



Meeting of the Village of Buffalo Grove Planning and Zoning Commission

**Regular Meeting
July 21, 2021 at 7:30 PM**

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

I. Call to Order

II. Public Hearings/Items For Consideration

1. Consider a Variation for a Proposed Sunroom Addition Which Encroaches into Rear Yard Setback of the Subject Property 1237 Sandhurst Drive. (Trustee Pike) (Staff Contact: Nicole Woods)
2. Consider a Special Use Amendment to Allow the Existing Golf Dome in Mike Rylko Community Center to Operate Year-Round and Expand the Park District Activities Offered There. (Trustee Johnson) (Staff Contact: Nicole Woods)

III. Regular Meeting

A. Other Matters for Discussion

B. Approval of Minutes

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

C. Chairman's Report

D. Committee and Liaison Reports

E. Staff Report/Future Agenda Schedule

F. Public Comments and Questions

IV. Adjournment

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

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



Action Item : Consider a Variation for a Proposed Sunroom Addition Which Encroaches into Rear Yard Setback of the Subject Property 1237 Sandhurst Drive.

Recommendation of Action

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

The Petitioner is seeking to construct a sunroom in the rear yard of their property at 1237 Sandhurst Drive. The Petitioner is requesting for a variation to the Zoning Code, Section 17.40 to allow the proposed sunroom to encroach into rear yard setback.

ATTACHMENTS:

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

Trustee Liaison
Pike

Staff Contact
Nicole Woods, Community Development

Wednesday, July 21, 2021

**VILLAGE OF BUFFALO GROVE
PLANNING & ZONING COMMISSION
STAFF REPORT**

MEETING DATE:	July 21, 2021
SUBJECT PROPERTY LOCATION:	1237 Sandhurst Dr
PETITIONER:	Steve & Carol Block
PREPARED BY:	Rati Akash, Village Planner
REQUEST:	A variation for the proposed sunroom addition which encroaches into the rear yard setback of the subject property.
EXSITING LAND USE AND ZONING:	The property is improved with a single-family home currently zoned R4.
COMPREHENSIVE PLAN:	The approved Village Comprehensive Plan calls for this property and the immediate neighborhood to be single-family detached.

PROJECT BACKGROUND

The Petitioner is requesting a variation for the purpose of constructing the proposed sunroom addition which encroaches into the rear yard setback of the subject property. The R4 Zoning Code requires a 40’ rear yard setback, and hence a variation is required to install the sunroom addition.

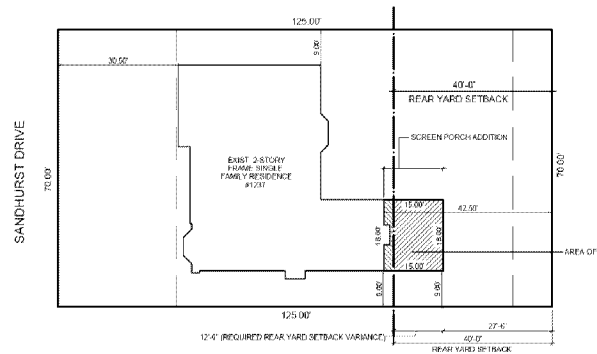
PLANNING & ZONING ANALYSIS

- The proposed sunroom addition will be located in the rear yard of the subject property.
- The subject property has an existing patio in the rear yard; the proposed sunroom will be a separate addition south of the patio and east of an existing room addition.



- This proposed sunroom addition measures 15’ in length and 18’ in width, with is a total area of 270 square feet.
- This expanded sunroom addition will encroach 12’-6” into the required 40’ rear yard setback.
- The proposed sunroom addition will be located approximately 27’-5” from the rear property line.

- The properties in the R4 Zoning District comprise of properties with larger rear yard setbacks of 40'.
- The Planning and Zoning Commission is allowed to grant sunroom additions which encroach up to 33% into the depth of the required rear yard depth of the setback. In this case, the proposed sunroom rear yard encroachment of 12'-6" constitutes 32% of the required 40' rear yard setback and meets the requirement.



Variations requested

A rear yard variation from Section 17.40.020 from the Buffalo Grove Zoning Code to allow the encroachment of a sunroom addition.

The following is a recently approved setback variations for rear yard setback variations:

Address	Sunroom addition encroachment	Percentage encroachment
67 W Fabish	5'-4"	18%
425 Mayfair	13'-4"	33%
860 Holly Stone Lane	10'	33%
958 Parker Lane	5'-6"	17%
2324 Acorn Place	12'	30%

DEPARTMENTAL REVIEWS

Village Department	Comments
Engineering	The Village Engineer has reviewed the proposed sunroom addition, and does not have any engineering concerns with the location of the proposed sunroom.

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 calls inquiring about the proposed rear yard setback variation, however no objections were expressed.

STANDARDS

The Planning & Zoning Commission is authorized to grant variations of the Zoning 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 standards for a variation which are included in this packet.

STAFF RECOMMENDATION

Village staff recommends approval for the purpose of constructing a sunroom addition that would encroach 12'-6" into the rear yard setback:

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

ACTION REQUESTED

The Planning & Zoning Commission (PZC) shall open the public hearing and take public testimony concerning the variation. The PZC shall make a final decision on whether or not to approve the variation.

Suggested PZC Motion

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

***Steven & Carol Block
1237 Sandhurst Drive
Buffalo Grove, IL 60089
847-885-1100***

June 30, 2021

Village of Buffalo Grove Planning & Zoning Commission
Fifty Rupp Blvd
Buffalo Grove, Illinois 60089

We are the original owners since December 1985. Almost 30 years ago, we poured a foundation for a Four- Season room due to an allergy I have to certain bug bites. (Photo attached) As our family grew, we decided we needed additional Family room space and decided against the Four-Season room. We were considering a move so we could have the much needed screened in porch but, decided we love the neighborhood and extremely comfortable in it and enjoy our neighbors. This porch will be constructed at a minimal cost since it will be a screen room only. No foundation but on piers. No Heating or cooling. We have spoken to most of our neighbors about our plans and unanimously loved the idea and said they would never oppose it.

We pray you approve the Variation so we could stay in our home without relocating at 66 years old. This is our only option so we could enjoy the outside at a minimal expense.

