



AGENDA

PLANNING AND ZONING COMMISSION

Regular Meeting: August 6, 2025 at 7:30 PM

Jeffrey S. Braiman Council Chambers

Fifty Raupp Blvd, Buffalo Grove, IL 60089

1. Call to Order

2. Public Hearings/Items for Consideration

Public Comment is limited to items that are on the agenda for discussion. 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.

- A. Consideration of a Fence Code Variation to install a 5-foot privacy fence that does not match the permitted style and encroaches beyond the minimum required setback for a corner side yard fence along Weiland Road, at 164 Newtown Drive (Trustee Ottenheimer, Andrew Binder)
- B. Consideration of a Special Use for a non-academic school, classes, and instruction in the Industrial District at 1380 Busch Parkway. (Trustee Ottenheimer, Andrew Binder)
- C. Consideration of an amendment to the Preliminary Plan, approved by Ordinance No. 1984-055, and zoning and sign variances to allow an addition to the existing Car Wash, updated signage, as well as a new trash enclosure and propane storage area at 540 McHenry Road. (Trustee Ottenheimer, Andrew Binder)

3. Regular Meeting

- A. Other Matters for Discussion
- B. Approval of Draft Minutes from the July 16, 2025 Planning and Zoning Commission meeting.
- C. Chairperson's Report
- D. Committee and Liaison Reports
- E. Staff Report/Future Agenda Schedule
- F. **Public Comments and Questions**
All comments 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 and not on the regular agenda for discussion.

4. Adjournment

The Planning and Zoning Commission will make every effort to accommodate all items on the agenda by 10:30 P.M. The Commission 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 847-459-2500 to allow the Village to make reasonable accommodations for those persons.





AGENDA ITEM SUMMARY

PLANNING AND ZONING COMMISSION

Regular Meeting: August 6, 2025

AGENDA ITEM 2.A.

Consideration of a Fence Code Variation to install a 5-foot privacy fence that does not match the permitted style and encroaches beyond the minimum required setback for a corner side yard fence along Weiland Road, at 164 Newtown Drive

Contacts

Liaison: Trustee Ottenheimer

Staff: Andrew Binder

Staff Recommendation

Staff recommends approval.

Recommended Motion

The PZC moves to grant variations to the Buffalo Grove Fence Code Section 15.20, to install a 5-foot privacy fence that does not match the permitted style and encroaches beyond the minimum required setback for a corner side yard fence along Weiland Road, at 164 Newtown Drive, provided the fence shall be installed in accordance with the documents and plans submitted as part of this petition

Summary

The Petitioner is proposing to install a 5-foot privacy fence that does not match the permitted style and encroaches beyond the minimum required setback for a corner side yard fence along Weiland Road, at 164 Newtown Drive.

File Attachments

1. 164 Newtown Dr - Staff Report
2. 164 Newtown Dr - Plan Set





VILLAGE OF BUFFALO GROVE PLANNING & ZONING COMMISSION STAFF REPORT

Meeting Date:	August 6, 2025
Subject Property Location:	164 Newtown Dr, Buffalo Grove, IL 60089
Petitioner:	Jason Lee, 164 Newtown Dr, Buffalo Grove, IL 60089
Prepared By:	Andrew Binder, Associate Planner
Request:	The petitioner seeks a Fence Code variation, Section 15.20, to install a 5-foot privacy fence that does not match the permitted style and encroaches beyond the minimum required setback for a corner side yard fence along Weiland Road, at 164 Newtown Drive.
Existing Lane Use & Zoning:	The property is improved with a single-family home currently zoned R-6A.
Comprehensive Plan:	The Village Comprehensive Plan calls for this property to be single-family, detached.

PROJECT BACKGROUND

The Petitioner is proposing to install a 5-foot privacy fence that does not match the permitted style and encroaches beyond the minimum required setback for a corner side yard fence along Weiland Road, at 164 Newtown Drive, as shown in Figure 1.

PLANNING & ZONING ANALYSIS

- The subject property is a corner lot at the intersection of Newtown Drive and Weiland Road. A 6'-1" sound wall, that was constructed by Lake County DOT, is located along Weiland Road on the east side of the property within the corner side yard, as shown in Figure 2.
- The property owner plans to install a 5-foot fence in the corner side yard. The fence will be a vinyl privacy fence, featuring a traditional lattice design on the top.

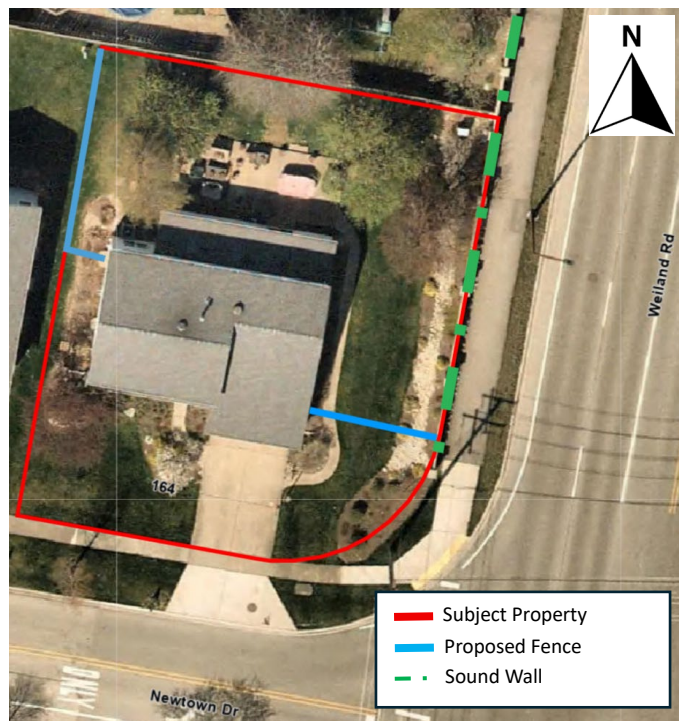


Figure 1: Subject Property

- A variation for the fence style is required, as the proposed fence would be a privacy fence and is not the required open or shadowbox style. The Petitioner indicated in their submittal, the proposed fence layout and style will help maintain security and privacy for their property and reduce noise from the busy intersection.
- An additional variation is required because fences in the corner side yard must be setback 4 feet from the corner property line. Since the property already features a sound attenuation wall along Weiland Road at the property line, placing a fence 4 feet away from the wall would be ineffective and would look out of place.
- The proposed fence would extend out to the sound attenuation wall but would not be attached to it. The proposed fence meets all other fence code requirements.
- Village Staff have no concerns or issues regarding the installation of the new fence, as the fence will not obstruct the sight line at the intersections of Newtown Drive and Weiland Road. In addition, a privacy fence makes sense next to the sound attenuation wall at this busy intersection.

VARIATION REQUESTED

1. A fence variation from **Section 15.20.040.B** of the Buffalo Grove fence code, which states that *Fences may be erected, placed and maintained on corner lots provided they maintain a minimum of four feet from the property line. Such fences must be of an open or a shadowbox style.*

DEPARTMENTAL REVIEWS

Village Department	Comments
Building	The Village building team reviewed the plans and does not have any concerns.

STANDARDS

The Planning & Zoning Commission is authorized to grant variations to the Fence Code based on the following criteria:

1. The plight of the owner is due to unique circumstances;
2. The proposed variation will not alter the essential character of the neighborhood;
3. There are practical difficulties or particular hardships in carrying out the strict letter of this Chapter which difficulties or hardships have not been created by the person presently having an interest in the property; and,
4. The proposed variation will not be detrimental to the public health, safety and welfare.

The petitioner has provided a written response to the variation standards included in this packet.

SURROUNDING PROPERTY OWNERS

Pursuant to Village Code, the contiguous property owners were notified, and a public hearing sign was posted on the subject property. The posting of the public hearing sign and the mailed notifications were completed within the prescribed timeframe as required. As of the date of this Staff Report, the Village has received two general inquiries regarding the requested variations.

STAFF RECOMMENDATION

Staff recommends approval of the fence variation requests for 164 Newtown Drive, subject to the conditions listed in the PZC motion, as the property has a unique feature being on a corner lot with a sound attenuation wall at the property line along Weiland Road. The fence will be an improvement to the property and the privacy style fence would be appropriate next to the sound attenuation wall.

ACTION REQUESTED

The Planning & Zoning Commission (PZC) shall open the public hearing and take public testimony concerning the variation requests. The PZC shall make the final decision on whether or not to approve the variations. If the PZC denies the requests, it can be appealed to the Village Board.

Suggested PZC Motion

The PZC moves to grant variations to the Buffalo Grove Fence Code Section 15.20, to install a 5-foot privacy fence that does not match the permitted style and encroaches beyond the minimum required setback for a corner side yard fence along Weiland Road, at 164 Newtown Drive, provided the fence shall be installed in accordance with the documents and plans submitted as part of this petition.

ATTACHMENTS

- Letter from Petitioner to PZC
- Response to Variation Standards
- Plat of Survey with Proposed Fence
- Fence Design
- Photos of the subject property

Dear Planning & Zoning Commission,

We are respectfully requesting to be allowed to erect a fence on our corner lot at 164 Newtown Dr. Our main reason is to provide a safe space for our son to roam freely in our yard. Our son, Aiden, attends Meridian Early Learning Center under an IEP plan for autism spectrum disorder.

One of the biggest safety concerns for our 4-year-old son is that he elopes; meaning, he will run towards lights, streets, cars, anything with sounds or visual stimulation. Statistics show that for autistic children one of the highest causes of death is elopement. We do not feel safe enough to go out in our own backyard with him even with supervision because we do not have a fence to stop him from possibly running into the street.

Our son's disability prevents him from understanding safety awareness. We plan to live in this house into his adulthood and we are not sure if his habit of running towards traffic and sounds will stop even as he grows. With a fence around the house this will lower the risk of our son being hit by a car and as parents will help us feel more at ease as he navigates his environment outside the house.

We plan to abide by the village of Buffalo Grove's fence code standards and erect a fence that meets all said standards.

Sincerely,
Jason Lee
Jennifer Chung

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 affirmatively address the four (4) standards listed below:

The Planning & Zoning Commission is authorized to grant variations to the regulations of the Fence Code based upon findings of fact which are made based upon the evidence presented at the hearing that:

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

Your Evidentiary Statement:

We are requesting for permission to build a fence on our property at 164 Newtown dr. due to our son's disability. Our son is attending Meridian Early Learning Center under an IEP plan for Autism Spectrum Disorder.

One of the biggest safety concerns for our 4 year old son is that he elopes; meaning, he will run towards lights, streets, cars, anything with sounds or visual stimulation. Statistics show that for autistic children one of the highest causes of death is elopement. We do not feel safe enough to go out in our own backyard with him even with supervision because we do not have a fence to block him from the busy, big street Weiland with semi trucks driving back and forth.

My son's disability prevents him from understanding safety awareness. We plan to live in this house into his adulthood and we are not sure if his habit of running towards traffic and sounds will stop even as he grows. With a fence around the house this will lower the risk of our son being hit by a car and as parents will help us feel more at ease as he navigates his environment outside the house.

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

Your Evidentiary Statement:

We plan to erect a white vinyl tongue and groove privacy fence with traditional lattice. The fence will not exceed five feet and will match the color of our home. We would like the fence to be solid without gaps to help reduce road noise and to deter our son from trying to elope. We believe the traditional lattice feature will complement the neighborhood and chose this style specifically because it does not look like a standard privacy fence that is completely solid. We are confident that the style and height of the fence we are proposing will not alter the essential character of the neighborhood.

3. There are practical difficulties or particular hardships in carrying out the strict letter of this Chapter which difficulties or hardships have not been created by the person presently having an interest in the property; and,

Your Evidentiary Statement:

Strict compliance with the current zoning or property line regulations would result in a practical difficulty. Terminating my fence exactly at the property line would leave an open gap between my property and the town's existing wall, creating both a security and aesthetic concern. This gap may invite unauthorized access, pose safety risks for children and pets, and reduce the visual continuity of the fencing.

The hardship has not been self-created. The location of the town's existing fence and the shape of the land are conditions that existed prior to my ownership or fencing plans. My intent is not to encroach or utilize the additional land for personal gain, but to provide a secure and functional enclosure for my property.

- 4 The proposed variation will not be detrimental to the public health safety and welfare.

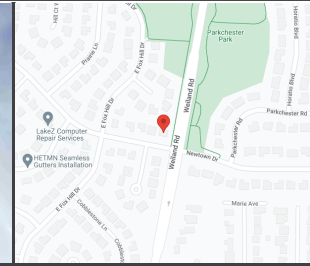
Your Evidentiary Statement:

The proposed variation will increase public safety by putting a barrier between our home and two busy streets.





CLAS CLERKING
TRUSTED REAL ESTATE CLERKS



PROPERTY ADDRESS: 164 NEWTOWN DRIVE, BUFFALO GROVE, ILLINOIS 60089

SURVEY NUMBER: IL2407.2795

IL2407.2795
BOUNDARY SURVEY
LAKE COUNTY

LINE TABLE:

L1 S 79°58'36" E 54.00' (R&M)
L2 S 10°01'24" W 105.00' (R&M)
L3 N 79°58'36" W 89.00' (R&M)
L4 S 10°01'24" W 70.00' (R&C)

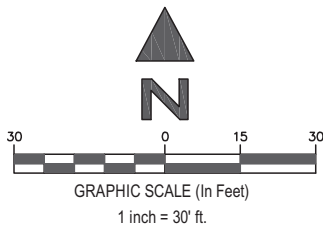
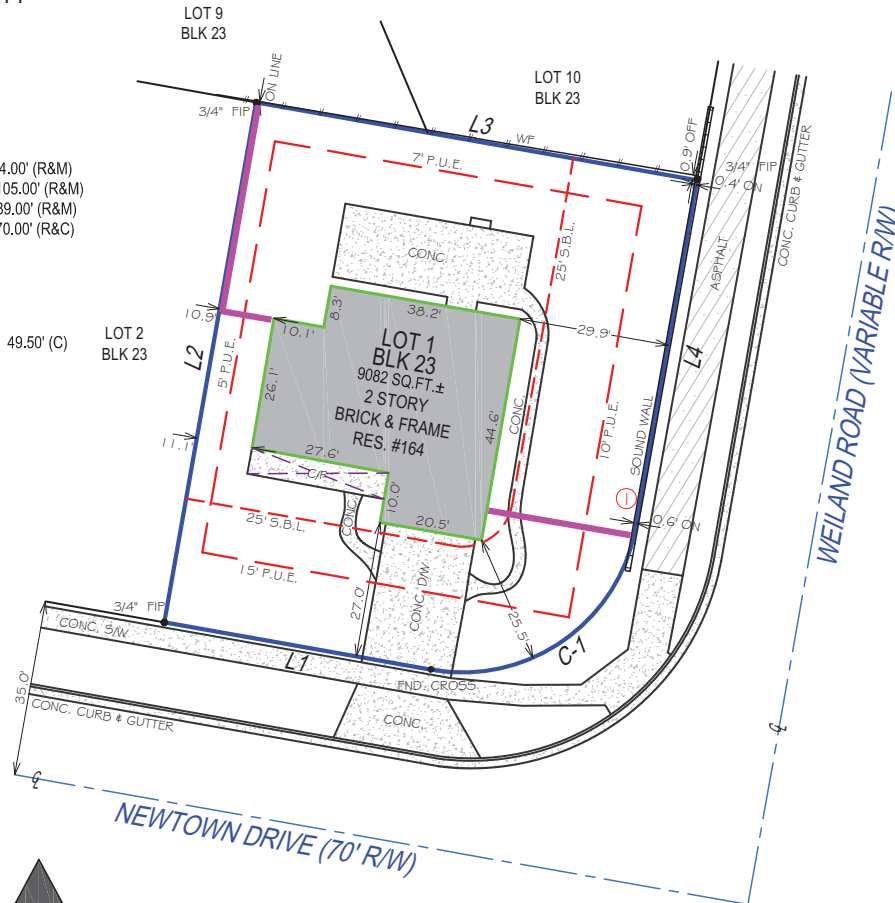
C-1

R= 35.00' (R&C)

L= 54.98' (R&C)

Δ= 90°00'00" (C)

CH= S 55°01'24" W 49.50' (C)



STATE OF ILLINOIS } SS
COUNTY OF LASALLE }

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.



ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2971
LICENSE EXPIRES 11/30/2024
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184008059-0008

POINTS OF INTEREST:
1. SOUND WALL OVER PROPERTY LINE



Exacta Land Surveyors, LLC
PLS# 184008059
o: 773.305.4011
316 East Jackson Street | Morris, IL 60450



DATE OF SURVEY: 07/16/24

FIELD WORK DATE: 7/15/2024

REVISION DATE(S): (REV.1 7/16/2024)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

Spring Summer
happen

ALMOND • KHAKE

5'



Traditional Lattice
Tongue & Groove Privacy



ER 60











AGENDA ITEM SUMMARY

PLANNING AND ZONING COMMISSION

Regular Meeting: August 6, 2025

AGENDA ITEM 2.B.

Consideration of a Special Use for a non-academic school, classes, and instruction in the Industrial District at 1380 Busch Parkway.

