

The Public Hearing was closed at 7:45 PM.

Com. Weinstein made a motion to grant a variation to Section 17.40 of the Buffalo Grove Zoning Code to allow for a proposed sunroom addition in the rear yard which encroaches 12'-6" into the required rear yard setback on the subject property. The sunroom shall be constructed in accordance with the documents and plans submitted as part of this petition.

Attachment: 801 McHenry Road - Plan Set (801 McHenry Road - Ordinance Amend; Golf Dome Use)

07/21/2021

Com Moodhe seconded the motion.

Com. Moodhe commented on the beautiful landscaping at the subject property. He noted the sunroom goes with the setting.

Com Au asked if there were any other variances on the property.

Village Planner Akash said the addition was in code.

Com. Au noticed the two plats look different.

Mr. Block and Village Planner Akash provided clarification.

Chairperson Cesario spoke in favor of the motion.

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

2. Consider a Special Use Amendment to Allow the Existing Golf Dome in Mike Rylko Community Center to Operate Year-Round and Expand the Park District Activities Offered There. (Trustee Johnson) (Staff Contact: Nicole Woods)

Village Planner Akash provided a brief background on the Special Use amendment for the park district to have services year-round and expand park district services. She noted everything else will remain the same.

Mr. Risinger added that they replaced the dome in 2017 and the new tech that came with the new dome really allows them to be year-round. He added they have been asked by many organizations to use the dome for other occasions and have noticed they have a hard time meeting demand for those services. Mr. Risinger explained having the dome year-round would increase revenue and provided additional revenue sources.

Com. Richard asked why it was limited to just winter in 2009.

Mr. Risinger said when it was built it would be deflated and inflated at an incredible cost of \$30,000. He explained the history of the dome and the various amendment they have made in the past since 2009.

Com. Richards asked if there were any negative reasons to keeping it up year-round.

Mr. Risinger said no.

Com. Goldspiel asked if it was air supported.

Mr. Risinger said yes.

Com. Goldspiel asked how it handles snow and ice.

Mr. Risinger said it has held up well over the past twenty years. He explained the mechanics of the blower system noting that the blower recognizes the snow and ice on the dome and will increase air.

Com. Goldspiel asked about much weight the dome can hold.

Mr. Risinger said he does not know the weight it can hold.

Com. Goldspiel asked how long it has been up year-round.

Mr. Risinger said at least 12 years.

Com. Goldspiel asked if there had ever been any problems during that time.

07/21/2021

Mr. Risinger said no and that was with the original fabric.

Com. Goldspiel asked if the dome was heated.

Mr. Risinger said no but some heat does come into the dome from the structure it is attached to.

Com. Goldspiel asked if engineers looked at it.

Mr. Risinger said yes and noted it has been through 20 winters with no issues.

Com. Goldspiel said he is comfortable that the engineers looked at it.

Mr. Risinger said it is safe.

Com. Goldspiel asked if there was a standby system to keep it inflated.

Mr. Risinger said yes.

Com. Goldspiel asked about outside temp limits.

Mr. Risinger said no, he was unaware of temperature limits.

Com. Moodhe asked when the dome is in normal operation.

Mr. Risinger said during the winter.

Com. Moodhe asked about the new dome and clarified what the Buffalo Grove Park District was asking for.

Mr. Risinger confirmed they want to be able to offer full year programs and expand the programs they offer.

Com. Moodhe asked if he could expand upon the services/programs they would like to provide.

Mr. R provided additional detail on the services they would like to provide.

Com. Moodhe asked if presently they can use the office space for camps.

Mr. Risinger said yes but the space is limited.

Com. Moodhe asked if the structure it is attached to is safe for activities.

Mr. Risinger said yes and noted it is one of the safest places.

Com. Moodhe asked if it was okay with the Fire department.

Mr. Risinger said yes before they got to PZC.

Com. Moodhe clarified the special use is just on number of days.

Village Planner Akash said yes.

Chairperson Cesario asked about parking.

Mr. Risinger said they are good.

Chairperson Cesario spoke in favor of the petition

Com. Goldspiel provided some history on why the original special use was given the restrictions it was.

Chairperson Cesario entered the staff report was exhibit 1.

07/21/2021

The Public Hearing was closed at 8:07 PM.

Com. Weinstein made a motion to grant a positive recommendation to the Village Board for a Special Use amendment to Ordinance No. 2007-35, as amended by Ordinance No. 2009-4, and as amended by Ordinance No. 2014-48; to allow for an existing Golf Dome in Mike Rylko Community Center to operate year-round and to expand Park District activities offered there, subject to the following conditions:

- 1. The special use allows year-round Park District activities at the existing Golf Dome in Mike Rylk Community Center*
- 2. The special use is granted to the Buffalo Grove Park District and the said special use does not run with the land.*
- 3. The special use granted may be assignable to subsequent petitioners seeking assignment of the special use as follows: Upon application of 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 and Zoning Commission and/or the Village Board for public hearing; and 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. Moodhe spoke in favor of the motion

Com. Weinstein spoke in favor of the motion

RESULT:	RECOMMENDATION TO APPROVE [UNANIMOUS]
	Next: 8/16/2021 7:30 PM
AYES:	Moodhe, Spunt, Cesario, Goldspiel, Khan, Weinstein, Au, Richards
ABSENT:	Neil Worlikar

Regular Meeting

Other Matters for Discussion

1. Workshop - Proposed Speedway Expansion at 201 N Milwaukee (Trustee Pike)
(Staff Contact: Brett Robinson)

Village Planner Akash provided a brief background on the parcel. She noted they were before the Village Board on June 21, and the Village Board was in support of it.

Mr. Kalischefski, the Architect with Speedway provided detail on the site plan and referenced to packet page 37 and 42. He discussed traffic flow, fueling stations, material used for the facility, and landscape.

Com. Spunt asked about truck parking for people who want to go in and play video gaming.

Mr. Kalischefski pointed to the black line on packet page 37, noting they can pull forward to allow other trucks to move and fuel.

Mr. Hallick added that truckers are not the ones gaming and don't typically use the slots. Video gaming is typically popular with residents.

07/21/2021

Com. Spunt asked if there was a curb-cut at Riverwalk.

Mr. Kalischefski said yes. Left in and out, right in and out.

Com. Spunt asked how they will advertise for trucks to let them know they can stop there.

Mr. Kalischefski said through signage, and signage that says truck entrance and exit.

Com. Richards thanked them for the presentation. He went over the variations they will be coming to them for and asked if there would be additional variations they will need.

Mr. Kalischefski said they will be looking for a variation on the number of signs. He spoke to size of signs and how they would be broken up.

Com. Richards referenced packet page 42.

Mr. Kalischefski talked about the breakdown they will have for the public hearing for the sign.

Village Planner Akash said staff will review the signs and lights prior to their next public hearing.

Com. Au asked about the building they will be taking down and if it would be displacing any residents.

Mr. Hallick said they are working on termination of tenants.

Com. Au asked if the tenants are being incentivized to stay in BG.

Staff noted they were looking into it.

Com Au asked if they are meeting all other standards for a truck stop.

Mr. Hallick said yes.

Com. Au asked about the landscape plan, and if that is how it is going to look.

Mr. Kalischefski said yes and the landscape was picked to withhold salt and other conditions experienced in Illinois.

Com. Au asked if speedway was going to be maintaining the landscape.

Mr. Hallick said they will take care of it via a contract.

Com Au commented on the style of the building and noted the building style in that area was more modern then their planned development. She asked why they were going with standard brown.

Mr. Kalischefski said they went with the brown to sensitive to the community across the street.

Mr. Hallick commented on the standards they keep store to store. He noted by keeping the same style passerby's know it as a speedway facility.

Com. Khan asked if they will have a full traffic impact report.

Mr. Kalischefski said yes they will include the final report.

Com. Khan asked if they know that IDOT maintains that road.

07/21/2021

Mr. Kalischefski said yes.

Com. Khan asked if there is written approval and if IDOT liked their plan.

Mr. Kalischefski said they have an email with no concerns.

Com. Khan asked about increased traffic.

Mr. Kalischefski said with the initial studies, traffic would increase by 1%.

Com. Khan asked if they were foot access points.

Mr. Kalischefski said no, and continued to talk about the access points on packet page 37.

Com. Moodhe asked about the distance from the sidewalk to the pump.

Mr. Kalischefski said typically it is 40 feet. He explained the center of the dispenser is between 65 feet and 62 feet which allows cars to go around two-way traffic.

Com. Moodhe asked about the two gray pavements on packet page 37.

Mr. Kalischefski said they have different support for vehicles.

Com. Moodhe asked where the tanks are now and where they will be.

Mr. Kalischefski provided detail on the tanks new position. He referenced packet page 37.

Com. Moodhe asked if they will be putting more landscape than shown.

Mr. Kalischefski said will be placing it more strategically and have a more enhanced landscape plan for the final hearing.

Com. Moodhe asked how long the building would be shut down.

Mr. Hallick said they will try to keep it operating as long as possible.

Mr. Kalischefski provided additional detail on the closure of the store.

Com. Moodhe asked how many dispensers there were going to be.

Mr. Hallick said 6 dispensers to 10

Com. Moodhe asked about diesel dispensers.

Mr. Hallick said 4 to 2

Com. Moodhe asked if there will be any communication to keep the rumors at bay regarding the development.

Mr. Hallick said they feel the pain as calling it a truck stop.

Com. Goldspiel asked if they will have any charging stations.

Mr. Hallick said no, but they have investigated it.

Com. Goldspiel asked about the number of gaming stations.

Mr. Hallick spoke briefly about the setup of the gaming stations.

07/21/2021

Com. Weinstein commented on the existing building and believes this will be an upgrade in facility. He commented on the proposal stating that it looks like a pretty good proposal and hopes the landscape looks like the proposal does.

Com. Spunt spoke more about car charging stations and told them it is something to think about it.

Mr. Hallick thanked them for your recommendation.

Chairperson Cesario made a clarification on video gaming at the new Speedway.

Village Attorney Brankin said the topic fair game for workshop but not really for the public hearing.

Com. Moodhe commented on the landscape plan. He recommended they coordinate with village arborists for landscape.

Mr. Kalischefski and Mr. Hallick thanked him for his recommendation.

Chairperson Cesario said it is a nicer fueling center and spoke in favor of the petition.

RESULT:	RECOMMENDATION TO APPROVE [UNANIMOUS]
AYES:	Moodhe, Spunt, Cesario, Goldspiel, Khan, Weinstein, Au, Richards
ABSENT:	Neil Worlikar

Approval of Minutes

1. Planning and Zoning Commission - Regular Meeting - Jun 16, 2021 7:30 PM

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

Chairman's Report

Committee and Liaison Reports

Commissioner's provided reports from the past Village Board meetings as it pertained to the Planning and Zoning Commission.

Staff Report/Future Agenda Schedule

Village Planner Akash provided the commissioners with items they will begin to see in the near future.

Public Comments and Questions

Adjournment

The meeting was adjourned at 9:11 PM

Chris Stilling

07/21/2021

APPROVED BY ME THIS 21st DAY OF July, 2021

Attachment: 801 McHenry Road - Plan Set (801 McHenry Road - Ordinance Amend; Golf Dome Use)



Action Item : Consideration of a Petition for an Amendment to the Park Preliminary Plan Approved by Ordinance No. 1989-017, a Special Use for a Public Park, and a Zoning Variation from the Off-Street Parking Requirements, to Accommodate Proposed Improvements to Parkchester Park, at 851 Weiland Road

Recommendation of Action

Staff recommends approval of the requested amendment to Ordinance No. 1989-017, a Preliminary Plan, a Special Use for a public park, and a Variation from the off-street parking regulations, subject to the conditions in the attached staff report.

Laurie Hoffman, Planning & Development Manager for the Buffalo Grove Park District, is requesting approval of a park improvement plan for Parkchester Park.

Proposed improvements to the park include: removal of the existing playground, basketball half courts, tennis courts and baseball field with its associated backstop fencing; construction of a new playground in the center of the park, along with a full-size basketball court, tennis court and pickleball court (with 10 foot high fencing); construction of a 19-stall parking lot and a new deceleration lane off of Weiland Road; two fish outcropping locations will be added to the existing detention pond; the existing trail system will be extended throughout the park; bench seating and native landscaping will be added to the site.

As proposed, the project will require an amendment to the Preliminary Park Plan approved by Ordinance No. 1989-017, a Special Use for a public park, and a Zoning Variation from the off-street parking requirements.

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

ATTACHMENTS:

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

Trustee Liaison
Weidenfeld

Staff Contact
Kelly Purvis, Community Development

Wednesday, November 15, 2023	
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**VILLAGE OF BUFFALO GROVE
PLANNING & ZONING COMMISSION
STAFF REPORT**



MEETING DATE:	November 15, 2023
SUBJECT PROPERTY LOCATION:	851 Weiland Road (Parkchester Park)
PETITIONER:	Laurie Hoffman, Planning & Development Manager
PREPARED BY:	Kelly Purvis, Deputy Community Development Director
REQUEST:	The petitioner is seeking approval an amendment to the Park Preliminary Plan approved by Ordinance No. 1989-017, a Special Use for a public park, and a Zoning Variation from the off-street parking requirements, to accommodate proposed upgrades to Parkchester Park.
EXSITING LAND USE AND ZONING:	The property is a 7.05-acre public park and is zoned R-4 Residential District.
COMPREHENSIVE PLAN:	The Village of Buffalo Grove Comprehensive Plan calls for this property to be a park/public open space.

BACKGROUND

Laurie Hoffman, Planning & Development Manager for the Buffalo Grove Park District, is requesting approval of a park improvement plan for Parkchester Park. The Park is 7.05-acres with 4.15-acres of it being an active use park and approximately 2.9-acres serving as a stormwater detention pond. The park is currently improved with a playground, 2 basketball half-courts, a baseball field, 2 tennis courts, and a loop path that is connected to the Buffalo Grove bike trail system.

Proposed improvements to the park include: removal of the existing playground, basketball half courts, tennis courts and baseball field with its associated backstop fencing; construction of a new playground in the center of the park, along with a full-size basketball court, tennis court and pickleball court (with 10 foot high fencing); construction of a 19-stall parking lot and a new deceleration lane off of Weiland Road; two fish outcropping locations will be added to the existing detention pond; the existing trail system will be extended throughout the park; bench seating and native landscaping will be added to the site. The Park District held community meetings in August and September of 2022 to collect resident input which has resulted in the proposed plans for the park.



Parkchester Park, Existing Conditions

As proposed, the project will require an amendment to the Preliminary Park Plan approved by Ordinance No. 1989-017, a Special Use for a public park, and a Zoning Variation from the off-street parking requirements. The following report provides a summary of the project and requests.

Zoning History:

Parkchester Park exists as a result of a park dedication associated with the development of the 44-acre Parkchester Estates Subdivision approved in 1989. As such, a Special Use was never established to allow the park in a residential district. With the substantial proposed improvements to the park, it is appropriate to issue a Special Use at this time, to come into compliance with current Code requirements.

PLANNING & ZONING ANALYSIS

Use:

Public parks are Special Uses in all residential districts. The 2009 Comprehensive Plan indicates that this site should remain a public park/open space.

Proposed Plan:

The Park District received an Open Space Lands Acquisition and Development (OSLAD) grant to redevelop the site and upgrade the amenities for future use.

Setbacks and bulk requirements:

The proposed playground, picnic shelter, tennis court, pickleball court, and basketball court are all considered accessory structures, which are subordinate to and serve the principal use of the property as a public park. All of the proposed structures will be setback more than the minimum requirement of 25 feet from the property lines. Village staff have reviewed the locations of the accessory structures/recreational equipment and find their placement to be acceptable. All structures will comply with the maximum height limitation of 15 feet for accessory structures in residential districts.

Bike & Pedestrian Connectivity:

An extension of the existing asphalt trail will connect all amenities accessibly and create a loop path. The trail will provide connections to the existing sidewalk network in the neighborhood and connect to the Buffalo Grove bike trail system.

Parking:

Parkchester Park does not currently have off-street parking. Village Code requires 1 parking stall per 5,000 square feet of land area (37 stalls for a park of



North Site Improvements



South Site Improvements

this size). A 19-stall parking lot is proposed as part of the project. The Park District has indicated that a compliant parking lot would detract from the recreational amenities they would be able to provide on the property. Parkchester is also classified as a neighborhood park, which is likely to serve the neighborhoods within walking/biking distance of the property. As indicated above, the park is well connected to the pedestrian sidewalk network and the Buffalo Grove bike trail system.

As part of their response to the variation standards, the Park District has included data (provided by the Illinois Department of Natural Resources) for the anticipated parking demand for the proposed amenities. The data indicates that the parking lot will adequately serve the proposed amenities on site, which should not require more than 16 parking spaces. Staff finds the variation request to be reasonable and concurs with the analysis provided by the Park District.

