



Meeting of the Village of Buffalo Grove Planning and Zoning Commission

Regular Meeting
June 1, 2022 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. Consideration of a Fence Variation for a ComEd Substation at 251 Aptakisic Rd (Trustee Johnson) (Staff Contact: Kelly Purvis)
2. Consideration of a Special Use for a Recreational Use at 312 Half Day Road (Trustee Pike) (Staff Contact: Kelly Purvis)

III. Regular Meeting

A. Other Matters for Discussion

B. Approval of Minutes

1. Planning and Zoning Commission - Regular Meeting - May 18, 2022 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 : Consideration of a Fence Variation for a ComEd Substation at 251 Aptakisic Rd

Recommendation of Action

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

The petitioner, ComEd, is seeking to install a new fence around an existing substation at 251 Aptakisic Road. Variations for fence height, post height and for barbed wire are being requested.

ATTACHMENTS:

- 251 Aptakisic Rd Staff Report - Fence Variation 22-0523 (DOCX)
- 251 Aptakisic Rd Plan Set - ComEd Fence Variation 22-0527 (PDF)

Trustee Liaison

Johnson

Staff Contact

Kelly Purvis, Community Development

Wednesday, June 1, 2022

VILLAGE OF BUFFALO GROVE

PLANNING & ZONING COMMISSION

STAFF REPORT

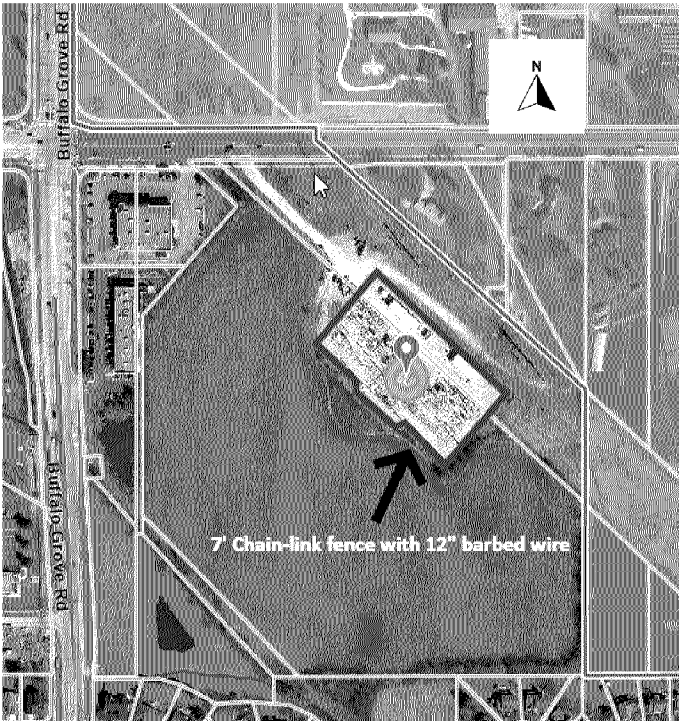
MEETING DATE:	June 1, 2022
SUBJECT PROPERTY LOCATION:	251 Aptakisic Road
PETITIONER:	Commonwealth Edison Company “ComEd”
PREPARED BY:	Andrew Binder, Associate Planner
REQUEST:	A variation to install a 7-foot chain-link fence with a 12” barbed wire and fence posts that are 16 feet tall
EXSITING LAND USE AND ZONING:	The property is an existing ComEd site with a substation. The property is zoned R-1: One Family Dwelling District.
COMPREHENSIVE PLAN:	The 2009 Village Comprehensive Plan calls for this property to be “Utilities”.

PROJECT BACKGROUND

The Petitioner, ComEd, is requesting approval to place a 7-foot chain-link fence with a 12” y-shaped barbed wire and five, 16-foot-tall posts at 251 Aptakisic Road. The subject property is currently improved with a substation building and electrical equipment.

PLANNING & ZONING ANALYSIS

- The Petitioner is proposing to place a 7-foot chain-link fence with 12” y-shaped barbed wire around the existing substation building.
- Due to the critical infrastructure facility located on the subject property, ComEd is required by the Federal Energy Regulatory Commission to comply with standards to secure the site. In compliance with these mandatory requirements, the Petitioner is requesting the above-described fence. The attached narrative statement provides additional details about the federal requirements.
- The new fence will be replaced in the same footprint as the existing 6-foot-tall chain-link fence with 12” barbed wire. The proposed fence will be setback 323 feet from Aptakisic road, approximately 600 feet from Buffalo Grove Road, and approximately 600 feet from the south property line that abuts residential properties.



- The Petitioner is proposing a 7-foot chain-link fence with 12" y-shaped barbed wire to help improve the security of the site by increasing the height of the existing fence.
- The Fence Code explicitly prohibits barbed wire fences within the Village. In this case, the y-shaped barbed wire fence is proposed as a security measure for ComEd's substation building, which is considered a critical infrastructure site.
- In addition, the Fence Code does not allow fence posts to extend above the height of the fence by more than 8 inches. The Petitioner is requesting five fence posts be 16-feet in height, which extends eight feet above the proposed fence. The Petitioner estimates that there will be a total of 130-140 regular posts that will be eight feet tall.
- The Petitioner is also requesting to place five 16-foot posts to help support the fence and for additional security features, such as cameras and other technology to assist with visibility and monitoring along the fence line.

VARIATIONS REQUESTED

1. A fence variation from **Section 15.20.040** of the Buffalo Grove fence code, which states that *fences shall not exceed six feet in height*.
2. A fence variation from **Section 15.20.080** of the Buffalo Grove fence code, which states that *no fence shall be permitted to have any projections, including but not limited to any spike, nail or pointed instrument, barbed wire or other sharp projection*.
3. A fence variation from **Section 15.20.090** of the Buffalo Grove fence code, which states that *fence posts, including decorative fence post caps, shall not extend above the height of the fence by more than eight inches*.

DEPARTMENTAL REVIEWS

Village Department	Comments
Engineering	The Village Engineer has reviewed the proposed fence location and does not have any engineering or line of sight concerns or objections with the proposed location of this fence.

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 fence, however no objections to the variation requests were expressed.

STANDARDS

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

1. The plight of the owner is due to unique circumstances;
2. The proposed variation will not alter the essential character of the neighborhood;

3. There are practical difficulties or particular hardships in carrying out the strict letter of this Chapter which difficulties or hardships have not been created by the person presently having an interest in the property; and,
4. The proposed variation will not be detrimental to the public health safety and welfare.

The petitioner has provided a written response to the standards for a variation which are included in the attached packet.

STAFF RECOMMENDATION

Village staff recommends **approval** of a variation for the installation of a 7-foot chain-link fence with a 12", y-shaped barbed wire and five, 16-foot-tall posts at 251 Aptakisic Road, subject to the following conditions in the Suggested PZC Motion listed below.