Contacts

Liaison: Trustee Ottenheimer

Staff: Andrew Binder

Staff Recommendation

Staff recommends approval.

Recommended Motion

The PZC moves to make a positive recommendation to the Village Board to allow the Special Use for a non-academic school, classes, and instruction in the Industrial District at 1380 Busch Parkway, subject to the following conditions:

1. The non-academic school, classes, and instruction shall be operated in substantial compliance with the business description and plans provided as part of this petition.
2. The Special Use is granted to Birdie Project Golf Academy, LLC to operate a non-academic school, classes at 1380 Busch Parkway, which shall not run with the land.
3. The Special Use granted to the Birdie Project Golf Academy, LLC is assignable to subsequent petitioners seeking assignment of this special use as follows:
 - a. 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.
 - b. 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.

Summary

Grace Kil from the Birdie Project Golf Academy is requesting a Special Use to operate a non-academic school, classes, and instruction at 1380 Busch Parkway in the Industrial District. The academy will provide an indoor golf facility with private instruction and related activities.

File Attachments

1. 1380 Busch Pkwy - Staff Report
2. 1380 Busch Pkwy - Plan Set





VILLAGE OF BUFFALO GROVE PLANNING & ZONING COMMISSION STAFF REPORT

Meeting Date:	August 6, 2025
Subject Property Location:	1380 Busch Pkwy, Buffalo Grove, IL 60089
Petitioner:	Grace Kil, Birdie Project Golf Academy, LLC
Prepared By:	Andrew Binder, Associate Planner
Request:	The petitioner seeks approval of a Special Use for a non-academic school, classes, and instruction in the Industrial District at 1380 Busch Parkway.
Existing Lane Use and Zoning:	The subject property is located within a multi-tenant building and is zoned I: Industrial District.
Comprehensive Plan:	The Village Comprehensive Plan calls for this property to be Industrial.

PROJECT BACKGROUND

Grace Kil from the Birdie Project Golf Academy is requesting a Special Use to operate a non-academic school, classes, and instruction in the Industrial District at 1380 Busch Parkway, as shown in Figure 1. Birdie Project Golf Academy will offer an indoor golf facility with private golf instruction and associated activities within the subject tenant space.

Pursuant to the Zoning Ordinance, non-academic schools, classes, and instructional uses are special uses in the industrial district.



Figure 1: Subject Tenant Space

Site History

- In 2020, a Special Use was granted to WJ Golf for a recreational use for a golf simulator facility, which included golf bay rentals, an indoor driving range, and private lessons in the subject tenant space. WJ Golf was the previous occupant of the space, vacating in May 2025.

PLANNING & ZONING ANALYSIS

Proposed Use & Operation

- The Birdie Project Golf Academy will offer golf training and guided practice for adults and children.
- The facility will have 3 golf simulator hitting bays and a modern, indoor putting green.
- The business will operate daily from Monday to Sunday, from 9 am to 8 pm, with peak hours from 10 am to 2 pm and again from 4 pm to 8 pm.
- During peak hours, they expect a maximum of 7 people in the facility: 1 instructor and 1 student at one hitting bay, 1 students at each of the other two hitting bays, and 3 people on the putting green. Group lessons will utilize the entire facility, with a maximum of one coach and six students. The petitioner expects that, most of the time, the business will involve one-on-one golf lessons.
- The proposed business differs from the previous tenant, WJ Golf, which was an entertainment-focused golf company. In contrast, Birdie Project Golf Academy will serve as an educational golf facility.

Existing and Surrounding Uses

- The subject property's tenant space is located within the Corporate Grove multi-tenant building at 1300 - 1398 Busch Parkway. This property is zoned Industrial, and the building consists of a mix of office and industrial use tenants, which include a medical office, office/warehouse uses, light manufacturing, a childcare center and a dance studio, *as shown in Figure 2*. The petitioner's requested use is compatible with the adjacent and surrounding uses.

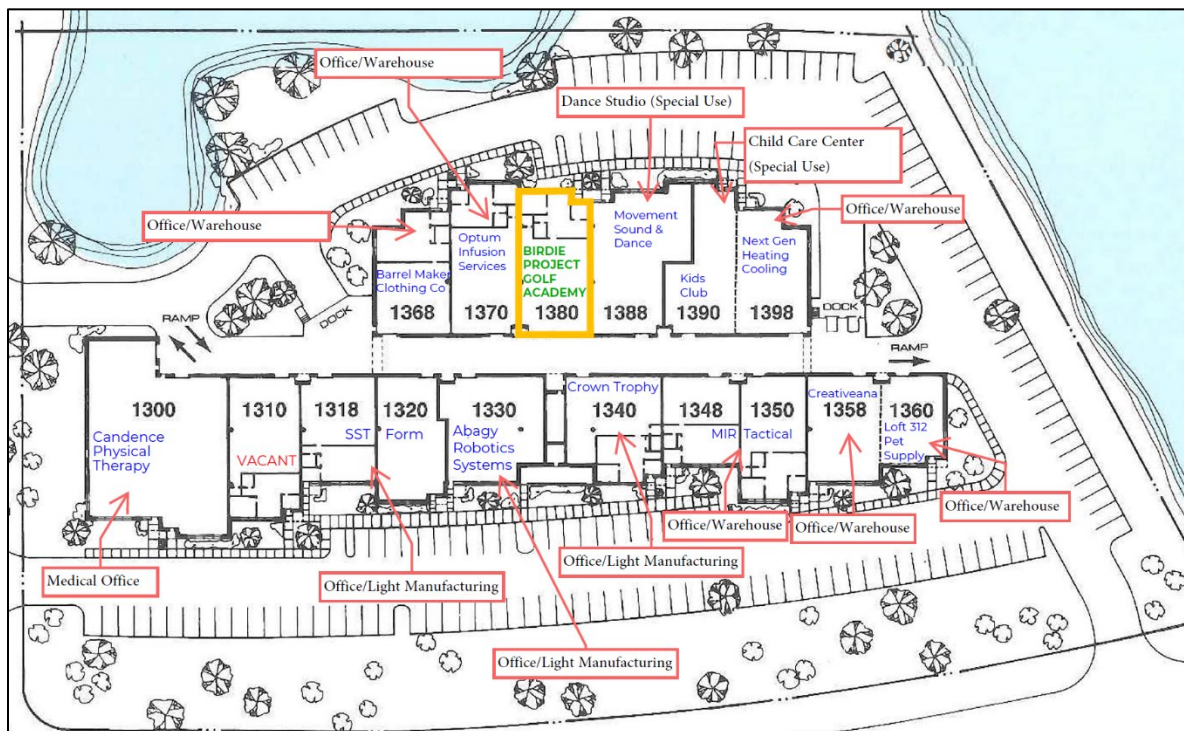


Figure 2: Surrounding Tenant Uses

Parking

- The Zoning Ordinance does not have specific parking requirements for non-academic schools. Recreational uses, which are similar in nature, require a minimum of 1 parking space per 1,000 square feet. For the 3,337 square foot business, a total of 4 parking stalls would be required for a recreational use.
- The property has a total of 151 parking stalls, of which the subject tenant space has been assigned 8 for their use during business hours. According to the parking information provided by the Petitioner and the property owner, 49 unassigned parking stalls within the development are designated for shared use among all tenants.
- Peak times will be from 10 am to 2 pm and 4 pm to 8 pm. The tenant, needing up to 7 parking spaces during these peak periods, has adequate parking with their allocation of 8 reserved parking spaces. Although their peak hours mostly overlap with those of other tenants in the morning and afternoon, additional parking spaces become available after 5:00 pm with many of the surrounding businesses closing.
- Based upon the provided parking information and no issues with the previous similar business with regards to parking, Staff believes the existing site will have sufficient parking to accommodate the proposed use. In addition, since the previous tenant was an entertainment-based golf facility and The Birdie Project Golf Academy will be an educational-oriented golf facility with limits on the number of students, it is anticipated that it will require fewer parking spaces than the previous tenant.

Departmental Reviews

Village Department	Comments
Building	The Building Division has reviewed the plans and has no concerns.

STANDARDS

Special Use Criteria

Pursuant to the Zoning Ordinance, 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.

The petitioner's response to the standards is attached.

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 timeframes. As of the date of this Staff Report, no inquiries have been received regarding the requested Special Use.

STAFF RECOMMENDATION

Staff recommends **approval** of a Special Use for a non-academic school, classes, and instruction in the Industrial District at 1380 Busch Parkway, subject to the conditions listed in the PZC motion, due to the user's low-impact/complementary nature with other businesses in the building and the availability of adequate parking.

ACTION REQUESTED

The Planning & Zoning Commission (PZC) shall open the public hearing and take public testimony concerning the Special Use for the non-academic school, classes, and instruction at 1380 Busch Parkway. The PZC shall make a recommendation to the Village Board regarding the requested Special Use.

Suggested PZC Motion

The PZC moves to make a positive recommendation to the Village Board to allow the Special Use for a non-academic school, classes, and instruction in the Industrial District at 1380 Busch Parkway, subject to the following conditions:

1. *The non-academic school, classes, and instruction shall be operated in substantial compliance with the business description and plans provided as part of this petition.*
2. *The Special Use is granted to Birdie Project Golf Academy, LLC to operate a non-academic school, classes at 1380 Busch Parkway, which shall not run with the land.*
3. *The Special Use granted to the Birdie Project Golf Academy, LLC is assignable to subsequent petitioners seeking assignment of this special use as follows:*
 - a. *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.*
 - b. *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.*

ATTACHMENTS

- Petitioner's Narrative
- Petitioner's Response to the Special Use Standards
- Location Map & Tenant Space Floor Plan
- Site Parking Analysis
- Ord. 2020-005

Narrative

Business Description – The Birdie Project Golf Academy

The Birdie Project Golf Academy is a modern, member-based indoor golf facility located at 1380 Busch Parkway in Buffalo Grove, Illinois. We specialize in personalized golf instruction and guided practice for players of all skill levels. Our facility features three state-of-the-art hitting bays and a cutting-edge PuttView green, providing an immersive, year-round golf experience. Our mission is to create a welcoming, educational environment where golfers can build skills, confidence, and character — whether they're just starting out or aiming to refine their game. With a friendly, professional coaching staff and a strong focus on community, we are proud to be a trusted resource for golfers of all ages in Buffalo Grove and beyond.

- A. Main attraction is lessons and improving participants golf abilities
- B. Hitting bays and putting area will be member based only. Limited to 6 people per hour
- C. Building a friendly welcoming environment where people can practice and learn without judgement.
- D. We will not be selling any alcoholic beverages
- E. More practice and lessons than entertainment based

Products and Service Line

- A. Memberships ranging from \$70 - \$150 per month
- B. Lessons ranging \$60 - \$150 hourly
- C. Group lessons \$70 - \$350 1 – 2 hours
- D. Expected to generate \$10k - \$20k per month

Hours of Operation

Monday to Sunday 9 am - 8 pm. We are expected to be busiest 10 am – 2 pm to 4 pm – 8 pm. During lesson time there typically will be 2 people per hitting bay (3 bays, one coach and one student) totaling 6 people per hour. We will hold group lessons of maximum of 6 people three days for 1 hour on Monday, Tuesday, and Thursdays twice a day at maximum.

Employees

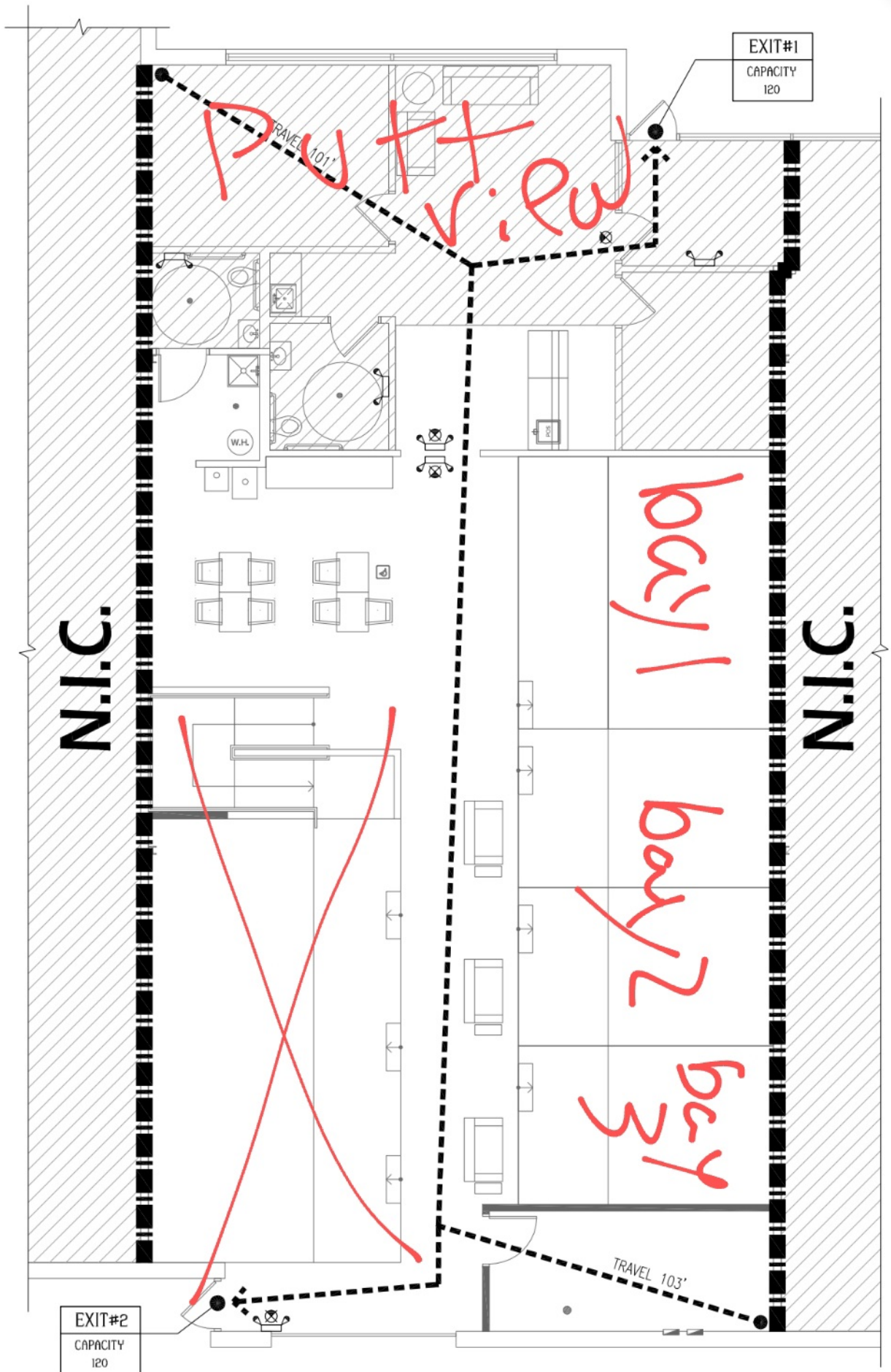
There will be one full time instructor (Grace Kil) and one employee that will operate the facility. Grace has 22 years of experience in golf and is certified with USGTF and plan to start LPGA teaching license to pursue further education.

Parking Spaces Provided

We took over an already existing golf facility known as WJ golf. They were an entertainment-based golf company where we are educational based. Therefore, we will be using less parking space than the previous tenants.

Expected improvements

We are erecting dry walls to provide privacy for members and instructors for more focus and private lessons.



