



Meeting of the Village of Buffalo Grove Planning and Zoning Commission

**Regular Meeting
June 16, 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 134 Newton Drive. (Trustee Weidenfeld) (Staff Contact: Nicole Woods)
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)

III. Regular Meeting

A. Other Matters for Discussion

B. Approval of Minutes

1. Planning and Zoning Commission - Regular Meeting - May 19, 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 134 Newton 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 134 Newton 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
Weidenfeld

Staff Contact
Nicole Woods, Community Development

Wednesday, June 16, 2021

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

MEETING DATE:	June 16, 2021
SUBJECT PROPERTY LOCATION:	134 Newtown Dr
PETITIONER:	David and Kelly Weiner
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 R6A.
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 R6-A Zoning Code requires a 30’ rear yard setback, and hence a variation is required to install the sunroom addition.

PLANNING & ZONING ANALYSIS

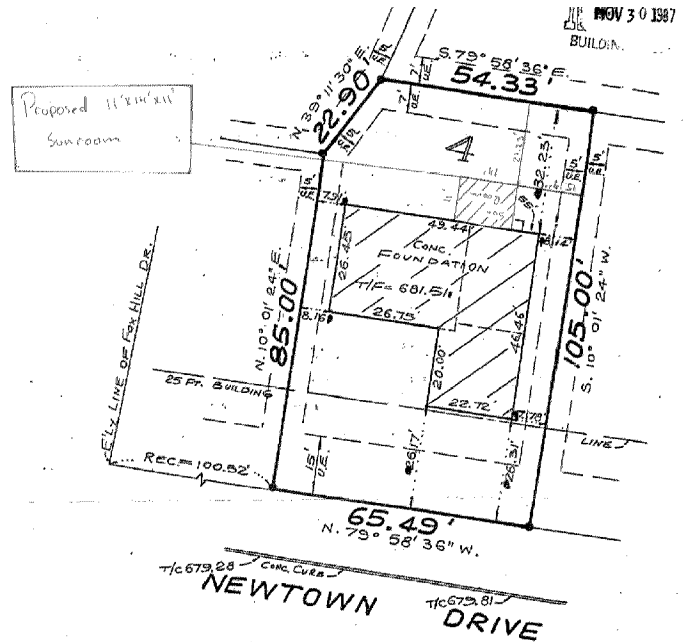
- The subject property has an existing patio in the rear yard which will be partially replaced by the sunroom addition.
- The proposed sunroom addition will be located in the rear yard of the subject property.
- This proposed sunroom addition measures 14’ in length and 11’ in width, with is a total area of 154 square feet.
- This expanded sunroom addition will encroach approx. 9’ into the required 30’ rear yard setback.
- The proposed sunroom addition will be located approximately 21’ from the rear property line.



- 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 9' constitutes 30% of the required 30' 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
1566 Countryside	11'-6"	32%
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 9' 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 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.

Village of Buffalo Grove
Department of Building and Zoning
Planning and Zoning Commission
50 Raupp Blvd.
Buffalo Grove, IL. 60089

RE: Variance Application for 134 Newtown Drive

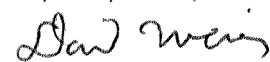
To: The Planning and Zoning Commission

We are writing this letter in the hope of being granted a variance in order to build a Three Season Sunroom at 134 Newtown Drive in Buffalo Grove. We understand that our property includes a 30-foot setback and there is not enough room to build our sunroom without encroaching into our rear yard. According to our builder, the plans would only encroach our setback by 9 feet. Most of the sunroom would be built on our existing deck. The builder would drill into the concrete patio to lay the proper foundation pursuant to code. This sunroom would be 14 feet by 11 feet with the 14 foot side being attached to the back of the house. Thus, it would only extend about 11 feet beyond the house. The roof would match the roof on our house and the siding would match the siding on our house.

A denial of this variance would create a hardship for us. As this commission knows, the summer season in Illinois is very short. This Three Season Sunroom would make it possible to enjoy a longer summer season in the room even when the weather elements are less than ideal. The enjoyment of the season would begin earlier in the spring and extend later through the fall. We would also be protected from the brutal mosquito season and from the numerous hornets and bee's that seem to always interfere with our ability to spend meaningful time with friends and family on our concrete patio. The sunroom would allow us to spend more time doing just that. In addition, we believe that this sunroom could add value to our home which would of course benefit our neighbors when it comes time for them to sell their homes.

Thus, we are respectfully asking for a variance approval from this Zoning Commission in order to build our Three Season Sunroom. This proposed variation would not alter the essential character of the neighborhood in that it is to be built entirely in our back yard on our concrete patio and it only extends out about eleven feet from the house. Thank you for your time and attention.

Very Truly Yours,



DESIGNED BY
HARRIS, INC.
(312) 622-0155

SCALE 1" = 20'

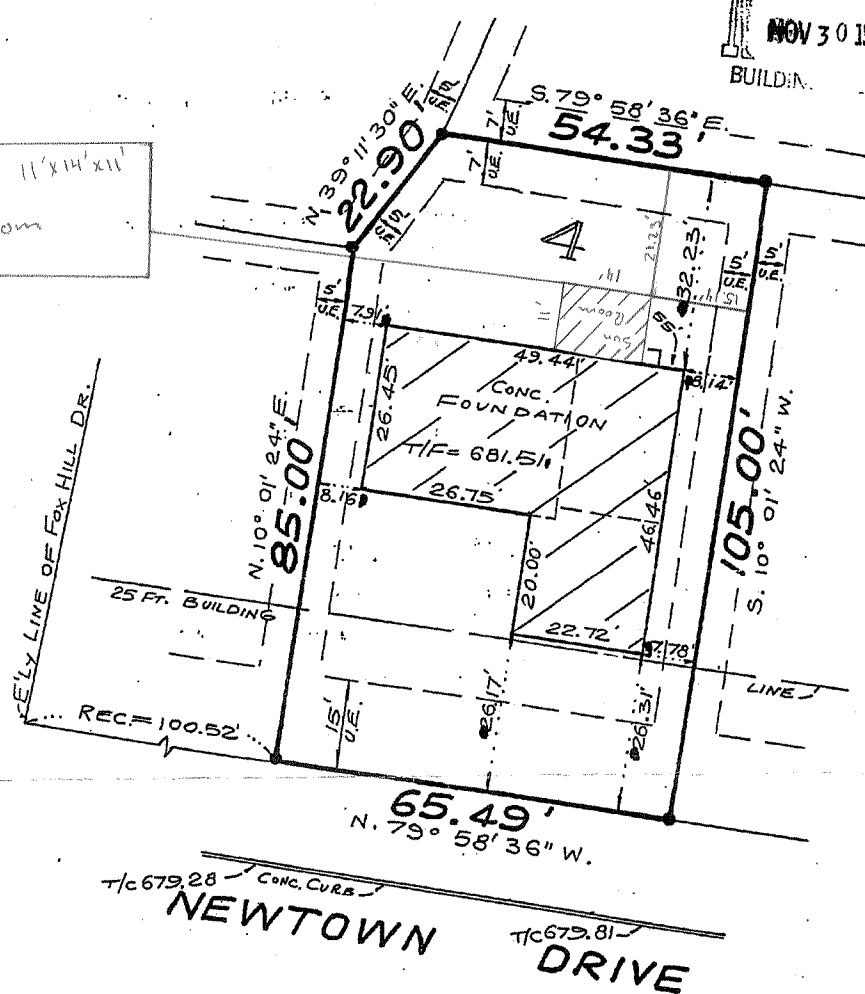
OF
LOT 4 IN BLOCK 23 IN HIGHLAND POINT UNIT NO. 7, BEING A SUBDIVISION OF
PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28 AND THE
NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 43 NORTH, RANGE
11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF
RECORDED NOVEMBER 13, 1979 AS DOCUMENT NO. 2033480, AND A CERTIFICATE OF
CORRECTION RECORDED APRIL 8, 1980 AS DOCUMENT NO. 2055929, IN THE VILLAGE
OF BUFFALO GROVE, LAKE COUNTY, ILLINOIS.
COMMONLY KNOWN AS 134 NEWTOWN DRIVE

ENGINEERING REVIEW
Date 4-7-87
Date 12-7-87

2.1.b

NOV 30 1987
BUILDING

Proposed 11'x14'x11'
Sunroom



LEGEND

5 5
10 EASEMENT 10
EASEMENTS FOR UNDERGROUND
PUBLIC UTILITIES, SEWER, WATER
AND DRAINAGE. DIMENSIONS SHOWN
ARE EASEMENT WIDTHS IN FEET

INDICATES 5' WIDE SIDEWALK
EASEMENT RESERVED
FOR AND GRANTED TO THE
VILLAGE OF BUFFALO GROVE.

FOR: THE HOFFMAN GROUP INC.
ORDER NO.: 872315(4)
FILE: 33-43-11
DRAWN BY: MM
CHECKED BY:



STATE OF ILLINOIS ss.
COUNTY OF COOK

EDWARD J. MOLLOY, AN ILLINOIS REGISTERED LAND SURVEYOR,
HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED HEREON
AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF
SAID SURVEY.