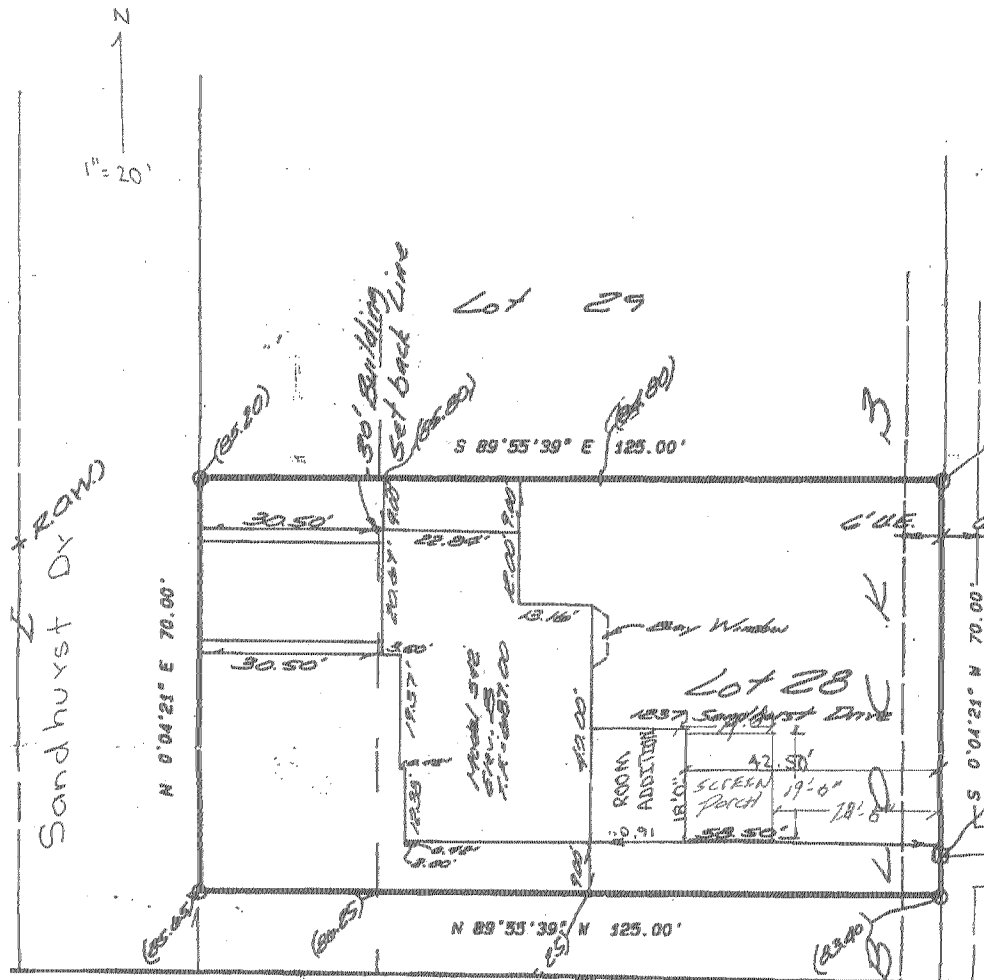
Best personal regard,

Steve & Carol Block

Attachment: Plan Set (Consider a Variation for a Proposed Sunroom Addition Which Encroaches into Rear Yard Setback of The)

PLAT FOR BUILDING PERMIT

LOT 28 IN BLOCK 3 OF OLD FARM VILLAGE UNIT 1, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN RECORDED MAY 1, 1986 AS DOCUMENT NO. 2352326 IN LAKE COUNTY, ILLINOIS.



PROPOSED CHANGES

LEGEND

ROUND IRON PIPE
ROUND CONCRETE MONUMENT
PUBLIC UTILITY EASEMENT
DRAINAGE EASEMENT

BY: Thomas F. Hagensee
ILLINOIS REGISTERED LAND SURVEYOR NO. 2419

READING SURVEY REVISED 8-11-85

HAGENSEE SURVEYING GROUP, LTD.

350 West Shuman Blvd.

NAPERVILLE, ILLINOIS 60540

JOB NO. 511

(312) 351-1111

 APPROVED	
PURPOSE: _____	
ZONING REVIEW	DATE
BY: _____	
ENGINEERING REVIEW	DATE
BY: _____	

Attachment: Plan Set (Consider a Variation for a Proposed Sunroom Addition Which Encroaches into Rear Yard Setback of The)

Response to Standards

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

Your Evidentiary Statement:

The position drawn is by far, the most optimum place due to:

The existing concrete patio/landscaping has been there for over 30 years and will need to be excavated and re-located at a tremendous cost.

In addition, if the porch gets built where the current patio resides, it will block ALL the sun light into our kitchen and part of family room.

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

Your Evidentiary Statement:

It is heavily Green Screened and will not be visible from the street.

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:

I am allergic to Mosquitos and Noseam where I will break out in hives that not only itch, they hurt! We are the original owners since 1985 and love our neighborhood as well as enjoy Buffalo Grove. We really don't want to relocate but this porch is our only option if we want to enjoy the spring, summer and fall.

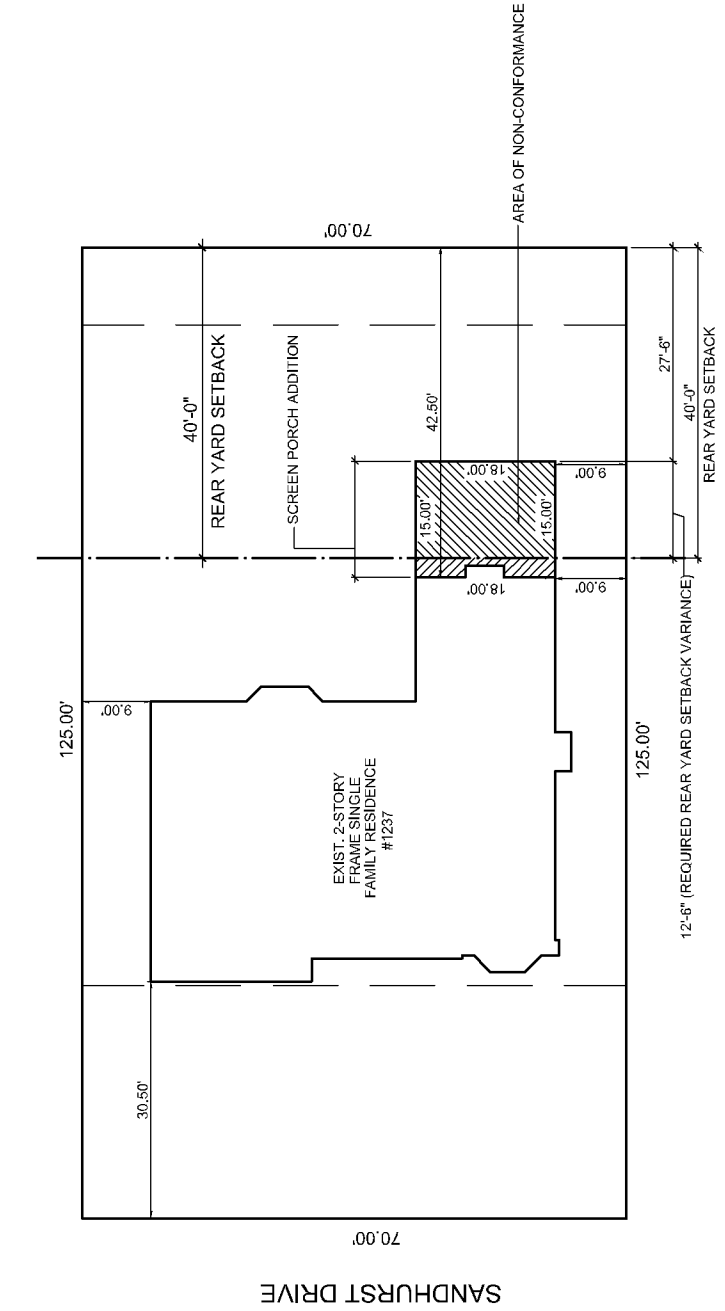
4. The proposed variation will not be detrimental to the public health safety and welfare.

Your Evidentiary Statement:

This porch will not affect any drainage, pathways, public access or utilities. The roof line will simply continue off the current roof line and will not affect drainage.

I have checked with my neighbors behind us and in front of us and they signed papers stating they are ok with the porch. These letters can be provided.

314 W. HAWTHORNE CT. LAKE BLUFF, IL 60047
708.254.7903 MJKEROUAC@YAHOO.COM



1

PROPOSED SITE PLAN

1/16" = 1'-0"

REV.	DATE	ISSUE
—	06.16.21	REVIEW
—	06.18.21	ZBA APPLICATION
—	—	—
—	—	—
—	—	—
—	—	—
—	—	—
—	—	—
—	—	—
—	—	—
—	—	—
—	—	—

PROPOSED SITE PLAN

RENOVATION/ADDITION OF:
BLOCK RESIDENCE RESIDENCE
1237 SANDHURST DR.
BUFFALO GROVE, IL

DATE: 06.16.21
SCALE: 1/16" = 1'-0"
JOB NO.: 2167

314 W. HAWTHORNE CT. LAKE BLUFF, IL 60042
708.254.7903 MJKEROUAC@YAHOO.COM

Attachment: Plan Set (Consider a Variation for a Proposed Sunroom Addition Which Encroaches into Rear Yard Setback of The)

[illegible]