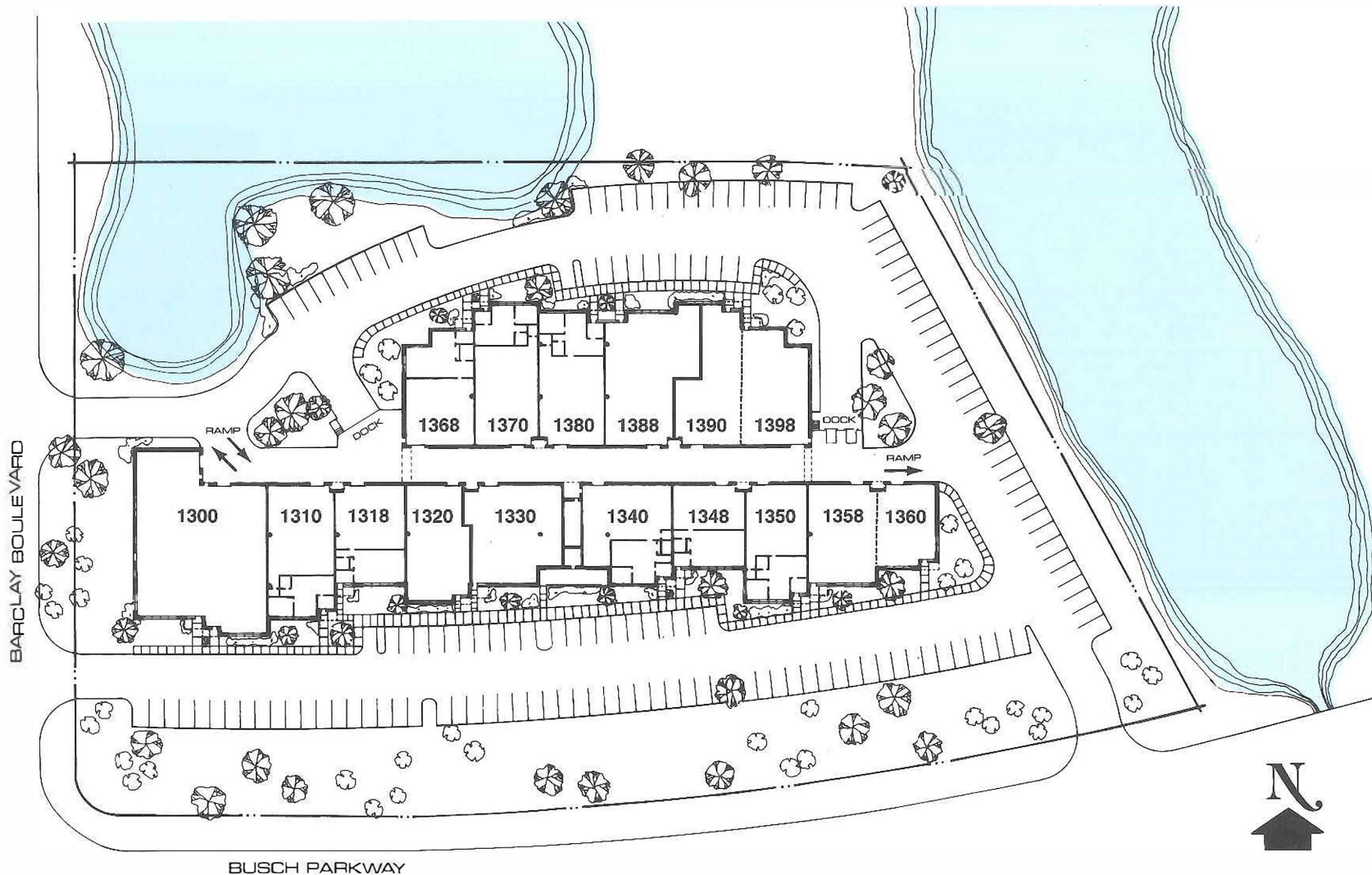


VAN VLISSINGEN AND CO.

Corporate real estate since 1879.

One Overlook Point
Lincolnshire Corporate Center
Lincolnshire, Illinois 60069

Address Correction Requested



UNIT	SIZE
1300	4,309
1302	3,649
1310	3,338
1318	2,660
1320	2,668
1330	3,639
1340	3,181
1348	2,239
1350	2,830
1358	2,566
1360	1,946
1368	2,937
1370	3,408
1380	3,337
1388	4,292
1390	2,556
1398	2,937

1300-1398 Busch Parkway
Buffalo Grove, Illinois

Suite	Tenant	Allocate Stalls Per Lease	Hours of Parking Demand
1300	Candence Physical Therapy Co.	10 Unreserved	Mon - Sat. 8:00AM- 7:00PM
1302	Mars Energy Group Inc.	6 Unreserved	Mon-Fri 7:00AM-6:00PM
1310	Vacant	Vacant	Vacant
1318-1320	SST Form	8 Unreserved	Mon-Fri 6:00AM-6:00PM
1330	Abagy Robotics Systems Inc	7 Unreserved	Mon-Fri 8:00AM-5:00AM
1340	Crown Trophy	6 Unreserved	Mon-Fri 9:00AM-5:30PM
1348-1350	MIR Tactical	11 Unreserved	Mon-Fri 12:00PM-8:00PM
1358	Creativeana LLC	6 Unreserved	Mon-Sun 9:00AM-7PM
1360	Loft 312 Inc Greenline Pet Supply	4 Unreserved	Mon-Fri 9:00AM-5:30PM
1368	Barrel Maker Clothing Co.	5 Unreserved	Mon-Fri 8:00AM-5:00PM
1370	Optum Infusion Services 501	7 Unreserved	Mon-Fri 9:00AM-5:00PM
1380	Proposed Tenant	8 Unreserved	Mon-Sun 9:00AM-9:00PM
1388	Movement & Sound Dance	11 Unreserved	Mon-Fri 9:30 AM-9:30 PM Sat 8:30AM-1:00 PM
1390	Internation Mental School	6 Unreserved	Mon-Sun 2:00PM-9:00PM
1398	Next Generation Heating And Cooling Inc	6 Unreserved	Mon-Fri 5:00AM-4:00PM
Total Used Stalls		101 Used Stalls	
Currently Vacant Stalls		49 Currently Unused Stalls	
Proposed Available Stalls		50 Stalls	

VILLAGE OF BUFFALO GROVE

Community Development Department

50 Raupp Boulevard, Buffalo Grove, IL 60089

Phone: 847-459-2530 | www.vbg.org



Special Use Standards

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

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 proposed special use will provide a convenient local facility for golf instructions and practice, promoting recreation and physical wellness. It will not be detrimental to the public health, safety, morals, or safety measures and parking for minimal noise and traffic.

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:

We have 3 hitting bays and a practice putting area. The size is appropriate for golf instruction with limited intensity, with scheduled lessons and mainly membership patronage. We will have minimal noise or traffic. There is convenient access to nearby streets.

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 facility will not be injurious to neighboring properties as it operates indoors, minimizing noise and activity that could disturb the surrounding uses. The limited

intensity ensures that it will not interfere with the enjoyment of nearby properties or negatively impact property value.

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:

There will not be blocking or interfering with neighbors. There are no changes to external structures and compatible with the zoning district. We support maintaining harmony with surrounding buildings and land.

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

Response:

The site has adequate utilities and safe access roads. We have two bathrooms, 2 water fountains, and a sink separate from bathrooms. Proper drainage and necessary infrastructure.

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 location being a commercial industrial area, it provides easy access to main roads. The parking lot has plenty of spaces.

ORDINANCE NO. 2020 - 005

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

**WJ Sports Entertainment
1380 Busch Parkway**

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

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

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

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

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

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

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

EXHIBIT A Plans

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

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

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

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

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

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

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

NAYS: 0 - None

ABSENT: 1 - Ottenheimer

PASSED: January 6, 2020

APPROVED: January 6, 2020


Beverly Sussman, Village President

ATTEST:

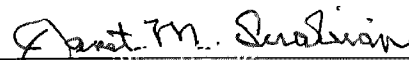

Janet M. Sirabian, Village Clerk

EXHIBIT A
Plans

WJ Sports Entertainment
1380 Busch Parkway

EXHIBIT B

Minutes from the December 4, 2019 Planning & Zoning Commission

WJ Sports Entertainment
1380 Busch Parkway



Business Proposal

I. Business Concept

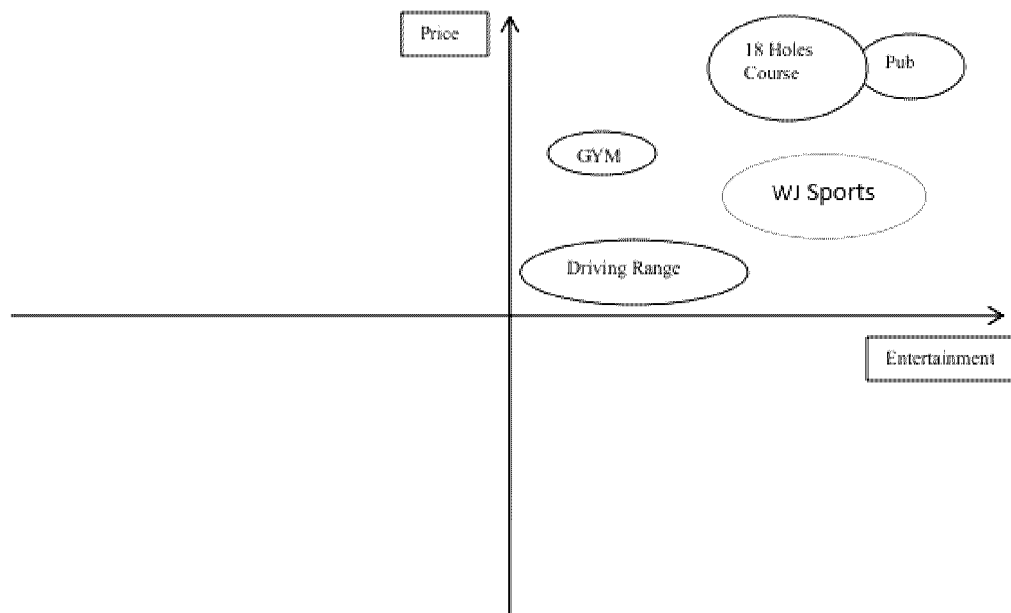
- a. WJ Sports Entertainment is going to be the pioneer into a new area of indoor golf experience
- b. WJ Sports Entertainment wants to bring golf sport that everyone can play anywhere at any time
- c. Members vs non-members distinctions and advantages
- d. Location will be near industrial and residential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

II. Branding

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

III. Positioning and Targeting

- a.



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

IV. Advertising and Promotion

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

V. Products and Service Line

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

VI. Conclusion

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

WJ Golf Project of Intent

No alcohol will be served at WJ Sports Entertainment.

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

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

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

Hours of operation

Weekdays 9am to 10pm (M-F)

Weekends 8am to 11pm (Saturday and Sunday)

(See attached spreadsheet exhibit for detail information)

Number of Employees

2019: 3 WJ employees (2 owners)

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

2020: anticipating 4 WJ employees (2 owners)

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

(See attached spreadsheet exhibit for detail information)

Discounts for WJ golf

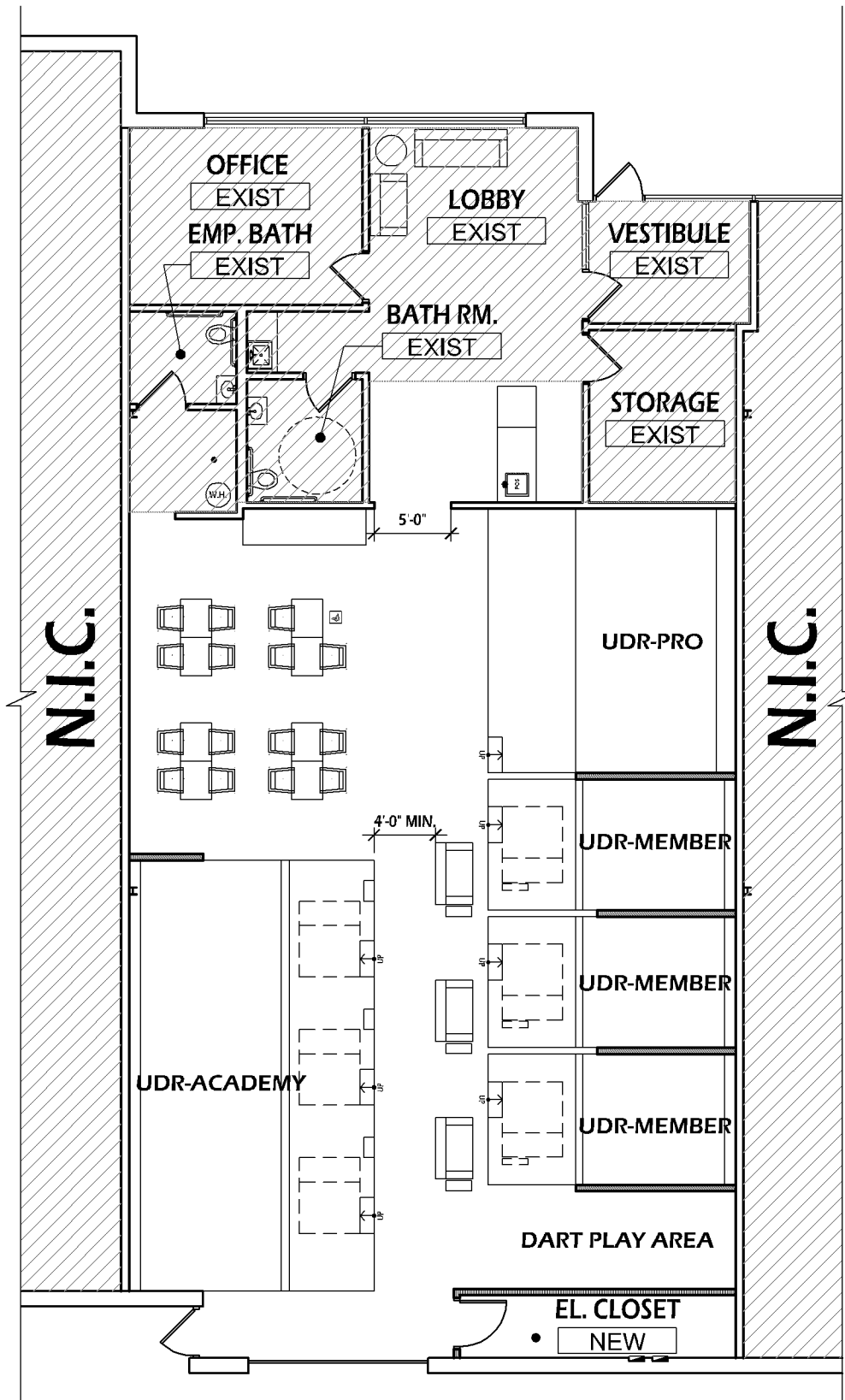
Military

Fire & Paramedics

Police

JSS (Juniors, Seniors, and Students)

Soft Drinks and Snacks will be sold at WJ Golf



1
4

PROPOSED FLOOR PLAN

3/32" = 1'-0"

INTERIOR ALTERATION PROPOSAL

1380 BUSCH PARKWAY
BUFFALO GROVE, IL

ASK 1-4

MOV. 03, 2019

**CC CORNER
STONE**

Architecture | Interior Design | Planning
Page 39 of 112

Weekdays Hours of Operation

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

Weekends Hours of Operation

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

Number of anticipated clients per hour during the hours of operation

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

Tenant spaces and parking allocation

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

17.28.040 - Criteria for special use.

A.

All special uses shall meet the following criteria:

1.

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

2. (Yes)

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

3. (Yes)

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

4. (Yes)

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

5. (Yes)

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

6. (Yes)

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

B. (Yes)

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

C. (Yes)

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

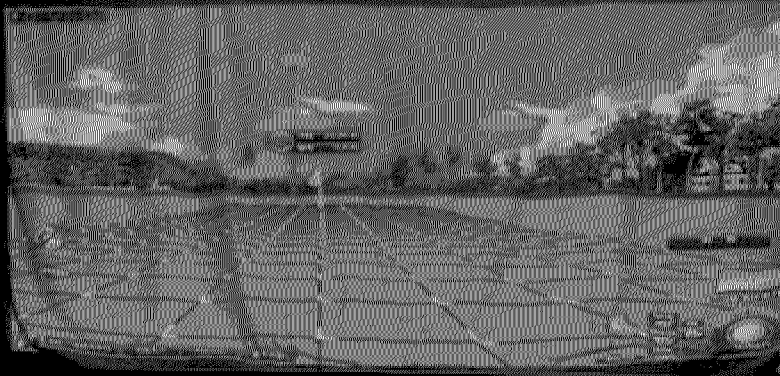
D. (Yes)

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

(Ord. 2004-100 § 2, 2004)

(Ord. No. 2014-43, § 21, 6-16-2014)

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



Example



Example



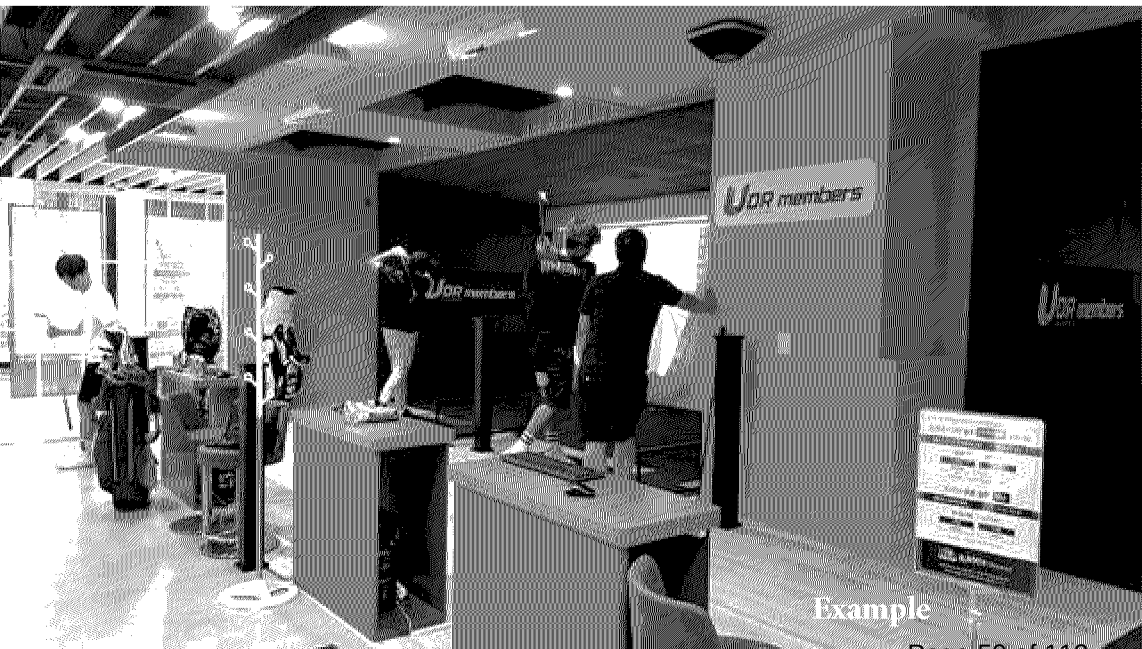
Example



Example



Example



Example

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

Call to Order

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

Public Hearings/Items For Consideration

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

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

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

Com. Goldspiel asked the petitioners to explain the parking.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Com. Khan asked if training was available.

