

**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.

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.

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.

RESULT:	RECOMMENDATION TO APPROVE [UNANIMOUS]
AYES:	Next: 7/19/2021 7:30 PM 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