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE
CORRECTED TO A TEMPERATURE OF 62 DEGREES FAHRENHEIT.

DES PLAINES, ILLINOIS DATED THIS 23RD DAY OF NOVEMBER A.D. 1987

Edward J. Molloy
ILLINOIS REGISTERED LAND SURVEYOR NO. 1617

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: Without an approval of the variance by the Planning and Zoning Commission, we would have a limited ability to enjoy our own backyard during the summer season. A three season sunroom would allow us to enjoy a longer summer season even when the weather elements would make it less than ideal to enjoy our backyard. It would provide shelter from bad weather so we could enjoy being outdoors earlier in the spring and later in the fall. It would also protect us from the hornets and mosquito's that seem to interfere with our outside enjoyment every summer. It would also protect us from the skunks, coyotes and other rodent type of wild animals that seems to always wander into our back yard.

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

Your Evidentiary Statement: According to our builder, our plans would only encroach our setback by 7.77 feet. The entire sunroom would be built on top of an already existing concrete patio. The builder would drill into the concrete patio to lay the proper foundation pursuant to code. The sunroom plans would measure 14 feet by 11 feet with the 14 feet side running parallel to the back of the house. Thus, the sunroom would only extend out beyond the house 11 feet. This will not alter the essential character of the neighborhood in that it barely sticks out from the house and it doesn't even extend out to the end of the concrete patio. Since it will be built to match the siding and roof on the house, it will blend into the main part of the house and again, not alter the essential character of the neighborhood in any way.

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: See answer in question number 1 above for practical difficulties and hardships.

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

Your Evidentiary Statement: The proposed variation is in no way detrimental to the public safety and welfare of any of the homeowners near our property. It is completely on our property which is surrounded by a wooden fence. It would only be visible by a few of our neighbors who's property backs our property. The others wouldn't even know it was there.

Attachment: Plan Set (Consider a Variation for a Proposed Sunroom Addition Which Encroaches into

2.1.b



Attachment: Plan Set (Consider a Variation for a Proposed Sunroom Addition Which Encroaches into

2.1.b



Attachment: Plan Set (Consider a Variation for a Proposed Sunroom Addition Which Encroaches into

2.1.b





**Action Item : Consider a Special Use for a Recreational Use
(Badminton Facility) in the Industrial District at 1362 Barclay Blvd.**

Recommendation of Action

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

The petitioners, Thomas Chen & Sandy Liang, are proposing to operate a recreation facility, Midwest Badminton Club at 1362 Barclay Blvd. Pursuant to the Zoning Ordinance, recreation facilities are a special use in the Industrial District.

ATTACHMENTS:

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

Trustee Liaison
Johnson

Staff Contact
Nicole Woods, Community Development

Wednesday, June 16, 2021

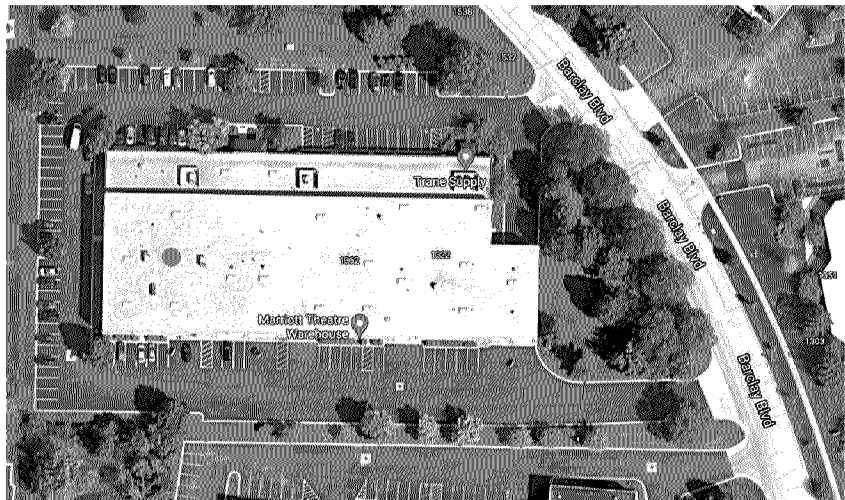
**VILLAGE OF BUFFALO GROVE
PLANNING & ZONING COMMISSION
STAFF REPORT**

MEETING DATE:	June 16, 2021
SUBJECT PROPERTY LOCATION:	1362 Barclay Blvd
PETITIONER:	Thomas Chen & Sandy Liang on behalf of Midwest Badminton Club
PREPARED BY:	Rati Akash, Village Planner
REQUEST:	Petition to the Village of Buffalo Grove for a special use for a recreation facility (badminton facility) in the Industrial District.
EXSITING LAND USE AND ZONING:	The property is improved with the existing industrial facility and is currently zoned Industrial (I).
COMPREHENSIVE PLAN:	The approved Village Comprehensive Plan calls for this property to be Industrial.

PROJECT OVERVIEW

The petitioners, Thomas Chen & Sandy Liang, are proposing to operate a recreation facility, Midwest Badminton Club at 1362 Barclay Blvd. This 18,000 square foot facility is currently vacant, and was previously occupied by Buffalo Grove Gymnastics which was also a recreation facility.

Pursuant to the Zoning Ordinance, recreation facilities (badminton facility) is a special use in the Industrial District.



PLANNING, ZONING, AND ENGINEERING ANALYSIS

Proposed Use

- Midwest Badminton Club has been in operation since 2010 and has two existing locations in Woodridge and Naperville.

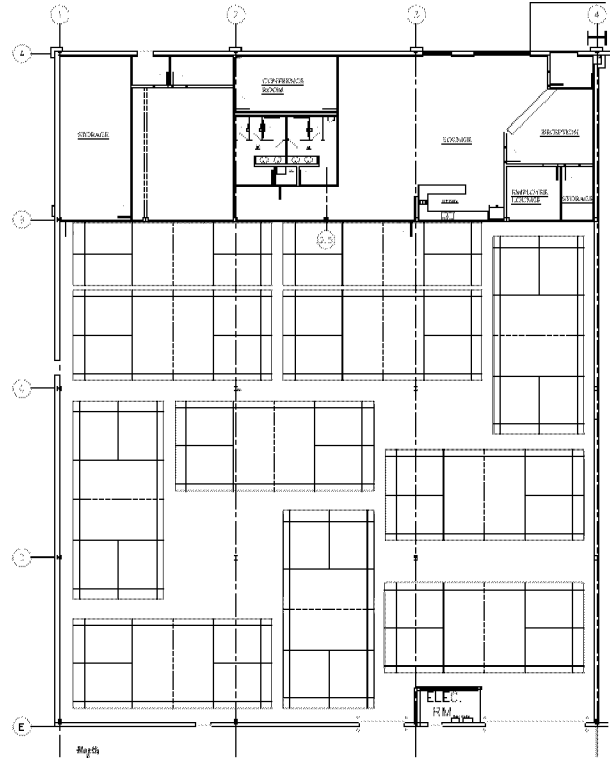
- The proposed use will comprise of badminton classes/training and free lay, and office use. The recreation use (badminton classes and free play) requires a special use in the Industrial district.
- Approximately 80% of the tenant space (18,000 square feet) would be occupied by Badminton Courts.
- The front portion of the tenant space includes lobby, kitchen, office and storage space.
- There are 9 proposed badminton courts located behind the lobby and office space. Each badminton court allows up to 4 players on each court.

Operations

- General hours of operation for Midwest Badminton Club are Monday to Friday, 3:00 pm – 10:00 pm, and Saturday & Sunday, 9:00 am – 9:00 pm.
- There are 9 badminton courts which can hold a maximum capacity of 4 people per court to play, which can house a maximum 36 people in total.
- Midwest Badminton Club proposes to have 5 employees who will be present at the facility at different times of the day. There will be a maximum at 3 staff members (including the coach) present at any given time.
- Classes will be offered on all seven days, on the weekdays in the evenings and in the weekends throughout the day.
- The tentative training schedule proposed in Buffalo Grove is the same as the other locations in Woodridge and in Naperville. There will be 3 classes in total during the weekdays in the evening timeframe, and 4 classes conducted throughout the day during the weekends.
- All these classes will be conducted during the off-peak hours.
- Each class will have one coach and anywhere between 6-12 students. During classes a maximum of 6 courts will be occupied, leaving 3 courts open for free play.