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

Chairperson Cesario entered the staff report as exhibit one.

The public hearing closed at 7:47 PM.

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

1. The special use is granted to Won Cho and Jibsoc Jung of WJ Sports Entertainment at 1380 Busch Parkway and said special use does not run with the land.

2. The special use granted may be assignable to subsequent petitioners seeking assignment of this special use as follows: i. Upon application of a petition seeking assignment of this special use, the Village of Buffalo Grove, in their sole discretion, may approve the assignment administratively, or may refer it to the Planning & Zoning Commission and/or the Village Board for a public hearing. ii. Such assignment shall be valid only upon the written approval of the Village of Buffalo Grove granting said assignment, which may be granted or denied for any reason.

3. The petitioner shall monitor traffic circulation and parking on the property and take appropriate measures, as approved by the Village, to ensure adequate parking is being provided. If the Village determines, in its sole discretion, that additional parking is required, the petitioner shall provide said parking in manner acceptable to the Village.

Com. Khan seconded the motion.

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

Com. Goldspiel asked if the motion included

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

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

Regular Meeting

Other Matters for Discussion

None.

Approval of Minutes

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

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

Chairman's Report

None.

Committee and Liaison Reports

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

Staff Report/Future Agenda Schedule

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

Public Comments and Questions

Adjournment

The meeting was adjourned at 7:51 PM

Chris Stilling

APPROVED BY ME THIS 4th DAY OF December, 2019



AGENDA ITEM SUMMARY

PLANNING AND ZONING COMMISSION

Regular Meeting: August 6, 2025

AGENDA ITEM 2.C.

Consideration of an amendment to the Preliminary Plan, approved by Ordinance No. 1984-055, and zoning and sign variances to allow an addition to the existing Car Wash, updated signage, as well as a new trash enclosure and propane storage area at 540 McHenry Road.

Contacts

Liaison: Trustee Ottenheimer

Staff: Andrew Binder

Staff Recommendation

Staff recommends approval.

Recommended Motion

The PZC moves to make a positive recommendation to the Village Board to allow an amendment to the Preliminary Plan approved by Ordinance No. 1984-055 along with zoning and sign variations, to allow the construction of an approximately 444 sq ft addition to the existing Car Wash, updated signage, as well as a new trash enclosure and propane storage area at the gas station site at 540 McHenry Road, subject to the following conditions:

1. The proposed development shall be constructed in substantial conformance with the plans attached and in accordance with Section 16.20.070 of the Development Ordinance.
2. Final Engineering plans shall be revised 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.

Summary

Lauren Barraza of WT Group AEC, LLC, representing Graham Enterprise Inc., seeks to amend the Preliminary Plan, and request zoning and signage variations at 540 McHenry Road. The proposal includes a 444 sq ft addition to the Car Wash, updating signage, and adding a trash enclosure and propane storage at the gas station.

File Attachments

1. 540 McHenry Rd - Staff Report
2. 540 McHenry Rd - Plan Set
3. Ord. 1984-055





VILLAGE OF BUFFALO GROVE PLANNING & ZONING COMMISSION STAFF REPORT

Meeting Date:	August 6, 2025
Subject Property Location:	540 McHenry Road, Buffalo Grove, IL 60089
Petitioner:	Lauren Barraza, WT Group AEC, LLC
Prepared By:	Andrew Binder, Associate Planner
Request:	The petitioner seeks approval of an amendment to the Preliminary Plan, approved by Ordinance No. 1984-055, and zoning and sign variances to allow an addition to the existing Car Wash, updated signage, as well as a new trash enclosure and propane storage area at 540 McHenry Road.
Existing Lane Use and Zoning:	The property is improved with the existing stand-alone Gas Station (BP) and is currently zoned B-2: General Retail.
Comprehensive Plan:	The Village Comprehensive Plan calls for this property to be commercial.

PROJECT BACKGROUND

Lauren Barraza, of WT Group AEC, LLC, who is representing the property owner, Graham Enterprise Inc., is requesting an amendment to the Preliminary Plan, zoning variations, and signage variations at 540 McHenry Road, as shown in Figure 1. The petitioner is looking to construct approximately 444 sq ft addition to the existing Car Wash, update the Car Wash Building signage, as well as add a new trash enclosure and a propane storage area to the gas station site.

The amendment to the preliminary plan is required because the proposed improvements, including the trash enclosure and propane storage, exceed 500 square feet in area.



Figure 1: Subject Property

Site History

- The existing gas station canopy and car wash were developed in accordance with Ordinance 1984-055, which authorized a zoning change and the preliminary plan.

PLANNING & ZONING ANALYSIS

Proposed Project & Variations

- The petitioner is proposing to construct an addition on the south side of the existing car wash facility. In addition, the existing refuse enclosure will be removed and reconstructed, and a new concrete pad for the propane storage cages will be added along the south property line, as shown in Figure 2.

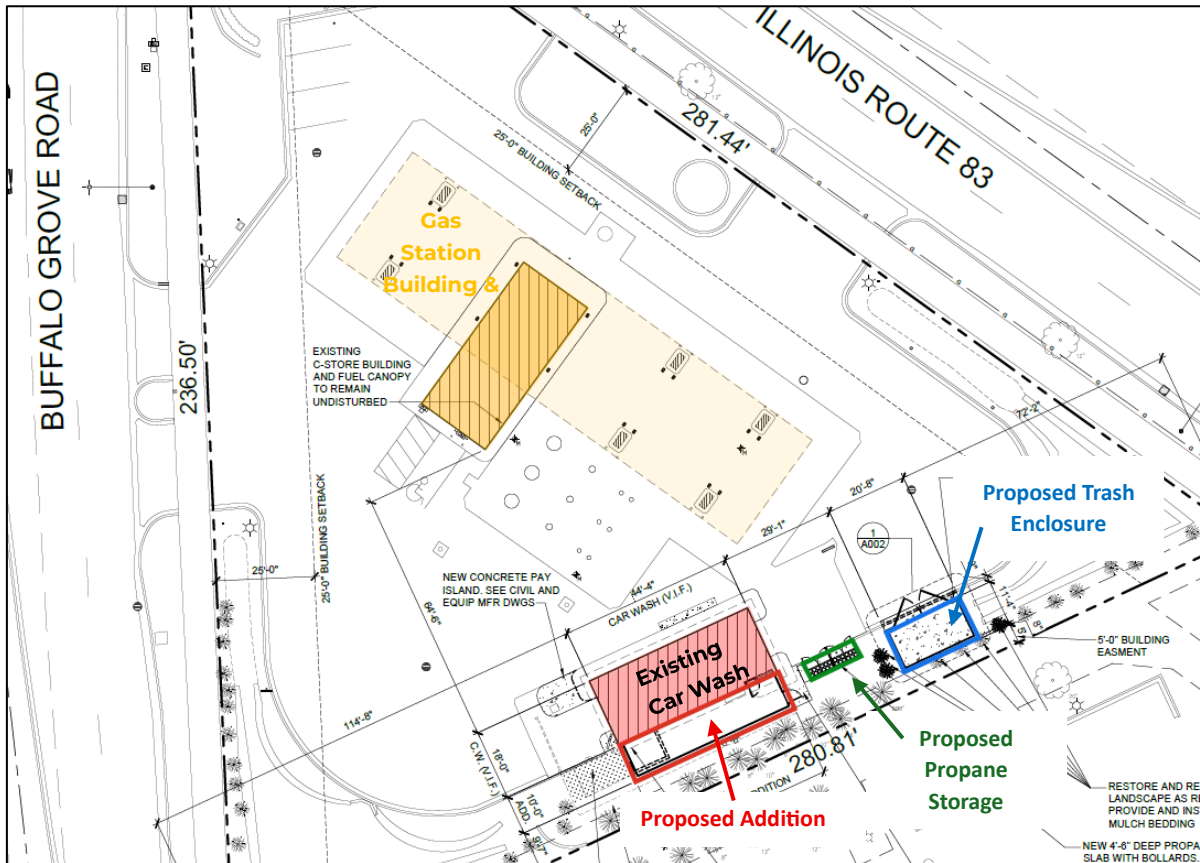


Figure 2: Proposed Improvements

- The existing car wash facility, propane storage cages and trash enclosure are all classified as accessory structures according to the Zoning Ordinance, as they are 'subordinate to and serve the principal building or principal use' of the gas station.
- The current car wash building measures approximately 798 sqft. The proposed expansion adds 444 sqft, increasing the total building size to 1,242 sqft. The new addition will serve as an equipment and storage room. The carwash project also involves installing a new roof, repainting, replacing windows, and upgrading the car wash equipment.
- Accessory buildings and structures are allowed in the Business Districts, provided they comply with the height and setback requirements. The setback requirements state that accessory buildings and structures must not be located closer than three feet from the side property line and five feet from the rear property line. The proposed addition, trash enclosure, and propane storage area comply with these standards and the height limitation of 15'.
- The proposed trash enclosure will be approximately 233 sqft and will be constructed of masonry to match the car wash facility. The trash enclosure requires a variation from the Zoning Ordinance because it crosses beyond the midpoint of the principal structure (gas station building) along the side yard, as shown in Figure 3.

- Another zoning variation is needed as the proposed propane storage area exceeds the size limit set by the Zoning Ordinance, which restricts propane storage cages to a maximum length of 7'-6". The new proposal plans for a 16' long storage area, consisting of two propane cages. Although these cages are already on the site, they have not been authorized through a variation from the Zoning Ordinance.

Signage

- The petitioner is requesting to remove and replace the signage on the car wash building. The proposed 'Touchless Carwash' signage on the north elevation will be approx. 9.85 sqft, as shown in Figure 4.
- The Village's Sign Code limits the property to a maximum of 4 wall signs as the site is a corner lot with over 500 feet of frontage. Currently, the site has 7 wall signs, including the existing sign on the car wash building, surpassing the limit by 3. No previous variations were granted for this site's signage, and the request now is being made for the proposed changes to the Car Wash Wall sign and the other legal nonconforming signs.
- Additionally, another sign variation is being requested as the car wash wall sign on the north elevation exceeds the allowed length. The maximum permitted length, based on the building width, is approximately 13'-2", but the proposed sign measures approximately 17'-2", making it 4' longer than what is permitted.
- The existing and new 'Enter' and 'Exit' signs are classified as incidental signage and do not count toward the wall signage total. Nonetheless, according to the Village Sign Code, incidental signage must not be larger than 4 sqft. The proposed 'Exit' sign complies with this limit, but the 'Enter' sign exceeds it by 2 sqft, measuring 6 sqft, requiring an additional variation.
- Based on the signage information provided, noting that gas stations usually have more signage than typical commercial businesses, and considering that this site and its buildings are visible from all angles, staff has no concerns with the requested variations. The existing and proposed signage changes are minimal and overall improve the building and site.

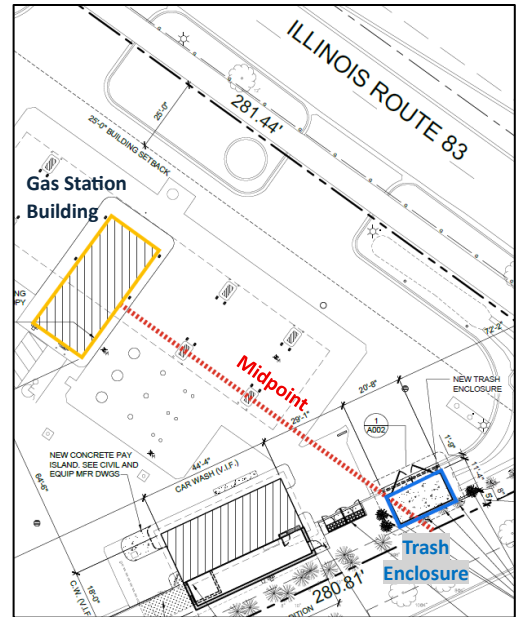


Figure 3: Midpoint of Gas Station Building

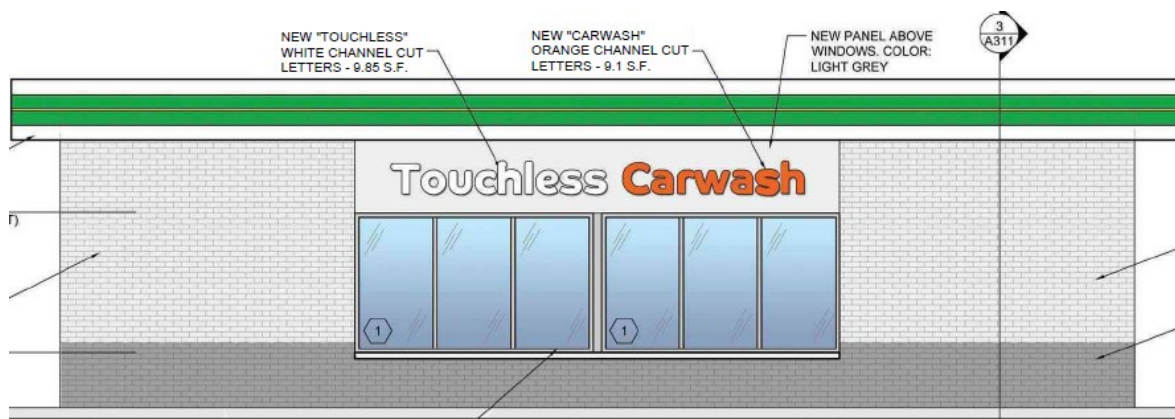


Figure 4: Proposed North Elevation of Car Wash Building

Landscaping

- The site will be updated with new landscaping around the propane storage area and the trash enclosure to screen the structures from the property to the south, matching the existing plants and trees. The Village Forester has reviewed the landscape plan and has no concerns.

Engineering

- Our Engineering Team has minor concerns about the location of the refuse enclosure in relation to the existing southeast detention area. Our Engineers will continue to work with the applicant through the permitting process to make sure detention requirements are met while maintaining the proposed location of the addition, trash enclosure, and propane storage area.

Departmental Reviews

Village Department	Comments
Building	The Building Division has reviewed the plans and does not have any concerns.
Engineering	The Village Engineer has reviewed the engineering plans and has minor concerns related to detention requirements.
Forestry	The Village Forester has reviewed the landscape plan and does not have any concerns.
Fire	The Fire Department has reviewed the plans and does not have any concerns.

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 timeframes. As of the date of this Staff Report, staff has received one general inquiry from nearby property owners.

Standards

Zoning Variation Requests:

The Planning & Zoning Commission is authorized to make a recommendation to the Village Board on requested Zoning Variations based on the following criteria:

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 will not alter the essential character of the neighborhood.

The petitioner provided written responses to the variation standards in the attached packet.

Sign Variation Requests:

- A. Except for Prohibited signs (Chapter 14.32), the Village Planning & Zoning Commission may recommend approval or disapproval of a variance from the provisions or requirements of the Sign Code subject to the following:
 1. The literal interpretation and strict application of the provisions and requirements of this Title would cause undue and unnecessary hardships to the sign user because of unique or unusual conditions pertaining to the specific building, parcel or property in question; and
 2. The granting of the requested variance would not be materially detrimental to the property owners in the vicinity; and

3. The unusual conditions applying to the specific property do not apply generally to other properties in the Village; and
 4. The granting of the variance will not be contrary to the purpose of this Title pursuant to Section 14.04.020
- B. Where there is insufficient evidence, in the opinion of the Planning & Zoning Commission, to support a finding under subsection (A), but some hardship does exist, the Planning & Zoning Commission may consider the requirement fulfilled if:
1. The proposed signage is of particularly good design and in particularly good taste; and
 2. The entire site has been or will be particularly well landscaped.

The petitioner provided written responses to the variation standards in the attached packet.

STAFF RECOMMENDATION

Staff recommends **approval** of the Preliminary Plan, Zoning Variations, and Sign Variations, subject to the conditions listed in the PZC motion below.

ACTION REQUESTED

The Planning & Zoning Commission (PZC) shall open the public hearing and take public testimony concerning the request for an approval of an amendment to the Preliminary Plan approved by Ordinance No. 1984-055 along with zoning and sign variations, to allow construction of an approximately 444 sq ft addition to the existing Car Wash, updated signage, as well as a new trash enclosure and propane storage area at the gas station site at 540 McHenry Road. The PZC shall make a recommendation to the Village Board regarding the requested approvals.