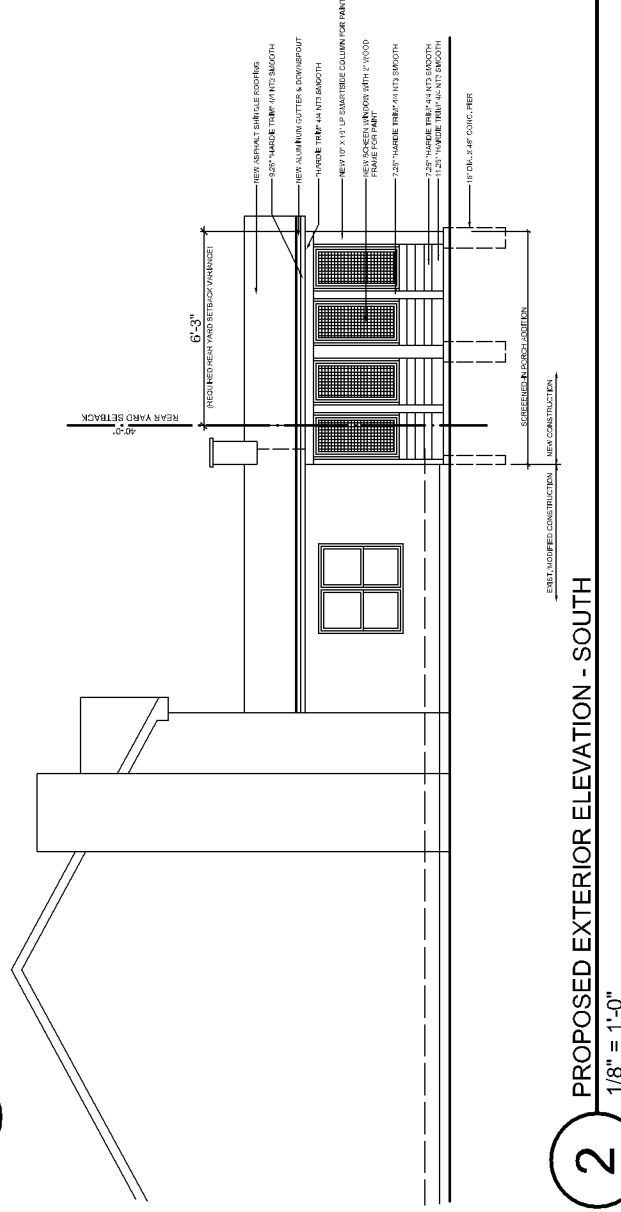
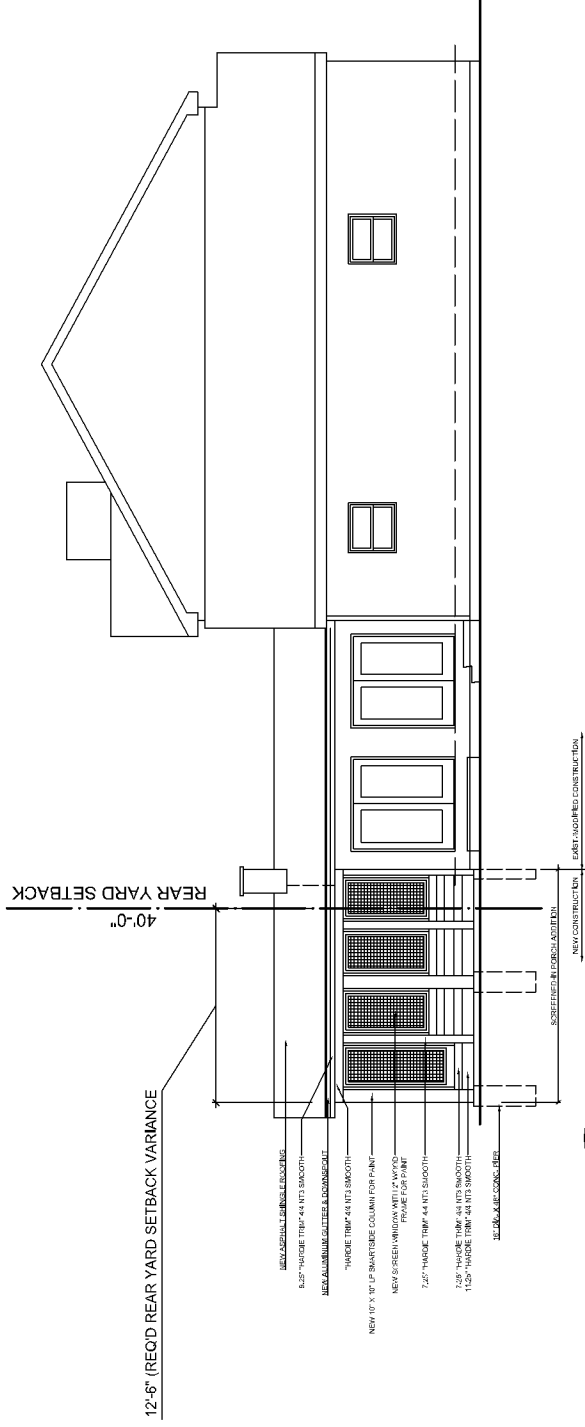
PROPOSED EXTERIOR ELEVATIONS

RENOVATION/ADDITION OF:
BLOCK RESIDENCE RESIDENCE
1237 SANDHURST DR.
BUFFALO GROVE, IL

DATE: 06.16.21

SCALE: $1/8'' = 1'-0''$

JOB NO.: 2167







Action Item : Consider a Special Use Amendment to Allow the Existing Golf Dome in Mike Rylko Community Center to Operate Year-Round and Expand the Park District Activities Offered There.

Recommendation of Action

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

The petitioners, Ryan Risinger and Tim Howe, on behalf of the Buffalo Grove Park District, are proposing a special use amendment to Ordinance No. 2007-35; as amended by Ordinance No. 2009 - 4; and as amended by Ordinance No. 2014 - 48. The proposed amendment will allow an existing Golf Dome at the Mike Rylko Community Center to operate year-round and expand Park District activities offered there.

ATTACHMENTS:

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

Trustee Liaison
Johnson

Staff Contact
Nicole Woods, Community Development

Wednesday, July 21, 2021

**VILLAGE OF BUFFALO GROVE
PLANNING & ZONING COMMISSION
STAFF REPORT**

MEETING DATE:	July 21, 2021
SUBJECT PROPERTY LOCATION:	801 McHenry Road
PETITIONER:	Ryan Risinger & Tim Howe on behalf of Buffalo Grove Park District
PREPARED BY:	Rati Akash, Village Planner
REQUEST:	Petition to the Village of Buffalo Grove for a special use amendment to allow for an existing golf dome in Mike Ryko Community Center to operate year-round and expands the Park District activities offered there.
EXSITING LAND USE AND ZONING:	The property is improved with the existing Park District facility and is currently zoned RE Residential District.
COMPREHENSIVE PLAN:	The approved Village Comprehensive Plan calls for this property to be Parks / Open Space.

PROJECT OVERVIEW

The petitioners, Ryan Risinger and Tim Howe on behalf of the Buffalo Grove Park District are proposing to operate an existing Golf Dome year-round and the expansion of Park District, activities in the Residential District, which requires an amendment to Ordinance No. 2007-35; as amended by Ordinance No. 2009 – 4; and as amended by Ordinance No. 2014 – 48.

In the previous Ordinances, the Golf Dome was adopted to operate only during a certain time of the year with specific activities.

Pursuant to the Zoning Ordinance, a public / private space with recreation activities is a special use in the Residential District.