Vehicular Access:

With the addition of the new parking lot, a new right-in/right-out vehicular access to the park is proposed. In addition, a deceleration lane will be added to Weiland Road. Village Engineering staff have reviewed the plans and do not have any concerns. They will continue to work with the Park District during final engineering to finalize the roadway details.

Landscaping:

Native plantings are proposed along the eastern edge of the property and along the south portion of the detention pond. New ornamental and shade trees will frame the new playground area. The landscaping plan has been reviewed and approved by the Village Forester.

Lighting:

No lighting for the park is proposed at this time.

Signage:

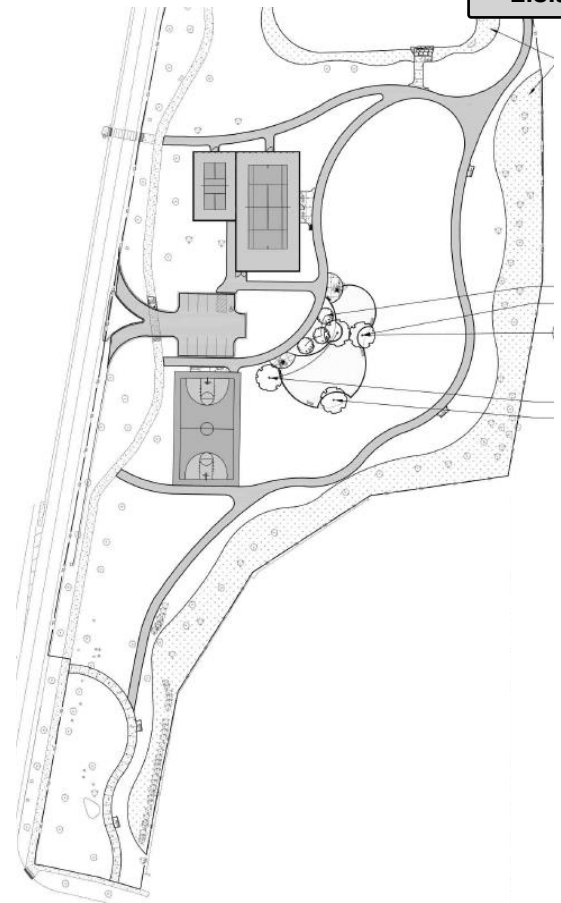
No new signage is proposed at this time.

Stormwater & Engineering:

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

DEPARTMENTAL REVIEWS

Village Department	Comments
Engineering	The Village Engineer has reviewed the preliminary engineering plans and does not have any concerns.
Forestry	The Village Forester has reviewed the landscape plan and does not have any concerns.



Landscape Plan

Fire	The Fire Department has reviewed the plans and does not have any concerns.
Building	The Building Division has reviewed the plans for ADA compliance and does not have any concerns.

SURROUNDING PROPERTY OWNERS

Pursuant to Village Code, the surrounding property owners within 250 feet were notified and a public hearing sign was posted on the subject property. The posting of the public hearing sign and the mailed notifications were completed within the prescribed timeframe as required. As of the date of this Staff Report, one adjacent property owner called with questions about the plans.

STANDARDS

- A. All special uses shall meet the following criteria:
 1. The special use will serve the public convenience at the location of the subject property; or the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
 2. The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with said special use, the size of the subject property in relation to such special use, and the location of the site with respect to streets giving access to it shall be such that it will be in harmony with the appropriate, orderly development of the district in which it is located;
 3. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted in such zoning district, nor substantially diminish and impair other property valuations with the neighborhood;
 4. The nature, location and size of the buildings or structures involved with the establishment of the special use will not impede, substantially hinder, or discourage the development and use of adjacent land and buildings in accord with the zoning district within which they lie;
 5. Adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided;
 6. Parking areas shall be of adequate size for the particular special use, which areas shall be properly located and suitably screened from adjoining residential uses, and the entrance and exit driveways to and from these parking areas shall be designed so as to prevent traffic hazards, eliminate nuisance and minimize traffic congestion in the public streets.
- B. The regulations of this title shall not be varied unless findings of fact are made based upon evidence presented at the hearing that:
 1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations of the zoning district in which it is located except in the case of residential zoning districts;
 2. The plight of the owner is due to unique circumstances;
 3. The proposed variation(s) will not alter the essential character of the neighborhood.

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

STAFF RECOMMENDATION

Staff recommends **approval** of the requested amendment to Ordinance No. 1989-017, a Preliminary Plan, a Special Use for a public park, and a Variation from the off-street parking regulations, subject to the conditions in the suggested PZC Motion below due to the following reasons:

- Parkchester Park has been operating as a neighborhood park since 1989.
- The proposed updates to the park will be an improvement for the enjoyment of the surrounding neighborhoods.
- The parking lot addition will allow vehicular access to the site, which is currently not available. The parking lot will adequately serve the proposed amenities.
- Parkchester Park is classified as a neighborhood park (which typically serves the neighborhoods within walking distance) and is well connected to the surrounding pedestrian and bicycle networks.

ACTION REQUESTED

The Planning & Zoning Commission (PZC) shall open the public hearing and take public testimony concerning the requests for approval of an amendment to Ordinance No. 1989-017, a Preliminary Plan, a Special Use for a public park, and a Variation from the off-street parking regulations to accommodate the above-described improvements to Parkchester Park at 851 Weiland Road. The PZC shall make a recommendation to the Village Board concerning the requests.

Suggested PZC Motion:

The PZC recommends approval of an amendment to Ordinance No. 1989-017, a Preliminary Plan, a Special Use for a public park, and a Variation from the off-street parking regulations to accommodate the above-described improvements to Parkchester Park at 851 Weiland Road, subject to the following conditions:

1. *The proposed park improvements shall be constructed in substantial conformance with the plans attached as part of the petition.*
2. *The Final Engineering plans shall be submitted in a manner acceptable to the Village.*
3. *Any directional or incidental signage added to the site shall be reviewed administratively by staff.*

ATTACHMENTS

- Narrative Description
- Plat of Survey
- Site Plan
- Preliminary Engineering Plans
- Landscape Plan
- Shade Structure – Cut Sheet
- Response to Special Use & Variation Standards
- Ordinance 1989-017



BUFFALO
GROVE
PARK
DISTRICT



To: Village of Buffalo Grove Planning and Zoning Commission

From: Erika Strojinc, Executive Director
Tim Howe, Director of Parks and Planning
Laurie Hoffman, Planning and Development Manager

Date: October 16, 2023

Revised: October 27, 2023

Re: Buffalo Grove Park District – Parkchester Park OSLAD Development

Action Requested:

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

- Final Plan approval for the Parkchester Park OSLAD Development.
- Special Use of Parkchester Park.

Project Narrative / Use Description:

Parkchester Park is a popular park located at the intersection of Weiland Road and Newtown Drive. The park currently has outdated playground equipment, (2) basketball half-courts, a baseball field and (2) tennis courts. The north section of the park has an existing detention pond and a loop path that is connected to the Buffalo Grove bike trail system.

The Buffalo Grove Park District as applied for and was granted an Open Space Lands Acquisition and Development (OSLAD) Grant to redevelop the site and upgrade the amenities for future use. As part of this grant process the Buffalo Grove Park District held community meetings in August and September of 2022 to gauge public interest and gain feedback as to what residents wanted to see in Parkchester Park. The proposed plans being presented as part of this application are a result of the direct feedback received from residents.

The updated playground equipment will be installed on ADA-accessible poured rubber safety surfacing. The playground will be relocated to the center of the park along with a new full-size basketball court, as well as new tennis court and pickleball court with 10'-0" high fencing. The existing baseball field and associated backstop fencing will be removed. A new parking lot is being added to the center of the park for ease of accessibility for residents. The parking lot provides 10 spaces and 1 ADA Space.

The existing pond on the north end of the park will remain. Two fish outcropping locations will be added to the pond for public use. A native landscaping barrier will be added around the perimeter of the pond as well as to the east part of the park where the loop trail around the pond has been extended to.

The south end of the park where the playground used to be will be turned into an educational walking path. The path will be provided with interpretive signage to educate the community about the trees located on the site. This educational walking path is part of an overall extension of the trail system that runs through the park, creating a walking loop with bench seating for visitors to utilize.

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

Attachments:

- Responses to Variation Standards
- Response to Review Comments
- Site Plan dated 2023OCT27
- Preliminary Engineering Plan dated 2023OCT27

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

Sincerely,



Laurie A. Hoffman, AIA | CDT | NCARB
Planning and Development Manager

PLAN OF SURVEY

OUTLOT A IN PARKCHESTER ESTATES, BEING A SUBDIVISION OF PART OF SECTIONS 27, 28, 33 AND 34, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED NOVEMBER 20, 1989 AS DOCUMENT NO. 283235, IN LAKE COUNTY, ILLINOIS.



STATE OF ILLINOIS }
COUNTY OF LAKE } S.S.

I, JAMES R. DIETZ, do hereby certify that the lands or lot described in the above caption were surveyed and the boundaries thereon were located by me, or under my direction, and that the plat hereof is a correct representation of said survey.

Dated at Round Lake, Illinois, this 15th day of December, A.D., 1993.

Professional Land Surveyor
JAMES R. DIETZ
15-2410
Professional Seal of James R. Dietz, Professional Land Surveyor, State of Illinois, No. 15-2410

NOTE: Before building, compare all points and dimensions and verify that they agree with the plat hereof. If any discrepancy is found, refer to your Deed, Abstract or other records.

RECEIVED FOR:
SCARSDALE DEVELOPMENT, LTD.
1608 BARCLAY BLVD.
BUFFALO GROVE, IL. 60089

JAMES R. DIETZ
PROFESSIONAL LAND SURVEYOR
519 Cedar Lake Road
Round Lake, IL 60073
(708) 540-5411



Shaded Picnic Area

- Playground**
- Zip Line
 - 5-12 Play Structure
 - Spinners
 - Swings - 2 Belt, 1 Tot, 1 ADA Swing
 - Poured in Place Safety Surfacing
 - Split Rail Fence Along West Side of Playground

Bench with Accessible Companion Seating

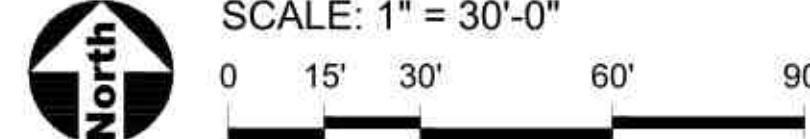
Proposed Trees

Proposed Path

Existing Trees

Native Landscape Planting

- LEGEND**
- Concrete Paving
 - Asphalt Paving
 - Poured in Place Safety Surfacing
 - Native Landscape Planting



530 Bernard Drive
Buffalo Grove, IL 60089
Phone: 847-692-5127

PROJECT
**Parkchester
Park OSLAD
Grant
Development**

851 Weiland Road
Buffalo Grove
Illinois 60089

PROJECT TEAM

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

SURVEYOR
Mackie Consultants
9575 W. Higgins Road Suite 500
Rosemont, IL 60018
IL License 035-004077

WETLAND CONSULTING
Hey and Associates, Inc.
8755 W. Higgins Road Suite 835
Chicago, IL 60631
IL License 184-002429

ORIGINAL ISSUE DATE
Issued for PZC 13OCT2023

REVISIONS		
MB/SF	PZC Resubmittal	27OCT2023

PROJECT NUMBER **1183**

SHEET TITLE

**Site Plan -
South**

SHEET NUMBER

1.0

PROJECT
**Parkchester
Park OSLAD
Grant
Development**



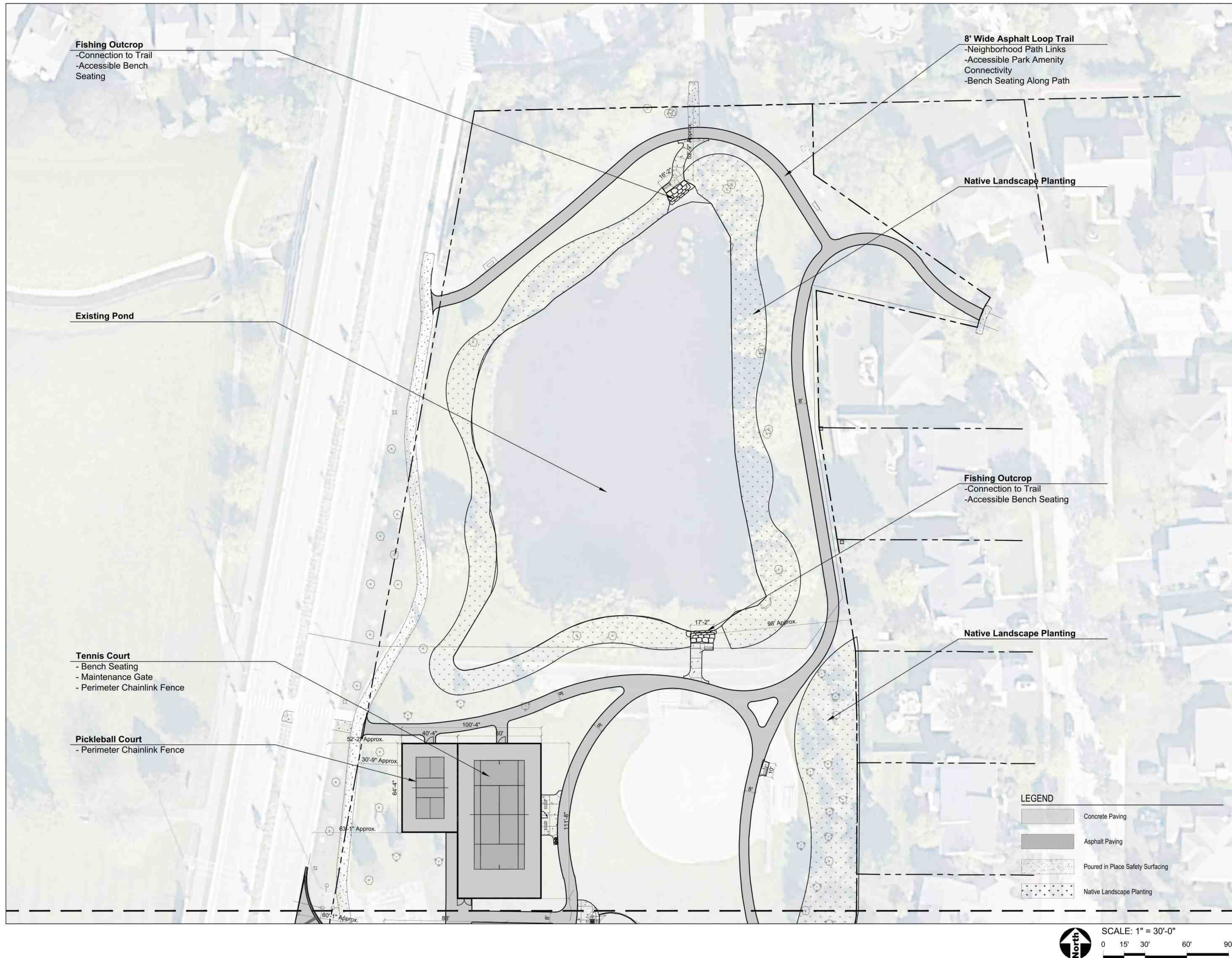
WETLAND CONSULTING
Hey and Associates, Inc.
8755 W. Higgins Road Suite 835
Chicago, IL 60631
IL License 184-002429