ACTION REQUESTED

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

SUGGESTED PZC MOTION

PZC moves to grant variations to Section 15.20.040, 15.20.080 and 15.20.090 of the Buffalo Grove Fence Code to allow for a 7-foot chain-link fence with a 12" y-shaped barbed wire and five, 16-foot-tall posts at 251 Aptakisic Road, subject to the following conditions:

1. The fence shall be constructed in accordance with the documents and plans submitted as part of this petition.

ATTACHMENTS

1. Location map
2. Petition Application for Variation
3. Petitioner's Letter with Variation Standards
4. Site Plan and Fence Detail

Village of Buffalo Grove – Fence Variation Request Application Addendum

Introduction and Summary of Approvals Requested

In accordance with federal mandates relating to security for key infrastructure sites nationwide, Commonwealth Edison Company ("ComEd") plans to upgrade the exterior protection of its electrical substation located southeast of the intersection of Aptakisic Road and N Buffalo Grove Road (the "Substation") in the Village of Buffalo Grove (the "Village"). The Substation is located in the R-1 zoning district.

ComEd plans to replace the existing chain-link exterior fence around the Substation, which today is generally 6 feet tall plus 12" of inward-facing barbed wire, with a chain-link fence which is 7 feet tall plus 12" of "Y"-shaped barbed wire and five 16-foot-tall posts which support the fence and other security functions (the "Project"). The new fence line will follow the existing fence line, meaning it will remain significantly set back from nearby public roads: just over 320 feet south of Aptakisic Road at its closest point and approximately 600 feet east of N Buffalo Grove Road.

To facilitate the Project, ComEd is requesting that fence variations to Sections 15.20.040 and 15.20.080 of the Village Fence Code be approved to install a fence which is 7 feet tall plus 12" of "Y"-shaped barbed wire and five 16-foot-tall posts which support the fence and other security functions.

As a regulated public utility and given that the Project relates to core aspects of the electrical grid, ComEd respectfully suggests that the Village's land use authority may not apply to the company's implementation of the Project at its Substation. Nonetheless, ComEd is voluntarily submitting this request in an effort to work on its project cooperatively with the Village.

Project Narrative

A. Overview of Substation Security Upgrade

ComEd is undertaking the Project in light of its obligations to upgrade security at its critical infrastructure facilities like the Substation.

The Project is being undertaken at a critical infrastructure site (which includes substations such as this one comprising the electrical grid) as required by the Federal Energy Regulatory Commission ("FERC") and the North American Electric Reliability Corporation ("NERC"). FERC is the federal agency that regulates the interstate transmission of electricity, and it oversees NERC in the United States. Both FERC and NERC regulate ComEd's activities and impose obligations on ComEd with regard to securing the bulk power system.

In February 2013, President Obama issued Presidential Policy Directive 21 (“PPD-21”), which established national policy on critical infrastructure security and resilience.¹ PPD-21 identified energy and communications systems (among other things) as uniquely critical due to the enabling functions they provide across all critical infrastructure sectors, and it required federal departments and agencies to implement the directive. Following the April 2013 “Metcalf” sniper attack on a transmission substation near San Jose, CA, FERC started official regulatory proceedings which resulted ultimately (as explained below) in the promulgation of NERC’s CIP-014 mandatory physical security standards.

In March 2014, as part of its ongoing oversight of the bulk power system, FERC ordered NERC to submit proposed reliability standards requiring transmission owners meeting certain criteria to take steps or demonstrate that they have taken steps to address physical security risks and vulnerabilities related to the reliable operation of the electric power grid.² On May 23, 2014, NERC filed with FERC (as it was mandated to do by federal law) its proposal for mandatory physical security standards.³ This reliability standard (Physical Security) requires transmission owners or operators to perform a risk assessment of their systems to identify critical facilities (including transmission substations), evaluate the potential threats and vulnerabilities to those identified facilities, and develop and implement a security plan designed to protect against physical attacks on those identified critical facilities. On November 20, 2014, FERC approved the proposed standard, with minor changes, as NERC’s new Physical Security Reliability Standard (CIP-014-1).⁴ FERC approved a revised version of the standard (CIP-014-2) on July 14, 2015.⁵ FERC’s order (“FERC Order 802”) made these physical security obligations compulsory.

With oversight by FERC, NERC has the authority to develop, oversee, and enforce implementation of the CIP-014-2 Physical Security Reliability Standard. The stated purpose of NERC’s Physical Security Reliability Standard is to “protect transmission stations and transmission substations, and their associated primary control centers, that if rendered inoperable or damaged as a result of a physical attack could result in instability, uncontrolled separation, or cascading within an interconnection.”⁶ This standard applies to Transmission Owners, including ComEd, that own transmission substations meeting certain criteria.⁷ The Project as it has been designed is part of a consistent security plan being carried out by Exelon (ComEd’s parent company) public utilities nationwide—of which ComEd is one—pursuant to NERC (and FERC) mandatory requirements as explained herein.

¹ See Presidential Policy Directive, “Critical Infrastructure Security and Resilience,” Presidential Policy Directive-21, February 12, 2013, available at <https://obamawhitehouse.archives.gov/the-press-office/2013/02/12/presidential-policy-directive-critical-infrastructure-security-and-resil>

² *Reliability Standards for Physical Security Measures*, 146 FERC ¶ 61,166 (Mar. 7, 2014).

³ NERC, Petition of the North American Electric Reliability Corporation for Approval of Proposed Reliability Standard CIP-014-1, May 23, 2014, <http://www.nerc.com/FilingsOrders/us/NERC%20Filings%20to%20FERC%20DL/Petition%20-%20Physical%20Security%20CIP-014-1.pdf>

⁴ *Physical Security Reliability Standard*, 149 FERC ¶ 61,140 (Nov. 20, 2014).

⁵ *N. Am. Elec. Reliability Corp.*, FERC Docket No. RD15-4-000 (July 14, 2015) (delegated letter order) (approving Reliability Standard CIP-014-2).

⁶ NERC, CIP-014-2 – Physical Security, available at <https://www.nerc.com/layouts/15/PrintStandard.aspx?standardnumber=CIP-014-2&title=Physical%20Security&Jurisdiction=United%20States>

⁷ *Id.*

CIP-014-2 is one of NERC's mandatory and enforceable reliability standards. This standard is enforced by NERC under a penalty review policy for mandatory reliability standards approved by FERC, and it is subject to FERC's enforcement authority and oversight under the Energy Policy Act of 2005.⁸ FERC certified NERC as the electric reliability organization in accordance with Section 215 of the Federal Power Act on July 20, 2006.⁹ NERC has authority to monitor compliance with its reliability standards and impose penalties for non-compliance.¹⁰

In sum, the Project at the Substation is being carried out in accordance with FERC and NERC requirements, implementing a mandatory federal reliability requirement for electric transmission owners to protect transmission substations.

To meet the security mandates described above, Exelon created a standardized list of security requirements for implementation by all of its public utility subsidiaries, including ComEd. In turn, ComEd was required to initiate security improvement projects at each substation consistent with the Exelon Security Standards, all to adhere to the goals committed to by the electric energy subsector and the security plan components approved by FERC Order 802. Exelon's security standards have six stated design goals: (1) Deter; (2) Delay; (3) Detect; (4) Assess; (5) Communicate; and (6) Respond. The Project implements the first three security goals – Deter, Delay and Detect.

The Project consists of a chain-link fence which is 7 feet tall plus 12" of "Y"-shaped barbed wire (with five 16-foot-tall posts supporting the fence and other security functions). To meet the "Deter" and "Delay" security requirements described above, Exelon, reflecting industry best practice, requires the installation of fencing with outriggers installed on top of the fence. The outriggers must hold one foot of barbed wire using a "Y"-shaped configuration.