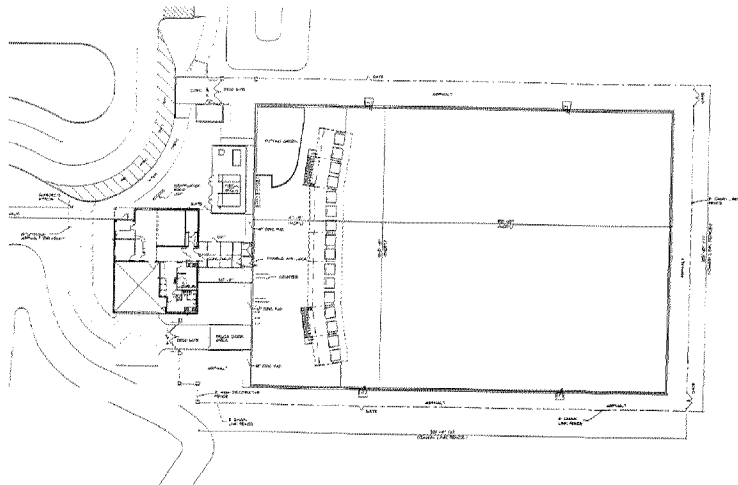
PLANNING, ZONING, AND ENGINEERING ANALYSIS

History

In 2007, the Buffalo Grove Park District at the Mike Rylko Community Center approved an Ordinance No. 2007 – 35 allowing for a Golf Dome to be operation for a certain timeframe in the summer months. This was further amended in 2009 by Ordinance 2009-4 for further expansion of park district activities in the Golf Dome, and further amended in 2014 by Ordinance No. 2014-48 to allow for the Golf Dome to be in operation 242 days per year with a certain set of Park District activities that can be conducted.

Operations and Use

- The amendment to the special use allows the existing Golf Dome to operate year-round and expands the Park District activities offered there.
- General hours of operation for Golf Dome will remain between 6:00 am to midnight.
- The Golf Dome will continue to be used for fitness and various Park District activities.
- The Golf Dome measures approximately 160' by 140' comprising of turf area, office counter space and a putting zone.
- The occupancy load is detailed in the Special Use Ordinance 2014-48; and will remain the same.
- The parking requirements for the Golf Dome will remain the same as there is no additional space added to the Golf Dome.



STANDARDS

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

1. *The special use will serve the public convenience at the location of the subject property; or the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;*
2. *The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with said special use, the size of the subject property in relation to such special use, and the location of the site with respect to streets giving access to it shall be such that it will be in harmony with the appropriate, orderly development of the district in which it is located;*
3. *The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted in such zoning district, nor substantially diminish and impair other property valuations with the neighborhood;*

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

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

PUBLIC COMMENTS

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

STAFF RECOMMENDATION

Staff recommends approval of a Special Use amendment to Ordinance No. 2007 – 35, as amended by Ordinance No. 2009 – 4, and as amended by Ordinance No. 2014 – 48; to allow for an existing Golf Dome in Mike Rylko Community Center to operate year-round and to expand the Park District activities offered there, subject to the following conditions:

1. The special use allows year-round Park District activities at the existing Golf Dome in Mike Rylko Community Center.
2. The special use is granted to Buffalo Grove Park District and the said special use does not run with the land.
3. The special use granted may be assignable to subsequent petitioners seeking assignment of 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.

ACTION REQUESTED

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

Suggested PZC Motion

PZC moves to grant a positive recommendation to the Village Board for a Special Use amendment to Ordinance No. 2007 – 35, as amended by Ordinance No. 2009 – 4, and as amended by Ordinance No. 2014

– 48; to allow for an existing Golf Dome in Mike Rylko Community Center to operate year-round and to expand Park District activities offered there, subject to the following conditions:

The special use allows year-round Park District activities at the existing Golf Dome in Mike Rylko Community Center.

The special use is granted to Buffalo Grove Park District and the said special use does not run with the land.

The special use granted may be assignable to subsequent petitioners seeking assignment of this special use as follows: 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; and such assignment shall be valid only upon the written approval of the Village of Buffalo Grove granting said assignment, which may be granted or denied for any reason.



BUFFALO
GROVE
PARK
DISTRICT

MEMO

To: Dane Bragg, Village

Manager From: Ryan Risinger,

Executive Director

Erika Strojinc, Director of Recreation and Facilities

Re: Golf Dome Village

OrdinanceDate: July 1, 2021

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

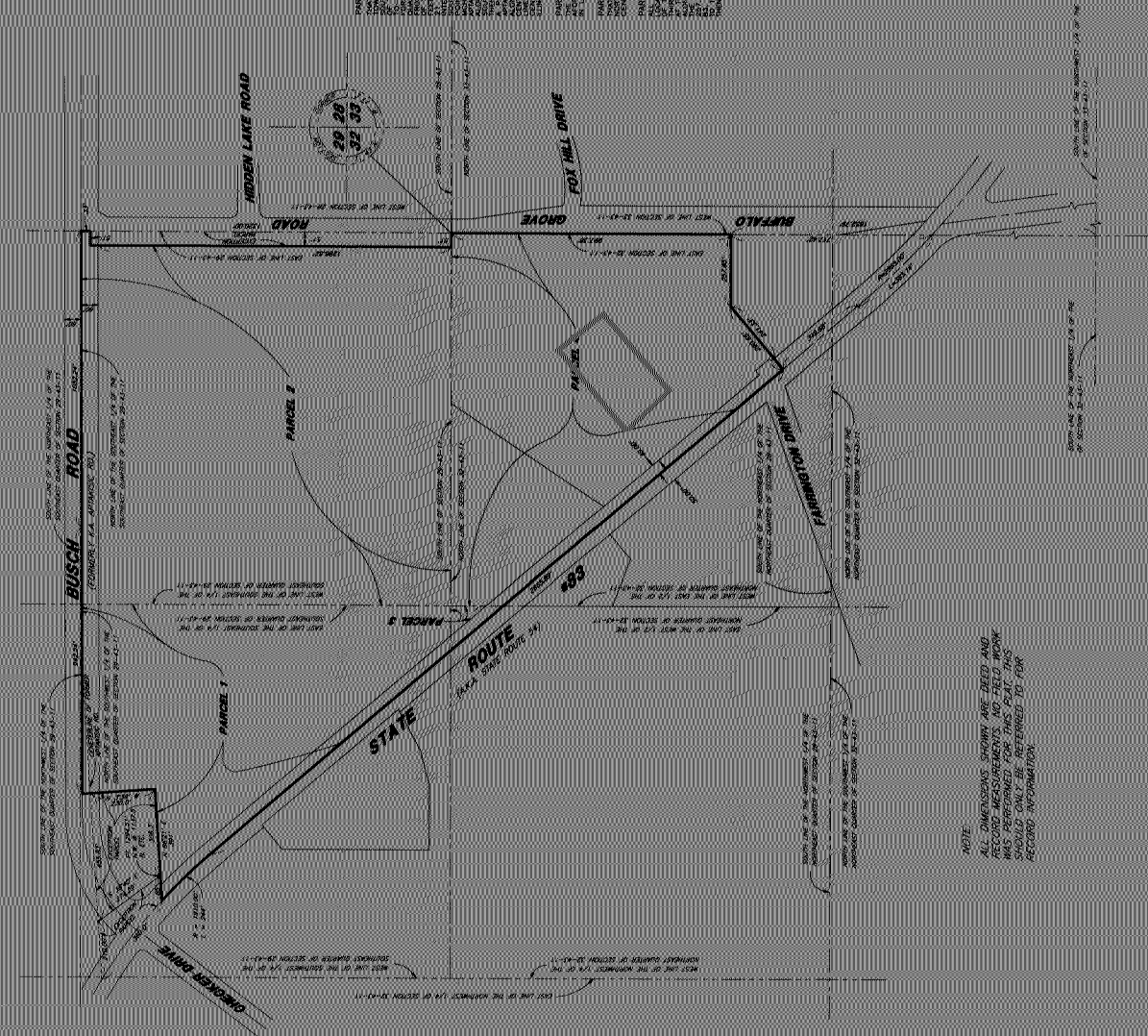
The Park District is seeking to amend Village Ordinance No. 2014-48 in the following manner:

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

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

LOCATION MAP

SCALE: 1:50,000



NOTE: ALL DIMENSIONS SHOWN ARE DEED AND RECORD MEASUREMENTS. NO FIELD WORK WAS PERFORMED FOR THIS PLAT. THIS SHOULD ONLY BE REFERRED TO FOR RECORD INFORMATION.

WREA = 88.94 ACRES MORE ON LIES

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STATE OF ALABAMA) ss.