REVISIONS		
MB/SF	PZC Resubmittal	27OCT2023

NOT FOR CONSTRUCTION

Site Plan - North

1.1



PROJECT
**Parkchester
Park OSLAD
Grant
Development**

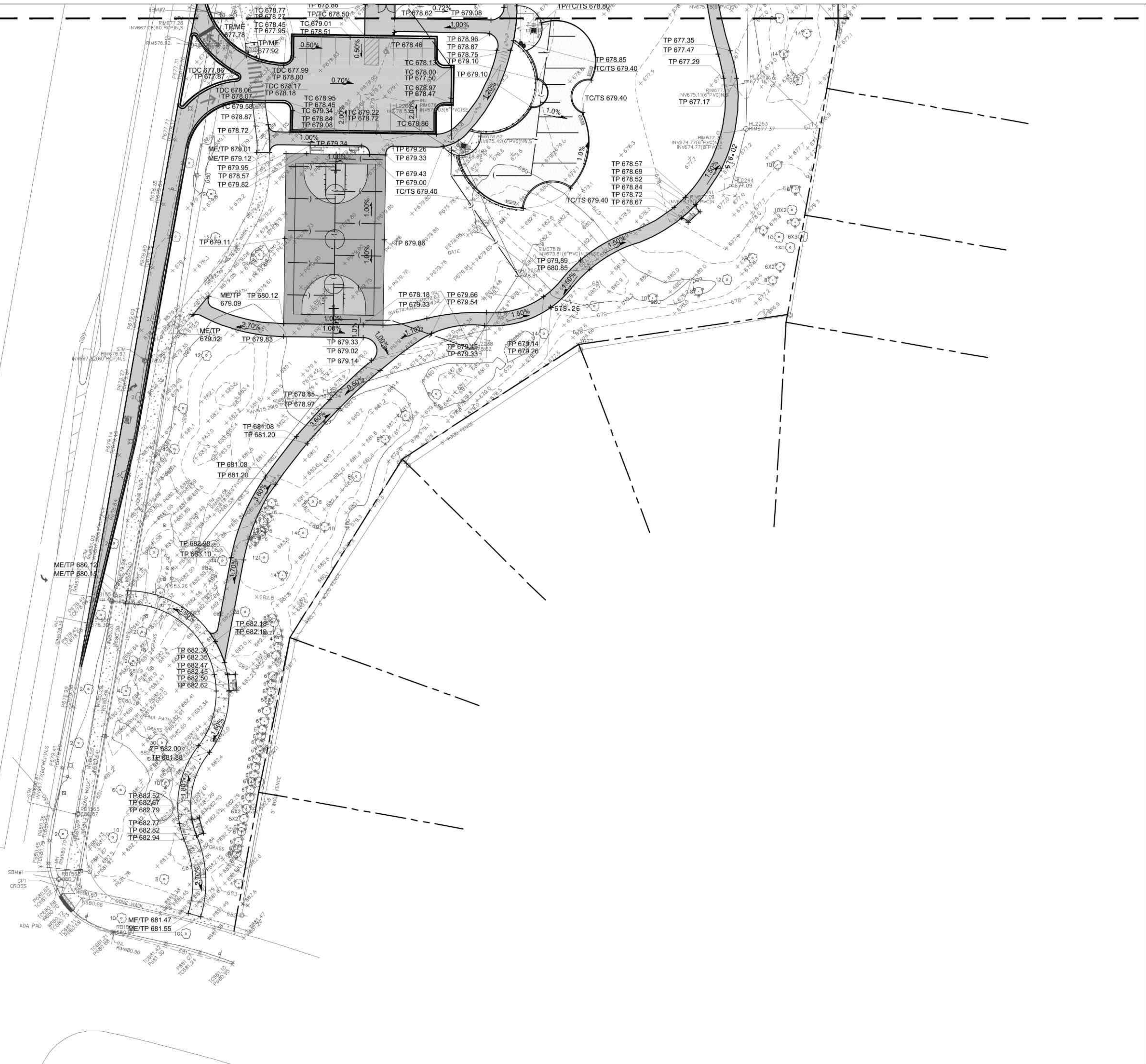


WETLAND CONSULTING
Hey and Associates, Inc.
8755 W. Higgins Road Suite 835
Chicago, IL 60631
IL License 184-002429

MB/SF	PZC Resubmittal	27OCT2023

Preliminary Engineering Plan - South

1.0





530 Bernard Drive
Buffalo Grove, IL 60089
Phone: 847-692-5127

PROJECT

Parkchester Park OSLAD Grant Development

851 Weiland Road
Buffalo Grove
Illinois 60089

PROJECT TEAM



uplandDesign Ltd
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Chicago, Illinois 312-350-4088
Plainfield, Illinois 815-254-0091
uplandDesign.com

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8755 W. Higgins Road Suite 835
Chicago, IL 60631
IL License 184-002429

ORIGINAL ISSUE DATE

Issued for PZC 13OCT2023

REVISIONS

MB/SF	PZC Resubmittal	27OCT2023

NOT FOR CONSTRUCTION

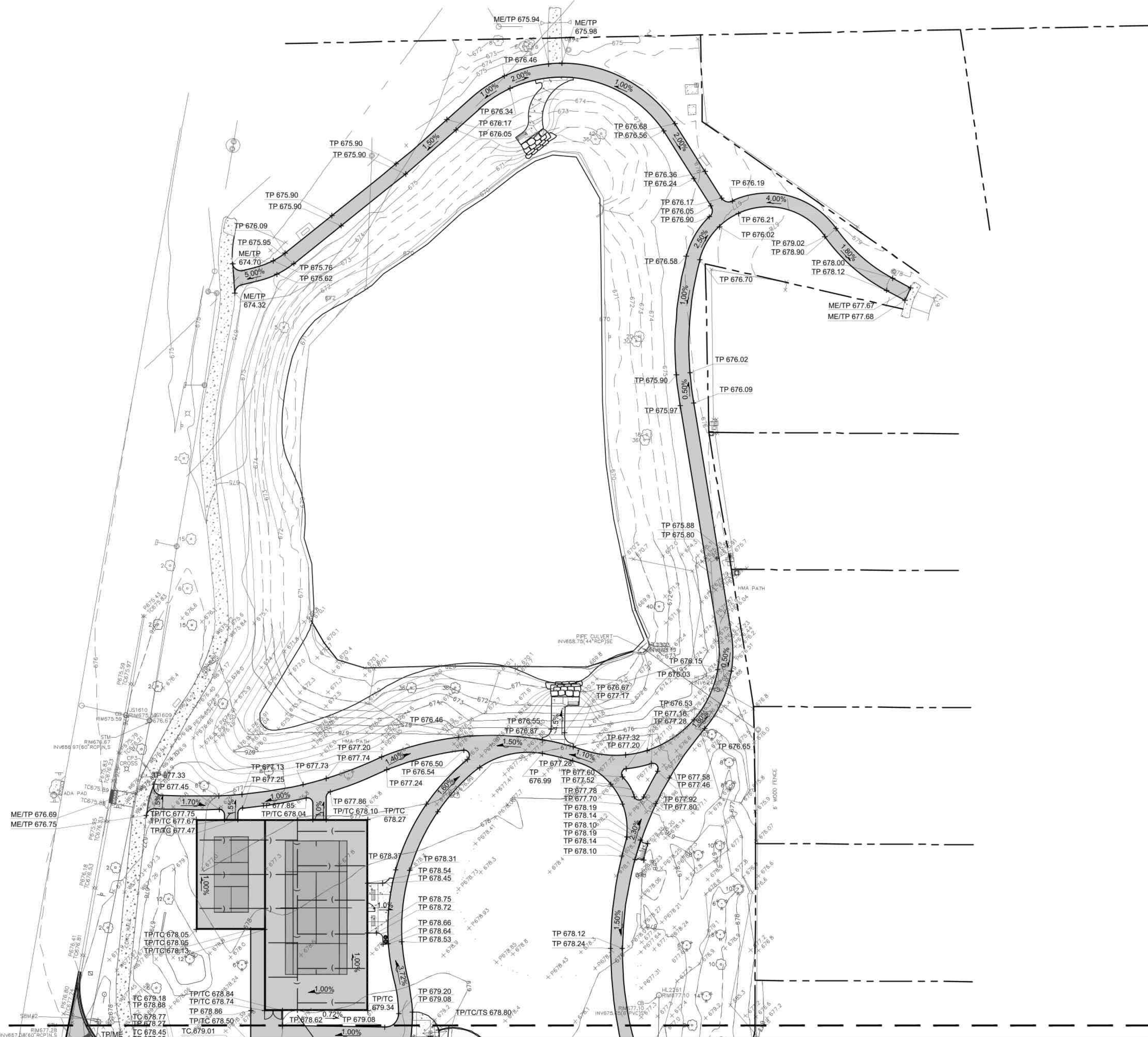
PROJECT NUMBER **1183**

SHEET TITLE

Preliminary Engineering Plan - North

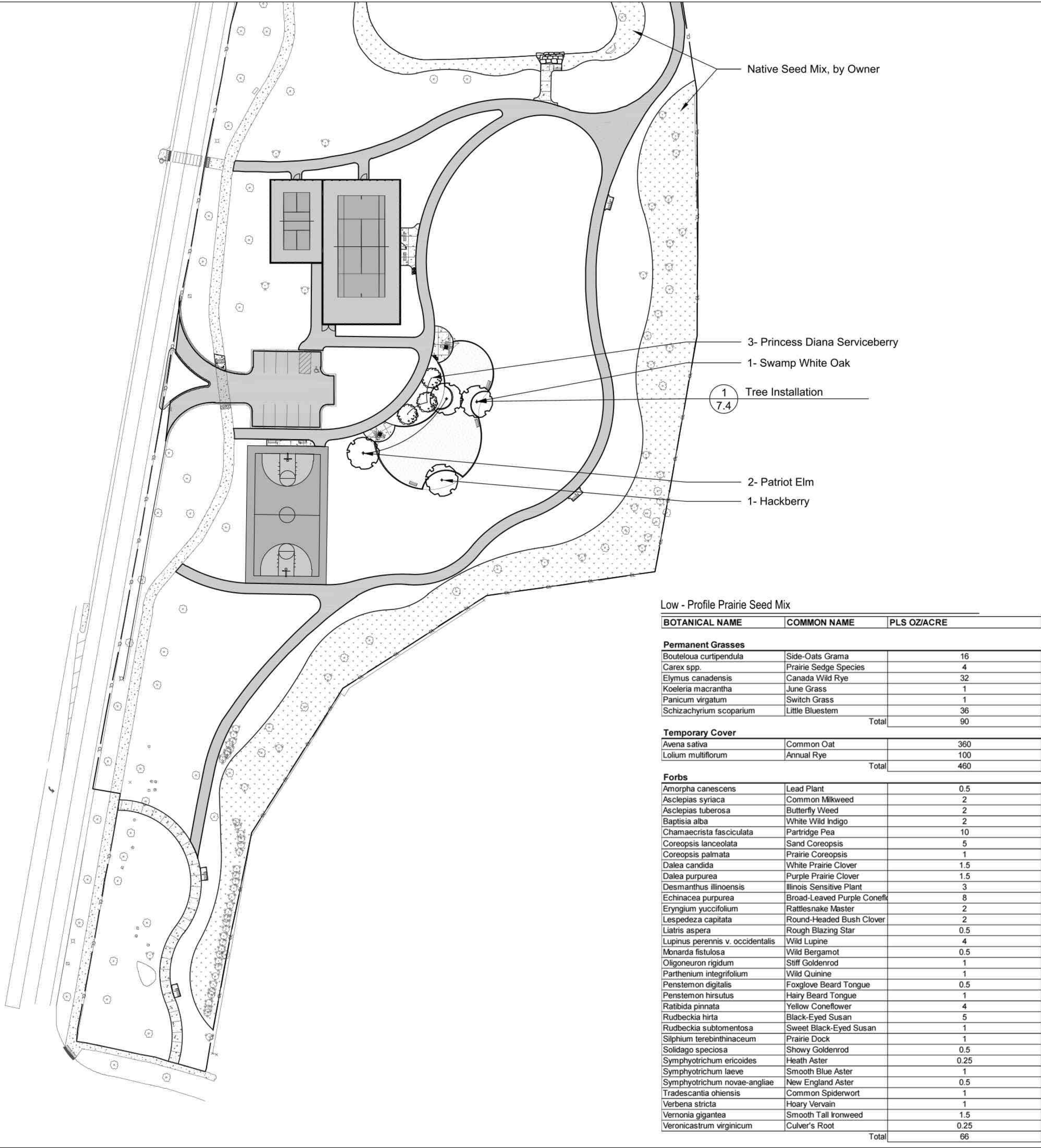
SHEET NUMBER

1.1



SCALE: 1" = 30'-0"

0 15' 30' 60' 90'

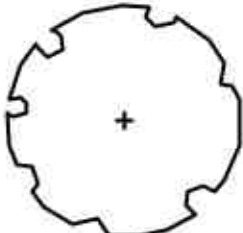


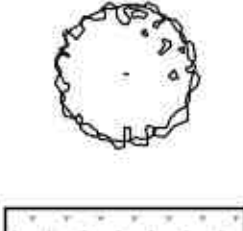
- GENERAL NOTES: LANDSCAPE
- Notes indicated on grading plans shall pertain to landscape plans. Final grade of planting beds shall be as per grading plan.
 - The landscape contractor shall be responsible for making themselves familiar with all underground utilities and structures.
 - All existing plant material and trees shall be saved and protected unless otherwise noted. Contractor to protect new and existing trees and landscaping from damage and shall restore all areas disturbed as a result of construction.
 - Plant material shall be supplied from Northern Illinois nursery stock, shall be dug the planting season it is installed, and shall conform to the American Association of Nurseryman's standards.
 - Plant material shall be size and type specified. Substitution of plant material shall be on a case by case basis and approved in writing by the Owner's Representative. In no case shall plant material be smaller than indicated in the plans.
 - Do not willfully proceed with plantings as designed when it is obvious that obstructions and/or grade differences exist that may not have been known during the design process. Such conditions shall be immediately brought to the attention of the Owner's Representative.
 - All plant material shall be inspected and approved by the Owner's Representative prior to the installation of any and all plant material.
 - Plant locations shall be flagged in field with Owner's Rep. Final location of all plant material shall be subject to approval of the Owner's Representative prior to digging any holes. The landscape contractor is responsible for providing Owner's Representative with 48 hour minimum advance notice prior to planting.
 - Plants shall be watered on the day they are planted and maintained with watering until final acceptance of the project.
 - Apply a pre-emergent as per manufacturer's specification prior to installing mulch.
 - Beds and tree rings (6" diameter) shall have 3" of hardwood shredded mulch applied and a 4" deep spade edge at lawn. Trees that are not located in beds, shall have a tree ring.
 - Landscape plant material shall be guaranteed for 12 months from final acceptance. Any plant 1/3 dead or more shall be replaced under the guarantee.
 - Contractor to prepare landscape beds by roto-tilling 2" of Mushroom Compost into new beds. Do not add compost nor roto-till within drip line of existing trees.
 - Lawn Seeding shall be under favorable weather conditions, and shall follow dates in specification.
 - Turf mixes shall be installed and lawn established at all disturbed areas.
 - Do not overseed into mulch beds and paving.
 - Contractor shall restore all areas disturbed as a result of construction.

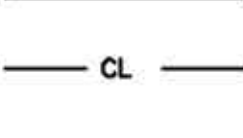
Plant List

QTY	SIZE	BOTANICAL NAME	COMMON NAME
Shade Trees - Balled and Burlap			
1	2.5" cal.	Celtis occidentalis	Hackberry
1	2.5" cal.	Quercus bicolor	Swamp White Oak
2	2.5" cal.	Ulmus 'Patriot'	Patriot Elm
4			
Ornamental Trees - Balled and Burlap			
3	6' ht.	Amelanchier x grandiflora 'Princess Diana'	Princess Diana Serviceberry
3			

LEGEND

 Shade Tree

 Ornamental Tree

 Low-Profile Prairie Seed Mix

 CL Construction Limits / Construction Fence

Note: See Sheet L7.4 for Landscape Details, and see specifications for the seed mix information.