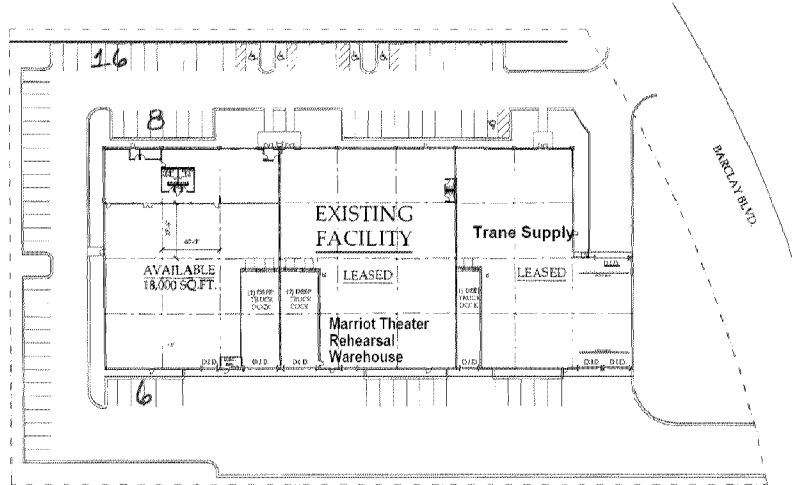
Existing Use and Surrounding tenant Use

- This building has 3 tenant spaces with a total of 51,000 square feet.
- This property is zoned Industrial. The two other tenant spaces are occupied are a Marriott Theatre Rehearsal Warehouse and Trane Supply which are both permitted uses in the Industrial District.
- The petitioners requested use is compatible with the adjacent surrounding uses.
- The proposed badminton facility (18,000 tenant space) will occupy western most of the building space.



Parking

- The facility currently has a total of 90 parking spaces and 5 ADA parking spaces on the property.
- The subject property at 1362 Barclay Blvd has been allocated 30 parking spaces in total. 24 parking spaces on the north side, and 6 parking spaces on the south side.
- Pursuant to the Village Code, recreational uses require 1 parking space per 1,000 square feet of floor area. For this 18,000 square foot tenant space for a proposed badminton facility (recreation use), the Code requires this facility to have 18 parking spaces. There are 30 parking spaces allocated to this subject property with a surplus of 12 parking spaces.
- There is a total of 5 employees employed in the Midwest Badminton Club, with a maximum of 3 employees present on site at any given time.
- The petitioner estimates that during free play or classes, the maximum number of students and coaches present would be 39 (36 students and 3 coaches).
- In terms of classes, approximately 95% of MBC's students are ages 17 and younger. As such, many students are dropped off at the facility and picked up after class. For free play, many players are friends/families and come together (carpool). The Petitioner has conducted a parking analysis at the subject property. The findings show there are a maximum of 3 cars parked in the entire parking lot in the evenings or in the weekends during the hours of operation of Midwest Badminton Club.
- The Landlord is supportive of this request and has noted that the previous recreation use (gymnastic facility) did not have cause any issues with parking.
- After reviewing parking analysis, Staff has noted that there are no concerns with parking.



STANDARDS

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

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

3. *The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted in such zoning district, nor substantially diminish and impair other property valuations with the neighborhood;*
4. *The nature, location and size of the buildings or structures involved with the establishment of the special use will not impede, substantially hinder or discourage the development and use of adjacent land and buildings in accord with the zoning district within which they lie;*
5. *Adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided;*
6. *Parking areas shall be of adequate size for the particular special use, which areas shall be properly located and suitably screened from adjoining residential uses, and the entrance and exit driveways to and from these parking areas shall be designed so as to prevent traffic hazards, eliminate nuisance and minimize traffic congestion in the public streets.*

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

PUBLIC COMMENTS

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

STAFF RECOMMENDATION

Staff recommends approval of a Special Use for a recreation use (badminton facility), subject to the following conditions:

1. The special use is granted to Thomas Chen & Sandy Liang of Midwest Badminton Club 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. 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.

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 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.

Brief Narrative of the Project

Subject Property Address: 1362 Barclay BLVD, Buffalo Grove, 60089

Purpose of Application: To obtain a special use permit as a badminton training facility

I. Background of our business and badminton:

- **Company history:** Midwest Badminton Club was founded in 2010 with the main focus on offering premier badminton facilities and training classes. It is currently operating two facilities in the western suburban of Chicago. Midwest Badminton Club is planning to expand its services to the residence in the northern suburbs and operate at 1362 Barclay BLVD.
- **Sport of badminton:** Badminton is a racquet sport played on a court with dimensions of 20 feet width and 44 feet length. The common forms of games are single with one player per side and doubles with two players per side. Therefore, either two or four people allowed on one court to play games. The winner(s) is(are) who got the best of three games with 21 points each game. It usually takes about 30 minutes for each team (at amateur level) to complete each match.

II. Details of Business operations and services:

- **Hours of Operations:**
 - i. Monday – Friday: 3:00pm - 10:00pm
 - ii. Saturday & Sunday: 9:00am – 9:00pm
- **Operation overviews:** Midwest Badminton Club offers its services to all age customers. Below are the types of services we offered:
 - i. Court/facility uses: members and drop-in players who come to play games usually stay at the facility around 2-4 hours. This service is depending on court availabilities and on a first come first serve basis.
 - ii. Training classes: MBC offers both group and private classes. The duration for the group classes is two hours. And, private class is one hour of one (coach) on one (student) coaching session. Ninety-five percent of MBC's students are ages 17 and younger. As such, students are usually dropped off at the facility and picked up after the class. Typically, the group classes start at 4:30pm and end at 8:30pm on Monday through Friday. Classes start at 10:00am and end around 6:00pm on Saturday and Sunday.
 - iii. Other amenity: Vending Machine with bottle drinks and snack packages.
- **Staff and Visitors number and parking requirement:**
 - i. Staff: Maximum number of staff on site would be 5, includes 2 administration staff and 3 coaches.
 - ii. Parking requirements: Pursuant to the section 17.36.040 – Schedule of parking requirements of the Buffalo Grove Ordinance, the total parking required for our

2019 Corporate lane, Suite 103, Naperville, IL 60563; www.mbadminton.com

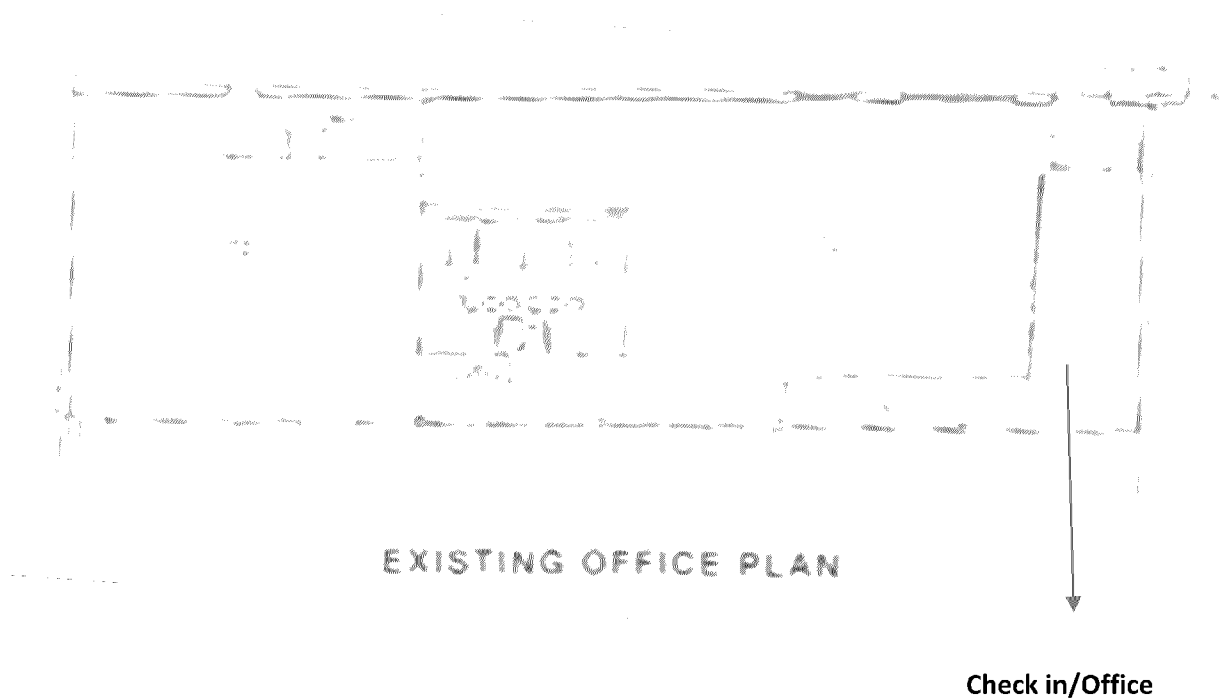
operations would be around 20-23 (using the dance school standards) or 10 (using the tennis court club standards)