Suggested PZC Motion

The PZC moves to make a positive recommendation to the Village Board to allow an amendment to the Preliminary Plan approved by Ordinance No. 1984-055 along with zoning and sign variations, to allow the construction of an approximately 444 sq ft addition to the existing Car Wash, updated signage, as well as a new trash enclosure and propane storage area at the gas station site at 540 McHenry Road, subject to the following conditions:

1. *The proposed development shall be constructed in substantial conformance with the plans attached and in accordance with Section 16.20.070 of the Development Ordinance.*
2. *Final Engineering plans shall be revised 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.*

ATTACHMENTS

- Petitioner's Narrative
- Petitioner's Response to the Zoning & Sign Variations
- Proposed Site Plan & Elevation Plans
- Preliminary Engineering Plans
- Landscape Plans
- Ord. 1984-055

July 7, 2025

**Village of Buffalo Grove
Community Development
50 Rapp Boulevard
Buffalo Grove, IL 60089**

Narrative Statement:

**BP Gas Station Car Wash Addition and Trash Enclosure
540 McHenry Road
Buffalo Grove, Illinois**

To Whom It May Concern,

The BP Gas Station, located at 540 McHenry Road, Buffalo Grove, IL 60089, is proposing an expansion that includes a 443-square-foot addition to the existing 798 square-foot car wash facility. The project will also involve the construction of a new 20'-8" x 11'-4" masonry trash enclosure, and a 72-square-foot concrete slab for propane tank storage. .

The property's PIN is 15-33-111-001.

Should you require any additional information or have any questions, please feel free to contact me at your convenience.

Respectfully Submitted,

WT GROUP AEC, LLC

Lauren Barraza

**Lauren Barraza
Project Manager, DPM**

During your testimony at the Public Hearing, you need to testify and present your case for the variance by addressing 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:

- A. Zoning Variance 1: Propane Storage size exceeds 7'-6" in Length. Total length is 16'-0". The property in question is a service orientated business supplying fueling products, Grocery products and car cleaning services. The reasonable return is determined by customer demand. The demand at this site calls for (2) Propane storage display cages. Each cage is 8'-0" in Length and therefore a total length of 16'-0" is required.
- B. Zoning Variance 2: Accessory Building passes midpoint of building in the side yard. The property in question is triangular in shape and the positioning of the Accessory building (Trash Enclosure) has to be at the base of the Triangle due to unique circumstances that will be described in point 2 below. The reasonable return for this item is to be able to remove trash from the site. Without the variance business would soon deteriorate.

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

Response:

- A. Zoning Variance 1: Propane Storage size exceeds 7'-6" in Length. Total length is 16'-0". Since, the demand at this site calls for (2) Propane storage display cages and since each cage is 8'-0" in length; therefore a total length of 16'-0" is required.
- B. Zoning Variance 2: Accessory Building passes midpoint of building in the side yard. The property in question is triangular in shape and the positioning of the Accessory building (Trash Enclosure) has to be at the base of the Triangle. In addition other unique circumstances include: (1) existing detention is in the southwest corner of the site, (2) The new modern Car Wash equipment require a separate equipment room hence the existing Trash enclosure has to relocate, and (3) ease of access for the Refuse vehicle mandates the need for the variance.

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

Response:

- A. Zoning Variance 1: Propane Storage size exceeds 7'-6" in Length. Total length is 16'-0". The location of the Propane display is not in a prominent location and is screened by both the Car Wash building and the New Trash Enclosure. In addition Switchgrass and Prairie dropseed will surround the display of the south and east sides.
- B. Zoning Variance 2: Accessory Building passes midpoint of building in the side yard. The new Trash Enclosure is full masonry bearing and will be of a color that is complimentary to the overall development. The gates are of solid wood and metal framing and provide 100% screening. In addition new Arborvitae and Switchgrass will enhance the enclosure.



Sign Code – Variation Standard

RESPONSE TO STANDARDS

During your testimony at the Public Hearing you need to testify and present your case for the variance by addressing the six (6) standards listed below.

The Planning & Zoning Commission is authorized to grant variations to the regulations of the Sign Code (Chapter 14.40) based upon findings of fact which are made based upon evidence presented at the hearing that:

1. The literal interpretation and strict application of the provisions and requirements of this Title would cause undue and unnecessary hardships to the sign user because of unique or unusual conditions pertaining to the specific building, parcel or property in question; and

Response:

- A. Signage Variance 1: Maximum 4 proposed 7. The uniqueness of this proposal is that there are three businesses that currently operate on this site: A Fueling Facility, Convenience store and a Car wash. Currently there are 7 Wall signs on the property. Three signs are on the Canopy which are not changing and three signs on the Convenience store, which are also not changing. The existing Car wash has one Sign which is proposed to be changed. Literal interpretation of the code would require that the car wash have no signage and that 2 other sizes would have to be removed. Since there are three business on the site this would impose the hardship.
- B. Signage Variance 2: Maximum length of sign “Touchless Carwash” is 13.2’. Proposed 17.1’. The uniqueness to this request is to balance the size of the sign in regards to the width of the car wash and the width of the window openings. At 17.1’ in length the height of the tallest letter is at 20” which is far below the allowable 33”. If the sign was at 13.2” the height of the letters would be so short that the sign would be out of portion with the windows and the wall.

2. The granting of the requested variance would not be materially detrimental to the property owners in the vicinity; and

Response:

- A. Signage Variance 1: Maximum 4 proposed 7. Currently there are 7 Wall signs on the property. Proposed are 7 as well. The only change is the sign on the car wash which would be changing from Car Wash to Touchless Carwash.
- B. Signage Variance 2: Maximum length of sign “Touchless Carwash” is 13.2’. Proposed 17.1’. The propped sign at the car wash is replacing the existing sign at the same location on the wall of the building. The proposed improvement to the car wash will enhance the overall appearance of the site and would be a positive enhancement to the area.

3. The unusual conditions applying to the specific property do not apply generally to other properties in the Village; and

Response:

- A. Signage Variance 1: Maximum 4 proposed 7. The unique condition of this proposal is that there are three businesses that currently operate on this site: A Fueling Facility, Convenience store and a Car wash.
- B. Signage Variance 2: Maximum length of sign “Touchless Carwash” is 13.2’. Proposed 17.1’. The unique condition is that it is desired to balance in terms of proportions the Signage with the new windows and the existing wall. Though the length is longer the height of the tallest letter is only 20” in lieu of the allowable 33”.

4. The granting of the variance will not be contrary to the purpose of this Title pursuant to Section 14.04.020.

Response:

- A. Signage Variance 1: Maximum 4 proposed 7. The uniqueness of this proposal is that there are three businesses that currently operate on this site: A Fueling Facility, Convenience store and a Car wash. Currently there are 7 Wall signs on the property. The only change to the Signage is replacing the “Car Wash” sign with “Touchless Carwash”. Please note that the proposed total signage square footage is far below the allowable square footage. The request is to use smaller sizes in the appropriate areas to identify the three businesses.
- B. Signage Variance 2: Maximum length of sign “Touchless Carwash” is 13.2’. Proposed 17.1’. The proposed Signage is an attempt to harmonize the Signage with the windows and building wall and meet the intent of the Signage Code.

B. Where there is insufficient evidence, in the opinion of the Planning & Zoning Commission, to support a finding under subsection (A), but some hardship does exist, the Planning & Zoning Commission may consider the requirement fulfilled if:

- 1. The proposed signage is of particularly good design and in particularly good taste; and

Response:

The only change is proposed to replace the “Car Wash” sign with “Touchless Carwash”. The proposed sign is in harmony not only with the Car wash but with the overall site as well.

- 2. The entire site has been or will be particularly well landscaped.

Response:

The site has mature Landscape which is being maintained. New Landscaping is being added to further enhance the overall aesthetic of the site.

1. ALL CONTRACTORS AND SUBCONTRACTORS WILL THOROUGHLY FAMILIARIZE THEMSELVES WITH THESE CONSTRUCTION DOCUMENTS AND WILL VERIFY EXISTING SITE AND CONDITIONS PRIOR TO THE START OF CONSTRUCTION. CONTRACTORS SHALL BE RESPONSIBLE FOR SUPERVISION AND MATERIALS OF EVERY TYPE WHICH MAY BE NECESSARY FOR A SUCCESSFUL COMPLETION. ALL WORK TO BE PERFORMED IN A GOOD AND WORKMANLIKE MANNER ACCORDING TO THE TRUE INTENT AND MEANING OF THE DRAWINGS AND

- [illegible]

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The map shows a residential area with a blue line indicating the 'SITE BOUNDARY'. A red dot marks the 'PROPOSED' location. Major roads include 'Rt 100' and 'Rt 101'. Other features include 'St. John's Church', 'St. John's School', 'St. John's Park', and 'St. John's Cemetery'. A legend in the top right corner identifies symbols for 'Proposed Site', 'Existing Site', 'Proposed Road', 'Existing Road', 'Proposed Waterway', and 'Existing Waterway'.

UPLAND GROVE, IL	ADOPTED CODES	2018	INTERNATIONAL BUILDING CODE W/ AMENDMENTS
2018	INTERNATIONAL FIRE CODE W/ AMENDMENTS		
2018	INTERNATIONAL MECHANICAL CODE W/ AMENDMENTS		
2018	CHICAGO ELECTRICAL CODE W/ AMENDMENTS		
2018	ILLINOIS PLUMBING CODE W/ AMENDMENTS		
2018	ILLINOIS MECHANICAL CODE W/ AMENDMENTS		
2018	INTERNATIONAL ENERGY CONSERVATION CODE W/ AMENDMENTS		
2018	INTERNATIONAL FUEL GAS CODE W/ AMENDMENTS		
2018	INTERNATIONAL PIPELINE CODE W/ AMENDMENTS		
CURRENT ZONING ORDINANCE AND AMENDMENTS			
USING DATA			
ZONING CLASSIFICATION		B-2 GENERAL RETAIL DISTRICT	
CONSTRUCTION TYPE		BUSINESS GROUP B	
NUMBER OF STORIES		1	
SLOPING AREA		43 SQ. FT.	
THE INFORMATION CONTAINED ON THE SHEET IS INTENDED AS A GUIDE ONLY. THE USER OF THIS SHEET SHALL BE RESPONSIBLE FOR THE PROJECT. CAN BE FOUND ON SHEET 0002.			

THIS PROJECT CONSISTS OF ADDING A 443 SQUARE FOOT ADDITION ONTO AN EXISTING 798 SQUARE FOOT CAR WASH. THE PROJECT WILL ALSO INCLUDE THE CONSTRUCTION OF A NEW 20'-6" x 11'-4" MASONRY TRASH ENCLOSURE, 72 SQUARE FOOT CONCRETE SLAB FOR PROPANE TANK STORAGE, AND 82 SQUARE FOOT CAR WASH CONCRETE ENTRY ISLAND.

GENERAL	
G001	COVER SHEET
G002	CODE INFORMATION & EGRESS PLAN

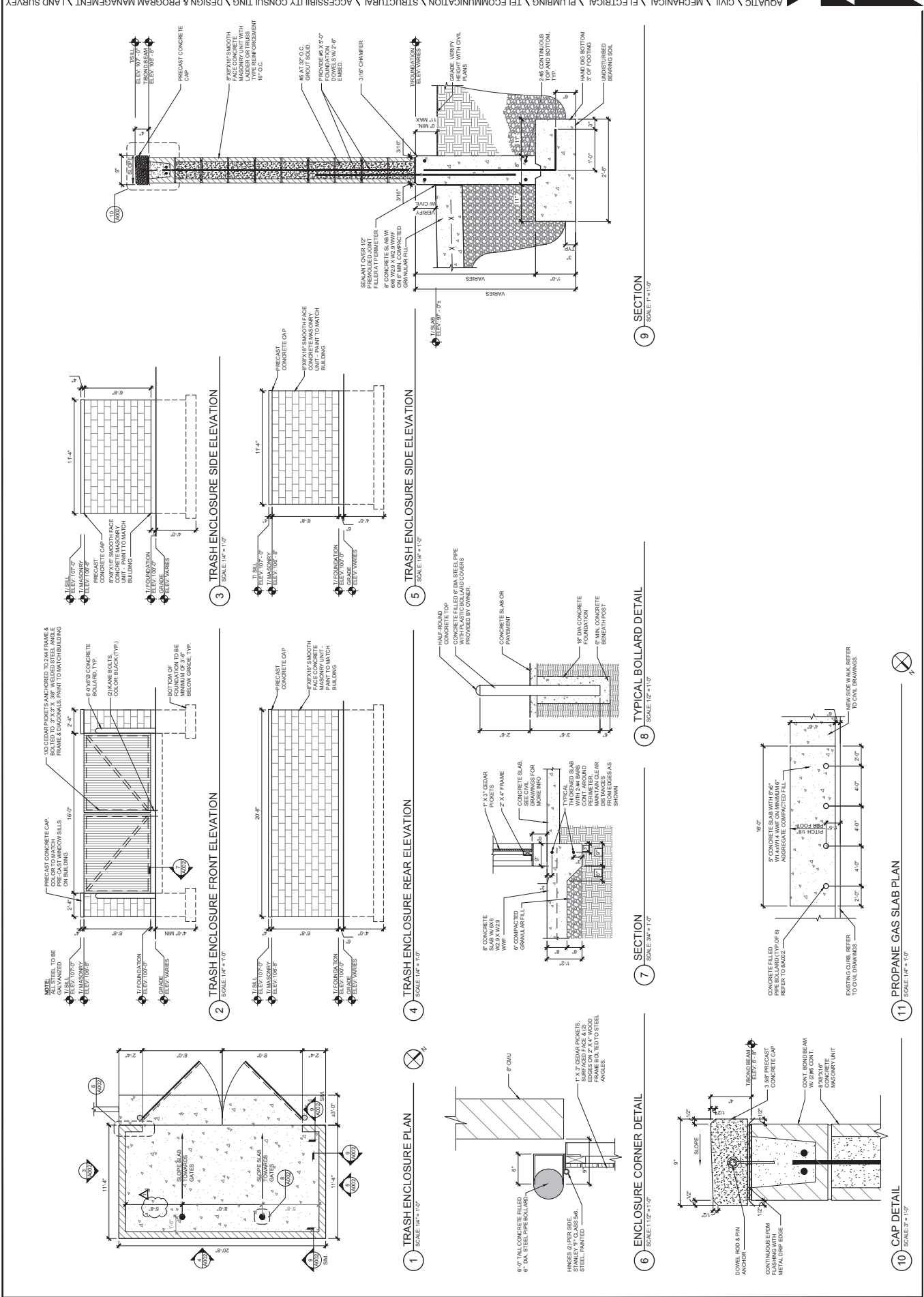
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NOTE:
CMT DRAWINGS ARE UNDER SEPARATE DRAWING SET