Importantly, installation of barbed wire increases the delay time for any attempted fence climb-over. This has been proven in prior tests, as has been confirmed by ComEd security consultants retained by the company to evaluate the sufficiency of the upgraded fencing at critical infrastructure sites such as this type of substation. The empirical data has proven that outward-facing barbed wire in particular delays a climb-over threat by several seconds. A "Y"-shaped configuration further mitigates climb-over threats, in part because potential intruders typically need additional tools to attempt to compromise the barbed wire, plus the transport by intruders of such additional tools allows for more rapid threat detection. In the security world, seconds can be the difference between, on the one hand, detection and assessment through on-site cameras and other surveillance methods, or, on the other hand, a security operations employee missing an unauthorized intruder. This is particularly true for the Substation, where much of the existing critical equipment is not situated within a building (which obviously provides an additional physical barrier).

⁸ *Rules Concerning Certification of the Electric Reliability Organization; and Procedures for the Establishment, Approval, and Enforcement of Electric Reliability Standards*, 123 FERC ¶ 61,046 (Apr. 17, 2008).

⁹ *North American Electric Reliability Corporation*, 116 FERC ¶ 61,062 (2006)

¹⁰ See 16 U.S.C. § 824o(e)(1); 18 C.F.R. 39.7.

Exelon and ComEd's mandate for barbed wire, reflective of expectations adopted by the U.S. Department of Defense for its own facilities, is mission-critical for safeguarding the Substation from unauthorized access. Prevention of unauthorized entry not only mitigates the risk of injury or death, but also safeguards the reliability of the power supply to the Village and surrounding communities.

B. Site Plan

As can be noted on the Site Plan provided with this application, the new fence installed in the Project will follow the existing fence line, which is well set back from both Aptakisic Road and N Buffalo Grove Road. The northernmost point of the fence will remain set back 323 feet from the southern edge of Aptakisic Road, while the westernmost point of the fence will remain set back approximately 600 feet from the eastern edge of N Buffalo Grove Road. The eastern fence line will remain set back 145 feet from the Substation's eastern lot line, which abuts agricultural properties in unincorporated Lake County. Finally, the fence line will remain set back over 600 feet from the residential lots to its south, where extensive mature landscaping screening is in place.

When compared with the existing Substation fence, the new fence will have a very similar visual footprint. The new fence will be one foot taller than the existing fence, and it will have "Y"-shaped barbed wire rather than inward-facing barbed wire, but no other differences will be readily apparent. The existing fence is currently well-screened from N Buffalo Grove Road by both landscaping and, nearer to the intersection with Aptakisic Road, by the shopping center and Walgreens. While the existing fence is visible when looking south from Aptakisic Road, it easily blends in with the many pieces of taller electrical infrastructure surrounding it, including ComEd's transmission lines which run past the Substation and over Aptakisic Road. Installing a new fence for the Project with one additional foot of height and different type of barbed wire, plus the relatively few taller security posts, should not significantly alter the already-minor visual impact of the Substation fence.

Standards for Fence Variation

Sec. 15.20.110(A)(1): The plight of the owner is due to unique circumstances.

Carrying out the Project is linked to ComEd's unique need to meet the heightened security objectives of PPD-21 and FERC Order 802 and to implement electric utility industry requirements and best practices. ComEd is required to enhance security at the Substation in compliance with these federal directives, which do not apply to typical property owners in the Village.

Additionally, ComEd faces the singular circumstance of being a publicly regulated utility, which comes with the unique obligation to provide reliable electric power to the Village and surrounding communities. Ensuring the Substation's security meets industry standards in protecting the important infrastructure which is critical to ComEd's carrying out of these ongoing service and reliability obligations.

Sec. 15.20.110(A)(2): The proposed variation will not alter the essential character of the neighborhood.

The Project will not alter the essential character of the neighborhood. ComEd has operated the Substation for multiple decades, such that the Substation has long been part of the visual vernacular of the area to the southeast of the Aptakisic Road and N Buffalo Grove Road intersection. The existing Substation fence is a relatively small piece of the larger Substation and abutting ComEd transmission right of way, and at only 7 feet in height (plus 12" of barbed wire), the new fence to be installed in the Project will not materially alter the existing fence's limited visual impact. The Substation is currently well-screened by landscaping from the residential properties to the south, plus the fence will remain set back over 600 feet away from the Substation's southern lot line. The shopping center and Walgreens create effective screening of the Substation for drivers at the Aptakisic Road and N Buffalo Grove Road intersection, and the Project will not change the effect of this screening. In summary, the Project will not alter the essential character of the Substation, and in turn will not alter the essential character of the neighborhood.

Sec. 15.20.110(A)(3): There are practical difficulties or particular hardships in carrying out the strict letter of the Fence Code which difficulties or hardships have not been created by any person presently having an interest in the property.

No, the hardship has not been created by any person presently having an interest in the property.

The variations sought to carry out the Project will allow ComEd to provide heightened protection and security consistent with federal and industry directives with which ComEd is obligated to comply.

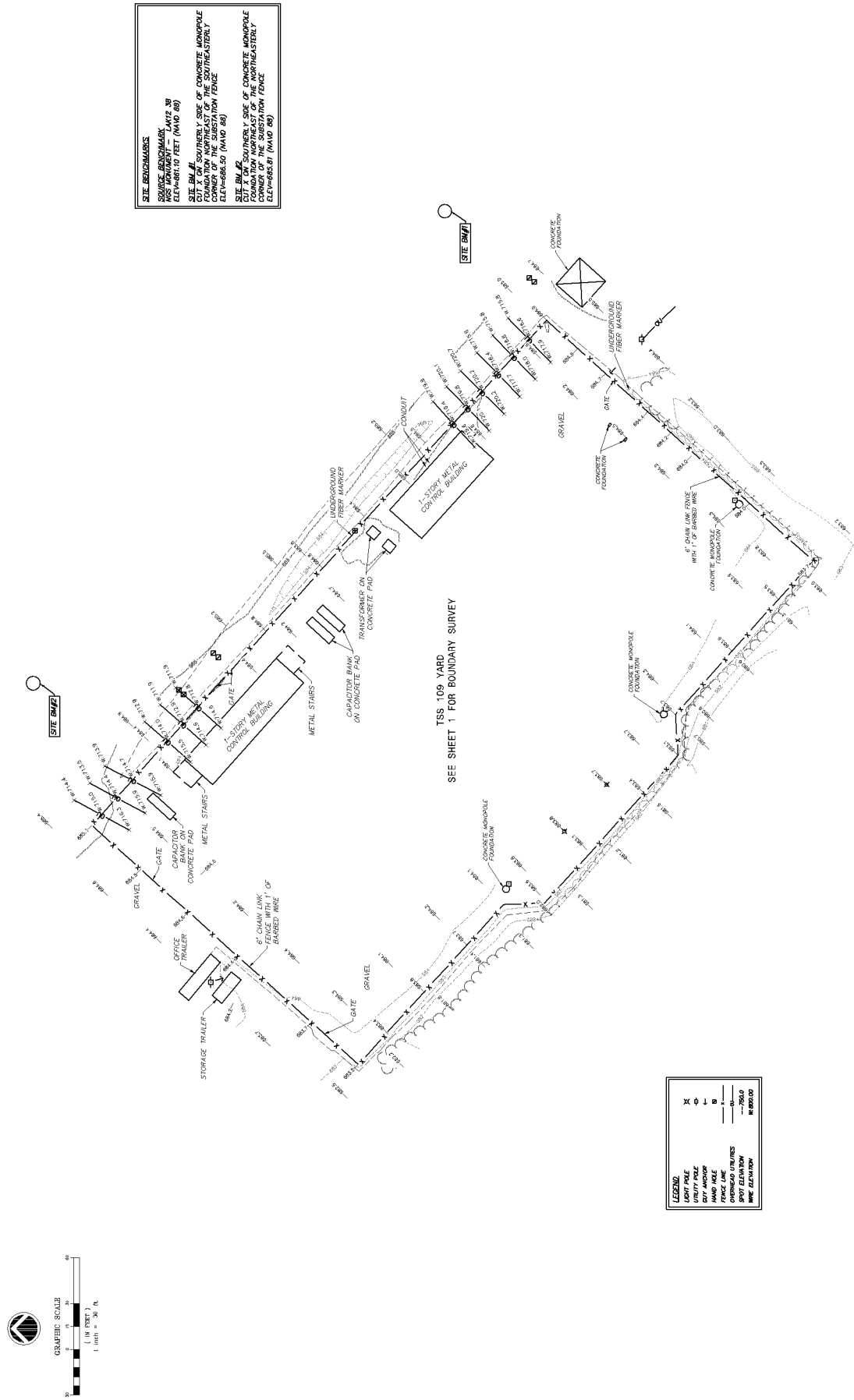
ComEd cannot carry out the strict letter of the Village's Fence Code due to its need to comply with these security directives. Exelon has created a standardized list of security requirements for implementation by all of its public utility subsidiaries, including ComEd, which calls for a 7 foot fence with 12" on barbed wire on top for all substations of the same