iii. The building has 90 parking spaces available for uses

III. Building and other tenants information and subject promises interior layouts

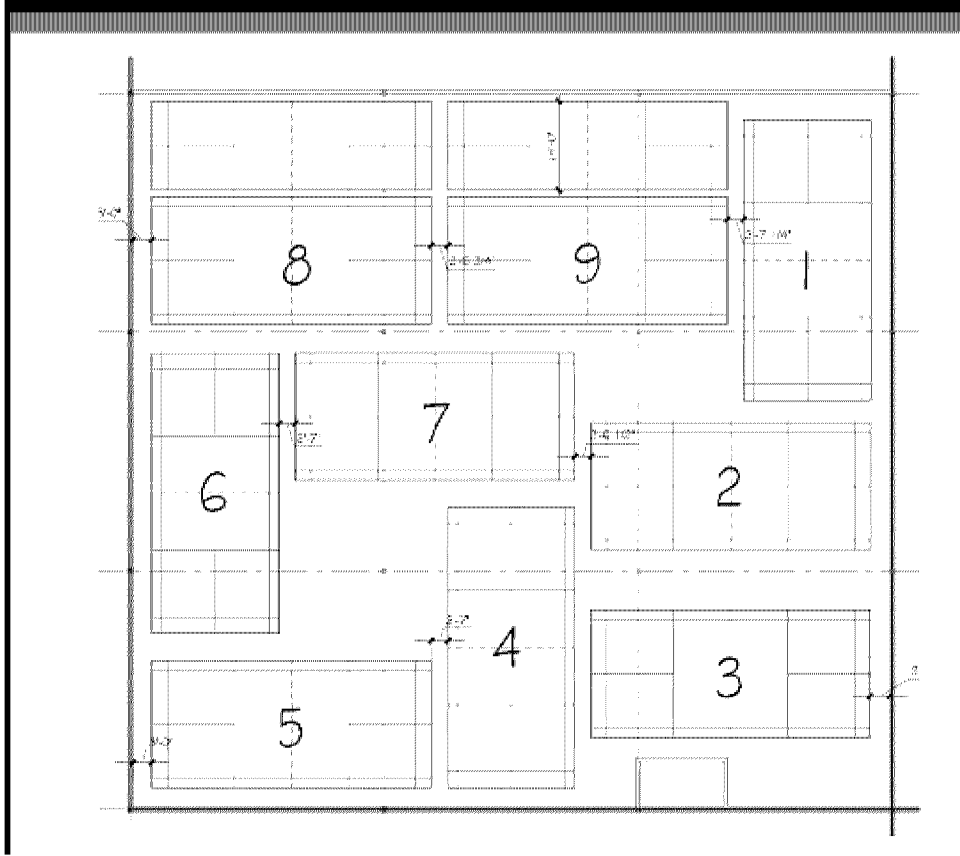
- Subject promises details:
 - i. Midwest Badminton Club is planning to occupy 18,000 SF of the total 51,000 square feet building
 - ii. The spaces are divided into the lobby/office/sitting area (layout map #1) and gym areas (floor courts map #2)
 - iii. The previous tenant of the subject spaces was Buffalo Grove Gymnastics, which is similar to our operation. In fact, they were operated with broader and larger scales than our current proposed uses.
- Building and other tenants:
 - i. The space is one of the three separate units (1322, 1342, and 1362) of the building (see the site plans Map#3).
 - ii. The Unit 1322 is leased by Trane Supply, which is HAVC parts suppliers. There are some truck traffics for their operations. However, their operating hours are our off hours.
 - iii. The Unit 1342 is leased to Marriott Theatre Group. There operations don't involve any truck traffics.

Map #1: Lobby/Office/Pro-shop layout

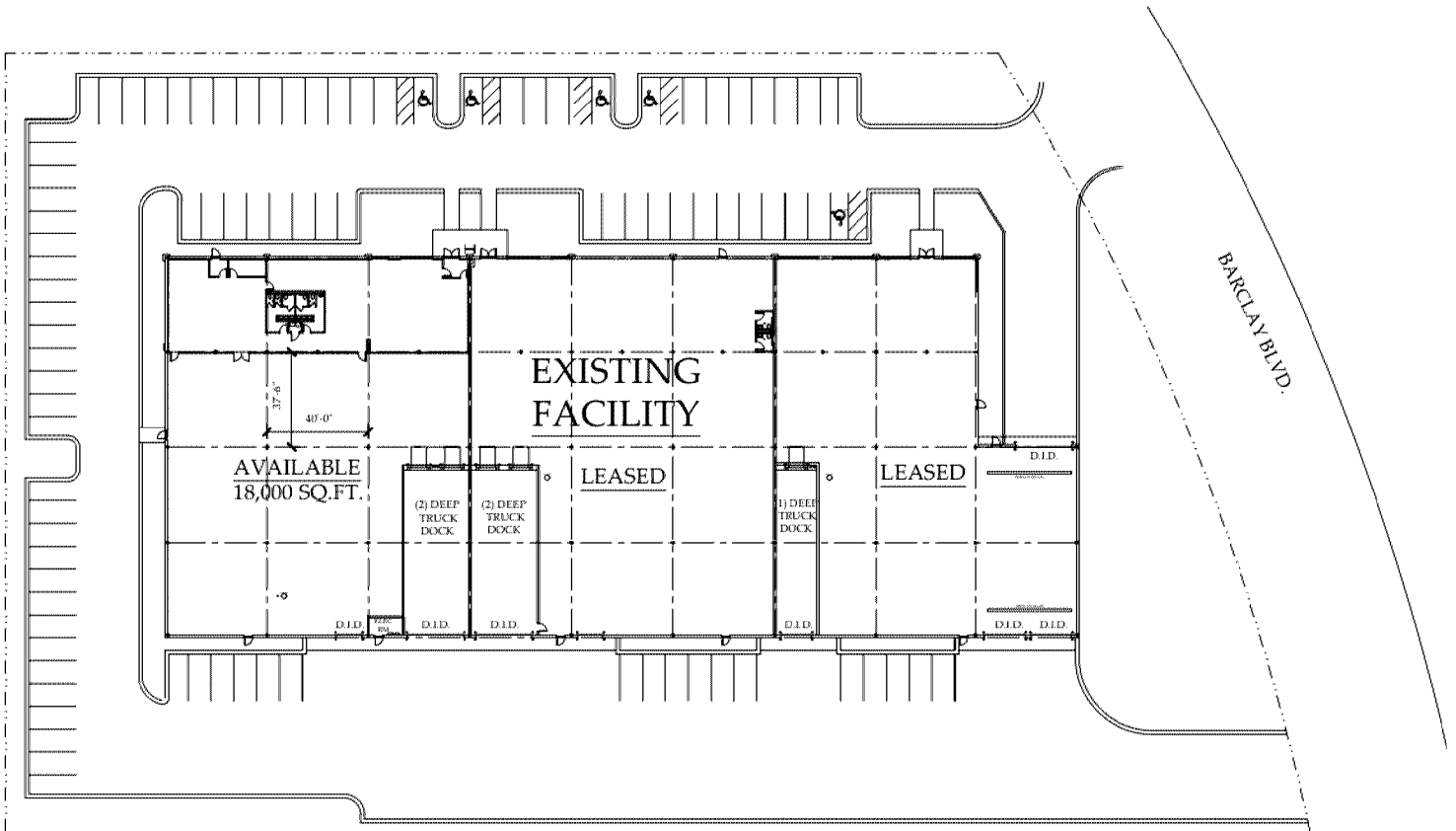


Map #2: Gym Area and Court Layout:

Attachment: Plan Set (Consider a Special Use for a Recreational Use (Badminton Facility) in the Industrial District at 136)



Map #3: Site Plan



JAMES, SCHAEFFER & SCHIMMING, INC.

3420 W. BRYN MAWR AVE • CHICAGO, ILLINOIS 60631 • PHONE: (312) 380-8820

Sub 18 in Arbor Creek Business Center, a subdivision in Section 27, Township 43 North, Range 11 East of the 3rd Principal Meridian, pursuant to a plat of subdivision recorded June 11, 1987 as Document No. 2577287, and certificate of correction recorded December 22, 1988 as Document No. 2751559, in Lake County, Illinois.



Notes:

Total number of Parking Spaces as indicated by painted stripes, shown hereon, is 95, including 4 Handicapped Parking Spaces.

of 18 is located within unshaded Zone X, which representative areas determined to be at least a 500-year flood plain according to the Federal Emergency Management Agency on the Flood Insurance Rate Map for Suffolk County, Lake and Oak Counties, Community Panel NS 1700-08. The FIRM was revised Dec. 16, 1989, said map information at above charges was obtained by letter of request dated April 4, 1989.

STATE OF ILLINOIS
S.S.

TO: KLEFSTAD COMPANIES, INC.
CHICAGO TITLE INSURANCE COMPANY
LA SALLE NATIONAL BANK
LA SALLE NATIONAL TRUST, N.A., a
Trust Agent: dated October 2
known as Trust Number 11866.

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail" requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1992, and includes items 1.3.4(a), (b) and c), 8.9.10, and 11(b) of Table A thereof, and pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an "ALTA/ACSM Survey."

CHICAGO November 1, A.D. 1993.

CHICAGO

Sherwin J. Nirsky, Illinois Professional Land Surveyor No. 2225

STATE OF ILLINOIS } ss.
COUNTY OF COOK }

JAMES, SCHAEFFER & SCHIMMING, INC., hereby certifies that a survey has been made, at and under its direction, of the property described above and that the plat hereon drawn is a correct representation of said survey.

CHICAGO February 5, A.D. 1992.
JAMES SCHAEFFER & SCHIMMING INC.

Priglasht

ORDER NO: 92-3940 "OA"

CHECKED BY: _____
SURVEYED BY: _____

SURVEYED BY: [Signature]

ORDER NO.: 92-3940 "OA"

Survey updated and recertified November 1, 1993 for KLEFSTAD COMPANIES, INC.