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GENERAL STRUCTURAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:
 - A. INTERNATIONAL BUILDING CODE (IBC) 2018
 - B. AMERICAN INSTITUTE OF STEEL CONSTRUCTION, INC. (AISC) 360-16
 - C. AMERICAN WELDING SOCIETY (AWS) D1.1:2015
 - D. AMERICAN CONCRETE INSTITUTE (ACI) 308-14
 - E. AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) 7-16
 - F. AMERICAN SOCIETY OF MECHANICAL ENGINEERS (ASME) 11-10
 - G. AMERICAN SOCIETY OF MECHANICAL ENGINEERS (ASME) 11-10
 - H. AMERICAN SOCIETY OF MECHANICAL ENGINEERS (ASME) 11-10
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 - Z. AMERICAN SOCIETY OF MECHANICAL ENGINEERS (ASME) 11-10
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION. THE ENGINEER IS NOT ENGAGED IN, AND DOES NOT WARRANT, ANY GUARANTEE OF THE SAFETY OF THE STRUCTURE OR THE SAFETY OF THE WORKERS.
3. EQUIPMENT, FRAMEWORK, CRANES, AND OTHER STRUCTURES IN ANY WAY RELATED TO THE CONSTRUCTION OF THE STRUCTURE SHALL BE SHOWN FOR THE ENGINEER'S REVIEW ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF ALL SUCH STRUCTURES.
4. SHOULD ANY OF THE DETAILED INSTRUCTIONS SHOW ON THE PLANS CONFLICT WITH THESE STRUCTURAL NOTES, THE CONTRACTOR SHALL FOLLOW THE INSTRUCTIONS ON THE PLANS.
5. GOVERNING CODE: INTERNATIONAL BUILDING CODE (IBC) 2018
6. DEAD LOADS USED IN DESIGN ARE AS FOLLOWS:
 - A. FLOOR FINISH
 - B. FLOOR SLAB
 - C. FLOOR BEAM
 - D. FLOOR COLUMN
 - E. FLOOR WALL
 - F. FLOOR ROOF
 - G. FLOOR CEILING
 - H. FLOOR FLOORING
 - I. FLOOR PARTITION
 - J. FLOOR MECHANICAL
 - K. FLOOR ELECTRICAL
 - L. FLOOR PIPING
 - M. FLOOR RAILING
 - N. FLOOR STAIR
 - O. FLOOR ELEVATOR
 - P. FLOOR LIFT
 - Q. FLOOR CRANE
 - R. FLOOR TRUCK
 - S. FLOOR BUS
 - T. FLOOR TRAM
 - U. FLOOR TROLLEY
 - V. FLOOR RAIL
 - W. FLOOR CABLE
 - X. FLOOR WIRE
 - Y. FLOOR PIPE
 - Z. FLOOR DUCT
7. LIVE LOADS USED IN DESIGN ARE AS FOLLOWS:
 - A. ROOF LIVE LOAD
 - B. FLOOR LIVE LOAD
 - C. FLOOR SLAB
 - D. FLOOR BEAM
 - E. FLOOR COLUMN
 - F. FLOOR WALL
 - G. FLOOR ROOF
 - H. FLOOR CEILING
 - I. FLOOR FLOORING
 - J. FLOOR PARTITION
 - K. FLOOR MECHANICAL
 - L. FLOOR ELECTRICAL
 - M. FLOOR PIPING
 - N. FLOOR RAILING
 - O. FLOOR STAIR
 - P. FLOOR ELEVATOR
 - Q. FLOOR LIFT
 - R. FLOOR CRANE
 - S. FLOOR TRUCK
 - T. FLOOR BUS
 - U. FLOOR TRAM
 - V. FLOOR RAIL
 - W. FLOOR CABLE
 - X. FLOOR WIRE
 - Y. FLOOR PIPE
 - Z. FLOOR DUCT
8. SNOW LOADS USED IN DESIGN ARE AS FOLLOWS:
 - A. GROUND SNOW LOAD
 - B. ROOF SNOW LOAD
 - C. FLOOR SNOW LOAD
 - D. FLOOR BEAM
 - E. FLOOR COLUMN
 - F. FLOOR WALL
 - G. FLOOR ROOF
 - H. FLOOR CEILING
 - I. FLOOR FLOORING
 - J. FLOOR PARTITION
 - K. FLOOR MECHANICAL
 - L. FLOOR ELECTRICAL
 - M. FLOOR PIPING
 - N. FLOOR RAILING
 - O. FLOOR STAIR
 - P. FLOOR ELEVATOR
 - Q. FLOOR LIFT
 - R. FLOOR CRANE
 - S. FLOOR TRUCK
 - T. FLOOR BUS
 - U. FLOOR TRAM
 - V. FLOOR RAIL
 - W. FLOOR CABLE
 - X. FLOOR WIRE
 - Y. FLOOR PIPE
 - Z. FLOOR DUCT
9. WIND LOADS USED IN DESIGN ARE AS FOLLOWS:
 - A. BASIC WIND SPEED (1 SECOND GUST)
 - B. WIND EXPOSURE CATEGORY
 - C. WIND PROFILES
 - D. WIND PRESSURE COEFFICIENTS
 - E. WIND DIRECTION
 - F. WIND VELOCITY
 - G. WIND FORCE
 - H. WIND MOMENT
 - I. WIND TORSION
 - J. WIND VIBRATION
 - K. WIND RESONANCE
 - L. WIND SENSITIVITY
 - M. WIND DUCTILITY
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10. COMPONENTS & CLADDING:
 - A. SEMI-GLAZED INSULATION ARE AS FOLLOWS:
 - 1. DESIGN SPECTRAL ACCELERATION PARAMETERS
 - 2. SITE CLASS
 - 3. WIND EXPOSURE CATEGORY
 - 4. BASIC WIND SPEED (1 SECOND GUST)
 - 5. WIND PROFILES
 - 6. WIND PRESSURE COEFFICIENTS
 - 7. WIND DIRECTION
 - 8. WIND VELOCITY
 - 9. WIND FORCE
 - 10. WIND MOMENT
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1. ALL TESTS AND INSPECTIONS SHALL BE PERFORMED BY AN INDEPENDENT TESTING AND INSPECTION AGENCY. THE SPECIAL INSPECTOR FROM THIS TESTING AGENCY SHALL OBSERVE THE WORK FOR CONFORMANCE TO THE DESIGN DRAWINGS AND SPECIFICATIONS.

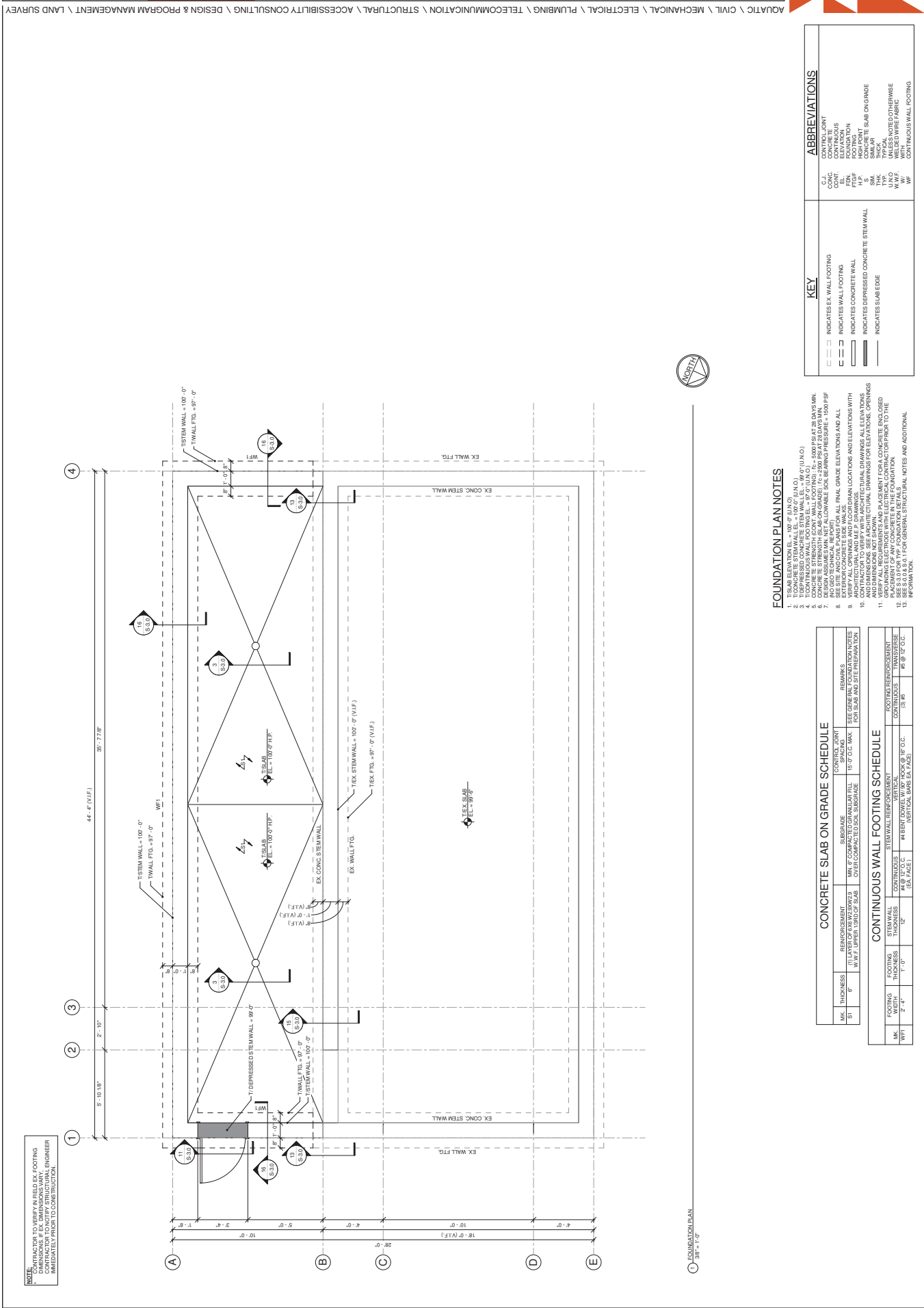
WIND SPEED = 107 MPH
IBC 2018: LOCATION PER ASCE 7-16 FIGURES 30.3-1, 30.3-2A

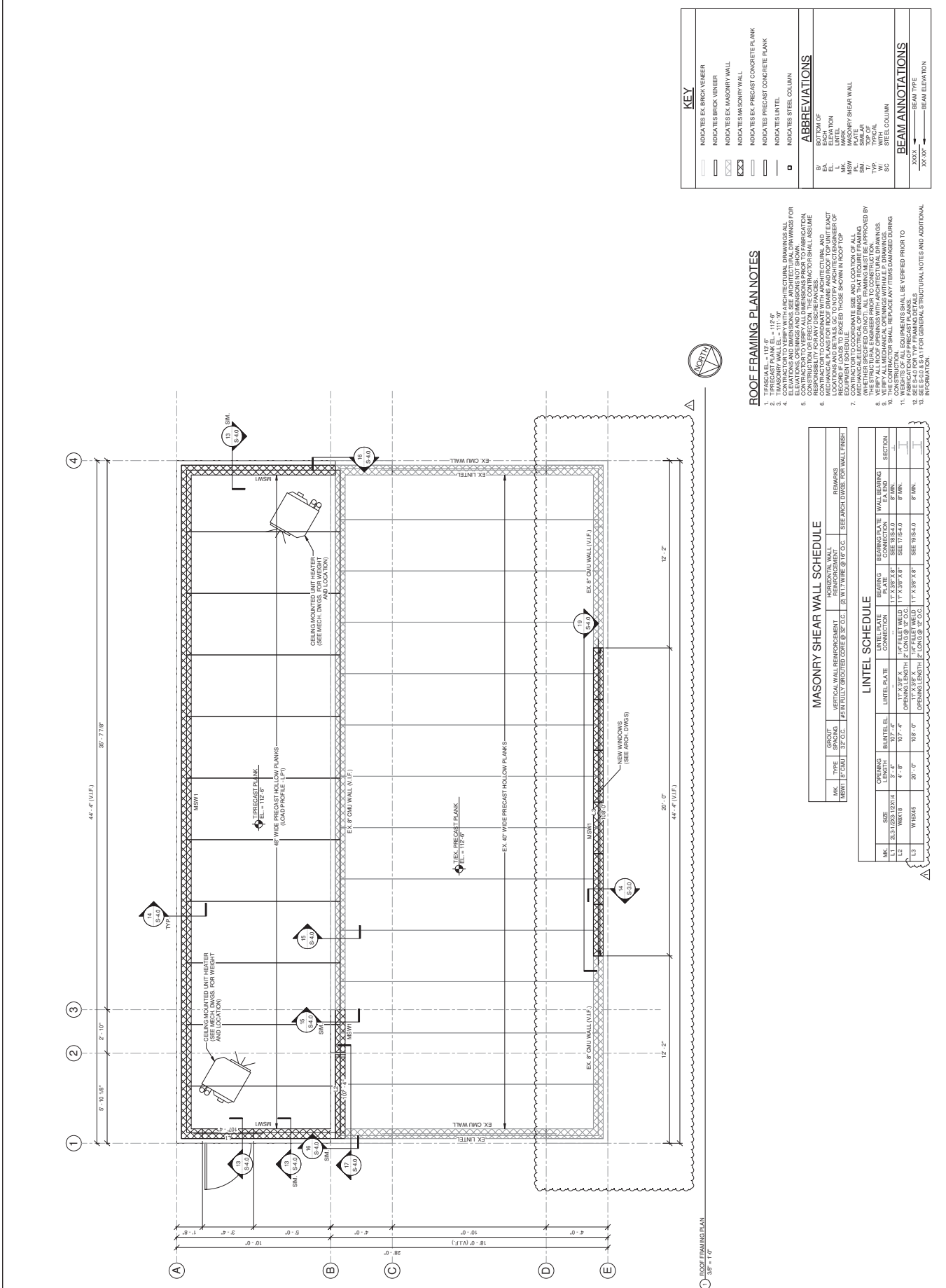


DEMOLITION PLAN NOTES

1. CONTRACTOR TO VERIFY IN THE FIELD ALL DIMENSIONS AND ELEVATIONS SHOWN ON THE DRAWINGS. IF EXISTING FIELD CONDITIONS DIFFER / VARY FROM THESE DRAWINGS, CONTRACTOR TO NOTIFY STRUCTURAL ENGINEER.
2. CONTRACTOR TO VERIFY WITH ARCHITECTURAL DRAWINGS AND DRAWINGS FOR ELEVATIONS AND DIMENSIONS NOT SHOWN ON THIS DRAWING.
3. CONTRACTOR TO PROVIDE TEMPORARY SHORING BEFORE REMOVAL / DEMOLITION OF EXISTING STRUCTURAL ELEMENTS.
4. SEE STRUCTURAL NOTES ON S-0.0 FOR ADDITION.

Page 71 of 112





ROOF FRAMING PLAN NOTES

1. PRECAST PLANK EL. = 112'-0"
2. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO FABRICATION OF PRECAST PLANKS AND TO REPORT ANY DISCREPANCIES TO THE STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
3. CONTRACTOR TO VERIFY WITH ARCHITECTURAL DRAWINGS ALL MECHANICAL PLANS FOR ROOF DRAINS AND ROOF UNIT EXACT RECORD PLANS TO EXCEED THOSE SHOWN IN ROOF TOP.
4. CONTRACTOR TO COORDINATE SIZE AND LOCATION OF ALL MECHANICAL ELECTRICAL OPENINGS THAT REQUIRE FRAMING BY THE STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
5. VERIFY ALL MECHANICAL OPENINGS WITH ME.P. DRAWINGS.
6. CONTRACTOR SHALL REPLACE ANY ITEMS DAMAGED DURING CONSTRUCTION.
7. CONTRACTOR SHALL BE VERIFIED PRIOR TO FABRICATION OF PRECAST PLANKS.
8. SEE S-4.0 FOR TYP. FRAMING DETAILS.
9. SEE S-4.0 FOR DESIGN, STRUCTURAL NOTES AND ADDITIONAL INFORMATION.

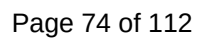
MASONRY SHEAR WALL SCHEDULE

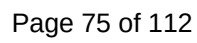
MK	TYPE	GROUT SPACING	VERTICAL WALL REINFORCEMENT	HORIZONTAL WALL REINFORCEMENT	REMARKS
MSW1	8" CMU	32" O.C.	#5 IN FULLY GROUTED CORE @ 32" O.C.	21 W1.7 WIRE @ 16" O.C.	SEE ARCH DWGS. FOR WALL FINISH

LINTEL SCHEDULE

MC	SIZE	OPENING LENGTH	UNIT PLATE	UNIT PLATE CONNECTION	BEARING PLATE CONNECTION	BEARING PLATE CONNECTION	WALL BEARING	SECTION
L1	3-1/2	3'-4"	107'-4"	1" X 3/8" X 8"	1" X 3/8" X 8"	1" X 3/8" X 8"	8" MN.	I
L2	3-1/2	3'-4"	107'-4"	1" X 3/8" X 8"	1" X 3/8" X 8"	1" X 3/8" X 8"	8" MN.	I
L3	W16x45	20'-0"	108'-0"	1" X 3/8" X 8"	1" X 3/8" X 8"	1" X 3/8" X 8"	8" MN.	I



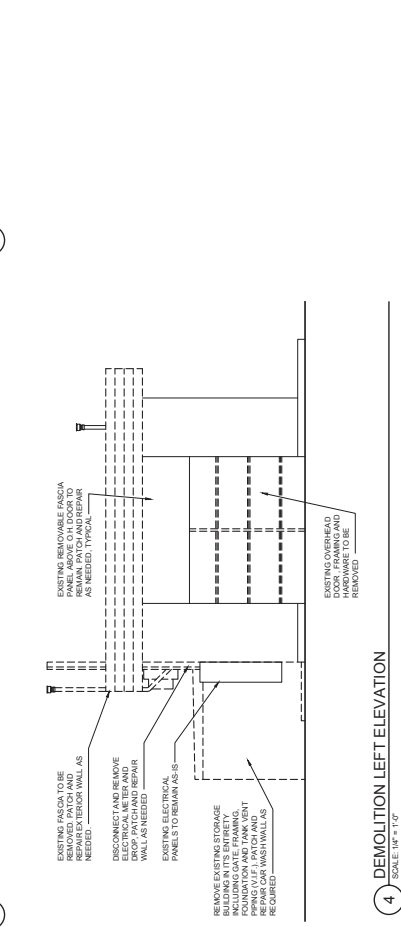




[illegible]

[illegible]

1 DEMOLITION ROOF PLAN
SCALE: 1/4" = 1'-0"



ACCOMPLISH THE INTENDED WORK.