BUFFALO GROVE PARK DISTRICT

530 Bernard Drive
Buffalo Grove, IL 60089
Phone: 847-692-5127

PROJECT

Parkchester Park OS Lad Grant Development

851 Weiland Road
Buffalo Grove
Illinois 60089

PROJECT TEAM



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ORIGINAL ISSUE DATE

Issued for PZC 13OCT2023

REVISIONS

MB/AJ	ISSUED FOR PZC	13OCT2023

NOT FOR CONSTRUCTION

PROJECT NUMBER

1183

SHEET TITLE

Landscape Plan

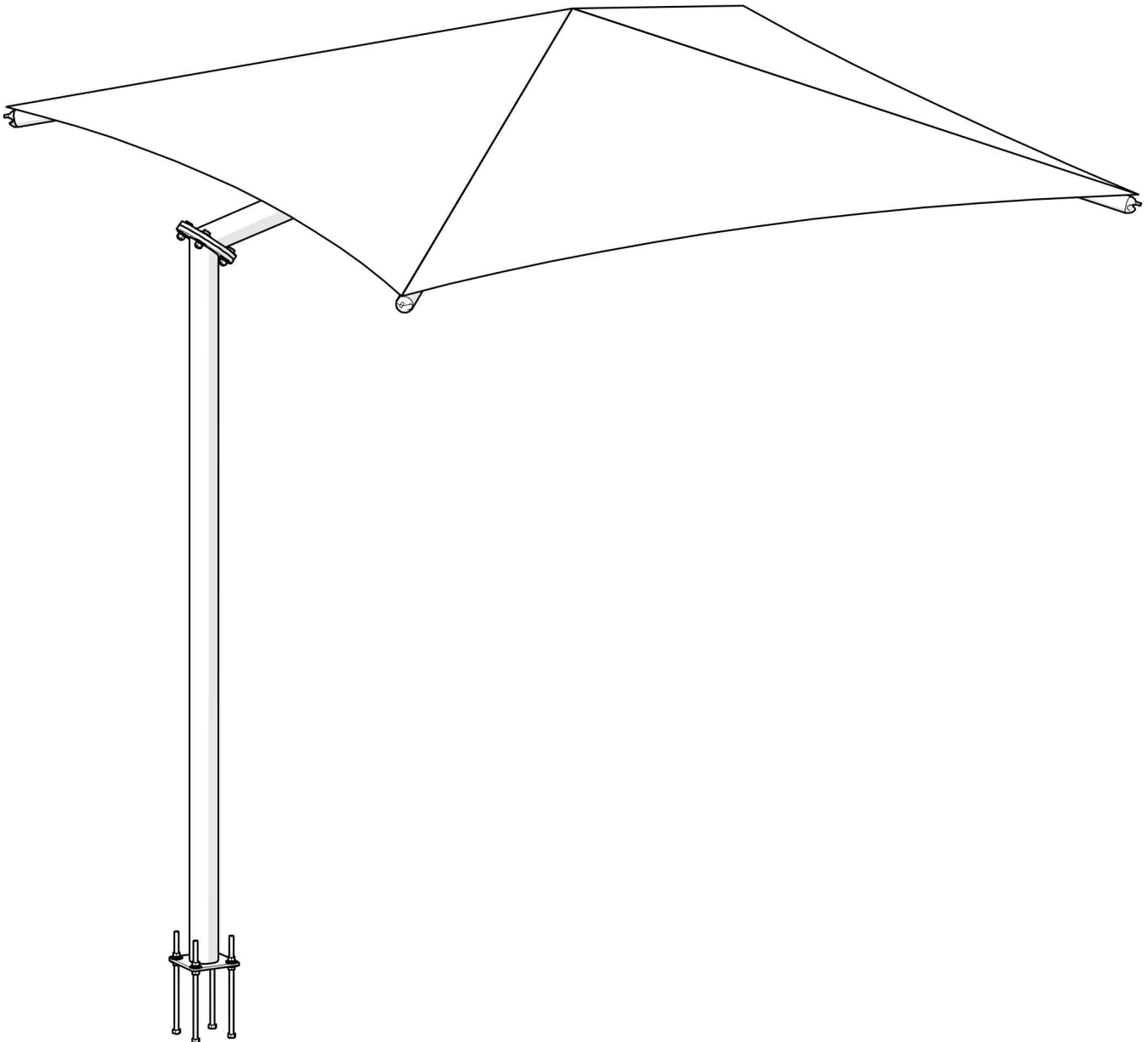
SHEET NUMBER

6.0

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Packet Pg. 103

237672B Single Post Cantilever
Shade 10' x 10' x 10' Entrance Height
for Parkchester Park, Buffalo Grove



NOTE: Use this document for reference purpose. Refer to Sealed Engineering Drawings for specific details. Contact LSI Install Help for unit specific information.

Attachment: Final Plan Set (851 Weiland Road - Parkchester Park Special Use, Preliminary Plan and Zoning Variation)

Shade Installation Tool Check list

SPECIALIZED TOOLS



- ☐ Concrete vibrator (can be rented)
For ALL concrete footing pours



- ☐ Come-a-long (nylon strap or steel cable version)
Used for tensioning cables.



- ☐ Nylon Strapping
Used to connect the come-a-long to the opposing post for tensioning.



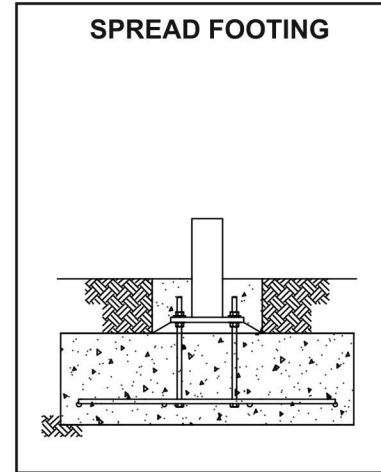
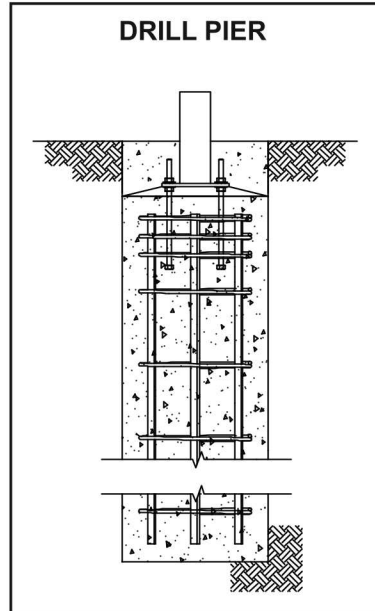
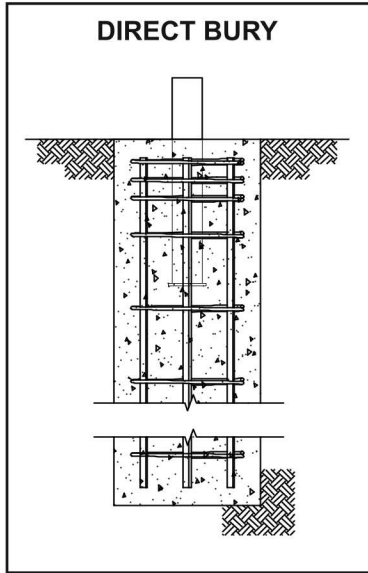
- ☐ Haven Cable Clamp
Connect the loop end to your come-a-long, and the other end grips the cable, for tensioning.



- ☐ Nylon straps – 10' long min. rating 8800 pounds

Foundation Options

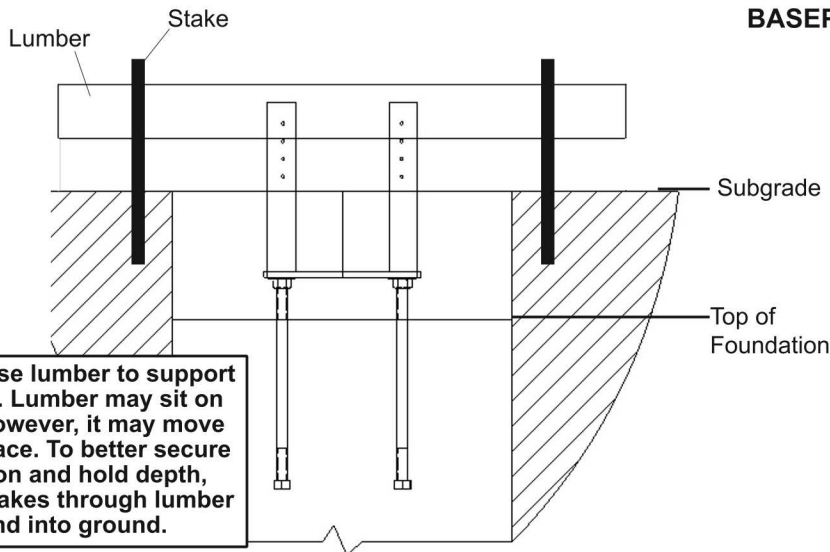
Reference the Sealed Engineering Drawings for specific foundation details.



NOTE: Rebar is provided by others, not supplied by LSI.

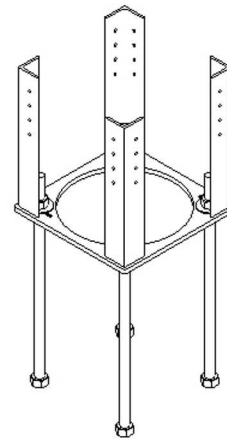
Vibrate the Concrete

After filling the hole to **just below** the leveling anchor nuts and washers, insert the concrete vibrator into several locations. The vibration consolidates the concrete firmly around the re-bar and anchor bolts.



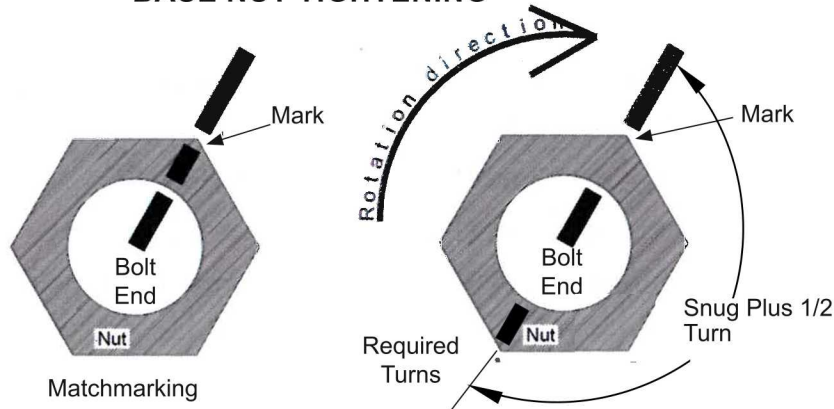
NOTE: Use lumber to support template. Lumber may sit on grade, however, it may move out of place. To better secure orientation and hold depth, attach stakes through lumber and pound into ground.

DETAIL BASEPLATE ANCHOR TEMPLATE (OPTIONAL)



NOTE: Use anchor installation template to ensure accurate bolt patterns. Do NOT concrete the leveling nuts into the foundation.

DETAIL BASE NUT TIGHTENING



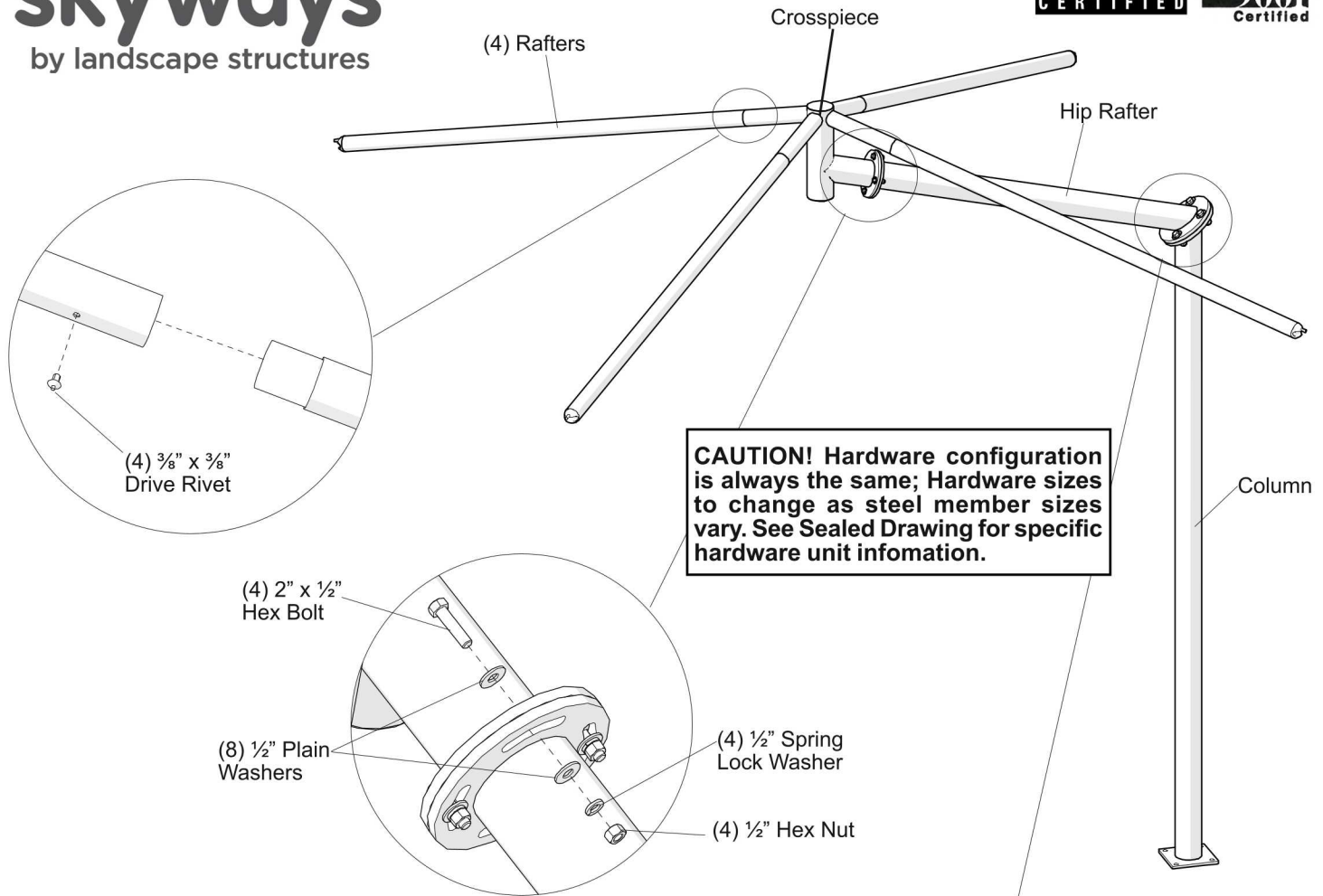
Tighten the remaining nuts on the top of the flange making them “snug tight”, which you will see as the washer is compressed. Always use an alternating tightening pattern.

Add wrench extension to the socket or box end wrench and again using an alternating pattern, turn each nut an additional 1/2 turn.

IMPORTANT! Mark the nut using a permanent marker (like the one shown) in its starting position. Some inspectors will want to see this mark.

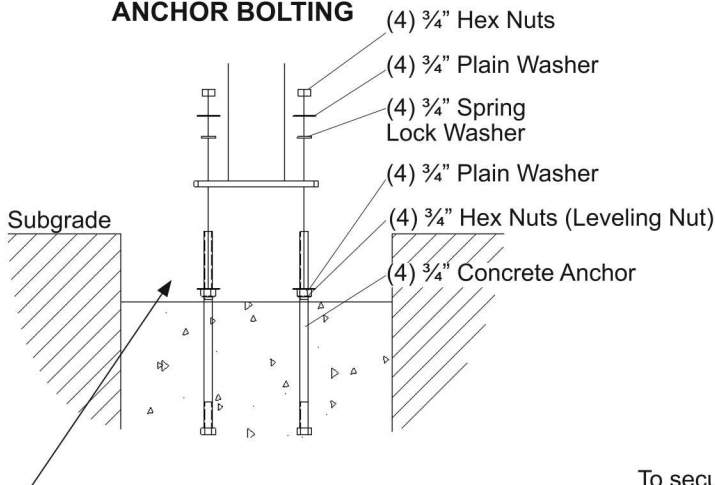
Helpful Hints:

1. Cover anchor bolt threads and nuts with painter’s tape or spray with WD-40 to make and concrete splatter clean off easy.
2. Make sure that all anchor bolt nuts are tight against the templates so the anchor bolts can’t move. If nuts are not tight, anchor bolt movement will make it difficult to remove templates and install columns.



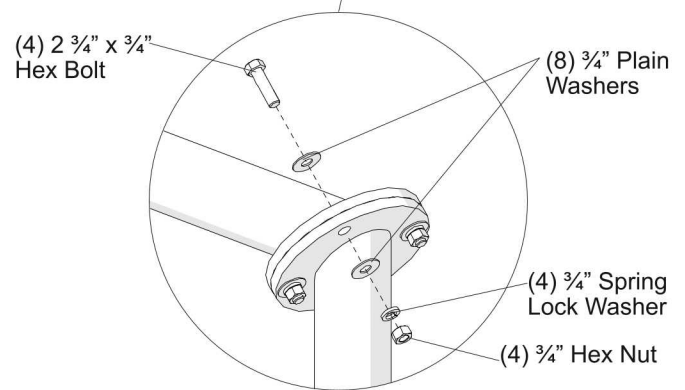
CAUTION! Hardware configuration is always the same; Hardware sizes to change as steel member sizes vary. See Sealed Drawing for specific hardware unit information.

DETAIL ANCHOR BOLTING



IMPORTANT! After the columns are plumb, & bolts torqued, and inspected, encase bolts and nuts in concrete or grout with a minimum 3" of cover.

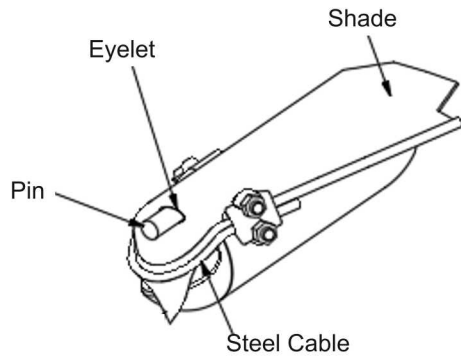
NOTE: See Sealed Drawing for specification.