1000

- - - - - Examination time only
- - - - - Building Setback line only
- - - - - Easement and Building setback line

- Storm Sewer Manhole
- Storm Sewer Manhole
- Catch Basin
- Inlet
- Water Valve Vault
- Fire Hydrant
- W.V. = Water Valve
- M.L.O. = Manual Light Gate
- 1.5' = Minimum Bell Telephone Cable
- Water Post

08964C 90A: 4

BASE SCALE: 1 inch = 40 feet.

KIEFFSTAD COMPANIES INC.

BRITISH COLUMBIA

ORDERED FOR: _____

CHECKED BY: _____

RECEIVED BY
C. J. D. D. D.

2018-19-2019-2020-2021-2022-2023-2024-2025-2026-2027-2028-2029-2030-2031-2032-2033-2034-2035-2036-2037-2038-2039-2040-2041-2042-2043-2044-2045-2046-2047-2048-2049-2050-2051-2052-2053-2054-2055-2056-2057-2058-2059-2060-2061-2062-2063-2064-2065-2066-2067-2068-2069-2070-2071-2072-2073-2074-2075-2076-2077-2078-2079-2080-2081-2082-2083-2084-2085-2086-2087-2088-2089-2090-2091-2092-2093-2094-2095-2096-2097-2098-2099-2100-2101-2102-2103-2104-2105-2106-2107-2108-2109-2110-2111-2112-2113-2114-2115-2116-2117-2118-2119-2120-2121-2122-2123-2124-2125-2126-2127-2128-2129-2130-2131-2132-2133-2134-2135-2136-2137-2138-2139-2140-2141-2142-2143-2144-2145-2146-2147-2148-2149-2150-2151-2152-2153-2154-2155-2156-2157-2158-2159-2160-2161-2162-2163-2164-2165-2166-2167-2168-2169-2170-2171-2172-2173-2174-2175-2176-2177-2178-2179-2180-2181-2182-2183-2184-2185-2186-2187-2188-2189-2190-2191-2192-2193-2194-2195-2196-2197-2198-2199-2200-2201-2202-2203-2204-2205-2206-2207-2208-2209-2210-2211-2212-2213-2214-2215-2216-2217-2218-2219-2220-2221-2222-2223-2224-2225-2226-2227-2228-2229-2230-2231-2232-2233-2234-2235-2236-2237-2238-2239-2240-2241-2242-2243-2244-2245-2246-2247-2248-2249-2250-2251-2252-2253-2254-2255-2256-2257-2258-2259-2260-2261-2262-2263-2264-2265-2266-2267-2268-2269-2270-2271-2272-2273-2274-2275-2276-2277-2278-2279-2280-2281-2282-2283-2284-2285-2286-2287-2288-2289-2290-2291-2292-2293-2294-2295-2296-2297-2298-2299-2300-2301-2302-2303-2304-2305-2306-2307-2308-2309-2310-2311-2312-2313-2314-2315-2316-2317-2318-2319-2320-2321-2322-2323-2324-2325-2326-2327-2328-2329-2330-2331-2332-2333-2334-2335-2336-2337-2338-2339-2340-2341-2342-2343-2344-2345-2346-2347-2348-2349-2350-2351-2352-2353-2354-2355-2356-2357-2358-2359-2360-2361-2362-2363-2364-2365-2366-2367-2368-2369-2370-2371-2372-2373-2374-2375-2376-2377-2378-2379-2380-2381-2382-2383-2384-2385-2386-2387-2388-2389-2390-2391-2392-2393-2394-2395-2396-2397-2398-2399-2400-2401-2402-2403-2404-2405-2406-2407-2408-2409-2410-2411-2412-2413-2414-2415-2416-2417-2418-2419-2420-2421-2422-2423-2424-2425-2426-2427-2428-2429-2430-2431-2432-2433-2434-2435-2436-2437-2438-2439-2440-2441-2442-2443-2444-2445-2446-2447-2448-2449-2450-2451-2452-2453-2454-2455-2456-2457-2458-2459-2460-2461-2462-2463-2464-2465-2466-2467-2468-2469-2470-2471-2472-2473-2474-2475-2476-2477-2478-2479-2480-2481-2482-2483-2484-2485-2486-2487-2488-2489-2490-2491-2492-2493-2494-2495-2496-2497-2498-2499-2500-2501-2502-2503-2504-2505-2506-2507-2508-2509-2510-2511-2512-2513-2514-2515-2516-2517-2518-2519-2520-2521-2522-2523-2524-2525-2526-2527-2528-2529-2530-2531-2532-2533-2534-2535-2536-2537-2538-2539-2540-2541-2542-2543-2544-2545-2546-2547-2548-2549-2550-2551-2552-2553-2554-2555-2556-2557-2558-2559-2560-2561-2562-2563-2564-2565-2566-2567-2568-2569-2570-2571-2572-2573-2574-2575-2576-2577-2578-2579-2580-2581-2582-2583-2584-2585-2586-2587-2588-2589-2590-2591-2592-2593-2594-2595-2596-2597-2598-2599-2600-2601-2602-2603-2604-2605-2606-2607-2608-2609-2610-2611-2612-2613-2614-2615-2616-2617-2618-2619-2620-2621-2622-2623-2624-2625-2626-2627-2628-2629-2630-2631-2632-2633-2634-2635-2636-2637-2638-2639-2640-2641-2642-2643-2644-2645-2646-2647-2648-2649-2650-2651-2652-2653-2654-2655-2656-2657-2658-2659-2660-2661-2662-2663-2664-2665-2666-2667-2668-2669-2670-2671-2672-2673-2674-2675-2676-2677-2678-2679-2680-2681-2682-2683-2684-2685-2686-2687-2688-2689-2690-2691-2692-2693-2694-2695-2696-2697-2698-2699-2700-2701-2702-2703-2704-2705-2706-2707-2708-2709-2710-2711-2712-2713-2714-2715-2716-2717-2718-2719-2720-2721-2722-2723-2724-2725-2726-2727-2728-2729-2730-2731-2732-2733-2734-2735-2736-2737-2738-2739-2740-2741-2742-2743-2744-2745-2746-2747-2748-2749-2750-2751-2752-2753-2754-2755-2756-2757-2758-2759-2760-2761-2762-2763-2764-2765-2766-2767-2768-2769-2770-2771-2772-2773-2774-2775-2776-2777-2778-2779-2780-2781-2782-2783-2784-2785-2786-2787-2788-2789-2790-2791-2792-2793-2794-2795-2796-2797-2798-2799-2800-2801-2802-2803-2804-2805-2806-2807-2808-2809-2810-2811-2812-2813-2814-2815-2816-2817-2818-2819-2820-2821-2822-2823-2824-2825-2826-2827-2828-2829-2830-2831-2832-2833-2834-2835-2

ORDER NO.: 92-3940 "OA"

10

bioRxiv preprint doi: <https://doi.org/10.1101/2019.05.20.246000>; this version posted May 20, 2019. The copyright holder for this preprint (which was not certified by peer review) is the author/funder, who has granted bioRxiv a license to display the preprint in perpetuity. It is made available under aCC-BY-NC-ND 4.0 International license.

Traffic and Parking details

Subject Property Address: 1362 Barclay BLVD, Buffalo Grove, 60089

I. Details of Business operations and services:

- **Hours of Operations:**

- i. Monday – Friday: 3:00pm - 10:00pm
- ii. Saturday & Sunday: 9:00am – 9:00pm

- **Staff and employees:**

- i. 2-3 employees for none training hours (Monday – Friday: 3:00pm – 4:00pm, Saturday & Sunday: 6:00pm – 9:00pm)
- ii. Training class hours (see exhibit 1: training schedule for our current facility for reference)
 1. Typically, 6-12 students per class with 1 coaches. The duration for the group classes is two hours.
 2. Training classes typical hours: (Monday – Friday: 4:30pm - 8:30pm, Saturday and Sunday 10:00am - 6:00pm).
 3. Maximum students and coaches during training classes: 39 (36 students and 3 coaches).
 4. Most of the students are dropped off and picked up at the facility before and after classes.
- iii. Most of members or drop in customers come in groups, i.e. families or friends, and do carpooling as badminton required at least two or four players to play. As such, we used the ratio of one parking spot to 4 patrons in our previous filing with City of Naperville and the Village of Woodridge.

II. subject promises interior layouts (See exhibit 2)

- Subject promises details:
 - i. Midwest Badminton Club is planning to occupy 18,000 SF of the total 51,000 square feet building
 - ii. The spaces are divided into the lobby/office/sitting area and gym areas.
 - iii. The previous tenant of the subject spaces was Buffalo Grove Gymnastics, which is similar to our operation. In fact, they were operated with broader and larger scales than our current proposed uses.