STATE OF ILLINOIS)
COUNTY OF LAKE)
ss. MAHARAJ CONSULTING, INC. DO HEREBY STATE THAT THE REAL ESTATE DEPARTMENT HAS COMPLETED THE REVIEW OF THE LISTING AGREEMENTS AND INSTRUMENTS OF MORTGAGE RECORDED FOR THE
PURPOSES OF THE REAL ESTATE BROKERAGE ACT, CHAPTER 120, ILCS 120.0/1-120.0/2-120.0/3-120.0/4-120.0/5-120.0/6-120.0/7-120.0/8-120.0/9-120.0/10-120.0/11-120.0/12-120.0/13-120.0/14-120.0/15-120.0/16-120.0/17-120.0/18-120.0/19-120.0/20-120.0/21-120.0/22-120.0/23-120.0/24-120.0/25-120.0/26-120.0/27-120.0/28-120.0/29-120.0/30-120.0/31-120.0/32-120.0/33-120.0/34-120.0/35-120.0/36-120.0/37-120.0/38-120.0/39-120.0/40-120.0/41-120.0/42-120.0/43-120.0/44-120.0/45-120.0/46-120.0/47-120.0/48-120.0/49-120.0/50-120.0/51-120.0/52-120.0/53-120.0/54-120.0/55-120.0/56-120.0/57-120.0/58-120.0/59-120.0/60-120.0/61-120.0/62-120.0/63-120.0/64-120.0/65-120.0/66-120.0/67-120.0/68-120.0/69-120.0/70-120.0/71-120.0/72-120.0/73-120.0/74-120.0/75-120.0/76-120.0/77-120.0/78-120.0/79-120.0/80-120.0/81-120.0/82-120.0/83-120.0/84-120.0/85-120.0/86-120.0/87-120.0/88-120.0/89-120.0/90-120.0/91-120.0/92-120.0/93-120.0/94-120.0/95-120.0/96-120.0/97-120.0/98-120.0/99-120.0/100-120.0/101-120.0/102-120.0/103-120.0/104-120.0/105-120.0/106-120.0/107-120.0/108-120.0/109-120.0/110-120.0/111-120.0/112-120.0/113-120.0/114-120.0/115-120.0/116-120.0/117-120.0/118-120.0/119-120.0/120-120.0/121-120.0/122-120.0/123-120.0/124-120.0/125-120.0/126-120.0/127-120.0/128-120.0/129-120.0/130-120.0/131-120.0/132-120.0/133-120.0/134-120.0/135-120.0/136-120.0/137-120.0/138-120.0/139-120.0/140-120.0/141-120.0/142-120.0/143-120.0/144-120.0/145-120.0/146-120.0/147-120.0/148-120.0/149-120.0/150-120.0/151-120.0/152-120.0/153-120.0/154-120.0/155-120.0/156-120.0/157-120.0/158-120.0/159-120.0/160-120.0/161-120.0/162-120.0/163-120.0/164-120.0/165-120.0/166-120.0/167-120.0/168-120.0/169-120.0/170-120.0/171-120.0/172-120.0/173-120.0/174-120.0/175-120.0/176-120.0/177-120.0/178-120.0/179-120.0/180-120.0/181-120.0/182-120.0/183-120.0/184-120.0/185-120.0/186-120.0/187-120.0/188-120.0/189-120.0/190-120.0/191-120.0/192-120.0/193-120.0/194-120.0/195-120.0/196-120.0/197-120.0/198-120.0/199-120.0/200-120.0/201-120.0/202-120.0/203-120.0/204-120.0/205-120.0/206-120.0/207-120.0/208-120.0/209-120.0/210-120.0/211-120.0/212-120.0/213-120.0/214-120.0/215-120.0/216-120.0/217-120.0/218-120.0/219-120.0/220-120.0/221-120.0/222-120.0/223-120.0/224-120.0/225-120.0/226-120.0/227-120.0/228-120.0/229-120.0/230-120.0/231-120.0/232-120.0/233-120.0/234-120.0/235-120.0/236-120.0/237-120.0/238-120.0/239-120.0/240-120.0/241-120.0/242-120.0/243-120.0/244-120.0/245-120.0/246-120.0/247-120.0/248-120.0/249-120.0/250-120.0/251-120.0/252-120.0/253-120.0/254-120.0/255-120.0/256-120.0/257-120.0/258-120.0/259-120.0/260-120.0/261-120.0/262-120.0/263-120.0/264-120.0/265-120.0/266-120.0/267-120.0/268-120.0/269-120.0/270-120.0/271-120.0/272-120.0/273-120.0/274-120.0/275-120.0/276-120.0/277-120.0/278-120.0/279-120.0/280-120.0/281-120.0/282-120.0/283-120.0/284-120.0/285-120.0/286-120.0/287-120.0/288-120.0/289-120.0/290-120.0/291-120.0/292-120.0/293-120.0/294-120.0/295-120.0/296-120.0/297-120.0/298-120.0/299-120.0/300-120.0/301-120.0/302-120.0/303-120.0/304-120.0/305-120.0/306-120.0/307-120.0/308-120.0/309-120.0/310-120.0/311-120.0/312-120.0/313-120.0/314-120.0/315-120.0/316-120.0/317-120.0/318-120.0/319-120.0/320-120.0/321-120.0/322-120.0/323-120.0/324-120.0/325-120.0/326-120.0/327-120.0/328-120.0/329-120.0/330-120.0/331-120.0/332-120.0/333-120.0/334-120.0/335-120.0/336-120.0/337-120.0/338-120.0/339-120.0/340-120.0/341-120.0/342-120.0/343-120.0/344-120.0/345-120.0/346-120.0/347-120.0/348-120.0/349-120.0/350-120.0/351-120.0/352-120.0/353-120.0/354-120.0/355-120.0/356-120.0/357-120.0/358-120.0/359-120.0/360-120.0/361-120.0/362-120.0/363-120.0/364-120.0/365-120.0/366-120.0/367-120.0/368-120.0/369-120.0/370-120.0/371-120.0/372-120.0/373-120.0/374-120.0/375-120.0/376-120.0/377-120.0/378-120.0/379-120.0/380-120.0/381-120.0/382-120.0/383-120.0/384-120.0/385-120.0/386-120.0/387-120.0/388-120.0/389-120.0/390-120.0/391-120.0/392-120.0/393-120.0/394-120.0/395-120.0/396-120.0/397-120.0/398-120.0/399-120.0/400-120.0/401-120.0/402-120.0/403-120.0/404-120.0/405-120.0/406-120.0/407-120.0/408-120.0/409-120.0/410-120.0/411-

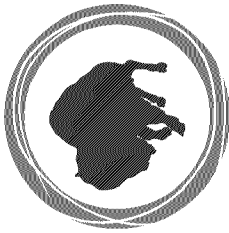
MIL MANHARD CONSULTING LTD.
ENGINEERS • SURVEYORS • PLANNERS
800 WOODLANDS PARKWAY KENNETH (M.L.S.) COURT
SCARBOROUGH, ONTARIO M1B 1Y5 CANADA

[illegible]