To secure rafters to center pole, use thru bolts through pre-drilled holes in the rafter and center.

Why? It is safer to install because someone doesn't have to hold it while drilling a hole. The pre-drilled holes will orientate the rafter automatically. There is no drilling through the powder coating, exposing metal. The rafters will be easier to remove.

DETAIL FABRIC CONNECTION



NOTE: The steel cable must pass under the fabric pin and over the top corners.

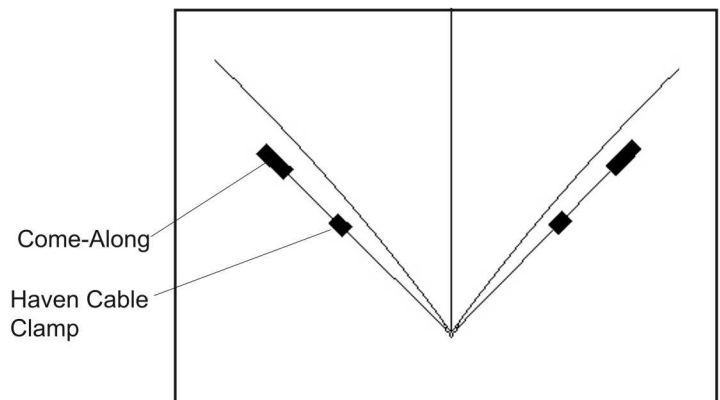
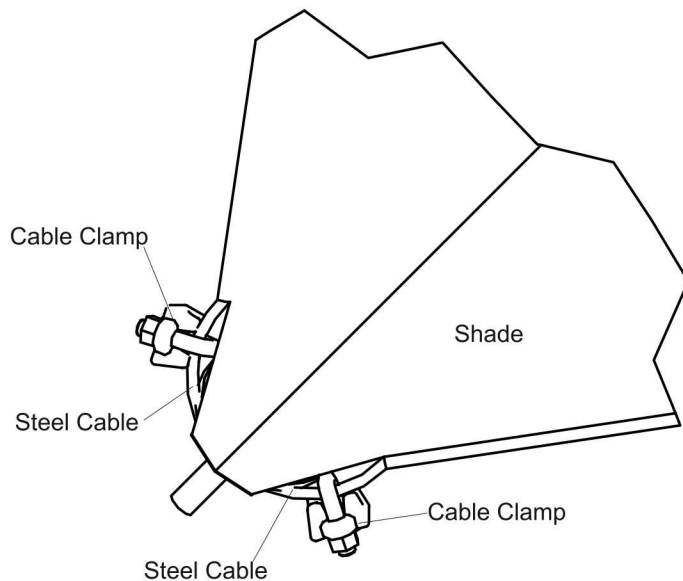
Cable Tensioning

1. Tension perimeter cable from two directions using required Haven Cable Clamps and Come-a-Long to (Tension Value 150 lbs.).
2. Install Cable Clamps as seen in the detail provided.
3. Trim Perimeter Cable leaving 3' of extra length on each end of the cable.
4. Reinstall plastic caps on the end of the cables and insert the extra cable into the fabric pocket.

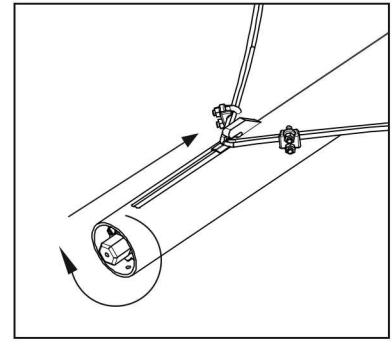
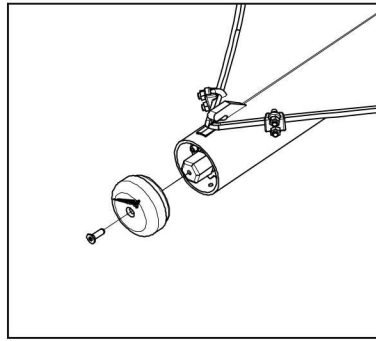
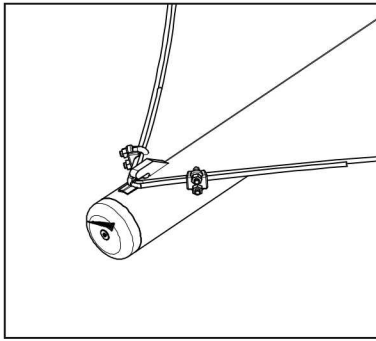
General Shade Uninstallation

- 1) Mark corners of fabric that are matched with each post.
- 2) Slowly loosen clamps, but do not remove from cable.
- 3) Remove fabric from shade system.
- 4) Store in safe place.

DETAIL CABLE TENSIONING (TOP VIEW)



RAPID RELEASE ASSEMBLY/DISASSEMBLY FOR UNINSTALLATION/REINSTALLATION



RAPID RELEASE UNINSTALLATION

- 1) Unscrew and remove countersunk screw and aluminum cap.
- 2) Release tension from the fabric by unscrewing the internal screw. Do NOT loosen cable clamps.
- 3) Release tension until you can remove the fabric and cable.
- 4) Return sleeve to closed position.
- 5) Reattach aluminum cap with screw.
- 6) Store fabric clean and dry in a safe space.

RAPID RELEASE REINSTALLATION

- 1) Install fabric onto the standard corner connections.
- 2) Unscrew and remove counterunk screw and aluminum cap.
- 3) Unscrew internal screw to move to retracted position
- 4) Attach rapid release fabric corner.
- 5) Slowly tighten the internal screw until desired tension is achieved.
- 6) Reattach aluminum cap with screw.

Refer to demonstration video (click link below):

<https://www.youtube.com/watch?v=G6jEMECpbKM>

VILLAGE OF BUFFALO GROVE



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

SPECIAL USE STANDARDS

1. The special use will serve the public convenience at the location of the subject property; or the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
Response: Yes, the site is currently being used as a public park for the benefit of the residents of the neighborhood. The proposed project maintains that use and updates the existing conditions for future longevity.
2. The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with said special use, the size of the subject property in relation to such special use, and the location of the site with respect to streets giving access to it shall be such that it will be in harmony with the appropriate, orderly development of the district in which it is located;
Response: Yes, the existing site will remain the same size that it is currently.
3. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted in such zoning district, nor substantially diminish and impair other property valuations with the neighborhood;
Response: Yes, the site is currently being used as a public park for the benefit of the residents of the neighborhood. The proposed project maintains that use and updates the existing conditions for future longevity.
4. The nature, location and size of the buildings or structures involved with the establishment of the special use will not impede, substantially hinder or discourage the development and use of adjacent land and buildings in accord with the zoning district within which they lie;
Response: Yes, the existing playground structure and basketball court is being replaced in kind, the new tennis and pickleball courts are being added based on current residents' feedback. The structures associated with these uses 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;
Response: Yes, adequate utilities, access roads and drainage 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.
Response: Yes, parking areas shall be of adequate size for visitors choosing to utilize vehicular means to access the site. We are proposing a new turn lane to prevent traffic hazards, eliminate nuisance and minimize traffic congestion.



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

Criteria for Zoning Variation.

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

Response:

The current property does not have a parking lot. Adding one as large as what would be required based on the property size would take away from the open area being utilized for outdoor recreation and activity.

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

Response:

The current property does not have a parking lot. Most park users will be coming from the surrounding neighborhood and either walking or biking. There are accessible sidewalks or trails from all directions that connect to each amenity.

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

Response:

A total of 18 non-handicapped and 1 ADA parking stall have been provided. This would be 50% of the required parking stalls based on the size of the property. Below is a total of approximate vehicle quantities based on each park amenity. It is anticipated that all amenities will be not utilized at the same time and can vary throughout the time of day, day of week and seasons.

Parking Stalls Park Amenity

2	Tennis Court*
2	Pickleball Court
5-10	Basketball Court*
1	Playground
1	Fishing
11-16	Total Needed
18 + 1 ADA	Total Provided

* Reference: Outdoor Recreation Facilities Guide: A Guide for Illinois Communities, IDNR

1/31/89

ORDINANCE 89- 17

AN ORDINANCE APPROVING AN ANNEXATION AGREEMENT
(Parkchester Estates - Zaltzman/Bugner Property)

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

WHEREAS, there has heretofore been submitted to the Corporate Authorities of the Village of Buffalo Grove a petition to annex the property legally described in Exhibit A hereto; and,

WHEREAS, there has been submitted to the Corporate Authorities of the Village of Buffalo Grove an Annexation Agreement; and,

WHEREAS, proper and due notices of public hearings on said Annexation Agreement and Zoning have been given and public hearings were held; and,

WHEREAS, it is determined to be in the best interest of the Village of Buffalo Grove to approve said Annexation Agreement.

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. The Annexation Agreement, a copy of which is attached hereto and made a part hereof as Exhibit A is approved.

Section 2. The President and Clerk of the Village are hereby authorized to execute said Agreement on behalf of the Village of Buffalo Grove.

Section 3. This Ordinance shall be in full force and effect from and after its passage and approval. This Ordinance shall not be codified.

AYES: 5 - Marienthal, Reid, Shields, Shifrin, Mathias

NAYES: 0 - None

ABSENT: 1 - Glover

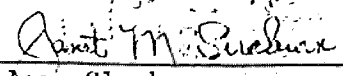
PASSED: February 6 1989

APPROVED: February 6 1989

APPROVED:


 Verna L. CLAYTON, Village President

ATTEST:


 Village Clerk

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Attachment: Final Plan Set (851 Weiland Road - Parkchester Park Special Use, Preliminary Plan and Zoning Variation)

2/6/89*

PARKCHESTER ESTATES
(Weiland Road)
ANNEXATION AGREEMENT

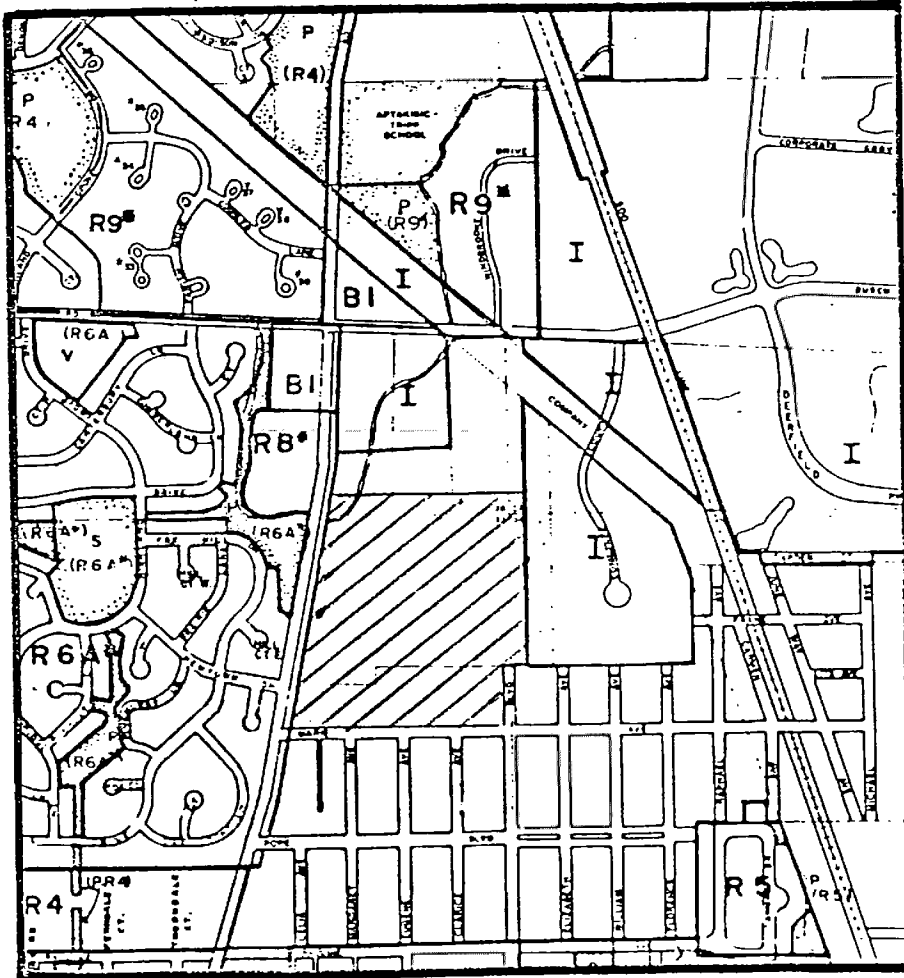
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PARKCHESTER ESTATES
(Weiland Road north of Marie Avenue)
Annexation Agreement

LOCATION MAP



Subject Property

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2/6/89*

PARKCHESTER ESTATES
(Weiland Road)
ANNEXATION AGREEMENT

This agreement (hereinafter referred to as the "Agreement") made and entered into this 6th day of February, 1989, by and between the VILLAGE OF BUFFALO GROVE (hereinafter referred to as "Village") by and through the President and Board of Trustees of the Village (hereinafter collectively referred to as the "Corporate Authorities") and American National Bank and Trust Company of Chicago, as trustee under a trust agreement known as Trust No. 107687-03 (hereinafter referred to as "Owner"), and Scarsdale Development, Ltd., an Illinois corporation, (hereinafter referred to as "Developer").

W I T N E S S E T H:

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

WHEREAS, Owner is the owner of a certain tract of property (hereinafter referred to as the "Property") comprising 44.03 acres legally described and identified in EXHIBIT A, which exhibit is made a part hereof and which real estate is contiguous to the corporate limits of the Village; and,

WHEREAS, a Plat of Annexation, including street right-of-way adjacent to the Property, is attached hereto as EXHIBIT B, which depicts a total area of 45.9 acres to be annexed; and,

WHEREAS, Developer desires and proposes pursuant to the provisions and regulations applicable to the R-4 (One Family) District of the Village Zoning Ordinance to develop Property in accordance with and pursuant to a certain Preliminary Plan prepared by McBride Engineering and dated as last revised December 8, 1988, and also a Preliminary Engineering Plan prepared by McBride Engineering and dated as last revised December 8, 1988, (hereinafter jointly

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referred to as "Preliminary Plan") a copy of which Preliminary Plan is attached hereto as EXHIBITS D, E and E-1 and incorporated herein, and subject to all other exhibits attached hereto or incorporated by reference herein. Said development of property shall contain not more than 114 lots for single-family detached housing for an overall (gross) density of 2.59 units per acre; and,

WHEREAS, pursuant to the provisions of Section 11-15.1-1 et. seq., of the Illinois Municipal Code (Chapter 24, Illinois Revised Statutes 1987) and as the same may have been modified by the Village's Home Rule Powers, a proposed Annexation Agreement, was submitted to the Corporate Authorities and a public hearing was held thereon pursuant to notice as provided by Statute; and,

WHEREAS, pursuant to due notice and advertisement, the Plan Commission of the Village has held a public hearing and made their recommendations with respect to the requested zoning classification of the R-4 District; and,

WHEREAS, the President and Board of Trustees after due and careful consideration have concluded that the annexation of the Property to the Village and its zoning and development on the terms and conditions herein set forth would further enable the Village to control the development of the area and would serve the best interests of the Village.

NOW, THEREFORE, in consideration of the premises, mutual covenants and agreements herein set forth, the parties hereto agree as follows:

1. Applicable Law. This Agreement is made pursuant to and in accordance with the provisions of Section 11-15.1-1 et. seq., of the Illinois Municipal Code (Chapter 24, Illinois Revised Statutes 1987) and as the same may have been modified by the Village's Home Rule powers. The preceding whereas clauses are hereby made a part of this Agreement.

2. Agreement: Compliance and Validity. The Owner has filed with the Village Clerk of the Village a proper petition pursuant to and in accordance with

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provisions of Section 7-1-8 of the Illinois Municipal Code (Chapter 24, Illinois Revised Statutes 1987) and as the same may have been modified by the Village's Home Rule powers, conditioned on the execution of this Agreement and the compliance with the terms and provisions contained herein, to annex the Property to the Village. It is understood and agreed that this Agreement in its entirety, together with the aforesaid petition for annexation, shall be null, void and of no force and effect unless the Property is validly annexed to the Village and is validly zoned and classified in the R-4 District, all as contemplated in this Agreement.

3. Enactment of Annexation Ordinance. The Corporate Authorities within twenty-one (21) days of the execution of this Agreement by the Village will enact a valid and binding ordinance (hereinafter referred to as the "Annexation Ordinance") annexing the Property to the Village. Said Annexation Ordinance shall be recorded with the Lake County Recorder's Office along with the Plat of Annexation (attached hereto as EXHIBIT B). Recordation shall take place no more than thirty (30) days after enactment of Annexation Ordinance.