nature and character as this Substation. If ComEd were to carry out the strict letter of the Fence Code in installing a new fence, that would actually result in a reduction in the Substation's security, as the existing fence at the Substation already has 12" of barbed wire on top.

Sec. 15.20.110(A)(4): The proposed variation will not be detrimental to the public health, safety and welfare.

The proposed variation for the Project will not be injurious to public health, safety or welfare. The Substation's existing fence has a 6 foot tall fence with inward-facing barbed wire on top, so changing that to a 7 foot tall fence with "Y"-shaped barbed wire on top (along with certain taller fence posts important for security purposes) will not negatively affect the public welfare.

If anything, the Project will *enhance* public welfare by improving security at the Substation through Deterring and Delaying potential intruders who may seek to sabotage key electrical equipment and potentially create outages or other service issues. The public welfare of the Village and surrounding communities is, of course, best served when ComEd can secure its electrical grid to continue offering reliable electric energy.



		NICHOLAS L. RUETTIGER, PLS. COMED LAND SURVEY ADMINISTRATOR 1000 W. 10TH AVE., SUITE 100 OMAHA, NE 68101 CELL: (415) 395-4643 NICHOLAS.RUETTIGER@COMED.COM		ORDERED BY 		ILLINOIS PROFESSIONAL DESIGN FIRM #184-001322 420 N. FRONT STREET WAUKEGAN, IL 60059-4136 T. 815.395.1778 F. 815.395.1781 WWW.HRCGREEN.COM		PREPARED BY 		REVISIONS <table> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>		NO.	DATE	DESCRIPTION										REVISIONS <table> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>		NO.	DATE	DESCRIPTION										APPROVED BY <table> <tr> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>		DATE	DESCRIPTION						
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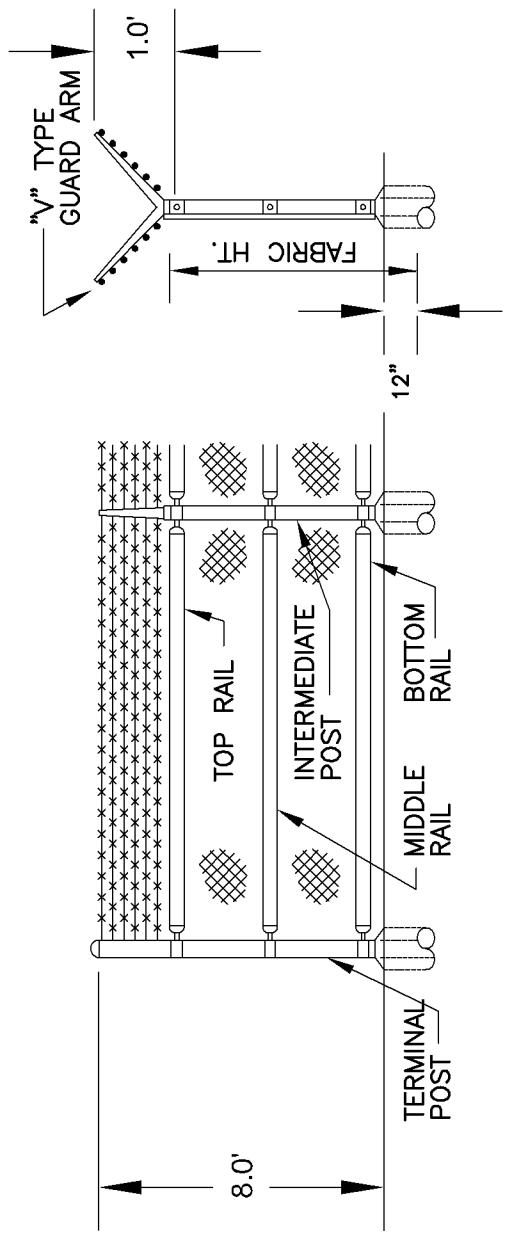
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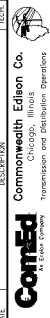
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Printed Pg. 15



Image capture: Sep 2019 © 2022 Google



Attachment: 251 Aptakisic Rd Plan Set - ComEd Fence Variation 22-0527 (Consideration of a Fence Variation for a ComEd Substation at 251

Source: Pictometry

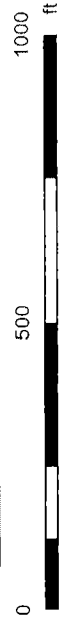
Prepared by the Division of Planning Services, 1/23/2014