III. Information on other tenants:

- The space is one of the three separate units (1322, 1342, and 1362) of the building:
- The Unit 1322 is leased by Trane Supply, which is HAVC parts suppliers:

2019 Corporate lane, Suite 103, Naperville, IL 60563;

www.mbadminton.com

Trane Supply

Website
Directions
Save
Call

4.9 ★★★★★ 8 Google reviews
Heating equipment supplier in Buffalo Grove, Illinois

Address: 1322 Barclay Blvd, Buffalo Grove, IL 60089

Hours: Tuesday 6:30AM–4:30PM
Wednesday 6:30AM–4:30PM
Thursday 6:30AM–4:30PM
Friday 6:30AM–4:30PM
Saturday Closed
Sunday Closed
Monday 6:30AM–4:30PM

Suggest an edit

Phone: (847) 229-1671

- The Unit 1342 is leased to Marriott Theatre Rehearsal Warehouse:

Marriott Theatre Rehearsal Space

Directions

Save

Corporate office

Address: 1342 Barclay Blvd, Buffalo Grove, IL 60089

BY appointment – no set operation hours.

IV. Parking requirements and compacities (Exhibit 3 for Site plan and tenants info:

- Parking requirements: Pursuant to the section 17.36.040 – Schedule of parking requirements of the Buffalo Grove Ordinance, the total parking required for our operations would be around 20-23 (using the dance school standards) or 10 (using the tennis court club standards)
- There will be 30 parking spaces assigned to the Midwest Badminton Club.
- The building has 90 parking spaces, which it available to be used by the club's customers.
- Tables of the total parking uses for all tenants by hours

Monday - Friday				
	Midwest Badminton	Trane Supply	Marriott Theatre warehouse	Total
6:30am-3:00pm	0	10	10	20
3:00 - 4:30pm	5	10	10	25
4:30pm - 10:00pm	30	0	10	40

Saturday & Sunday				
	Midwest Badminton	Trane Supply	Marriott Theatre warehouse	Total
9:00am - 9:00pm	30	0	10	40

V. Existing Traffic and Parking Analyses

Manual traffic and parking counts at the property were made on Wednesday June 2nd and June 4th 2021 between 3:30pm and 8:00pm and from 9:00am to 6:00pm on Saturday and Sunday, June 5th and 6th.

Based on the data illustrated in the table below, we concluded the parking usages and traffics flow generated by the current tenants are very minimal.

Wednesday, June 2nd, 2020

<u>Time</u>	<u>Incoming</u>	<u>Out going</u>	<u>Total Car parked</u>
3:30 PM	N/A	N/A	3
3:45 PM			3
4:00 PM		-1	2
4:15 PM		-1	1
4:30 PM			1
4:45 PM	1		2
5:00 PM	1		3
5:15 PM			3
5:30 PM			3
5:45 PM			3
6:00 PM			3
6:15 PM		-2	1
6:30 PM		-1	0
6:45 PM			0
7:00 PM			0
7:15 PM			0
7:30 PM			0
7:45 PM			0
8:00 PM			0

Friday, June 4th, 2020

<u>Time</u>	<u>Incoming</u>	<u>Out going</u>	<u>Total Car parked</u>
3:30 PM	N/A	N/A	2
3:45 PM			2
4:00 PM		-1	1
4:15 PM		-1	0
4:30 PM	1		1
4:45 PM		-1	0
5:00 PM			0
5:15 PM			0
5:30 PM			0
5:45 PM			0
6:00 PM			0
6:15 PM			0
6:30 PM			0
6:45 PM			0
7:00 PM			0
7:15 PM			0
7:30 PM			0
7:45 PM			0
8:00 PM			0

Saturday, June 5th 2020

<u>Time</u>	<u>Incoming</u>	<u>Out going</u>	<u>Total Car parked</u>
9:00 AM	0	0	0
9:10 AM			0
9:30 AM			0
9:45 AM			0
10:00 AM			0
10:15 AM			0
10:30 AM			0
10:45 AM			0
11:00 AM			0
11:15 AM			0
11:30 AM			0
11:45 AM			0
12:00 PM			0
12:15 PM			0
12:30 PM			0
12:45 PM			0
1:00 PM			0
1:15 PM			0
1:30 PM			0
1:45 PM			0
2:00 PM			0
2:15 PM			0
2:30 PM			0
2:45 PM			0
3:00 PM			0
3:15 PM			0
3:30 PM			0
3:45 PM	*		0
4:00 PM			0
4:15 PM			0
4:30 PM			0
4:45 PM			0
5:00 PM			0
5:15 PM			0
5:30 PM			0
5:45 PM			0
6:00 PM			0

*one car drive thru around the building

Sunday June 6th 2020

<u>Time</u>	<u>Incoming</u>	<u>Out going</u>	<u>Total Car parked</u>
9:00 AM	0	0	0
9:10 AM			0
9:30 AM			0
9:45 AM			0
10:00 AM			0
10:15 AM			0
10:30 AM			0
10:45 AM			0
11:00 AM			0
11:15 AM			0
11:30 AM			0
11:45 AM			0
12:00 PM			0
12:15 PM			0
12:30 PM			0
12:45 PM			0
1:00 PM			0
1:15 PM			0
1:30 PM	1		1
1:45 PM			1
2:00 PM			1
2:15 PM		-1	0
2:30 PM			0
2:45 PM			0
3:00 PM			0
3:15 PM			0
3:30 PM			0
3:45 PM			0
4:00 PM			0
4:15 PM			0
4:30 PM			0
4:45 PM			0
5:00 PM			0
5:15 PM			0
5:30 PM			0
5:45 PM			0
6:00 PM			0

Attachment: Plan Set (Consider a Special Use for a Recreational Use (Badminton Facility) in the Industrial District at 136)

MIDWEST BADMINTON CLUB

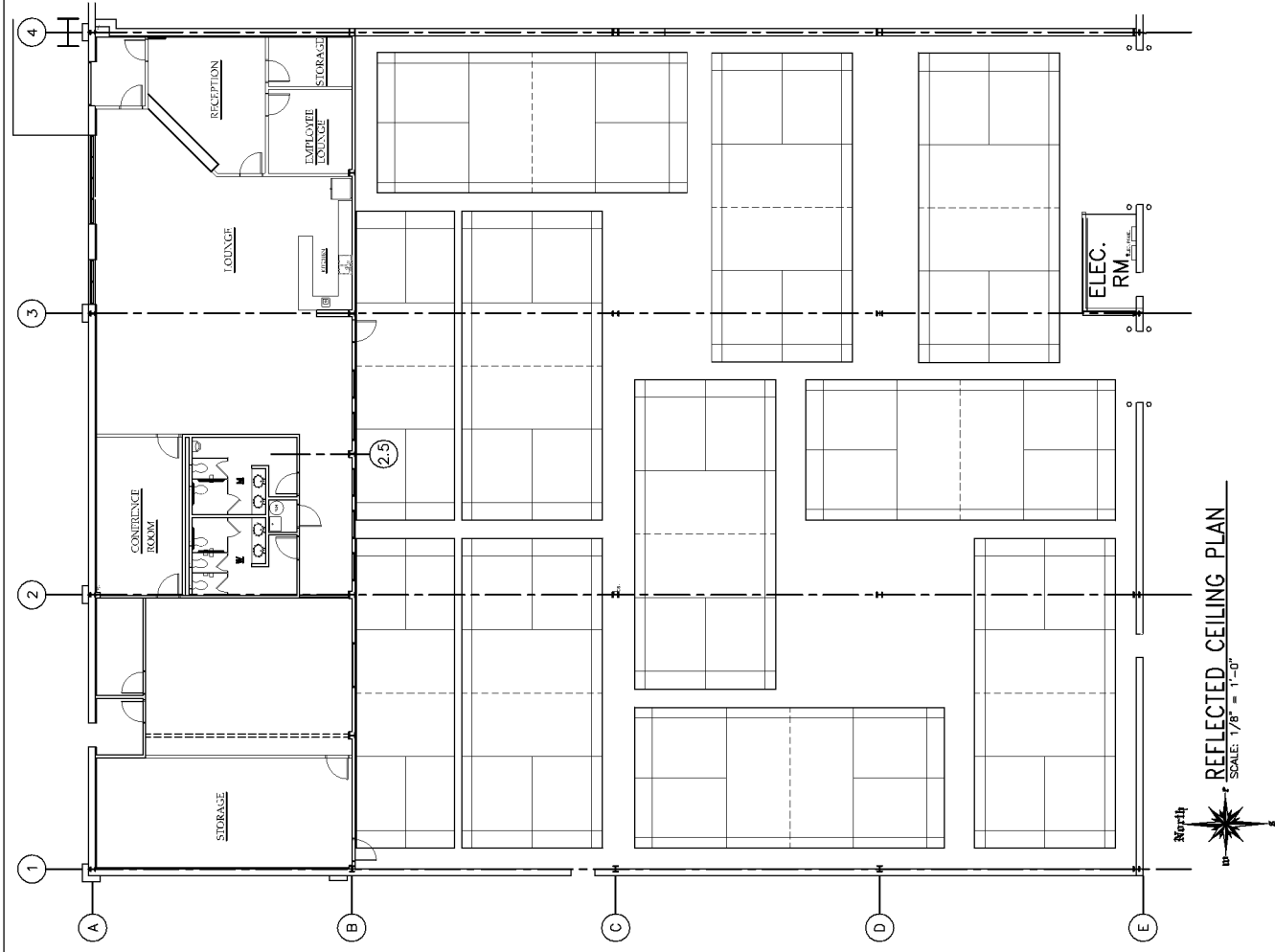
Tentative Training Schedule:

training@mbadminton.com 331-903-3049 www.mbadminton.com

MONDAY	BEGINNER 4:30-5:30 pm	INTERMEDIATE/ADVANCE 6:30-8:00pm	ADULT CLASS: 5:30-6:30PM	Looking for private lessons? Private lessons are 1 hour long with any of our available coaches. The fee is \$70, hour for ONE person. We have several times during the week. Please email us for more info. <i>Times subject to availability.</i> <i>Must pre-pay.</i> <i>For private lesson inquiries email us : training@mbadminton.com</i>
TUESDAY	BEGINNER 6:00-7:00 pm	INTERMEDIATE/ ADVANCE 7:00-8:30 pm		
WEDNESDAY	BEGINNER 3:30-4:30pm	INTERMEDIATE/ ADVANCE	ELITE: 6:30-8:30	
THURSDAY	BEGINNER	INTERMEDIATE/ ADVANCE 7:00-8:30PM	ELITE: 7:00-9:00 pm	
FRIDAY	BEGINNER 4:30-5:30pm 5:30-6:30pm	INTERMEDIATE/ ADVANCE 6:30-8:00pm		
SATURDAY	BEGINNER 9:00-10:00 am	INTERMEDIATE/ADVANCE 3:00-4:30pm	ELITE: 10:00am -12:00 pm	
			Team: 1:00pm-3:00pm	
SUNDAY	BEGINNER 4:00-5:00 pm	INTERMEDIATE/ ADVANCE 10:30am-12:00pm	ELITE: 3:00-5:00 pm	ADULT CLASS: 2:00-3:00PM

Class schedule subject to change or be cancelled the following days/Events: Chicago Open, Junior Tournament, Thanksgiving

Exhibit 2 - Interior floor plan



SCALE 1/8" = 1'-0"

PROJ. NO: 23108
SHEET NO: 1
DATE: 02/23/2021
DRAWN BY: JH
CHECK BY: JH
DESIGNED BY: JH
PROJECT: EXISTING FACILITY BARCLAY BLVD.
1362 BARCLAY BOULEVARD BUFFALO GROVE, ILLINOIS
THOMAS V. SCESNAK ASSOCIATES, INC.
1724 WEST WISCONSIN AVE., SUITE 200, MILWAUKEE, WI 53233
TEL: 414.224.1111 FAX: 414.224.1112
WWW.THOMASVSCESNAK.COM



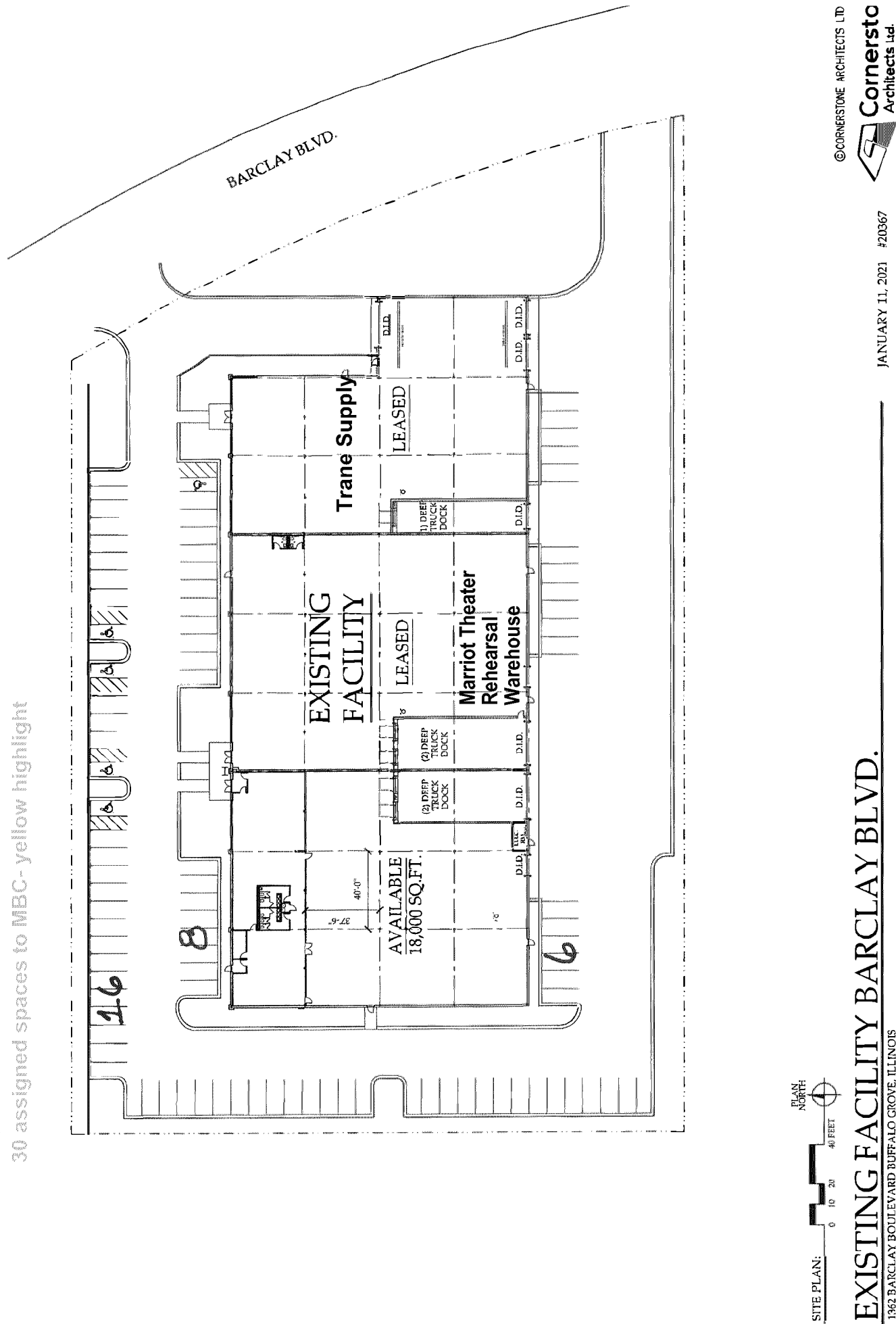
EXISTING FACILITY BARCLAY BLVD.
1362 BARCLAY BOULEVARD BUFFALO GROVE, ILLINOIS

Exhibit 3 - Site Plan

2.2.b

Total parking spaces: 90

30 assigned spaces to MBC - yellow highlighting



SITE PLAN: PLAN NORTH

EXISTING FACILITY BARCLAY BLVD.

1362 BARCLAY BOULEVARD BUFFALO GROVE, ILLINOIS

©CORNERSTONE ARCHITECTS LTD



JANUARY 11, 2021 #20367

Attachment: Plan Set (Consider a Special Use for a Recreational Use (Badminton Facility) in the Industrial



2019 Corporate lane, Suite 103, Naperville, IL 60563;

www.mbadminton.com

Response to the Special Use Standards

Buffalo Grove, IL Code of Ordinances

Page 1 of 2

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;

MBC response: Opening a badminton training facility at the subject location will benefit the residence of Buffalo Grove and its surrounding cities because it an alternative option for the public excise and be more active. It will create a lot of fun and excitement for families.

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;

MBC: The subject location was used as a gymnastic training center for the past thirty years. Our operation is very similar to the previous business model. As such, there should not be any negative impact to the district and other business.

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;

MBC: The subject location was used as a gymnastic training center for the past thirty years. Our operation is very similar to the previous business model. In addition, there is no structure changes to the existing building. As such, the requested special use will not causes any harm to other business or property in the surrounding area.

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;

MBC: There is not change to the building structure. It will not impede or discourage any development of any adjacent land and buildings.

5.

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

MBC: Yes, the existing infrastructures are sufficient for the proposed operation.

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.

MBC: There are adequate parking for the proposed uses. As our business is similar to the former business using the same premises, which did have any issues with the parking or traffic, there should not be any issues with the parking or surrounding traffic. Please see the parking and traffic studies for details.

B.

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.

MBC: This should not be relevant to our application as we are using the existing building and no other modifications needed.

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

MBC: Noted

D.

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

MBC: This should not apply, no variance is requested.

(Ord. 2004-100 § 2, 2004)

image.png



May 4, 2021

Village of Buffalo Grove
50 Raupp Boulevard
Buffalo Grove, IL 60089

RE: Special Use Consideration
Midwest Badminton Club
1362 Barclay Blvd., Buffalo Grove, IL 60089

Dear Village of BG:

As Managing Partner of the BGI Limited Partnership owner of the above referenced building, I ask you to consider approval for a Special Use permit to allow the Midwest Badminton Club to operate a badminton club at this facility.