	EXISTING WALLS TO REMAIN
	MASONRY WALL TO MATCH EXISTING CONSTRUCTION (V.I.P.)
	DOOR TAG, SEE DOOR SCHEDULE
	WINDOW TAG, SEE WINDOW SCHEDULE

	INDICATES CEILING HEIGHT
	RETURN AIR GRILLE. SEE MECHANICAL DRAWINGS
	SUPPLY AIR DIFFUSER. SEE MECHANICAL DRAWINGS
	6" x 4" x 1/2" FLUORESCENT LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS
	EXISTING LIGHT FIXTURES TO REMAIN
	EMERGENCY EXIT LIGHT. SEE ELECTRICAL DRAWINGS
	EXISTING LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS
	WALL LIGHTING FIXTURE. SEE ELECTRICAL DRAWINGS



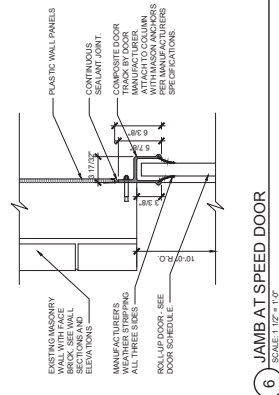
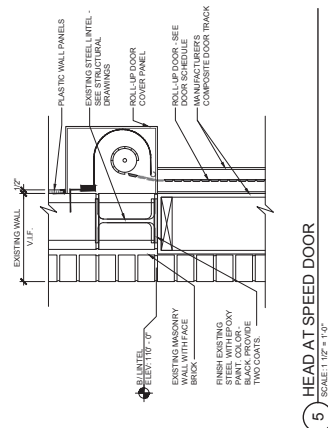
1. REFER TO PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS FOR QUANTITIES, TYPES, AND LOCATIONS FOR ALL ROOF MOUNTED EQUIPMENT PENETRATIONS AND PIPING, AND PROVIDE FLASHING/ SUPPORTS IN ACCORDANCE WITH THESE DETAILS.
2. GENERAL CONTRACTOR SHALL COORDINATE ALL ROOF PENETRATIONS WITH MECHANICAL, PLUMBING AND ELECTRICAL CONTRACTORS. ALL ROOF SADDLES SHALL HAVE A MINIMUM OF 1" PER FOOT SLOPE.
3. PROVIDE PIPE SUPPORTS AT HORIZONTAL PIPING ACROSS ROOF MEMBRANE PER ROOF MANUFACTURER'S RECOMMENDATIONS.



3 HOT STACK DETAIL
SCALE: 1 1/2" = 1'-0"



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[illegible]



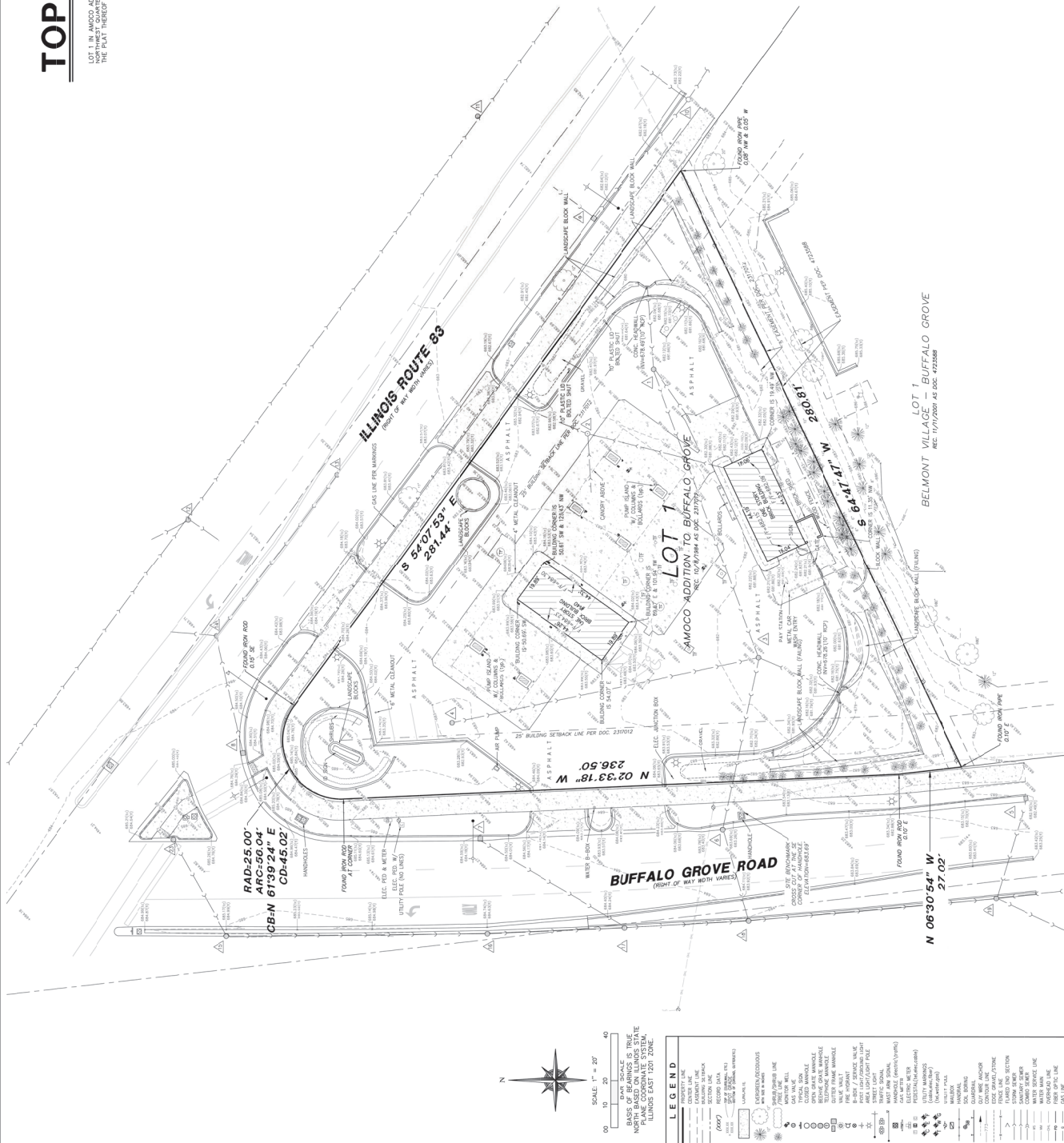
DOOR - SEE DOOR SCHEDULE

WINDOW - SEE WINDOW SCHEDULE



BOUNDARY & TOPOGRAPHIC SURVEY

LOT 1 IN AMOCO ADDITION TO BUFFALO GROVE, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 18, 1984 A DOCUMENT 2317012, IN LAKE COUNTY, ILLINOIS.



- SURVEY NOTES:** CROSS CUT AT THE SOUTHEAST CORNER OF A CONCRETE MACHINE
SHED. ELEVATION LOCATED ON THE EAST SIDE OF BUFFALO GROVE ROAD, SOUTH OF THE ENTRANCE DRIVE
OR 540 MORRISON ROAD. LOCATION: 43.0520N - 88.0320W (NAD83)
- PERMANENT INDEX NUMBER (P.I.N.):** 15-31-111-001
- EXISTING UNDERGROUND UTILITIES** WAS DETERMINED BY FIELD OBSERVATION AND
EXISTING SURFACE MARKINGS ONLY.
- PROPERTY AREA:** 0.33 ACRES (14,620 SQUARE FEET)
- FIELD WORK COMPLETED ON:** SEPTEMBER 9TH, 2024
- SURVEY PREPARED FOR:** TRO
- SURVEYING BUILDINGS:** TWO
- ALL DIMENSIONS SHOWN ARE MEASURED FROM THE OUTSIDE FACE OF THE
BUILDING.**
- ANY DIMENSIONS FOUND WITHIN THIS DOCUMENT NEED TO BE REPORTED TO THE**

STATE OF ILLINOIS)
COUNTY OF COOK) SS

WE THE WT GROUP DO HEREBY DECLARE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY AND TOPOGRAPHIC SURVEY.

SUBSCRIBED AND SWORN TO before me on this 24th day of SEPTEMBER A.D. 2024, at JOVEN UNDER OUR HAND AND SEAL THIS 24th day of SEPTEMBER A.D. 2024, at JOVEN ESTATES, ILLINOIS.

TRANQUIL MATING - PLS #035-003556 EXPIRES 11/30/2024
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-007570-0015

SUR-1
SHEET 1 OF 1
BOUNDARY &
ADJACENT

WT GROUP
Engineering with Precision, Pace and Passion.
2675 Putnam Avenue (Hydraman Estates, IL 60192)
T: 224.293.6333 | F: 224.293.6444
wtgroup.com
E: licensing@wtgroup.com | info@wtgroup.com
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BENCHMARKS:
SITE BENCHMARK - CROSS CUT AT THE SOUTHEAST CORNER OF A CONCRETE HANDHOLE BASE, LOCATED ON THE EAST SIDE OF BUFFALO GROVE ROAD, SOUTH OF THE ENTRANCE DRIVE FOR 840 MCHEENY ROAD.
ELEVATION = 693.661 (NAVD83)



DATE: 2/26/2025

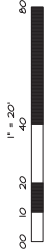
CALL (800)842-0123
48 HOURS BEFORE YOU DIG

ISSUE	TO	DATE
	CLIENT	11/21/24
	CLIENT	2/18/25
	CLIENT	2/28/25

CHECK: JPG
DRAWN: VE
JOB: D2400159

T-1.0
TITLE SHEET

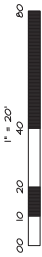
○ **PROJECT NOTES:**



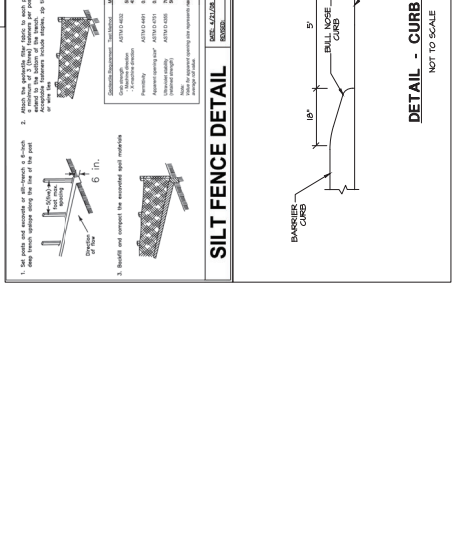
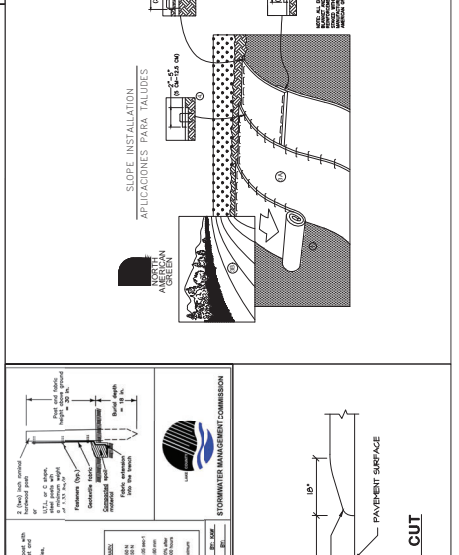
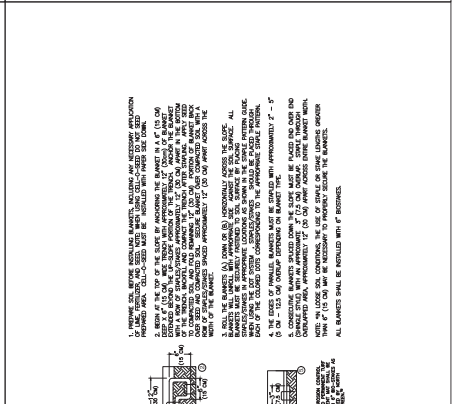
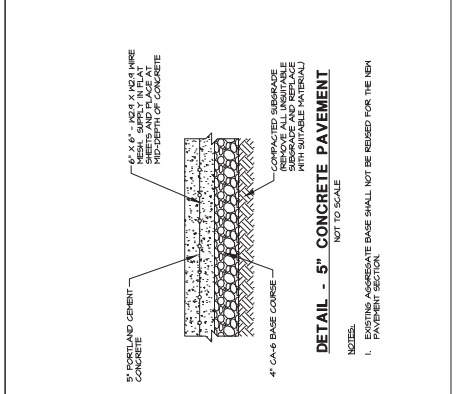
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NEW 5" CONCRETE SIDEWALK PAVEMENT
5" PORTLAND CEMENT CONCRETE
WITH FIBER REINFORCEMENT
4' C&B

NEW 8" CONCRETE PAVEMENT
8" PORTLAND CEMENT CONCRETE
WITH FIBER REINFORCEMENT
6' C&B



Page 95 of 112

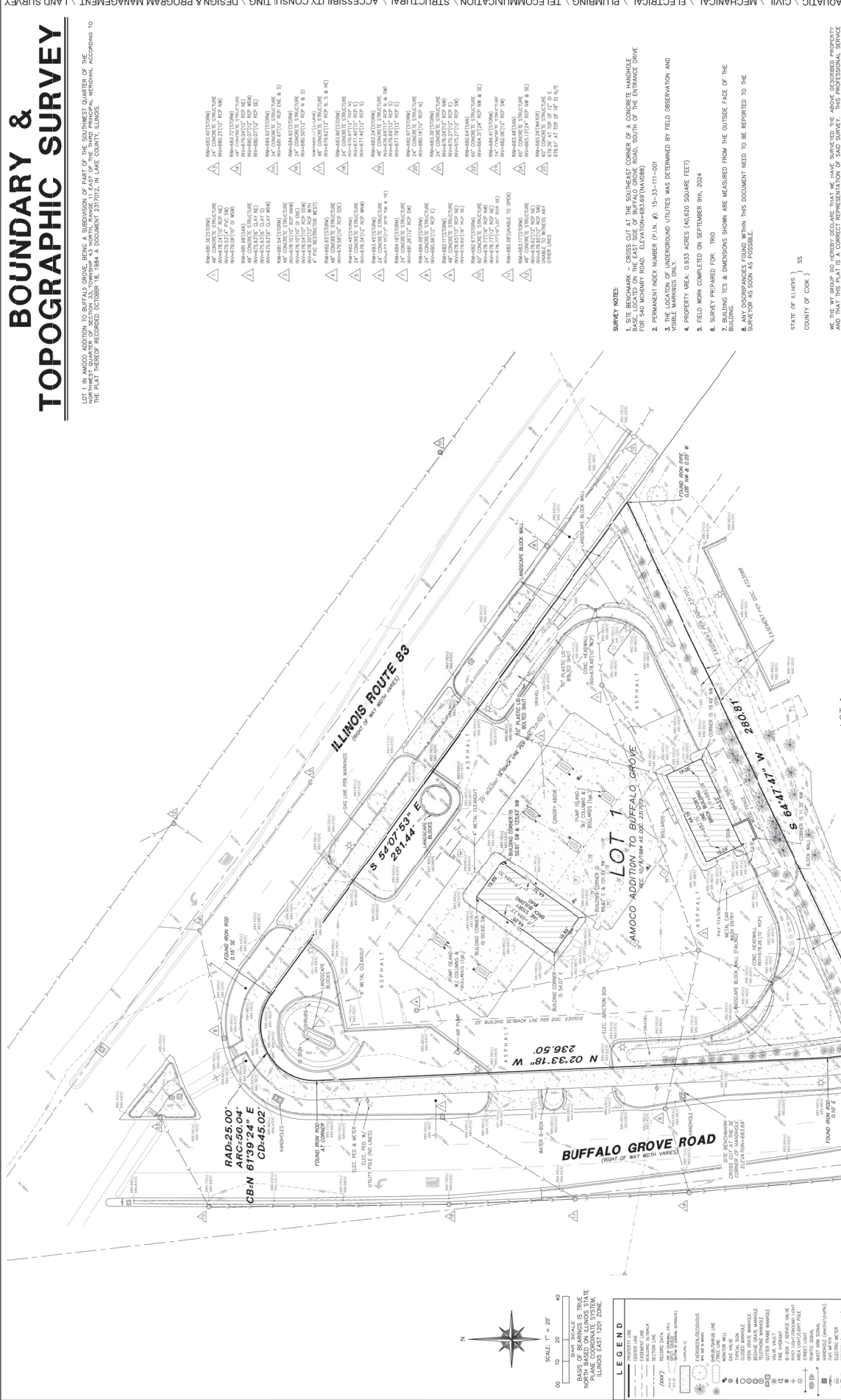




- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWINGS:
1. ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS AND BRIDGE CONSTRUCTION, LATEST EDITION.
2. "STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS" LATEST EDITION.
3. "ILLINOIS WAGON MANUAL," LATEST EDITION.
4. BUILDING CODES AND ORDINANCES OF THE LOCAL GOVERNING AUTHORITIES.
5. UNITED STATES DEPARTMENT OF LANDS OCCUPATIONAL SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION WORK WITH EXCAVATION, TRENCHING, SHIELDING AND TUNNELING.
6. ILLINOIS DRAINAGE LAW.
7. ILLINOIS ENVIRONMENTAL BARRENIS ACT.
8. ILLINOIS ACCESSIBILITY CODE.
9. ILLINOIS ENVIRONMENTAL PROTECTION AGENCY REQUIREMENTS.
10. TITLE 30 OF THE ILLINOIS ADMINISTRATIVE CODE.

[illegible][illegible][illegible]

AQUATIC \ CIVIL \ MECHANICAL \ ELECTRICAL \ PLUMBING \ TELECOMMUNICATION \ STRUCTURAL \ ACCESSIBILITY CONSULTING \ DESIGN & PROGRAM MANAGEMENT \ LAND SURVEY



BOUNDARY & TOPOGRAPHIC SURVEY

LOT 1 IN AMOCO ADDITION TO BUFFALO GROVE, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 12E, EAST 120TH MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 11, 1984 IN DOCUMENT 2377072, IN LAKE COUNTY, ILLINOIS.