Legend

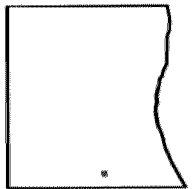
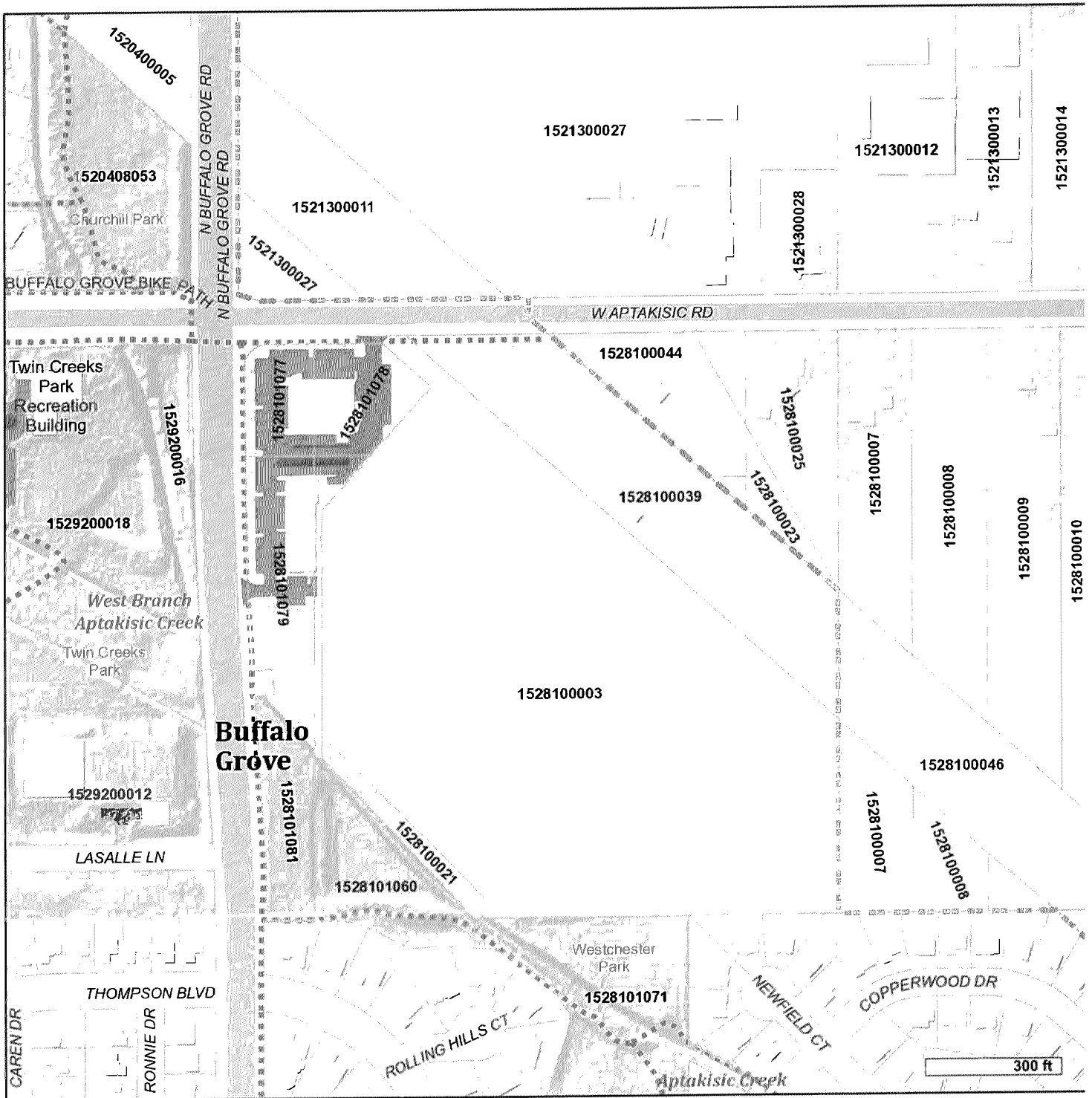
Print Date: 4/5/2022

Notes



Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

Lake County, Illinois



Lake County
Geographic Information System

Lake County Department
of Information Technology
18 N County St
Waukegan IL 60085
(847) 377-2373

Map Printed on 01/24/2014



- 2011 Buildings
- Lake County Border
- Water
- Municipalities
- Tax Parcels
- Tax Parcels
- Trails

Disclaimer

The selected soil feature layer may not occur anywhere in the current map extent. A Registered Land Surveyor should be consulted to determine the precise location of property boundaries on the ground. This map does not constitute a regulatory determination and is not a base for engineering design. This map is intended to be viewed and printed in color.

VILLAGE OF BUFFALO GROVE
 Department of Building and Zoning
 Fifty Raupp Blvd
 Buffalo Grove, IL 60089
 Phone: 847.459.2530
 Fax: 847.459.7944



APPLICATION FOR VARIATION

APPLICANT'S NAME

APPLICANT'S ADDRESS

TELEPHONE NUMBER EMAIL

ADDRESS OF SUBJECT PROPERTY

PROPERTY IS LOCATED IN THE ZONING DISTRICT

LEGAL DESCRIPTION OF SUBJECT PROPERTY

SECTION OF MUNICIPAL CODE FROM WHICH VARIANCE IS REQUESTED

PURPOSE OF VARIANCE

Applicant must submit a letter stating what the practical difficulties or particular hardships are in carrying out the strict letter of the Buffalo Grove Municipal Code and describing the proposed work or change in use.

A plat of survey or plot plan, drawn to scale, must be attached hereto and made a part of this application.

Petitioner must submit proof of ownership such as a deed, title insurance policy, trust agreement, etc.

I (we) hereby certify that the legal title of the premises being the subject of this application is vested in Commonwealth Edison Company and that all statements contained in this application are true and correct. I (we) further understand that any misrepresentation in connection with this matter may result in a denial of the relief sought. Furthermore, I (we) have attached a list containing the names and addresses of all contiguous property owners if requesting a fence variation, OR a list of all property owners within two hundred fifty (250) feet in each direction of the subject property for all other variations; exclusive of public ways, as such are recorded in the Office of the Recorder of Deeds of Cook County and/or Lake County.

Will Otter
 Attorney - Sidley Austin LLP, authorized attorney for
 Commonwealth Edison Company

If signed by an Agent, a written instrument executed by the owner, establishing the agency, must accompany this application.

FILING FEE MUST ACCOMPANY THIS APPLICATION

FEE PAID RECEIPT NUMBER DATE

ZONING ORDINANCE VARIATION REQUEST INFORMATION

Complete the application and provide all supporting documentation as detailed below and return to the Department of Building and Zoning. The public hearing request will be placed on the next available agenda once the application, and all supporting documentation (including fees), has been received. The Zoning District information, as well as the section of the Ordinance requiring a variation, will be furnished by the Department of Building and Zoning.

1. Proof of ownership of the property, such as a copy of the Warranty Deed, Title Policy or Trust Deed.
2. A complete legal description of the property must be provided. This can be found on the Warranty Deed, Title Policy, Trust Deed or Plat of Survey.
3. A letter addressed to the Planning & Zoning Commission detailing the specific request and the unique circumstances concerning the request. Describe in full the work to be done and how it would cause a hardship if the variance were not granted.
4. A Plat of Survey for the subject property showing the location of the proposed addition or other work to be done with all dimensions including distances to the property lines. For additions, proposed elevation drawings (no larger than 11" x 17") shall be submitted with the application. For accessory structures (decks, sheds, swimming pools, etc.) show all existing accessory structures, including the proposed, with their square footage.
5. The names and addresses of all property owners within two hundred fifty (250) feet in all directions of the subject property. The names and addresses are to be on mailing labels. The Township Assessor's Office can assist you with this list:

Cook County: Wheeling Township Assessor's Office, 1616 N. Arlington Heights Road, Arlington Heights, Illinois 60004 - (847) 259-1515

Lake County: Vernon Township Assessor's Office: 3050 N. Main Street, Buffalo Grove, Illinois 60089 - (847) 634-4602
6. A Certificate of Mailing form. This form is attached to the application.
7. The \$125.00 application fee. This is a non-refundable fee.
8. If the application is being made by anyone other than the owner, include a letter from the owner authorizing said person to act as owner's agent.