NE OF BUFFALO GROVE
GROVE PARK DISTRICT

SHEET 1 OF 1

EXISTING BIKE PATH



GOLF DOME

at the Buffalo Grove Park District

847.353.7575

801 McHenry Road
Buffalo Grove, Illinois 60089

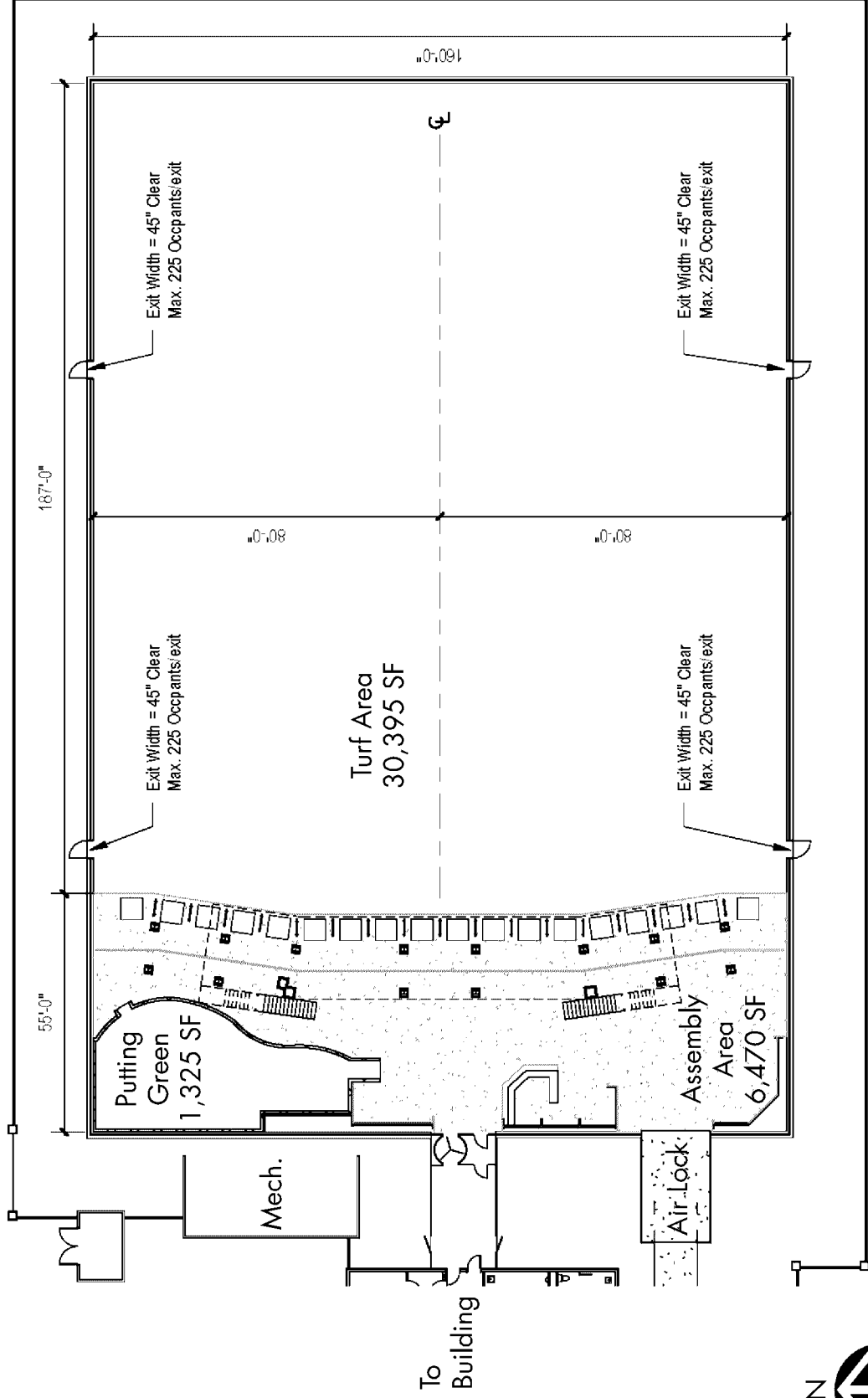
First Floor

EXHIBIT A

Total Area = 38,720 SF

2.2.b

Attachment: Plan Set (Consider a Special Use Amendment to Allow the Existing Golf Dome in Mike Ryliko





BUFFALO
GROVE
PARK
DISTRICT



1. *The special use will serve the public convenience at the location of the subject property; or the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;*
 - *The existing building has been built to Federal, State, and local codes. Routine inspections from the Fire Marshal occur regularly.*
2. *The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with said special use, the size of the subject property in relation to such special use, and the location of the site with respect to streets giving access to it shall be such that it will be in harmony with the appropriate, orderly development of the district in which it is located;*
 - *The existing building is located in Mike Rylko Park located off of McHenry Rd. You are able to access the building either north or south bound.*
3. *The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted in such zoning district, nor substantially diminish and impair other property valuations with the neighborhood;*
 - *The existing building has been at the location for over a decade. Many people use the dome during the winter months to enjoy golf. There is a natural area at Rylko Park that surrounds three of the four sides of the building.*
4. *The nature, location and size of the buildings or structures involved with the establishment of the special use will not impede, substantially hinder or discourage the development and use of adjacent land and buildings in accord with the zoning district within which they lie;*
 - *The existing structure will not hinder or discourage future development at Rylko Park.*
5. *Adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided;*
 - *When Rylko Park and the Golf Dome were built, everything was built to specification and in accordance with the Lake County Storm Water Management requirements, as well as, State and local requirements.*
6. *Parking areas shall be of adequate size for the particular special use, which areas shall be properly located and suitably screened from adjoining residential uses, and the entrance and exit driveways to and from these parking areas shall be designed so as to prevent traffic hazards, eliminate nuisance and minimize traffic congestion in the public streets.*

- *The existing building has all the proper signage required for traffic. Parking spots are properly labeled for accessible parking.*

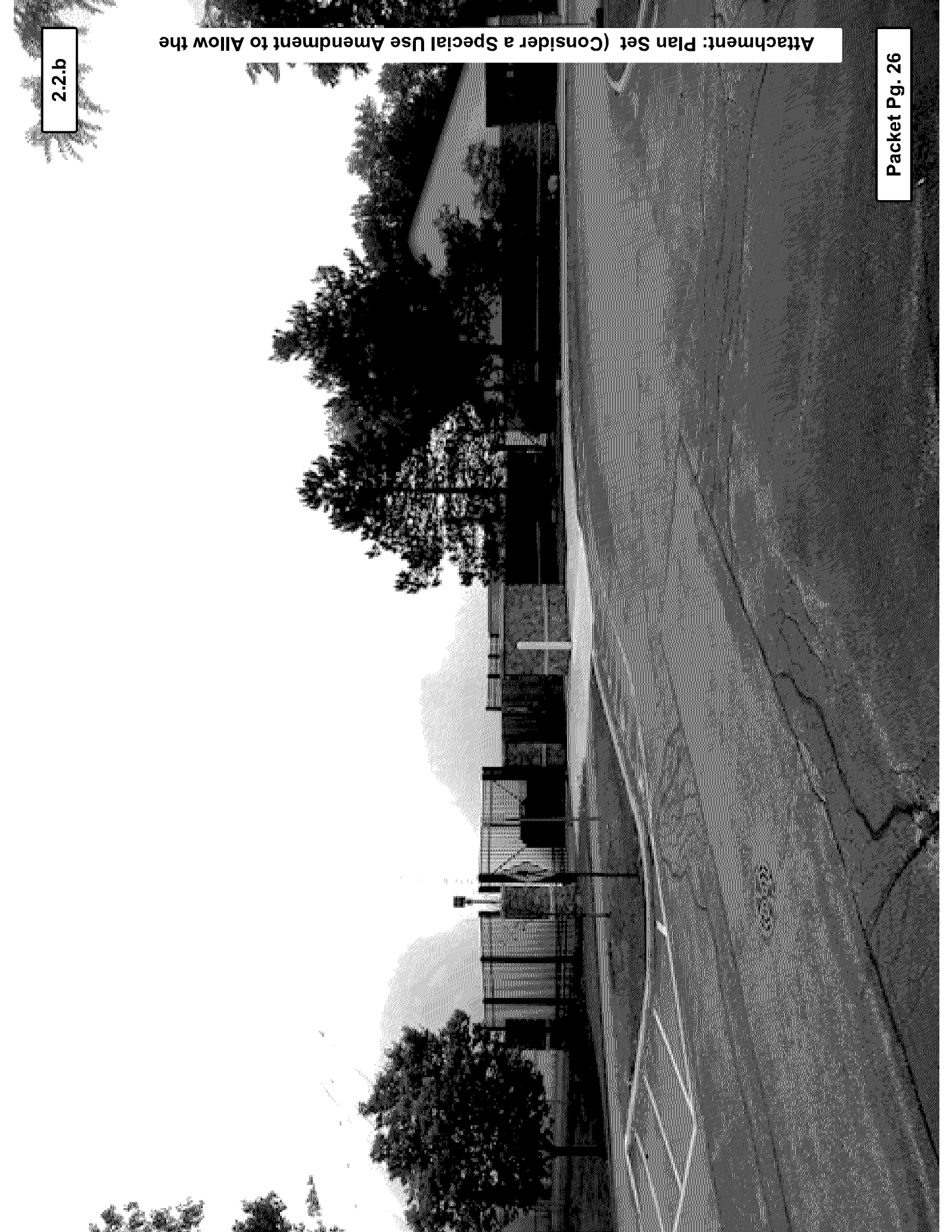
Please let me know if you need anymore assistance!