4. Enactment of Zoning Ordinance. Within twenty-one (21) days after the passage of the Annexation Ordinance, the Corporate Authorities shall adopt a proper, valid and binding ordinance, zoning Property in the R-4 District subject to the restrictions further contained herein and all applicable ordinances of the Village of Buffalo Grove as amended from time to time. Said zoning shall be further conditioned on the development of the Property in accordance with a Preliminary Plan prepared by McBride Engineering and dated December 8, 1988 (revised), (EXHIBIT D), and the Preliminary Engineering Plan prepared by McBride Engineering and dated December 8, 1988 (revised), (EXHIBITS E and E-1).

5. Approval of Plats. The Corporate Authorities hereby approve a Preliminary Plan (EXHIBITS D, E, and E-1) pursuant to the provisions of the Development

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Ordinance and in addition agree to approve a Final Plan of Development or plats or phases of the development of Property upon submission by the Developer of complete and proper materials as required for the issuance of appropriate building and other permits based on final versions of the plans and drawings of the development of the Property as submitted by the Developer provided that the plat or plats shall:

- (a) conform to the Preliminary Plan, (EXHIBITS D, E, and E-1) and
- (b) conform to the terms of this Agreement and all applicable Village Ordinances as amended from time to time; and
- (c) conform to the Development Improvement Agreement (EXHIBIT C) as amended from time to time.

It is understood and agreed that the final subdivision plat or plats that will hereinafter be submitted by the Developer shall conform to the phases of the development as shown on the EXHIBIT H.

6. Compliance with Applicable Ordinances. The Developer agrees to comply with all ordinances of the Village of Buffalo Grove as amended from time to time in the development of the Property, provided that all new ordinances, amendments, rules and regulations relating to zoning, building and subdivision of land adopted after the date of this Agreement shall not be arbitrarily or discriminatorily applied to the Property but shall be equally applicable to all property similarly zoned and situated to the extent possible. Developer, in the development of the Property, shall comply with the standards set forth in the Village of Buffalo Grove Development Ordinance as amended from time to time.

7. Amendment of Plan. If the Developer desires to make changes in the Preliminary Plan, as herein approved, the parties agree that such changes in the Preliminary Plan will require, if the Village so determines, the submission of amended plats or plans, together with proper supporting documentation, to the Plan Commission and/or the Corporate Authorities to consider such changes to this Agreement. The Corporate Authorities may, at their sole discretion, require

additional public hearings and may review the commitments of record contained in this Agreement, including, but not limited to fees, prior to final consideration of any change in the Preliminary Plan. The Village Manager is hereby authorized to approve such minor changes as he deems appropriate, provided that no such changes involve a reduction of the area set aside for common open space.

8. Building Permit Fees. The building permit fees may be increased from time to time so long as said permit fees are applied consistently to all other developments in the Village to the extent possible. In the event a conflict arises between the Developer and the Village on any engineering and technical matters subject to this Agreement, the Village reserves the right to pass along any and all additional expenses incurred by the use of consultants in the review and inspection of the development from time to time. Developer shall pay any non-discriminatory new or additional fees hereinafter charged by the Village to Developer or property within the Village.

9. Water Provision. The Developer shall be permitted and agrees to tap on to the Village water system at points recommended by the Village Engineer which points to the extent shown on EXHIBIT E are hereby approved by the Village, however, it is understood that changes to the Preliminary Engineering Plan may be required at the time of final engineering. The Developer further agrees to pay to the Village such fees in accordance with the applicable Village Ordinances at the time of the issuance of the water and sewer permits. The Developer agrees to accept any increase in water rates and tap on fees provided such rates and fees apply consistently to all other similar users in the Village to the extent possible. Following such tap on, the Village agrees to provide to the best of

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its ability and in a non-discriminatory manner water service to all users on the Property in accordance with the Preliminary Plan. Watermains serving the Property and those approved as part of the development shall be installed by the Developer and, except for service connections to the buildings shall, upon installation and acceptance by the Village through formal acceptance action by the Corporate Authorities, be dedicated to the Village and become a part of the Village water system maintained by the Village.

10. Storm and Sanitary Sewer Provisions.

A. The Corporate Authorities agree to cooperate with the Developer and to use their best efforts to aid Developer in obtaining such permits from governmental agencies having jurisdiction as may be necessary to authorize connection from the proposed development to the Lake County Public Works Department for the collection of sewage and to the Lake County Division of transportation as may be appropriate. The Developer shall construct on-site and off-site sanitary sewers as may be necessary to service the Property, as per EXHIBIT E, however, it is understood that changes to the Preliminary Engineering Plan may be required at the time of final engineering. Upon installation and acceptance by the Village through formal acceptance action by the Corporate Authorities, the Corporate Authorities agree to operate and maintain such systems, except for sanitary sewer service connections. The Developer agrees to accept any increase in sewer rates and tap on fees, provided that such fees and rates are applied consistently to all similar users in the Village to the extent possible.

B. The Developer shall also construct on the Property in question any storm sewers which may be necessary to service the Property, as per EXHIBITS E and E-1, however, it is understood that changes to the Preliminary Engineering Plan may be required at the time of final engineering. Upon installation and acceptance by the Village through formal acceptance action by the Corporate

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Authorities, the Corporate Authorities agree to operate and maintain that portion of the storm sewer system which serves public streets, or multiple properties, and the Developer agrees to operate and maintain that portion of the storm sewer system located on the subject Property and not dedicated, and shall record a covenant to that effect within thirty (30) days of the recording of the Plat of Subdivision.

11. Drainage Provisions. The Developer shall fully comply with any request of the Village Engineer related to the placement of buildings on lots, to preserve drainage standards. The Developer shall install any storm sewers and/or inlets which are required to eliminate standing water or conditions of excess sogginess which may, in the opinion of the Village Engineer, be detrimental to the growth and maintenance of lawn grasses.

12. Payment of Recapture Fees Cwed. Any amount of recapture required to be paid by this Property shall be due and payable upon final platting of Phase I of this development.

13. Security for Public and Private Site Improvements. Security for public and private site improvements shall be provided in accordance with the Development Ordinance, and the Development Agreement (EXHIBIT C) as amended from time to time. Any letter of credit issued for such improvements shall be drawn on a financial institution of net worth reasonably satisfactory to the Village Attorney. The issuer may have an equitable or lending interest in the Property provided that the letter of credit, either by its own terms or by separate written assurances of the issuer, shall be honored irrespective of that interest. The Village shall have the right to draw up to the full amount of the letter of credit in order to complete, and have formal acceptance of, all improvements secured by the letter of credit.

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14. Exhibits. The following EXHIBITS, some of which were presented in testimony given by the Developer or the witnesses during the hearings held before the Plan Commission and the Corporate Authorities prior to the execution of this Agreement, are hereby incorporated by reference herein, made a part hereof and designated as shown below. This Agreement, upon execution by the parties, together with copies of all EXHIBITS, shall be kept on file with the Village Clerk and be available for inspection to the parties hereto.

EXHIBIT A	Legal Description
EXHIBIT B	Plat of Annexation, dated January 10, 1989 (revised)
EXHIBIT C	Development Improvement Agreement
EXHIBIT D	Preliminary Plan by McBride Engineering dated December 8, 1988 (revised)
EXHIBIT E, E-1, E-2	Preliminary Engineering Plan by McBride Engineering dated December 8, 1988 (revised); Plat of Survey dated January 10, 1989 (revised)
EXHIBIT F	Schematic Site Layout Plan by Systems Design Group, Ltd. dated December 7, 1988
EXHIBIT G	Park Area Concept Plan by JEN Land Design, Inc. dated December 14, 1988 (revised)
EXHIBIT H	Parkchester Estates Phasing Plan by Systems Design Group, Ltd., dated December 7, 1988

15. Annexation Fee. Developer agrees to pay an annexation fee in an amount equal to \$400.00 per dwelling unit which fee shall be payable prorata at issuance of building permits. However, this fee shall be paid in full prior to the expiration of this Agreement.

16. Building, Landscaping and Aesthetics Plans. Developer will submit building and landscaping plans (which landscaping plans shall conform to the requirements of Village Ordinances) for approval by the Appearance Commission and the Corporate Authorities before commencing construction of buildings. Lighting and signage shall be compatible with surrounding areas. Phases not under construction or completed shall be maintained in a neat and orderly fashion as determined by the Village Manager.

17. Project Models and Construction Access. The Village agrees to permit the Developer to construct and maintain one (1) model area on the Property,

consisting of a maximum of five (5) buildings with suitable off-street parking areas, all subject to Appearance Commission approval. Such construction shall be in compliance with the provisions of the Village's Building Code in existence at the time of building permit issuance. Further, the Developer may utilize models only as a project office for the marketing of portions of the Property. Such use shall be discontinued when the project contemplated herein has been fully and finally completed.

The Developer shall be allowed to use an access road from Weiland Road for construction equipment and vehicles during the development of Phase I (as depicted on EXHIBIT H). Said access road shall be reviewed and approved by the Village Engineer.

18. Right of Way Dedication. The Developer acknowledges that it is the intention of the Village and other involved agencies that at some time in the future Weiland Road will be widened. At the request of the Village, but no later than upon approval of the first Final Plat of Subdivision, the Developer agrees to dedicate up to nineteen (19) feet of such additional right-of-way along Weiland Road as shown on EXHIBITS E and F as may be required to permit the widening, and to provide a right-of-way of 59 feet from the center line.

19. Park District Donations. Developer agrees to dedicate not less than 7.05 acres of land to comply with the provisions of Title 19 of the Buffalo Grove Municipal Code as amended from time to time. Said dedication shall consist of an active use park area of approximately 4.15 acres and a stormwater retention area of approximately 2.90 acres as depicted on EXHIBITS D and G. Developer shall provide all improvements depicted on EXHIBIT G including construction of the stormwater retention pond and 8-foot wide bituminous walkways, installation of berms, and planting of trees and other landscaping materials.

20. School District Donations. Developer agrees to comply with the provisions of Title 19 of the Buffalo Grove Municipal Code as amended from time to

time regarding school donations. Developer agrees that it will make contributions of cash to the Village for conveyance to School Districts #102 and 125 according to the criteria of said Title.

21. Annexation to the Buffalo Grove Park District. The Developer agrees, at the request of the Buffalo Grove Park District, to annex any part or all of the subject Property to said Park District.

22. Facilitation of Development. Time is of the essence of this Agreement, and all parties will make every reasonable effort to expedite the subject matters hereof. It is further understood and agreed that the successful consummation of this Agreement and the development of the Property in the best interests of all the parties requires their continued cooperation. The Owner/Developer does hereby evidence his intention to fully comply with all Village requirements, his willingness to discuss any matters of mutual interest that may arise, and his willingness to assist the Village to the fullest extent possible. The Village does hereby evidence its intent to always cooperate in the resolution of mutual problems and its willingness to facilitate the development of the Property, as contemplated by the provisions of this Agreement.

23. Enforceability of the Agreement. This Agreement shall be enforceable in any court of competent jurisdiction by any of the parties or by an appropriate action at law or in equity to secure the performance of the covenants herein described. If any provision of this Agreement is held invalid, such provisions shall be deemed to be excised herefrom and the invalidity thereof shall not affect any of the provisions contained herein.

24. Term of Agreement. This Agreement will be binding on all parties for a term of twenty (20) years from the date of the execution of this Agreement by the Village. This Agreement shall not be assigned without prior written consent of the Village.

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25. Binding Effect of Agreement. This Agreement shall be binding upon the Property, the parties hereto, and their respective successors and assigns.

26. Corporate Capacities. The parties acknowledge and agree that the individuals that are members of the group constituting the Corporate Authorities are entering into this Agreement in their official capacities as members of such group and shall have no personal liability in their individual capacities.

27. Notices. Any notice required pursuant to the provisions of this Agreement shall be in writing and be sent by certified mail to the following addresses until notice of change of address is given and shall be deemed received on the fifth business day following deposit in the U.S. Mail.

If to Developer: Frank Morelli, President
Scarsdale Development, Ltd.
1606 Hinman Avenue
Evanston, IL 60201

Copy to: Jerome Meister, Esq.
Horwood, Marcus & Braun
30 North LaSalle Street, 24th Floor
Chicago, IL 60602

If to Village: Village Clerk
Village of Buffalo Grove
50 Raupp Boulevard
Buffalo Grove, IL 60089

Copy to: William G. Raysa, Esq.
Bloche', French & Raysa
1140 Lake Street
Suite 400
Oak Park, IL 60301

28. Default.

A. In the event Owner or Developer defaults in his performance of his obligations set forth in this Agreement, then the Village, may, upon notice to Developer allow Developer sixty (60) days to cure default or provide evidence to the Village that such default will be cured in a timely manner if it cannot be cured during said period. If Developer fails to cure such default or provide such evidence as provided above, then, with notice to Developer, the Village may

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begin proceedings to disconnect from the Village any portion of the Property upon which development has not been completed or at the option of the Village, to rezone such Property to the R-E District zoning classification. In such event, this Agreement shall be considered to be the petition of the Developer to disconnect such portion of the Property, or at the option of the Village to rezone such Property to the R-E District zoning classification.

B. In addition to sub-paragraph A. hereof, it is recognized by the parties hereto that there are obligations and commitments set forth herein which are to be performed and provided for by the Developer not by the Owner. The Village agrees that the Owner as such is exculpated from any personal liability or obligation to perform the commitments and obligations set forth herein and that the Village will look solely to the Developer for such performance, except that to the extent that the Owner or successor thereto shall become a developer or shall designate or contract with a developer other than Scarsdale Development, Ltd., then in that case, the Owner or the new designee shall be subject to the liabilities, commitments and obligations of this Agreement.

29. Special Conditions.

A. The following variation to the Village's Development Ordinance is hereby granted: Section 16.50.040.C.4 - to allow the use of Enkamat erosion control matting instead of natural stones on the side slope area of the permanent pond as depicted on EXHIBITS E and E-1.

B. The Developer shall make improvements to the Weiland Road/Newtown Drive intersection, including the provision of turning lanes for north- and south-bound traffic, pursuant to EXHIBITS E and E-1, and as approved by the Village Engineer.

C. The Developer acknowledges that it is the Village's intent to close Marie Avenue. The Developer shall remove the pavement of Marie Avenue between Weiland Road and Margaret Avenue. Developer shall provide "hammerhead"

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turn-arounds at the north ends of Margaret Avenue, Eugene Avenue, and Clarice Avenues. Developer shall construct bituminous driveways for the residential properties at the southwest and southeast corners of the Margaret Avenue and Marie Avenue intersection and at the southwest corner of the Clarice Avenue and Marie Avenue intersection. Said driveways are to replace the present access to Marie Avenue with access to Margaret Avenue and Clarice Avenue. Said properties for which driveways will be constructed are also known as 20748 Margaret Avenue, 20747 Margaret Avenue, and 20740 Clarice Avenue. Developer shall properly restore any landscaping, drainage, or other items disturbed by the street and driveway construction. All improvements shall be reviewed and approved by the Village Engineer.

D. Developer shall make best efforts to screen the residential property on Horatio Boulevard directly east of Newtown Drive from headlight glare of vehicles using Newtown Drive.

E. Developer shall construct a landscaped berm along Weiland Road adjacent to the park and retention pond pursuant to EXHIBITS E and G and as approved by the Village Engineer.

F. Developer hereby indemnifies and holds the Village and its agents and employees harmless from any actions or courses of action which may arise on account of actions taken regarding Marie Avenue. This shall include, but not by way of limitation, reimbursing the Village of reasonable attorneys' fees, expenses, and costs incurred by the Village.

IN WITNESS WHEREOF, the Corporate Authorities and Developer have caused this instrument to be executed by their respective proper officials duly authorized to execute the same on the day and the year first above written.