Fees for Planning & Zoning Commission variation requests:All One and Two Family Dwellings:

Variation for principal structures	\$125.00
Variations – other than principal structures	\$125.00

All Multiple-Family Dwellings:

Variation for principal structures	\$175.00
Variations – other than principal structures	\$125.00

All Business, Office/Research and Industrial Buildings:

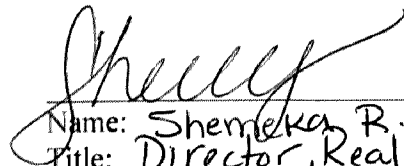
Variation for principal structures	\$175.00
Variations – other than principal structures	\$125.00

Revised 8/12/14



To whom it may concern:

I, Shemeka R. Wesley, on behalf of Commonwealth Edison Company ("ComEd"), owner of the 27.171-acre property ("Property") which is the subject of the accompanying variation application, authorize the law firm of Sidley Austin LLP (Will Otter and Scott Saef) on behalf of ComEd to file an application under Title 15 of the Village of Buffalo Grove Municipal Code and to take any other necessary actions with the Village for implementation at the Property of a proposed 7-foot-tall fence plus 12" of Y-shaped barbed wire and five 16' security posts.


Name: Shemeka R. Wesley
Title: Director, Real Estate + Facilities



**Action Item : Consideration of a Special Use for a Recreational Use
at 312 Half Day Road**

Recommendation of Action

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

The petitioner, Ravi Maruvada, is seeking approval of a Special Use to open and operate a Recreational Use/Amusement Use, The Golf Lobby, at 312 Half Day Road. The 3,100 square foot facility will include three (3) interior golf simulator bays that will allow customers to virtually golf indoors. Per the Village's Zoning Ordinance, an Amusement Establishment is considered a Special Use in the B-3 Zoning District.

ATTACHMENTS:

- Staff Report - 312 Half Day Road (SU) 22-0524 (DOCX)
- Plan Set - Golf Lobby SU, 312 Half Day Rd 22-0527 (PDF)

Trustee Liaison

Pike

Staff Contact

Kelly Purvis, Community Development

Wednesday, June 1, 2022

VILLAGE OF BUFFALO GROVE

PLANNING & ZONING COMMISSION

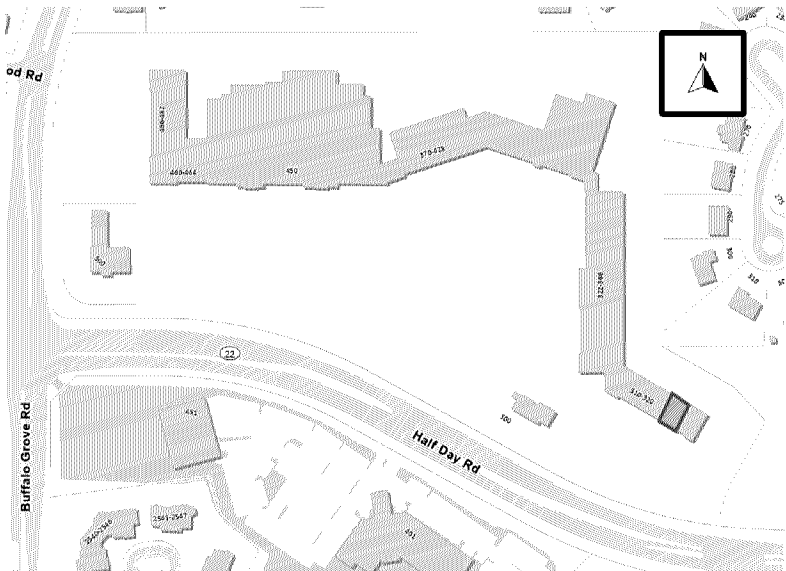
STAFF REPORT

MEETING DATE:	June 1, 2022
SUBJECT PROPERTY LOCATION:	312 Half Day Road
PETITIONER:	Ravi Maruvada The Golf Lobby LLC
PREPARED BY:	Andrew Binder, Associate Planner
REQUEST:	A Special Use for an Recreational Use/Amusement Use (The Golf Lobby Indoor Golf Simulator Gaming Café) in a B-3, Planned Business Center District.
EXSITING LAND USE AND ZONING:	The property is improved with a single-story multi-tenant commercial shopping center that is commonly known as the Woodland Commons.
COMPREHENSIVE PLAN:	The 2009 Village Comprehensive Plan calls for this property to be Commercial.

Project Overview

The petitioner, Ravi Maruvada, is seeking approval of a Special Use to open and operate a Recreational Use/Amusement Use, The Golf Lobby, at 312 Half Day Road. The 3,100 square foot facility will include three (3) interior golf simulator bays that will allow customers to virtually golf indoors. Per the Village’s Zoning Ordinance, an Amusement Establishment is considered a Special Use in the B-3 Zoning District.

PLANNING, ZONING, AND ENGINEERING ANALYSIS



Proposed Use

- The Golf Lobby will be an approximately 3,100 sqft indoor golf simulator and gaming café that will consist of three (3) interior golf simulator bays. The golf simulator bays are fully within the tenant space and will include a golf launch monitor within each bay to facilitate the virtual golf experience for customers.
- The business will also have a food preparation area where a variety of pre-packaged goods (i.e. chips, pretzels, and a variety of small oven cooked items) are sold for immediate consumption on

site, and a bar/lounge area that will serve alcoholic and non-alcoholic beverages. The proposed lounge area will be 820 sqft. In total, the proposed business will have a total seating capacity of 37 seats.

Operations

- General hours of operation for The Golf Lobby are Monday through Saturday from 9:00AM to 12:00AM and Sunday from 9:00AM to 9:00PM.
- According to the Petitioner's business plan, the facility will have a total of 3-4 employees on site during business hours.
- Each golf bay can accommodate 1-4 guests, and a full, 18-hole round can range from 30 minutes to 4 hours, depending on the number of customers within the bay.
- At peak business hours, they anticipate about 15-20 guests.



Figure 1: Example of Golf Bays

Existing and Surrounding Uses

- The subject tenant space is located within Woodland Commons Shopping Center, which consists of a variety of commercial and retail spaces. Woodland Commons Shopping Center has a total of 200,000 square feet of commercial floor area situated on 22 acres, that is anchored by a Mariano's Fresh Market.
- The subject tenant space is currently vacant.
- The proposed special use is complementary to the surrounding commercial uses.

Parking

- Per the Village's Zoning Ordinance, an Amusement Establishment requires ten (10) spaces for every 1,000 square feet of floor area. Given, that the proposed business will occupy approximately 3,100 square feet, a total of 31 parking stalls are required by code.
- Woodland Commons Shopping Center has a total of approximately 745 parking spaces and 24 ADA parking spaces. Based on the required parking per Village Code, there is an excess of 714 parking stalls throughout the shopping center.
- At peak business hours, they anticipate about 15-20 guests with 3-4 employees. Based on the parking demand anticipated by the Petitioner, the proposed use will have complementary peak hours of operation, that are typically during the evening and winter months that should not conflict with the other general retail users in the shopping center. Staff has no issue with the proposed use and any parking conflict.

SURROUNDING PROPERTY OWNERS

Pursuant to Village Code, the surrounding property owners within 250' 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, no comments have been received from the public concerning this project.

STANDARDS

Pursuant to the Zoning Ordinance, the proposed use does require a Special Use in the “B-3” Planned Business Center District. Therefore, 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 is included in the attached packet.

STAFF RECOMMENDATION

Staff recommends **approval** of the Special Use request for a Recreational Use/Amusement Establishment at 312 Half Day Road, subject to the following conditions in the Suggested PZC Motion listed below.