Thank you,

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

Attachment: Plan Set (Consider a Special Use Amendment to Allow the

2.2.b



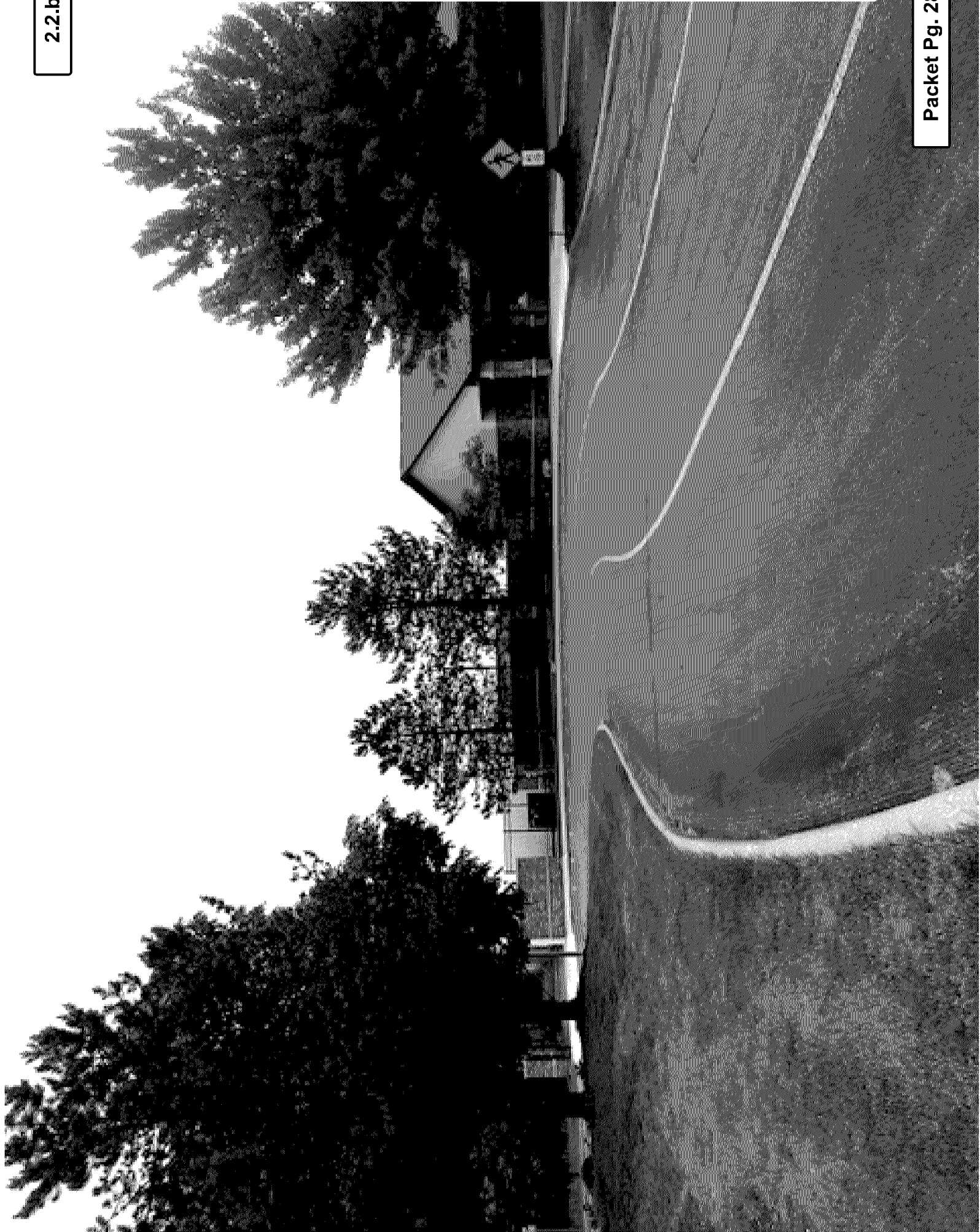
Attachment: Plan Set (Consider a Special Use Amendment to Allow the

2.2.b



Attachment: Plan Set (Consider a Special Use Amendment to Allow the

2.2.b



Attachment: Plan Set (Consider a Special Use Amendment to Allow the

2.2.b

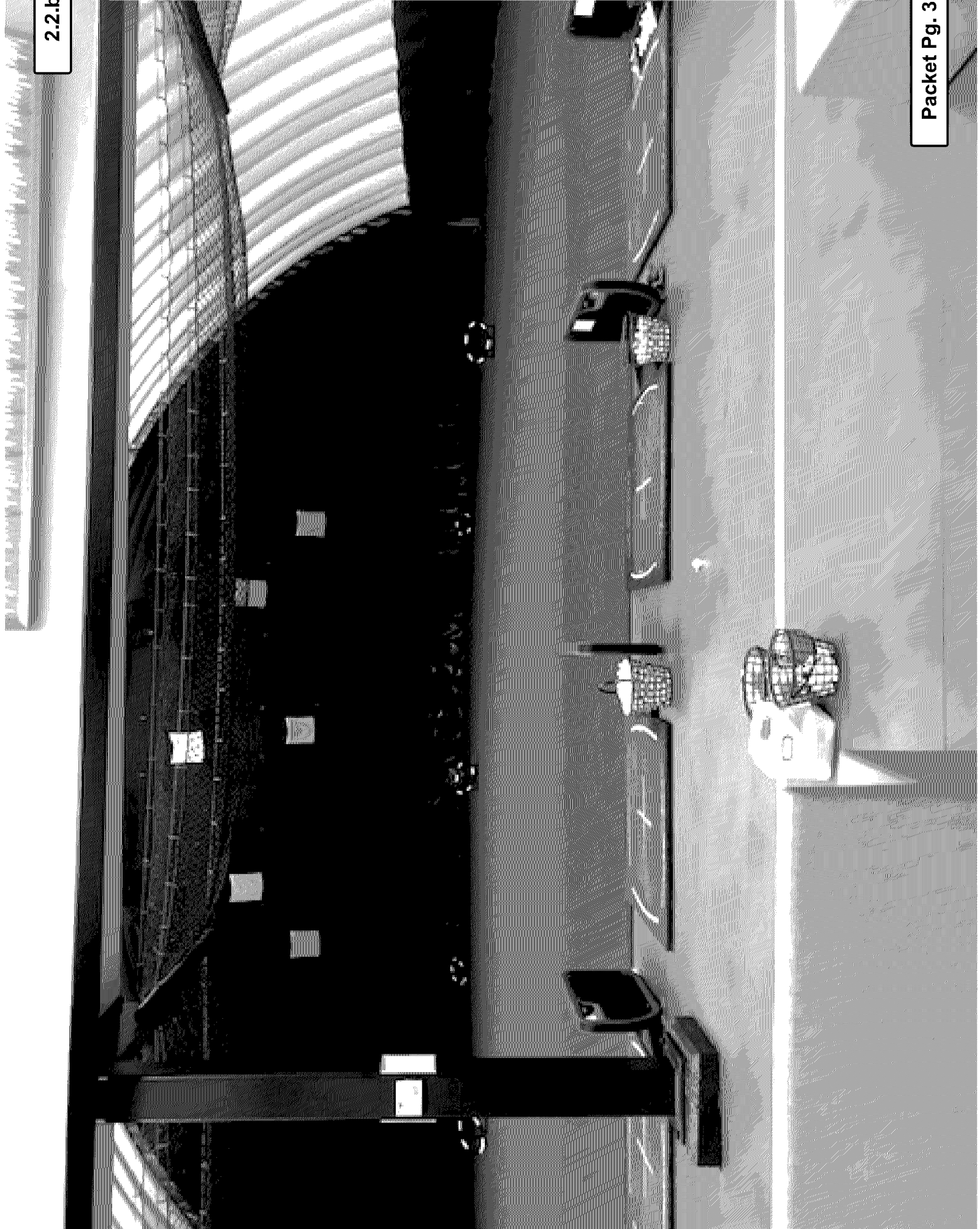


2.2.b



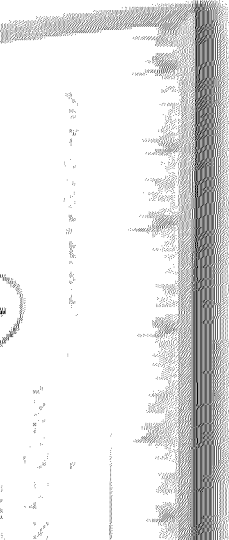
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Attachment: Plan Set (Consider a Special Use Amendment to Allow the