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EXHIBIT A

PARKCHESTER ESTATES
ANNEXATION AGREEMENT

THAT PART OF SECTIONS 27, 28, 33, AND 34, IN TOWNSHIP 43 NORTH RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING ON THE EAST LINE OF SAID SECTION 33, AT A POINT 14 CHAINS SOUTH OF THE NORTHEAST CORNER OF SAID SECTION 33; RUNNING THENCE EAST 2.13 CHAINS; THENCE NORTH PARALLEL TO SECTION LINES 16.04 CHAINS; THENCE SOUTH 89 DEGREES WEST 19 CHAINS; THENCE SOUTH 3 DEGREES WEST 1.66 CHAINS TO THE SOUTH LINE OF SAID SECTION 28; THENCE WEST 211.03 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33; THENCE SOUTH ON THE SAID WEST LINE, 1325.85 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33; THENCE EAST ON THE SAID SOUTH LINE, 1324.20 FEET TO THE EAST LINE OF SAID SECTION 33; THENCE NORTH ON SAID EAST LINE, 402.84 FEET TO THE PLACE OF BEGINNING (EXCEPT THAT PART THEREOF LYING NORTHWESTERLY OF A LINE BEING 85.0 FEET (MEASURED AT RIGHT ANGLES) SOUTHEASTERLY OF AND PARALLEL WITH A STRAIGHT LINE DRAWN FROM A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 33 THAT IS 112.45 FEET WEST OF THE SOUTHEAST CORNER THEREOF (SAID POINT ALSO BEING ON THE WESTERLY LINE OF WEILAND ROAD AS DEDICATED BY HIGHLAND GROVE UNIT NO. 3, BEING A SUBDIVISION RECORDED APRIL 7, 1978 AS DOCUMENT NO. 1908909 IN LAKE COUNTY, ILLINOIS TO A POINT ON THE NORTH LINE OF THE AFORESAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33 THAT IS 118.05 FEET EAST OF THE NORTHWEST CORNER THEREOF) ALSO THAT PART OF THE FOLLOWING DESCRIBED PROPERTY FALLING WITHIN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28 AFORESAID DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33 THAT IS 204.39 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE SOUTHWESTERLY ALONG THE PROPOSED EASTERLY RIGHT-OF-WAY LINE OF COUNTY HIGHWAY 73 (SAID EASTERLY RIGHT-OF-WAY LINE FORMING AN ANGLE OF 79°51'49" WITH THE NORTH LINE OF SECTION 33, MEASURED WEST TO SOUTH) FOR 131.28 FEET TO ITS INTERSECTION WITH THE CENTER OF OLD WEILAND ROAD; THENCE NORTHEASTERLY ALONG SAID CENTER 35.08 FEET, MORE OR LESS, TO AN ANGLE POINT THEREIN; THENCE NORTHERLY ALONG SAID CENTER 161.91 FEET TO A POINT IN THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF COUNTY HIGHWAY 73; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE 59.70 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

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Attachment: Final Plan Set (851 Weiland Road - Parkchester Park Special Use, Preliminary Plan and Zoning Variation)

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RECORDER
LAKE COUNTY, ILLINOIS

1983 MAY -2 PM 12:36

STATE OF ILLINOIS)
COUNTY OF COOK & LAKE) SS.

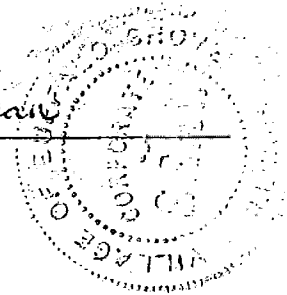
Frank J. Austin

I, JANET M. SIRABIAN, hereby certify that I am the duly elected, qualified and acting VILLAGE CLERK of the Village of Buffalo Grove, Counties of Cook and Lake, Illinois, and the keeper of its seal and records.

I hereby further certify that the attached is the original of Ordinance No. 89-17 adopted on the 6 th day of February, 19 89, by the Village Board of the Village of Buffalo Grove as shown by the records in my custody.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Buffalo Grove aforesaid, at said Village, in the County and State aforesaid, this 28 th day of April, 19 89.

Janet M. Sirabian
Village Clerk



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VILLAGE OF BUFFALO GROV
50 RAUPP BOULEVARD
BUFFALO GROVE, ILLINOIS 60089

Attachment: Final Plan Set (851 Weiland Road - Parkchester Park Special Use, Preliminary Plan and Zoning Variation)

10/18/2023

**MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE
VILLAGE OF BUFFALO GROVE HELD IN THE COUNCIL CHAMBERS, 50 RAUPP BOULEVARD,
BUFFALO GROVE, ILLINOIS ON WEDNESDAY, OCTOBER 18, 2023**

Call to Order

The meeting was called to order at 7:30 PM by Chair Mitchell Weinstein

Public Hearings/Items For Consideration

1. Consideration of a Fence Variation to Allow Replacement of a 6-Foot Solid Fence that Encroaches Within the Minimum Setback Along the Public Sidewalk for the Property Located at 1206 Sandhurst Drive (Trustee Weidenfeld) (Staff Contact: Andrew Binder)

Petitioners were sworn in.

Binder, Associate Planner, provided a background on the petitioner's fence variation.

Com. Spunt referenced packet page 15.

Com. Spunt asked how the fence would be constructed with the tree so close to the property line.

Abrams, petitioner, said it will have a box around the tree.

Com. Au asked staff if that neighborhood had a different setback.

Com. Moodhe commented that it may have been due to the extension of Deerfield.

Com. Moodhe asked if there were any other variations.

Binder said no.

Com. Moodhe commented that staff should consider amending the code of variations like these.

The public hearing closed at 7:42 PM.

Com Richards made a motion to grant a variation to Section 15.20 of the Buffalo Grove Fence Code to allow the installation of a 6-foot solid wood fence that encroaches beyond the minimum required setback for a fence along a public sidewalk along Deerfield Parkway at 1206 Sandhurst Drive, provided the fence shall be installed in accordance with the documents and plans submitted as part of this petition.

Com. Moodhe seconded the motion.

Com. Richards spoke in favor of the motion.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Moodhe, Au, Davis, Weinstein, Richards, Sazen, Spunt, Worlikar

2. Consideration of a Planned Unit Development Amendment, Preliminary Plan, and Variations from the Zoning and Sign Codes to Allow the Construction of a Lazy Dog Restaurant with a Covered Patio at 51 McHenry Road (Trustee Weidenfeld) (Staff Contact: Kelly Purvis)

Purvis, Deputy Community Development Director, presented the background on the subject property.

Taylor, Golden Property Development, thanked the village for their efforts in helping to move the project forward. He discussed the process of creating a cohesive package for development. The variation for the sign, they believe is necessary for the building in a highly visible location. Additionally, he reviewed the operations of the business.

Michel, VP of design construction, thanked staff and the planning and zoning commission for their work.

Com. Moodhe asked if there is a separate pin for the property.

Purvis said yes.

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Com. Moodhe asked for clarification of the revised document.

Purvis explained the changes to the parking.

Com. Moodhe referenced packet page 28.

Com. Moodhe commented that it looks like there is a landscape island near the handicap parking.

Taylor explained the changes to the parking and the ADA stalls to the north. The landscape island will be in conformance with Village code.

Com. Moodhe asked if they could explain the traffic flow.

Taylor addressed the traffic flow from the east.

Com. Moodhe asked if the patio is open during all business hours.

Taylor said the patio is open when they are open, year-round.

Com. Richards asked if there are any difference in BG location than any other location.

Taylor said there are components that are a little different to maximize the lot they must work with, but for the most part it is in line with their other locations.

Com. Richards asked if they talked with Jewel.

Taylor said they have talked with Jewel, but Lazy dogs owns their subject property and has an easement agreement in place which entitles them to share access and parking.

Com. Worlikar reviewed the variations. Worlikar asked about the sign's brightness and if they believe it will be an issue.

Michel said the sign is dimmable and would be happy to dim it and work with the Village should any issues arise.

Com. Worlikar asked if the traffic study has been done and if the number of parking spots is adequate.

Taylor said Lazy Dog Restaurants have a standard number of parking spots they require. He commented that a traffic study was not required, but believes that traffic flow should not be a problem.

Michel added additional comment on the number of parking spots.

Com. Worlikar asked if the patio was heated.

Taylor said yes.

Com. Worlikar asked if there are accommodation for dogs.

Taylor said yes there are and places for the dogs to relieve themselves.

Com. Au asked if they anticipate curbside and delivery drivers.

Taylor pointed out the designated spots.

Com. Spunt asked about the additional handicap spot, commenting that there is a curb on one side.

Taylor said there is a path of travel.

Sianis, Assistant Village Engineer, said that it is compliant and there is a path of travel.

Com. Moodhe asked how many parking spots they are losing.

Woods, director of community development, explained the number of parking spots within the shared lot.

Com. Moodhe asked if there was ever an analysis of the increase of pedestrian traffic.

Woods, said it was looked at, but no they did not provide that during the Lake Cook Corridor Study.

Com. Moodhe asked if we could look at pedestrian flow.

Sianis explained who owns the roadways. He noted we can have that conversation with those agencies, but we do not control those signals.

Johnson, Deputy Public Works Director/Village Engineer, mentioned that the Village has started a multipurpose use path plan and pedestrian study.

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Chairperson Weinstein addressed the standards and the variations. Referenced packet page 58.

Taylor said the four sides with a sign is due to the location. There is no monument sign.

Chairperson Weinstein asked if they could come back and place a ground sign.

Brankin, the Village Attorney, said they would have to come back for approval.

The staff report was entered as exhibit one.

The supplemental survey was entered as exhibit two.

Taylor thanked the Commission.

Public Hearing closed 8:17

Com. Richards made a motion to recommend approval the amendment to the Planned Unit Development and Preliminary Plan approved by Ordinance No. 82-6, as amended, with Variations to the Zoning and Sign Codes, to allow the construction of a new Lazy Dog Restaurant at 51 McHenry Road, subject to the following conditions:

- 1. The proposed development shall be developed in substantial conformance with the plans attached as part of the petition.*
- 2. The Final Engineering plans shall be submitted in a manner acceptable to the Village.*
- 3. Any directional or incidental signage added to the sign package shall be reviewed administratively by staff.*
- 4. The landscaping on the site shall be maintained in compliance with the approved landscape plan in perpetuity*

Com. Davis seconded the motion.

Com. Worlikar spoke in favor of the motion.

Com. Richards spoke in favor of the motion.

Com. Moodhe spoke in favor of the motion.

RESULT:	RECOMMENDATION TO APPROVE [UNANIMOUS]
AYES:	Moodhe, Au, Davis, Weinstein, Richards, Sazen, Spunt, Worlikar

3. Consideration a Plat of Subdivision; Rezoning to B-3 Planned Business Center and R-9 Multi-Family Dwelling District; Special Use for a Planned Unit Development; Special Use for Sale and Lease of Motor Vehicles on a Portion of the Site; Development Plan; Uniform Sign Package; with Variations from the Development, Zoning, and Sign Codes to Accommodate a Tesla Sales, Service and Delivery (SSD) Center on Lot 1 of the Proposed Subdivision, Commercial Uses (To be Determined) on Lot 2 of the Proposed Subdivision, and a Multi-Family Residential Building on Lot 3 of the Proposed Subdivision, Located at 915-945 Dundee Road. (Trustee Weidenfeld) (Staff Contact: Nicole Woods)

Woods, Community Development Director, provided a background on the subject property.

Developer thanked staff. Introduced the development team. Talked about introducing Tesla

Com. Au asked who the target resident is for the residential development.

Petitioner Andrew Juiris, of Double Eagle Development explained their target resident and that he believes the project matches the surrounding communities and their demand for similar developments.

Com Au asked if they had similar one in other areas.

Petitioner Juiris explained their operations in multifamily and residential development.

Com. Worlikar asked about the school impact and the study used.

Petitioner Juiris said there will be no restriction on the number of school children allowed to live in the development. They do have strict occupancy limits. They completed a school study, showing an impact of three to six school aged children.

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Com. Worlikar asked what the entrance will look like from the east.

The petitioner said there will be three access points.

Com. Worlikar asked if there is a dedicated left turn.

Angspatt of Shorewood Development said there is full access out, middle has a dedicated left lane.

Com. Worlikar asked about the eastern most entrance.

Angspatt said they share that entrance with the park district.

Com. Worlikar asked if there would be two super charges for the EV vehicles.

Angspatt noted there will be four super chargers.

Com. Worlikar asked if there are any power issues.

The petitioner said they are currently working with ComEd, but there should be ample power available for the chargers.

Com. Worlikar asked if the location will be sales, collision, and service.

Bovack, general manager of the Tesla Lisle location, said it will not be collision center, only service and sales.

Com. Worlikar asked what kind of volume they see for service.

The petitioner said they expect 10 to 15, 40 cars per delivery, 20 parking spots for employees.

Com. Richards asked if they could walk through the phases of 1 and 2 and what will be on lot 2.

Schriber of Shorewood Development explained the process of development for phase 1 and 2. He indicated they have not identified a tenant for Lot 2 as they are looking to find the right fit.

Com. Richards asked if the lot could be used for overflow parking for BG High School.

Schriber said the first step will be to tear down and safely secure the site.

Com Moodhe asked if management will be on-site for the residential development.

Juiris said the development will have on-site management; service technicians will also be there full-time. Professional staff will be that 24/7.

Com. Moodhe asked if the parking garage is included in the total count for parking spots.

Woods explained the parking count.

Com. Moodhe asked what the density of other developments are in our similar developments in town.

Purvis, provided the density information.

Com. Moodhe asked for clarification on the deliveries of vehicles to the site.

Angspatt explained the truck turn analysis and the number of cars that are being delivered.

Sianis, Assistant Village Engineer, provided clarity to the truck analysis.

Com. Moodhe asked if the entrance is right in right out.

Sianis said it looks like full access and it is currently full access.

Com. Moodhe asked how soon the demo would start.

Schriber said depending on timing, December.

Com. Moodhe asked staff if B4 would allow tesla to still build.

Woods explained what kind of retailers could make use of the B4 district.

Com. Moodhe asked staff if it is special use.

Woods explained the requirements and the variations of the Special Use.

Com. Davis asked about the traffic flow west as it relates to lot 3 and the apartments.

Juiris explained the traffic flow out of the apartment buildings.

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Com. Saxena referenced the letter provided to the Commissioners.

Woods provided clarity to what was mentioned in the letter from the resident.

Com. Saxena asked if the development cuts off access to the park.

Woods said it will add more access.

Chairperson Weinstein reviewed the variations being asked for lot one.

Schriber explained the sign variation is for the main intersection, a 5-foot height increase from the code. He referenced national tenants and the need for variation.

Chairperson Weinstein reviewed the variation for the residential development.

Juiris explained the desire for the sign as proposed.

Chairperson Weinstein reviewed the variations being asked for the residential building itself.

Juiris explained the desire for the height of the building as proposed.

Chairperson Weinstein reviewed the variations being asked for parking.

Juiris addressed the number of parking stalls provided in the plan.

Com. Au asked if the garage parking allows for a second car.

Juiris reviewed the parking scenarios.

Com. Au asked if they will be giving parking stickers and guest parking.

Juiris reviewed guest parking scenarios.

Com. Worlikar asked about the design of the residential building.

Juiris said the Melody Farms development was a reference for them.

Com. Weinstein asked about the packets that have been handed out to Commissioners from staff.

Purvis reviewed the documents.

The staff report was entered as exhibit one.

The certificates of publication were entered as exhibit two.

The emails and comments that were received by staff were entered as exhibit 3.

Public Comment

Buffalo Grove Resident, 883 Stonebridge Lane, expressed concerns regarding the development, specifically noting concerns about the public notice and the availability of documents at the Village.

Buffalo Grove Resident, 1261 Radcliff Rd, expressed concerns regarding the development expressing concerns about traffic and snow removal.

Buffalo Grove Resident, 953 Old Arlington Court, expressed concerns regarding the proposed development, specifically about the lot line, the proximity of the residential development, and flooding.

Buffalo Grove Resident, 955 Old Arlington Court, expressed concerns regarding the proposed development, specifically concerns regarding the public notice, the proximity of the residential building and its density, and flooding issue.

Buffalo Grove Resident, 951 old Arlington court, expressed concerns regarding the proposed development, specifically the proximity of the residential building and flooding.

Buffalo Grove Resident, 959 Old Arlington Court, expressed concerns regarding the proposed development, specifically the proximity of the residential building, the lack of notice and flooding.

Buffalo Grove Resident, 971 old Arlington Court, expressed concerns regarding the proposed development, specifically the proximity of the residential building and flooding.

Buffalo Grove Resident, Mill Creek Subdivision, expressed concerns regarding the proposed development, especially traffic from the density of the area.

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Buffalo Grove Resident, 955 Old Arlington Court, expressed concerns regarding the proposed development.

Com. Richards made a motion to extend the meeting.

Com. Moodhe seconded the motion.

Ryan Blocker, the project Civil Engineer addressed stormwater concerns.

The public hearing was closed at 10:29 PM.