ACTION REQUESTED

The Planning & Zoning Commission (PZC) shall open the public hearing and take public testimony concerning the special use. The PZC shall 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 for a Recreational Use/Amusement Establishment (Golf Lobby), subject to the following conditions:

1. The Special Use is granted to the Golf Lobby LLC to operate an indoor golf simulation gaming café at 312 Half Day Road, which shall not run with the land.
2. The Special Use granted to the Golf Lobby LLC is assignable to subsequent petitioners seeking assignment of this special use as follows:
 - a. Upon application of a petitioner seeking assignment of this Special Use, the Corporate Authorities, in their sole discretion, may refer said application of assignment to the appropriate commission(s) for a public hearing or may hold a public hearing at the Village Board.

- b. Such assignment shall be valid only upon the adoption of a proper, valid and binding ordinance by the Corporate Authorities granting said assignment, which may be granted or denied for any reason.

TheGolfLobby LLC
 2051 Wright Blvd
 Buffalo Grove, IL 60089
 Phone: (847) 666 8686
 E-mail: thegolflobbyllc@gmail.com



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

April 20, 2022

To Whom It May Concern:

Sir or Madam

Please find this letter drafted to provide the details of The Golf Lobby LLC and to request approval of all needed licenses such as Business License, Liquor License, Zoning Permit, Special Use Permit etc. to be able to start operations targeted for month of August.

The Golf Lobby LLC is registered as a Limited Liability Company in the state of Illinois on 12.15.2021 and is in Good Standing. Our current management team consists of Ravi Maruvada (Member) and Rama Krishna Kairamkonda. We are expecting few additional members to join in the current venture and future expansions.

Golf is both a personal journey and a social sport. Thousands of new people are picking up on this sport and existing golfers are constantly striving to improve. Their passion to learn and improve is often restricted by various elements such as:

- Increasing off-course golf participation and limited facilities to practice and play
- Unable to practice outdoors for majority of time due to weather conditions
- Inability to measure shot data accurately and hence little to no feedback
- Limited affordable avenues that can provide a comfortable atmosphere to play

A well-executed and highly flexible virtual golf sim center helps focus on serious play and practice or creating an entertainment venue. Our Sim center makes golf more accessible and can be played all year regardless of weather, it is quicker to play a round, at a lower cost.

Our mission is to provide our guests, a technologically advanced indoor golf experience, which is affordable, entertaining, and available all around the year in a very relaxing and welcoming atmosphere.

We plan to develop 3100 sq. ft. indoor golf simulator facility along with a full bar and oven-based kitchen with an approximate total budget for this project is USD 500,000. This will be a new business and is NOT a relocation of existing business, NOT a franchise.

Proposed project will be in the beautiful village of Buffalo Grove located within Woodland Commons shopping complex. The facility is South facing and located at 312 W. Half Day Rd, Buffalo Grove, IL 60089 and very clearly visible to traffic on Route 22. This facility can serve the surrounding areas of Vernon Hills, Long Grove, Deerfield, Wheeling, Lincolnshire, and Northbrook areas.

Our Facility will have centrally controlled indoor climate to ensure a pleasant playing experience all year round. Our Amenities Include:

- Golf Simulator Playing Area which includes

- Three 15x13x11 feet virtual golf simulator bays (LXWXH) powered by most advanced Trackman TM4 launch monitor
 - Spacious area for players to keep their equipment, sit and relax
 - About 3 to 4 Pool Tables (space permitting) which will be an added attraction while guests are either waiting to play a round of golf or for non-golfer guests entertainment
 - A full-fledged bar area where we will be able to serve our guests a wide selection of alcoholic/non-alcoholic beverages
 - Beer (Bottled, Canned and Draught)
 - High Quality Red & White Wines (Cabernet Sauvignon, Merlot, Pinot Grigio, Chardonnay etc.)
 - Cocktails (Martinis, Mixed Drinks etc.)
 - Hard Liquor (Scotch, Whiskey, Brandy, Gin, Rum, Vodka etc.)
 - Non-Alcoholic Beverages
 - A Kitchen built completely out of Ovens so that we can serve our guests Cooked/Baked Finger Foods such as
 - Vegetarian: Pita Chips with Hummus, , French Fries, Flat Bread, Breadsticks, Veggie Pizza, Nachos, Mozzarella Sticks, Spinach Artichoke Dips, Roasted Vegetables
 - Non-Vegetarian: Chicken Tenders, Chicken Wings, Boneless Wings, Chicken Tikka Masala, Chicken Nuggets etc.
 - Over the counter snacks such as chips, pretzels, candy etc.
- *** We are currently talking to the suppliers, chefs and bar tenders, and our target is to finalize the full food and drink menu within next 1 to 2 months ***
- Facility will be open 7 days a week with Hours of Operation as below (Anticipated Peak Hours: 4 PM to 12 AM)
- Monday - Saturday: 9:00 AM - 12:00 AM (Central)
 - Sunday: 9:00 AM - 9:00 PM (Central)
- Facility Capacity: At our peak, we anticipate about 15 to 20 guests within our facility
 - Each of our Golf Bay can accommodate 1 to 4 guests at any single time (Limiting to a max of 4 per bay for best playing experience)
 - Play time can range between a minimum of 30 minutes to full game (which may last for about 4 hours for 4 people playing a full 18-hole round)
 - Seating at the Bar area and other areas within the facility is also available along with 1 to 2 pool tables (Not Coin Operated) in the bar area
 - There will be two knowledgeable staff present on the premises during hours of operation to assist guests and provide them with the best all round customer experience
 - Facility Owner or Manager: Overall facility management, managerial overview
 - 1 full time bar tender: Serves good tasting beverages (alcoholic & non-alcoholic), prepare delicious finger foods (described above)
 - 1 to 2 servers: Serve food and beverages to the guests, assist with Welcoming guests, and help setup the gaming areas, assist with food preparation, keeping facilities clean

All our golf simulators will be powered by TrackMan, which is a global leader in golf technology. The TrackMan 4 is the trusted companion of top professional golfers all over the world, as well as the "go to" solution for coaches, equipment manufacturers, fitters and many more. For amateur players, the TrackMan 4 delivers everything from fun games to concentrated, focused practice.

TrackMan Simulators deliver a second-to-none, indoor experience. TrackMan course library includes some of the most legendary courses in existence, great selection of great Virtual Golf games, making simulator golf even more entertaining and rewarding. The depth and uniqueness of this experience will draw golfers to TrackMan-powered simulator facilities

Our Trackman simulators also come with Virtual Golf features. This makes it possible for golfers of all levels to play Virtual Golf games and also play rounds on some of the world's most iconic courses.