2.2.b



**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, JUNE 16, 2021**

Call to Order

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

Public Hearings/Items For Consideration

1. Consider a Variation for a Proposed Sunroom Addition Which Encroaches into Rear Yard Setback of the Subject Property 134 Newton Drive. (Trustee Weidenfeld) (Staff Contact: Nicole Woods)

Village Planner Akash provided a background on the rear yard setback, similar to setbacks they have seen in past. She explained that there is an existing patio in the backyard and 80% of it will be covered by the sunroom. It backs to residential. No complaints, but a few inquiries.

Mr. Weiner asked the commissioners to grant the sunroom. They want to enjoy the outside longer than the Chicago weather allows. Neighbors are friends and are excited to spend time with them in their sunroom. They noted they have a contractor who understands the concept and will use materials that match the existing house.

Com. Moodhe asked staff about the agenda noting the address is wrong in the agenda. Additionally, he asked if a sign was put out.

Village Planner Akash said those would be corrected and signs were put out as well as the mailings.

Com. Goldspiel asked if the sunroom was heated and air conditioned.

Mr. Weiner said no, just windows and screens.

Com. Goldspiel asked how much will be open or closed.

Mr. Weiner said it is surrounded by windows.

Com. Weinstein asked if neighbors would be okay with the addition of a sunroom.

Mr. Weiner said when the time came, they chatted with their neighbors.

Chairperson Cesario referenced page 9.

Mr. Weiner agreed that it wouldn't be detrimental to the public health, safety and welfare.

Com. Moodhe asked about the house down the street that has a 4-season room. He believes the petitioners sunroom will blend in with the neighborhood.

Com. Worlikar asked if the neighbors on either said anything regarding the variation.

Mr. Weiner said no.

Chairperson Cesario entered the staff report as exhibit 1.

Petitioners thanked the commission for their time and happy their neighbors had no objections.

06/16/2021

The public hearing close at 7:42 PM.

Com. Weinstein made a motion to grant a variation to Section 17.40 of the Buffalo Grove Zoning Code to allow for a proposed sunroom addition in the rear yard which encroaches 9' into the required rear yard setback on the subject property. The sunroom shall be constructed in accordance with the documents and plans submitted as part of this petition.

Com. Moodhe seconded the motion.

Chairperson Cesario explained the purpose for variations for setbacks such as the subject property.

Com. Goldspiel commented that the sunroom fits in.

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

2. Consider a Special Use for a Recreational Use (Badminton Facility) in the Industrial District at 1362 Barclay Blvd. (Trustee Johnson) (Staff Contact: Nicole Woods)
Village Planner Akash provided background on a special use for a badminton facility, previously a gymnastics facility. She provided detail on the number of employees and number of badminton courts as well as the hours of operation. She noted they will be offering classes to students 17 and younger - up to 39 students. The petitioners currently have facilities in Naperville and Woodridge with no complaints from neighbors either. Additionally, she noted they had a parking study done.
Ms. Liang provided additional detail on the site. Noting the facility brings opportunity for a more diverse sport.
Mr. Gearen, owner of the building, provided detail on the existing building and tenants.
Com. Spunt asked about tournaments at the facility.
Ms. Liang said the facility is designed for training and leisurely play, not for tournaments.
Com. Worlikar thanked them for the parking analysis. He Referenced page 21. To ask about building schematics.
Mr. Gearen explained the pits that are existing from the gymnastics facility. He said the plan is to fill them with stone and then with concrete.
Com Au asked staff about drop off and pick up as well as traffic flow.
Village Planner Akash said there were no complaints from the subject property when there was pick-up and drop off for the prior facility and pointed to the traffic study.
Com. Richards asked if they are planning on food and or beverage at the facility.
Ms. Liang said no not at this time, but plan for vendor machine.
Com Richards asked if there were any complaints from the other tenants.
Mr. Gearen said no and noted that with the prior gymnastics facility there was always a constant stream of cars.
Com. Goldspiel asked about the location and proximity of courts.
Mr. Chen described the game of badminton.

Minutes Acceptance: Minutes of Jun 16, 2021 7:30 PM (Approval of Minutes)

06/16/2021

Ms. Liang said they use the same standards of the other facilities and described the dimensions. She explained that the sport does not include much running and is a lot lighter than a tennis ball.

Com. Goldspiel asked if people will be running into each other like tennis

Ms. Liang said no.

Com. Weinstein provided additional detail on the difference between tennis and badminton.

Com. Moodhe referenced packet page 15 asked if there are any plans to put in locker rooms.

Ms. Liang said there will be no locker rooms or showers.

Com. Kahn provided additional comments on badminton. He commented that he is excited about the sport and provided background knowledge on their two existing facilities.

Chairperson Cesario entered the Village staff report as exhibit 1.

The public hearing closed at 8:04 PM.

Com. Weinstein made a motion to grant a positive recommendation to the Village Board for Special Use for a recreation use (badminton facility), subject to the following conditions; The special use is granted to Thomas Chen & Sandy Liang of Midwest Badminton Club and said special use does not run with the land; The special use granted may be assignable to subsequent petitioners seeking assignment of this special use as follows: 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. 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. If the Village determines at a later point, in its sole discretion, that additional parking is required, the petitioner shall provide said parking in manner acceptable to the Village.

Com. Khan second.

Com Moodhe asked staff about the motion.

Village Attorney Stanford explained the motion. He said if it was the same use no new Special Use Permit process would be needed. However, because the Special Use Permit changed from gymnastics to badminton, a new Special Use Permit was needed and must go through the proper channels.

Com. Moodhe commented that he believes this Special Use Permit should have been handled administratively.

Com. Moodhe spoke in favor

Com. Weinstein supports the use for the facility.

Chairperson Cesario spoke in favor of the motion. He also commented that he is happy about recreation in industrial districts and thanked the petitioners for the very detailed plan.

Minutes Acceptance: Minutes of Jun 16, 2021 7:30 PM (Approval of Minutes)

06/16/2021

RESULT:	RECOMMENDATION TO APPROVE [UNANIMOUS]
	Next: 7/19/2021 7:30 PM
AYES:	Moodhe, Spunt, Cesario, Goldspiel, Khan, Weinstein, Au, Richards, Worlikar

Regular Meeting

Other Matters for Discussion

Approval of Minutes

1. Planning and Zoning Commission - Regular Meeting - May 19, 2021 7:30 PM

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

Chairman's Report

Chairperson Cesario talked about a survey that went out, noting that Buffalo Grove was ranked number 3 for livability. Thanked everyone on the Planning and Zoning Commission for their participation in making it so.

Committee and Liaison Reports

None.

Staff Report/Future Agenda Schedule

Village Planner Akash commented on how happy she is to see everyone in person after a long year of virtual meetings. She spoke briefly on the comprehensive plan. Additionally, she spoke briefly on other items coming in August, including Ricky Rockets and the Golf Dome.

Public Comments and Questions

Adjournment

The meeting was adjourned at 8:29 PM

Chris Stilling

APPROVED BY ME THIS 16th DAY OF June, 2021

Minutes Acceptance: Minutes of Jun 16, 2021 7:30 PM (Approval of Minutes)