SURVEY NOTES:

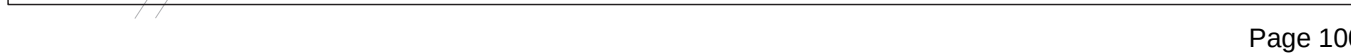
1. SITE BENCHMARK - CORNER OF THE SOUTHWEST CORNER OF A CONCRETE HANDSHELF BASE, LOCATED ON THE EAST SIDE OF BUFFALO GROVE ROAD, SOUTH OF THE ENTRANCE DRIVE FOR 540 MCENRY ROAD. ELEVATION=865.69 (NAVD83)
2. PERMANENT INDEX NUMBER (PIN) # 15-35-111-001
3. THE LOCATION OF UNDERGROUND UTILITIES WAS DETERMINED BY FIELD OBSERVATION AND
4. PROPERTY AREA, 0.33 ACRES (46,020 SQUARE FEET)
5. FIELD WORK COMPLETED ON SEPTEMBER 9th, 2024
6. SURVEY PREPARED FOR: THIO
7. BUILDING SETBACKS & DIMENSIONS SHOWN ARE MEASURED FROM THE OUTSIDE FACE OF THE BUILDING. BUILDING SETBACKS & DIMENSIONS SHOWN ARE MEASURED FROM THE OUTSIDE FACE OF THE BUILDING. BUILDING SETBACKS & DIMENSIONS SHOWN ARE MEASURED FROM THE OUTSIDE FACE OF THE BUILDING.
8. ANY DISCREPANCIES FOUND WITHIN THIS DOCUMENT NEED TO BE REPORTED TO THE SURVEYOR AS SOON AS POSSIBLE.

STATE OF ILLINOIS } SS
COUNTY OF COOK }

WE, THE SURVEYOR, DO HEREBY CERTIFY THAT I HAVE PERSONALLY EXAMINED THE ABOVE DESCRIBED PROPERTY AND THAT THE USE OF THE CORRECT REFERENCE POINT IS SHOWN ON THE PLAT. I HAVE PERSONALLY EXAMINED THE PROPERTY AND THAT THE USE OF THE CORRECT REFERENCE POINT IS SHOWN ON THE PLAT. I HAVE PERSONALLY EXAMINED THE PROPERTY AND THAT THE USE OF THE CORRECT REFERENCE POINT IS SHOWN ON THE PLAT.

THE WT GROUP, LLC
HOFMAN CENTER, ILLINOIS

FRANK L. MATTHEWS - PLS #032-503556 EXPIRES 11/20/2024
ILLINOIS PROFESSIONAL SURVEYOR LICENSE NO. 040670745-0015



ORDINANCE NO. 84-55

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING
ORDINANCE OF THE VILLAGE OF BUFFALO GROVE,
COOK AND LAKE COUNTIES, ILLINOIS
(Standard Oil Service Station)

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

WHEREAS, the hereinafter legally described real property is currently zoned B-3 in the Village of Buffalo Grove and the owner of said property has requested a rezoning into the B-2 District; and,

WHEREAS, notices of public hearings for zoning and preliminary plan approval have been given and public hearings were held;

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 Comprehensive Zoning Ordinance of the Village of Buffalo Grove, Cook and Lake Counties, Illinois, as amended is hereby further amended by reclassifying the territory legally described as follows:

SUBJECT PROPERTY LEGAL DESCRIPTION: That part of the southwest 1/4 of the northwest 1/4 of Section 33, Township 43 North, Range 11 East of the Third Principal Meridian, described as follows:

Note: The south line of aforesaid northwest 1/4 of Section 33 is considered as bearing East-West for the following courses:

Commencing at the southwest corner of aforesaid northwest 1/4, thence due east in the south line of aforesaid northwest 1/4, a distance of 193.02 feet to a point in the east line of Buffalo Grove Road as shown on the plat of dedication for part of Buffalo Grove Road and Illinois Route 83; recorded on January 20, 1969 in Plat Book 47 on page 30 as Document No. 1408038; thence N 6° 29' W in aforesaid east line, being 50 feet easterly of the centerline of aforesaid Buffalo Grove Road, as measured at right angles, (as per document no. 511635) a distance of 446.54 feet to a point that is 276.07 feet southerly of the point of curve whose radius is 25 feet, as shown on aforesaid plat of dedication, for the point of beginning of the following described track of land; thence N 6° 29' W in aforesaid east line, a distance of 26.02 feet to a point; thence N 2° 31' 25" W in the widened east line of Buffalo Grove Road a distance of 236.51 feet to a point of tangency with a curved line; thence northeasterly and southeasterly in said curved line, tangent to last described line, having a radius of 25 feet, an arc distance of 56.04 feet to a point in the westerly right-of-way line of aforesaid described Route 83; thence S 54° 06' E in aforesaid westerly right-of-way line a distance of 281.44 feet to a point; thence S 64° 49' 40" W in a line a distance of 280.81 feet to a point; in Lake County, Illinois.

from the B-3 Zoning District into the B-2 General Retail District.

SECTION 2. The Preliminary Plan for said property attached as Exhibits A and B is hereby approved.

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

AYES: 4 - Stone, O'Reilly, Hartstein, Reid

NAYES: 1 - Marienthal

ABSENT: 0 - None

ABSTAIN: 1 - Glover

PASSED: August 20, 1984

APPROVED: August 20, 1984

APPROVED:

Vernon L. Clayton
Village President

ATTEST:

Janet M. Sirobian
Village Clerk



EXHIBIT B



SCALE	1" = 50'	DRAWN BY	PH
DATE	7/19/88	CHECKED BY	307
Approved	NAME	DATE	DISTRICT NO.
Project Manager			
District Manager			
Approved	NAME	DATE	1 of 2 No. B-
Manager Engineering			
Manager Capital Investment			
Director of Marketing			
Regional Vice President			



AGENDA ITEM SUMMARY

PLANNING AND ZONING COMMISSION

Regular Meeting: August 6, 2025

AGENDA ITEM 3.B.

Approval of Draft Minutes from the July 16, 2025 Planning and Zoning Commission meeting.

Contacts

Liaison: Trustee Ottenheimer

Staff: Kelly Purvis

Staff Recommendation

Staff recommends approval.

Recommended Motion

The Planning and Zoning Commission moves to approve the meeting minutes of the July 16, 2025 meeting.

Summary

File Attachments

1. 25-0716 - PZC Minutes



**MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION HELD
AT JEFFREY S. BRAIMAN COUNCIL CHAMBERS
FIFTY RAUPP BLVD, BUFFALO GROVE, IL 60089, WEDNESDAY, JULY 16, 2025**

CALL TO ORDER

PUBLIC HEARINGS/ITEMS FOR CONSIDERATION

- A. **Consideration of a Fence Code variation, Section 15.20, to replace the existing fence with a 6-foot privacy fence exceeding the height limit in the rear yard along Fremont Way, and a 5-foot privacy fence in the corner side yard along Providence Lane at 957 Bedford Ct.**

Associate Planner Binder provided an overview of the request, indicating staff's support for the variation.

Jitan Arora, the property owner was sworn in.

Arora noted that he is looking to replace his fence at the same height and location. He noted that it costs alot to maintain the deteriorating fence. He further added that updating the fence will not change the aesthetic of the neighborhood.

Com. Moodhe asked how far the fence is from the sidewalk.

Binder noted that the fence is 12 inches from the sidewalk.

Com. Moodhe noted that he likes that they worked around the tree, and establish a clear line of site.

Arora stated that they will be replacing it in the exact same location around the tree.

The staff report was entered into the record as Exhibit 1.

Arora thanked the Commission for their time and consideration.

Chairperson Weinstein asked Commissioner Davis for a motion.

Com. Davis made a motion to grant variations to the Buffalo Grove Fence Section 15.20, to remove and replace an existing fence with a 6-foot privacy fence in the rear yard along Fremont Way and for a 5-foot privacy fence located in the corner side yard along Providence Lane, at 957 Bedford Ct, provided the fence shall be installed in accordance with the documents and plans submitted as part of this petition.

The motion was seconded by Com. Moodhe.

Chairperson Weinstein stated that this is consistent with other similar variations that have been granted and makes perfect sense.

Moved by Jason Davis, seconded by Adam Moodhe to approve. Upon roll call, Commissioners voted as follows:

AYES: 8 Mitchell Weinstein, Amy Au, Adam Moodhe, Marc Spunt, Jason Davis, Sujat Saxena, Don Schwartz, Chad Gregory

NAYS: 0 None

ABSENT: 1 Neil Worlikar

Motion declared Passed.

B. Consideration of a variation to Village Zoning Ordinance, Section 17.40 pertaining to the Residential Districts, for the purpose of constructing a three-season room that would encroach into the rear yard setback at 421 Arbor Gate Lane

Associate Planner Binder provided an overview of the request, indicating staff's support for the variation.

Mary Ann Gorge, the property owner was sworn in.

Gorge noted that she is looking for the variation to live more comfortably in her home. She stated that this would allow her family to have additional space during the warmer months.

Com. Moodhe asked the petitioner about the distance between the shed and the three seasons room.

Gorge noted that it would be 8 feet between them.

Com. Moodhe asked if the shed is considered an accessory structure.

Binder confirmed.

Com. Moodhe asked if the three season room would have HVAC, and what kind of windows would be installed.

Gorge confirmed that there would be HVAC and casement windows.

Com. Moodhe asked Associate Planner Binder to pull up the Plat of Survey. He asked about the space between the shed and the addition, noting it looks very narrow.

Binder noted that the plan is not to scale.

Com. Schwartz asked about getting construction equipment in the backyard with a fence.

Gorge indicated that she didn't think it would be an issue.

Com. Gregory noted that there is a large tree in the backyard, and asked if the architect had any concerns about it being disturbed.

Gorge noted that the tree is right up next to the fence, and while the branches extend pretty far, she doesn't foresee a problem with the roots.

Com. Gregory asked about water drainage on the property.

Gorge provided an overview.

Chairperson Weinstein asked for the Plat of Survey to be pulled up again and asked the petitioner about the addition and the hot tub and whether they would generally line up.

Kent Luzak was sworn in and indicated that they would generally line up.

Chairperson Weinstein asked for confirmation that they don't intend to build the sun room any further than the patio.

Luzak and Gorge confirmed.

Com. Spunt asked how the shed door opens and if the petitioner has any concerns about accessing anything in the shed.

Gorge indicated that it would open toward the addition, but did not have concerns about having access to items inside it.

The staff report was entered into the record as Exhibit 1.

Chairperson Weinstein asked Com. Davis for a motion.

Com. Davis made a motion to grant a variation to Section 17.40.020 of the Buffalo Grove Zoning Ordinance to allow the proposed three-season room addition to encroach into the rear yard setback at 421 Arbor Gate Lane, subject to the following conditions:

1. The proposed addition shall be installed in accordance with the documents and plans submitted as part of this petition.

Com. Spunt seconded the motion.

Com. Spunt commented that he just recently constructed a similar three seasons room and noted that he is in favor of the motion.

Chairperson Weinstein indicated that this variation is consistent with other similar variations for additions of similar sizes and noted that he is also in favor of the motion.

Moved by Jason Davis, seconded by Marc Spunt to approve. Upon roll call, Commissioners voted as follows:

AYES:	8	Mitchell Weinstein, Amy Au, Adam Moodhe, Marc Spunt, Jason Davis, Sujat Saxena, Don Schwartz, Chad Gregory
NAYS:	0	None

ABSENT: 1 Neil Worlikar
Motion declared Passed.

C. **Consideration of an amendment to the Planned Development Ordinance 1982-021 to allow a Special Use for a restaurant with dancing, entertainment, and amusement uses, along with a parking variation and updates to the signage criteria for the Strathmore Square Shopping Center located at 1202 -1300 Dundee Road**

Associate Planner Binder provided an overview of the request, indicating staff's support for the PUD amendment and parking variation.

Manny Rafidia, owner of the shopping center and the proposed business was sworn in.

Rafidia noted that he and his family have been doing these kinds of projects for 30 years. He noted that they improve the site first including the parking lot, building facade, etc.. and then invest their own money in businesses that occupy some of the tenant spaces.

He listed several areas where he has made similar improvements to shopping centers. He noted that they are proposing to open a family restaurant with entertainment.

Rafidia indicated that he works closely with Villages and abides by the code.

Com. Gregory asked when Rafidia purchased the shopping center.

Rafidia responded that he purchased it in December of 2024.

Com. Gregory asked if any new tenants have come in during that time.

Rafidia indicated they have not.

Com. Gregory asked about the parking analysis.

Rafidia walked through the various businesses and their peak hours of operation.

Com. Gregory asked about the business' peak hours and noted that Aldi will also be open at the same time. He noted that he didn't think that the charts were exactly accurate.

Rafidia noted that he is at the shopping center every day. He stated that there is hardly anyone parking on this side of the site. He also noted that many people will take an Uber rather than drink and drive.

Chairperson Weinstein asked for clarification related to the parking variation being requested.

Com. Davis asked who put the parking analysis together.

Rafidia noted that he put the data together. He further noted that the uses are complementary in terms of parking demand.

Com. Moodhe asked about the restaurant use.

Rafidia noted that the other restaurant will be for breakfast/lunch, which again will complement the tavern use.

Com. Moodhe asked about the floor plan and where they are considering to have the live entertainment.

Rafidia showed the area where they would consider having entertainment and walked through the floor plan.

Com. Moodhe asked about the monument sign and if there is a plan for that.

Rafidia noted that he is waiting to see what Aldi wants to do and spoke about their lease restrictions.

Com. Shwartz asked about the parking in the back of the building and whether there would be an entrance in the back of the building.

Rafidia stated that only staff would enter from the back of the building.

The staff report was entered into the record as Exhibit 1.

Chairperson Weinstein asked for a motion from Commissioner Davis.

Com. Davis made a motion to recommend approval of an amendment to the Planned Development Ordinance 1982-021 to allow a Special Use for a restaurant with dancing, entertainment, and amusement uses, along with a parking variation and updates to the signage criteria for the Strathmore Square Shopping Center located at 1202 -1300 Dundee Road, subject to the following conditions:

- a. The restaurant, with dancing, entertainment, and amusement uses shall be operated in substantial compliance with the business description and plans provided as part of this petition.
- b. The Special Use is granted to R Plaza, LLC to operate a restaurant with dancing, entertainment, and amusement uses at 1236 Dundee Road, which shall not run with the land.
- c. The Special Use granted to R Plaza, LLC is assignable to subsequent petitioners seeking assignment of this special use as follows: 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.

- d. 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. Event size should not exceed the limitations of the available parking for the site.

The motion was seconded by Com. Moodhe.

Com. Moodhe noted that the property does need to be revamped. He noted that the property used to be an indoor mall with quite a few shops and stated that parking has never been an issue, even when it was active. He further noted that on the weekends it can get a little crowded, but never ridiculous. He stated even though the parking is non-conforming, he does not think it will be an issue, even with a successful restaurant there. He further indicated that he agrees that breaking up the west end is the only way that it is likely that the units will be fully occupied. He noted he feels comfortable enough to support the requests.

Com. Gregory indicated that he looked at the petitioner's other businesses and based upon reviews and photos of the restaurants they appeared to be good spots.

Com. Au stated that she is excited to see reinvestment in the shopping center.

Com. Moodhe stated that he has heard from friends that own a bar that the number of people taking an Uber has increased substantially.

Moved by Jason Davis, seconded by Adam Moodhe to recommend approval. Upon roll call, Commissioners voted as follows:

AYES: 8 Mitchell Weinstein, Amy Au, Adam Moodhe, Marc Spunt, Jason Davis, Sujat Saxena, Don Schwartz, Chad Gregory

NAYS: 0 None

ABSENT: 1 Neil Worlikar

Motion declared Passed.

REGULAR MEETING

A. Other Matters for Discussion

B. Approval of Draft Minutes from the July 2, 2025 Planning & Zoning Commission Meeting

Chairperson Weinstein asked for a motion to approve the minutes from the July 2, 2025 Planning and Zoning Commission meeting.

Moved by Adam Moodhe, seconded by Jason Davis to approve. Upon roll call, Commissioners voted as follows:

AYES: 7 Mitchell Weinstein, Adam Moodhe, Marc Spunt, Jason Davis, Sujat Saxena, Don Schwartz, Chad Gregory

NAYS: 0 None

ABSENT: 1 Neil Worlikar

Motion declared Passed.

C. Chairperson's Report

None

D. Committee and Liaison Reports

None

E. Staff Report/Future Agenda Schedule

Deputy Director Purvis reminded the Commission about the upcoming Clove Park Design Workshop set to take place on Tuesday, July 29th and encouraged the Commissioners to attend and bring friends and neighbors.

Purvis noted that there would be a full agenda for the upcoming August 6th PZC meeting.

F. Public Comments and Questions

All comments 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 and not on the regular agenda for discussion.

None

ADJOURNMENT

The meeting was adjourned at 8:39 pm