Com Richards motion The PZC recommends approval of a Plat of Subdivision; Rezoning to B-3 Planned Business Center and R-9 Multi-Family Dwelling District; Special Use for a Planned Unit Development; Special Use for sale and lease of motor vehicles on a portion of the site; Development Plan; Uniform Sign Package; with Variations from the Development, Zoning, and Sign Codes to accommodate a Tesla Sales, Service and Delivery (SSD) center, a multi-tenant commercial development, and a multi-family residential building on the property located at 915-945 Dundee Road, subject to the following conditions:

- 1. The proposed project shall be developed in substantial conformance with the plans attached as part of the petition.*
- 2. The Final Engineering plans shall be submitted in a manner acceptable to the Village.*
- 3. The Final Plat of Subdivision shall be revised in a manner acceptable to the Village.*
- 4. The final Landscaping Plan shall be submitted in a manner acceptable to the Village Forester.*
- 5. The multi-family development elevations will be submitted in a manner acceptable to the Architectural Review Team.*
- 6. The freestanding residential development sign shall be located a minimum of 10 feet from the property line, and a line-of-site exhibit provided to the satisfaction of the Village Engineer, prior to issuance of a building permit.*
- 7. The base of the residential sign shall match the materials of the principal structure on the lot.*
- 8. Any directional or incidental signage added to the sign package shall be reviewed administratively by staff.*
- 9. An appropriate connection and access easement between the residential development and Bison Park shall be established through the south portion of the Tesla site.*
- 10. The landscaping on the site shall be maintained in compliance with the final landscape plan in perpetuity.*
- 11. The petitioners shall enter into a Redevelopment Agreement in a form and substance acceptable to the Village.*

The motion was seconded by Com. Spunt

Com. Spunt spoke in favor of the motion.

Com. Worlikar spoke in favor of the motion and addressed resident concerns.

Com. Richards spoke in favor of the motion.

Com. Au spoke in favor of the motion.

Com. Davis spoke in favor of the motion.

Com. Moodhe spoke in favor of the motion.

Chairperson Weinstein spoke in favor of the motion.

RESULT:	RECOMMENDATION TO APPROVE [UNANIMOUS]
AYES:	Moodhe, Au, Davis, Weinstein, Richards, Sazen, Spunt, Worlikar

Regular Meeting

Other Matters for Discussion

Approval of Minutes

Minutes Acceptance: Minutes of Oct 18, 2023 7:30 PM (Approval of Minutes)

10/18/2023

1. Planning and Zoning Commission - Regular Meeting - Jul 19, 2023 7:30 PM

RESULT:	ACCEPTED [UNANIMOUS]
AYES:	Moodhe, Au, Davis, Weinstein, Richards, Sazen, Spunt, Worlikar

Chairman's Report

Committee and Liaison Reports

Committee Liaison provided an update on the last Village Board Meeting.

Staff Report/Future Agenda Schedule

Staff provided information on the future agenda schedule.

Public Comments and Questions

Adjournment

The meeting was adjourned at 10:49 PM

Kelly Purvis

APPROVED BY ME THIS 18th DAY OF October, 2023

Mitchell Weinstein, Commissioner

Minutes Acceptance: Minutes of Oct 18, 2023 7:30 PM (Approval of Minutes)

11/1/2023

**MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE
VILLAGE OF BUFFALO GROVE HELD IN THE COUNCIL CHAMBERS, 50 RAUPP BOULEVARD,
BUFFALO GROVE, ILLINOIS ON WEDNESDAY, NOVEMBER 1, 2023**

Call to Order

The meeting was called to order at 7:30 PM by Chair Mitchell Weinstein

Public Hearings/Items For Consideration

1. Consideration of a Fence Variation Pertaining to Golf Course Lots, for the Purpose of Maintaining a Fence that Has Been Installed Along the Rear Property Line Abutting the Arboretum Golf Course at 2731 Acacia Terrace (Trustee Weidenfeld) (Staff Contact: Andrew Binder)

Andrew Binder, Associate Planner, reviewed the requested fence variation being sought by the petitioners and indicated that staff is recommending denial of the request due to the following reasons:

- *The subject property has no practical difficulties or undue hardships due to the physical shape of the property or location when compared to the adjacent properties that abut the Golf Course;*
- *Allowing the fence to remain on the subject property would impact the open character of the neighborhood, and does not coincide with the intention of the Village Code as it relates to properties abutting golf courses;*
- *There is no precedent for a variation from the Fence Code to allow this kind of variation; granting such a variation may lead to additional variations of the same nature, which will further impact the intended character of the area.*

Petitioner, William Dolak, was sworn in. Dolak indicated that his home is situated along the 11th hole on the golf course and that he and his wife did not purchase the home because it was on a golf course - rather, they really liked the home.

Dolak showed some photos of the various holes on the golf course including the 11th hole where his home is located, and indicated that they face constant and flagrant trespassing on the property by golfers that routinely help themselves to their property, searching for balls, playing the ball from wherever it lies, and approaching/scaring their daughter in the backyard.

Dolak indicated that his lot is unique due to the sheer magnitude, which he estimates to be 8 to 10 times the number of balls and number of trespassers, compared to other homes near other holes on the course. He showed diagrams of all of the holes on the golf course.

Dolak stated that his house encroaches into the playing zone and is uniquely situated among all of the 36 holes on the golf course.

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Dolak stated that his home is situated behind a berm and is not visible from the golf course. He indicated that he selected the least visible fence possible and that he and his family want to peacefully coexist with the golf course.

He then showed a slide with a white barrier and no trespassing signs, which he indicated was installed by the golf course on another lot surrounding the course.

Melony Dolak, petitioner, was sworn in and thanked the commissioners. Mrs. Dolak stated that she wanted to address the concern that the Commission might be setting a precedent by approving the variation. She indicated that they do have a unique plight, and does not believe any other homeowner would come to the Commission with a similar request.

Mrs. Dolak stated that they made some changes to the property with landscaping to try to make it a deterrent. The fence was not something they wanted to install but felt that they had to.

Mrs. Dolak also indicated that her neighbor was in the audience to speak on behalf of the requested variation.

The property owner from 2721 Acacia Terrace was sworn in. He indicated that he is the Dolak's neighbor and spoke on behalf of the petitioners. He indicated that he does not get as many balls or trespassers as his neighbors and that he doesn't see any problem with the fence they have installed. He also stated that their request is for a genuine reason.

Com. Richards asked staff if there were any comments from the golf course and where the complaint came from.

Binder indicated that the staff from the golf course did not have any comments or concerns about the fence and that a complaint was received and fielded by the Village Property Maintenance Inspector.

Com. Richards asked how long the fence has been up.

Dolak indicated it has been up for two years - since July of 2021, and that the fence has essentially alleviated the trespassing problem.

Com. Worlikar asked for confirmation that the fence has been effective and that this is a unique circumstance due to the design of the golf course and the location of the trees.

Dolak concurred that it is the combination of the two things.

Com. Saxena asked what the difference is between the white golf course fence and the one the petitioners have installed.

Binder responded that neither are permitted.

Com. Saxena stated that this is clearly a problem, and asked if the golf course could make adjustments to the course to eliminate the issue.

Binder indicated that adjustments to the golf course have not been discussed at this time.

Com. Moodhe asked about the material of the fence.

Dolak responded that the fence is a linked plastic chain fence and is just in the ground deep enough to be stable.

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Com. Moodhe asked for an estimate of the number of trespassers on the property since the fence has been up.

Dolak indicated that the number of trespassers has been reduced by about 98% - and stated they have had virtually none.

Com. Moodhe asked about the tee box location to which Binder provided a response.

Com. Moodhe asked the neighbor to come back to the podium and asked about the height of the trees on his property. He also asked the neighbor if he had a fence in his rear yard due to having a pool.

The neighbor indicated that his trees are not as tall and confirmed that he does have a fence due to having a pool on his property.

Com. Spunt asked for clarification about the trees.

Dolak responded that the golf balls get stuck in the tree canopy, bounce off the trees and into the yard.

Com. Spunt asked staff if the golf course could possibly trim back the trees.

Dolak indicated that the location of the trees in the field of play is more the issue.

Com. Spunt asked the petitioner if the landscaping he installed had deterred trespassers.

Dolak indicated that landscaping alone was not effective.

Com. Spunt asked staff if they could add tall bushes to the property instead of the fence.

Binder responded that yes, bushes would be permitted.

Dolak indicated bushes would be a far less attractive option than the current fence.

Chairman Weinstein asked staff if the Code provides a definition for a fence.

Village Attorney Brankin indicated that the Village Code does not define fence but provided the Oxford Dictionary definition of fence.

Chairman Weinstein asked the petitioner if the golf course has installed white stakes to delineate the area that is out of bounds.

Dolak indicated that they do install the stakes each year and that there are also a few "no trespass" signs installed by the golf course.

Chairman Weinstein confirmed the substantial decrease in trespassers. He also asked the petitioner if prior to this year, had he discussed any potential options with the golf course.

Dolak indicated they had not.

Com. Richards asked staff whether it would still be a fence without the chains in between.

Brankin indicated that if the stakes create a barrier, it would still be considered a fence.

The Public Hearing was closed at 8:10pm.

Chairman Weinstein entered the staff report into the record as Exhibit 1 and the petitioners' presentation as Exhibit 2.

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Com. Richards made a motion to recommend approval of a variation to Section 15.20 of the Buffalo Grove Fence Code for the purpose of maintaining a fence that has been installed along the rear property line abutting the Arboretum Golf Course at 2731 Acacia Terrace.

Com. Moodhe seconded the motion.

Com. Moodhe spoke in favor of the motion and indicated that he walked the property, and it took him a minute to realize the fence was even there. He stated that the fence blended well with the landscaping.

Com. Moodhe stated the way this fence sits, keeps the area quite open, while still creating a deterrent, keeping people out of the yard. He indicated that he understands staff's concerns about setting a precedent. Moodhe stated this case should be the standard, as the fence does not encroach on the view of the golf course.

Com. Richards indicated that he had mixed feelings on this one; he stated he finds the behavior of the golfers appalling and feels for what the property owner is up against.

Com. Richards stated that the Village and golf course need to have a discussion about golfer behavior. He also indicated that he thinks the white fence looks worse and that he understands the property owners' plight.

Com. Worlikar stated that he is a stickler about setting precedent but that there are always exceptions to every rule. He indicated that this is really more of a barrier than a fence. He stated he thinks there is a unique circumstance here that has been demonstrated.

RESULT:	RECOMMENDATION TO APPROVE [UNANIMOUS]
AYES:	Moodhe, Spunt, Weinstein, Richards, Worlikar, Saxena
ABSENT:	Amy Au, Jason Davis

2. Consideration of an Amendment to the Planned Unit Development and Preliminary Plan Approved by Ordinance No. 2021-067 and Sign Variations to Allow the Construction of a Belle Tire and Operation of a Minor Automobile Repair with General Retail Sales Use on the Property Located at 704 E Lake Cook Road (Trustee Weidenfeld) (Staff Contact: Andrew Binder)

Associate Planner, Andrew Binder provided an overview of the project and requests.

Com. Richards asked about the north access drive and truck turning movements.

Assistant Village Engineer, Ted Sianis responded that deliveries would take place from the private drive north of the site, and that the property to the north would allow trucks to complete their turning movements to exit the site. Sianis also indicated that the private drive does not connect to the property east of the Belle Tire site.

Representatives for Belle Tire, Brandon Ferro (project architect) and Dave Brink (sign contractor) were sworn in.

Ferro provided a brief background about Belle Tire and offered to answer any questions by the Commissioners.

Com. Spunt asked about the hours of operation.

Ferro provided the general hours and indicated that the store would be open later on Mondays and Thursdays.

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Com. Richards asked if there were any variances being requested for the use.

Binder responded that a variation is not necessary as the use can be considered as part of the amendment to the PUD.

Com. Moodhe asked if "Minor Auto Repair" is something defined in our code and if there are other comparable business in Buffalo Grove that have been defined this way.

Binder indicated that Minor Auto Repair is defined in the Code but was not sure if any other establishments have been granted that specific use.

Sianis indicated that Firestone would fit into the same category as an example.

Ferro provided some additional information about services offered by Belle Tire.

Com. Moodhe asked about the procedure for oil storage and removal.

Ferro indicated that an oil separator is installed in each facility that is cleaned out as required by Code.

Com. Moodhe confirmed the used tires are stored inside and asked how often they are removed.

Ferro responded that trucks come weekly to remove the tires and transport them to a Belle Tire facility in Michigan.

Com. Moodhe asked if the monument sign would be internally lit.

Brink responded, yes, it will be internally lit with LEDs.

Com. Moodhe asked about the lumen output.

Brink indicated that the lumen output would be standard for the industry, to provide adequate light.

Com. Moodhe asked about access to the site.

Binder responded there are two access points, one north of the building and one through the Ricky Rocket's site.

Com. Moodhe asked about truck deliveries.

Binder indicated deliveries will take place 2-3 times per week from the north access.

Com. Moodhe asked if there were any concerns from neighbors.

Binder indicated there were none received.

Chairman Weinstein spoke about the variations being requested. He indicated that most of them were reasonable and asked why a 600 square foot flag is needed.

Ferro indicated that 75% of stores have this flag, and that it is a standard for Belle Tire.

Chairman Weinstein asked if the other stores have smaller flags.

Ferro stated, yes.

Chairman Weinstein asked what the smallest sized flag is.

Ferro indicated he does not have the exact size.

Chairman Weinstein asked if the pole height of 60 feet was also a standard?

Ferro indicated that the poles are typically scaled to the size of the flag.

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Chairman Weinstein indicated that he has concerns about setting a precedent for such a large variation request and asked if a smaller version of the flag could be proposed.

Ferro responded that Belle Tire has done smaller sizes when needed.

Com. Spunt asked if the flag would be up year-round.

Ferro responded, yes.

Com. Spunt asked about the logo "tire man".

Brink indicated that Belle Tire acquired tire man, which is why that is now part of the logo.

Com. Moodhe asked about the size of the flag at the Palatine location.

Ferro indicated he thinks it was the full-size flag, but he would have to look it up to confirm.

Chairman Weinstein asked staff if the flag variation could be removed from the package.

Village Attorney, Brankin replied yes, but that it may be handled better with a not to exceed number. He indicated if the commission is not in favor of granting any relief for the flag the commission would need to make two separate motions.

Com. Worlikar discussed the other sign variations.

Binder indicated the requests are due to the corporate standards of Belle Tire.

Brink indicated that this sign package is smaller than Bell Tire usually puts up and that the west wall signage is important to see from roads leading to site access.

Chairman Weinstein asked about the location of the flagpole and if it will hang over Lake Cook Road.

Binder pointed out the flag radius shown on one of the plans, confirming that it would not overhang onto Lake Cook Road.

Ferro indicated that the flag has a 30-foot radius.

Chairman Weinstein indicated that he does not want to set up a situation where they would have to come back for the flag size. The Commissioners discussed the flag size and agreed that they would be ok with a not to exceed amount of 400 square feet and a pole height not to exceed 50 feet.

Chairman Weinstein entered the staff report into the record as Exhibit 1.

The Public Hearing closed at 8:49 PM.

Comm Richards made a motion to recommend approval of the amendment to the Planned Unit Development and Preliminary Plan approved by Ordinance No. 2021-067 and Sign Variations to allow the construction of a Belle Tire and operation of a Minor Automobile Repair with General Retail Sales on the property located at 704 E Lake Cook Road, subject to the following conditions:

1. The proposed project shall be developed in substantial conformance with the plans attached as part of the petition, with the exception of the proposed flag and flagpole which shall not exceed 400 square feet in area and 50 feet in height respectively.
2. The Final Engineering plans shall be submitted in a manner acceptable to the Village.

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3. Any directional or incidental signage added to the sign package shall be reviewed administratively by staff.
4. The Final landscape plans shall be submitted in a manner acceptable to the Village Forester.
5. The landscaping on the site shall be maintained in compliance with the approved landscape plan in perpetuity.

Com. Worlikar seconded the motion.

Chairman Weinstein spoke in favor of the motion indicating that overall, this is a great project that fits in with the other uses, the variations are reasonable, noting his concerns about the flag size.

Com. Moodhe spoke in favor of the motion and indicated that this use will keep the flow of what is already going on Lake Cook Road. He stated that the proposed solution is a reasonable compromise for the flag.

RESULT:	RECOMMENDATION TO APPROVE [UNANIMOUS]
AYES:	Moodhe, Spunt, Weinstein, Richards, Worlikar, Saxena
ABSENT:	Amy Au, Jason Davis

Regular Meeting

Other Matters for Discussion

Approval of Minutes - None to Approve

Chairman's Report

Committee and Liaison Reports

Committee Liaison provided an update on the last Village Board Meeting.

Staff Report/Future Agenda Schedule

Staff indicated that there will be a meeting on November 15th to discuss special use amendments for Torah Academy, the Golf Dome at Rylko Park and Parkchester Park.

Public Comments and Questions

Adjournment

The meeting was adjourned at 8:54 PM

Action Items

Kelly Purvis

Minutes Acceptance: Minutes of Nov 1, 2023 7:30 PM (Approval of Minutes)

11/1/2023

APPROVED BY ME THIS 1st DAY OF November, 2023

Mitchell Weinstein, Commissioner

Minutes Acceptance: Minutes of Nov 1, 2023 7:30 PM (Approval of Minutes)