This space was formerly occupied by Buffalo Grove Gymnastics for 30 years and was an asset to the community. It is ownership's belief that this proposed use will be an asset to the community and as a tenant in our building for many years to come.

Our group would appreciate your consideration and approval.

Kind Regards,

NAI Hiffman

A handwritten signature in black ink, appearing to read "Paul C. Gearen".

Paul C. Gearen
Managing Partner, BGI Limited Partnership

Attachment: Plan Set (Consider a Special Use for a Recreational Use (Badminton Facility) in the Industrial District at 136)



Chats



Channels



Contacts

Here is your Smart Chat (Ctrl+Space)



05/19/2021

**MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE
VILLAGE OF BUFFALO GROVE HELD IN THE COUNCIL CHAMBERS, 50 RAUPP BOULEVARD,
BUFFALO GROVE, ILLINOIS ON WEDNESDAY, MAY 19, 2021**

Call to Order

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

2. Open Meetings Act Compliance

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

<<https://us02web.zoom.us/j/86907623465>>

Or One tap mobile :

US: +13126266799,,86907623465# or +19294362866,,86907623465#

Or Telephone:

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

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

Webinar ID: 869 0762 3465

International numbers available: <<https://us02web.zoom.us/j/86907623465>>

Public Hearings/Items For Consideration

1. Consider a Variation to Allow a Proposed Sunroom Addition to Encroach into the Rear Yard Setback at 1566 Countryside Dr. (Trustee Johnson) (Staff Contact: Nicole Woods)

Village Planner Akash provided details on the variation at 1566 Countryside Dr. regarding the proposed sunroom addition which encroaches into the rear yard setback of the subject property.

Mr. Kingen, from Envy Home Services on behalf of the homeowner, noted they have been before the Commissioners for a similar request which were approved.

Mr. Kingen noted the sunroom is not going to be taking up any additional green space, as the sunroom is going to be placed on the homeowners existing concrete pad.

Com. Richards referenced packet page 4 and asked what was located directly behind the home.

Chairperson Cesario commented that it is a jogging path.

Com. Khan provided additional detail pertaining to the area where the subject property located.

Minutes Acceptance: Minutes of May 19, 2021 7:30 PM (Approval of Minutes)

05/19/2021

Com. Moodhe asked if staff had received any calls.

Village Planner Akash said they received one call inquiring about the sign, but not issues were raised.

Com. Worlikar asked if the sunroom would be in the same style as the neighborhood.

Mr. Kingen said it is floor to ceiling is glass.

Chairperson Cesario entered the staff report as exhibit 1.

The public hearing was closed at 7:43 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 11'-6" into the required rear yard setback on the subject property. The sunroom shall be constructed in accordance with the documents and plan submitted as part of this petition.

Com. Richards seconded the motion

Chairperson Cesario spoke in favor of the motion.

Com. Moodhe spoke in favor of the motion.

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

2. Consider a Variation for a 6 Foot Solid Fence that was Installed in the Rear Yard at 754 Carriageway (Trustee Weidenfeld) (Staff Contact: Nicole Woods)

Village Planner Akash provided background on the variation to keep an existing 6 foot solid fence at 754 Carriageway Dr. which was installed without a permit in 2020. Ms. Akash noted the 6 foot solid fence was replacing a 5 foot solid fence that was in poor condition and was then reported to the Village via a complaint.

Village Planner Akash noted the Village did receive 3 phone calls on the subject property regarding the 6 foot solid fence of which one caller had an issue with 6' solid fences in general.

Mr. Maddox provided background on the installment of the 6 foot solid fence. Mr. Maddox said that he tried to get a permit for the work, but was told the Village was not issuing them due to COVID-19.

Com. Weinstein reference packet page 16.

Com. Weinstein asked if the blue section was 5' solid fence

Mr. Maddox said the blue line to the east is his neighbor's fence and the blue line in the rear yard is his fence.

Com. Weinstein asked if he replaced only half of the rear yard part of the fence.

Mr. Maddox said the whole fence in the rear yard was replaced with a 6' solid fence.

Com. Weinstein confirmed with the homeowner that the rear yard and the fence to the west was replaced with a 6' solid fence and then tapers to a 5' solid fence on the front west side of the home.

Mr. Maddox said yes.

Minutes Acceptance: Minutes of May 19, 2021 7:30 PM (Approval of Minutes)

05/19/2021

Com. Weinstein reviewed with the homeowner their unique circumstances.

Com. Weinstein asked if the homeowner received any complaints when speaking to his neighbors in the rear yard regarding the installment of the 6' solid fence.

Mr. Maddox said the rear yard neighbors had no complaints

Com. Weinstein asked if the homeowner to the west of the subject property had any complaints when he talked to them.

Mr. Maddox said no.

Com. Weinstein asked if he was aware of the Village's requirements when he was told the Village was not issuing permits.

Mr. Maddox said he went on the website and saw a 6' solid fence was permitted, but did not realize that it had to be shadow box.

Com. Weinstein confirmed with Mr. Maddox that he did fail to see that a 6' solid fence was not permitted.

Com. Au asked staff if they provided communication on what to do when the Village was not issuing permits.

Village Planner Akash said she talked with staff and confirmed the Village was continuing to issue permits.

Deputy Community Development Director Woods commented that the Village never stopped issuing permits, however, the process for obtaining one was altered and communicated on the website.

Com. Au asked the homeowner what happened.

Mr. Maddox said he called Village Hall and was told over the phone the Village was not issuing permits.

Chairperson Cesario asked staff to explain the recommended approval motion in the staff report.

Village Planner Akash explained the history on single family residences and the number of 6' solid fences in that specific area.

Com. Au commented on the homeowner's hardship. Noting the hardships for those other approved variances were true hardships not self-created hardships.

Chairperson Cesario asked the homeowner if they put up the fence themselves or if they hired a contractor.

Mr. Maddox said they did it themselves.

Com. Worlikar asked staff for clarification on the calls they received.

Village Planner Akash said two phone calls were just inquires on the sign that was posted. The other phone call was about the sign as well, but also objected to 6' solid fences in general.

Chairperson Cesario asked staff if there was anything in the original complaint that would be helpful to the hearing.

Village Planner Akash said no.

Minutes Acceptance: Minutes of May 19, 2021 7:30 PM (Approval of Minutes)

05/19/2021

Com. Khan said he is concern that there may be no end at giving out these variances.

Chairperson Cesario entered the Village staff report as exhibit 1. He noted the correction to the red and blue lines to show the red line across the entire backyard.

Mr. Maddox thanked the Commissioners for their time.

Com. Weinstein asked staff to bring up the street view of 1375 Mill Creek Dr.

Com. Weinstein commented you can only really see the fence from that road, but that a neighbors shed is blocking most of it.

Mr. Maddox concurred.

The public hearing closed 8:12 PM

Com Weinstein made a motion to grant a variation to Section 15.20 of the Buffalo Grove Zoning Code to allow for an existing 6' solid fence at 754 Carriageway Dr. The fence shall be in conformance with the documents and plans submitted as part of this petition.

Com. Spunt seconded the motion.

Chairperson Cesario commented on what would have happened if the homeowner would have come to Village Hall. Chairperson Cesario noted that the homeowner claims to have been confused on the requirements and what was occurring at Village Hall during COVID-19 and supports the petitioner and his comments.

Com. Khan spoke against the applicant's request.

Com. Moodhe reviewed this thoughts on the petitioner's request, but ultimately spoke in favor of the motion.

Com. Worlikar noted his struggle with the petitioner's request, but spoke in favor of the motion.

Com. Weinstein noted his struggles with the petitioner's request, but spoke in favor of the motion.

Com. Au noted her struggles with the petitioner's request, but spoke against the petitioner's request.

Com. Goldspiel spoke against the petitioner's request.

Com. Spunt spoke in favor of the motion.

RESULT:	APPROVED [6 TO 3]
AYES:	Moodhe, Spunt, Cesario, Weinstein, Richards, Worlikar
NAYS:	Stephen Goldspiel, Zill Khan, Amy Au

Regular Meeting

Other Matters for Discussion

Approval of Minutes

1. Planning and Zoning Commission - Regular Meeting - Apr 21, 2021 7:30 PM

Minutes Acceptance: Minutes of May 19, 2021 7:30 PM (Approval of Minutes)

05/19/2021

RESULT:	ACCEPTED [8 TO 0]
AYES:	Moodhe, Spunt, Cesario, Goldspiel, Weinstein, Au, Richards, Worlikar
ABSTAIN:	Zill Khan

Chairman's Report**Committee and Liaison Reports**

Com. Au discussed the last Village Board Meeting.

Staff Report/Future Agenda Schedule

Deputy Community Development Director spoke about the new in-person meeting format beginning June 7, 2021.

Deputy Community Development Director spoke about the work that is coming on the comprehensive plan.

Public Comments and Questions

President Beverly Sussman thanked the Commissioners for their hard work.

Adjournment

The meeting was adjourned at 9:10 PM

Information Items

Chris Stilling

APPROVED BY ME THIS 19th DAY OF May, 2021

Minutes Acceptance: Minutes of May 19, 2021 7:30 PM (Approval of Minutes)