- Stunning graphics, hyper-realistic effects, and breathtaking gameplay with a real-life golf experience
- Extensive and ever-expanding course library; currently with 120+ of some of the best courses in the world
- With TrackMan data from Virtual Range, everybody knows exactly how far they play each club in their golf bag, be able to practice long and short game and as well as putting
- Accurate measurement of club & ball data and ball flight without the use of markers due to inbuilt Optically Enhanced Radar Tracking (OERT) system. OERT at a glance
 - Combines camera and radar technology
 - Precise ball tracking
 - Higher pickup rate on club data
 - Impact location without any markers

- Chip, pitch, and approach shot club data
- Indoor Spin Axis and Spin Rate adjustments based on gear effect
- Contains suite of hugely entertaining games for players of all levels from beginner to seasoned pro
- Virtual tournaments will connect indoor golf customers with each other and let them compete together in new, exciting ways
- Tournament platform makes it possible to create virtual tournaments of any size, with any number of rounds over any length of time, and from any course in the library
- Live scoring after every hole keeps the action and excitement fresh
- It is quick and easy to set up fun, engaging tournaments that will make the customer experience even more enjoyable
- All available tournaments, including TrackMan-organized global tournaments are clearly displayed in the software and joined with a single click.
- The Tournament feature lets tapping into new opportunities, and as well help to increase food and beverage turnover, and attract more players who stay for longer

The Golf Lobby is ideal and caters to families and individuals looking to have a great indoor entertainment in a relaxed environment at very affordable prices. Typical target audience include anyone who would like to golf

- Play on virtual iconic golf courses
- Practice on virtual range with most accurate feedback and enhance their golf skills
- Golf instructors and students can leverage the cutting-edge technology for lessons
- Customers from Corporate Events, Birthday Parties, or any other social gatherings

Our Progress to Date

- Location finalized and Signed LOI received from Landlord. Lease Draft is currently being worked on.
- Funding fully approved from the Bank along with Liquid Equity injected by partners
- All measurements by Architect completed and Architectural Drawings are in progress
- General Contractor Finalized
- Business License, Zoning applications submitted to the village, fees duly paid
- Submitted initial draft of Special Use Form, currently working with Village Planner on next steps
- Business Umbrella and Liquor Liability Insurances are being purchased
- Consulting with Inventory Suppliers (Food, Alcoholic/Non-Alcoholic Beverages), Chef and Bartenders to finalize Food and Drink Menus

In due course of time, if there will be any major changes and/or modifications to the mentioned program, will be duly informed.

Hence, I sincerely request the Village of Buffalo Grove to provide Approvals for all the required licenses in due course of time so that we would be able to start our operations by our target month of August 2022.

We will adhere to and fulfill all the requirements for obtaining any other Licenses and Permits.

Thank you & Regards



Ravi Maruvada
Member, TheGolfLobby LLC

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; - INDOOR GOLF SIMULATOR FOR CUSTOMER PLAY & ENTERTAINMENT - YES

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; - YES

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; - CORRECT, OUR DEVELOPMENT WILL ADD VALUE TO THE NEIGHBORHOOD AREA & COMMUNITY - YES

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; - CORRECT, OUR FACILITY DEVELOPMENT WILL FOLLOW/ADHERE ALL CONSTRUCTION CODES & OBTAIN ALL APPROVALS

5.

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

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. - CORRECT. CUSTOMERS & STAFF WILL USE THE APPROPRIATE OR DESIGNATED SPOTS FOR PARKING.

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. - YES, WE ABIDE BY ALL LOCAL/STATE & OTHER LAWS AND ALL ZONING REGULATIONS

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 buildings and use of the property benefited by such special use as may be necessary or appropriate to comply with the foregoing criteria. *-YES, WE ABIDE BY ALL APPLICABLE ZONING REGULATIONS*

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). *-YES,*

(Ord. 2004-100 § 2, 2004)

WE ABIDE BY ALL APPLICABLE ZONING REGULATIONS

(Ord. No. 2014-43, § 21, 6-16-2014)

1028/2
(RAUL MARQUADA)
A. 7. 22
MEMBER, THE GOLF LOBBY LLC
2051 WRIGHT BLVD.
BUFFALO GROVE, IL 60089

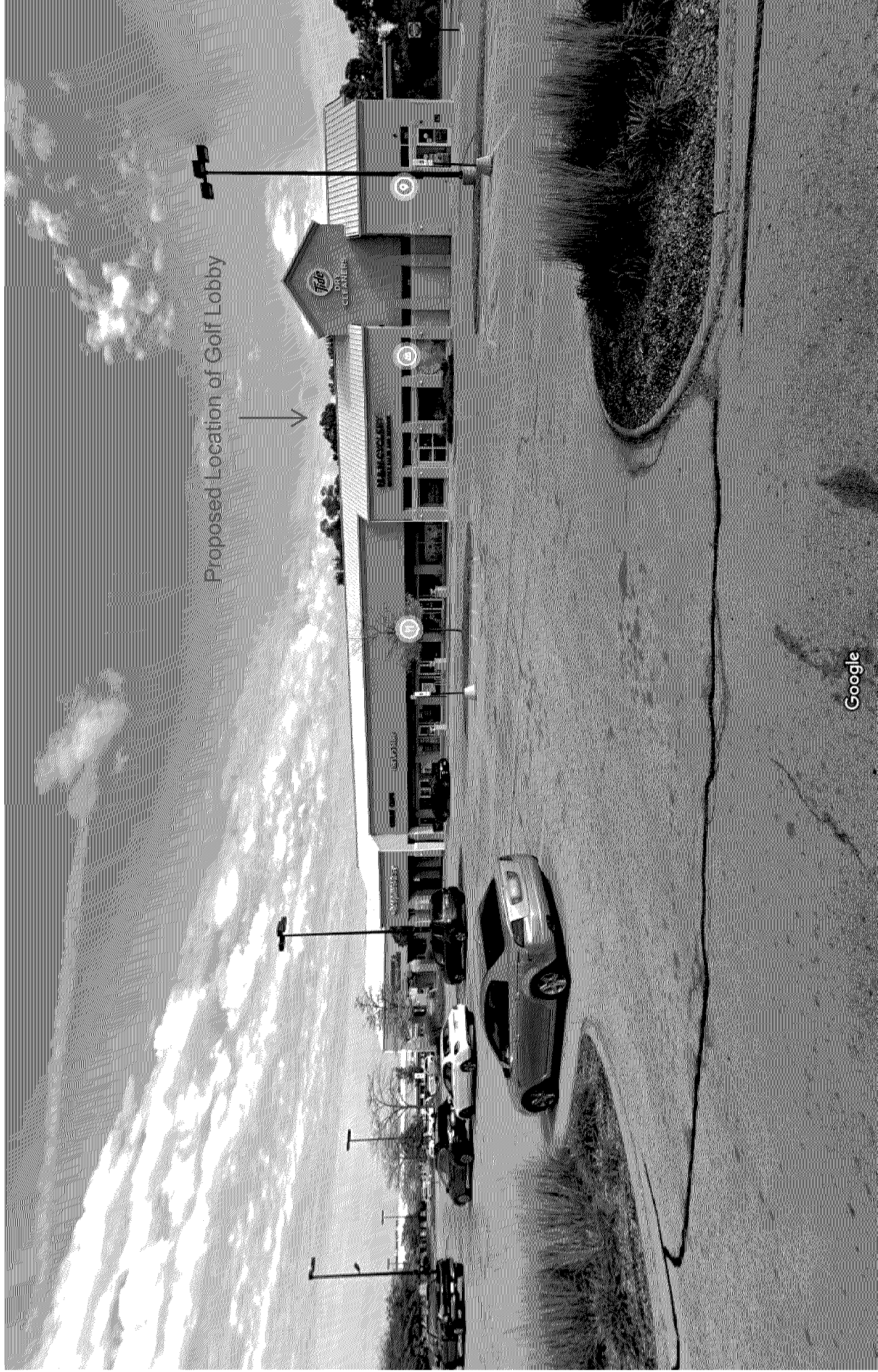
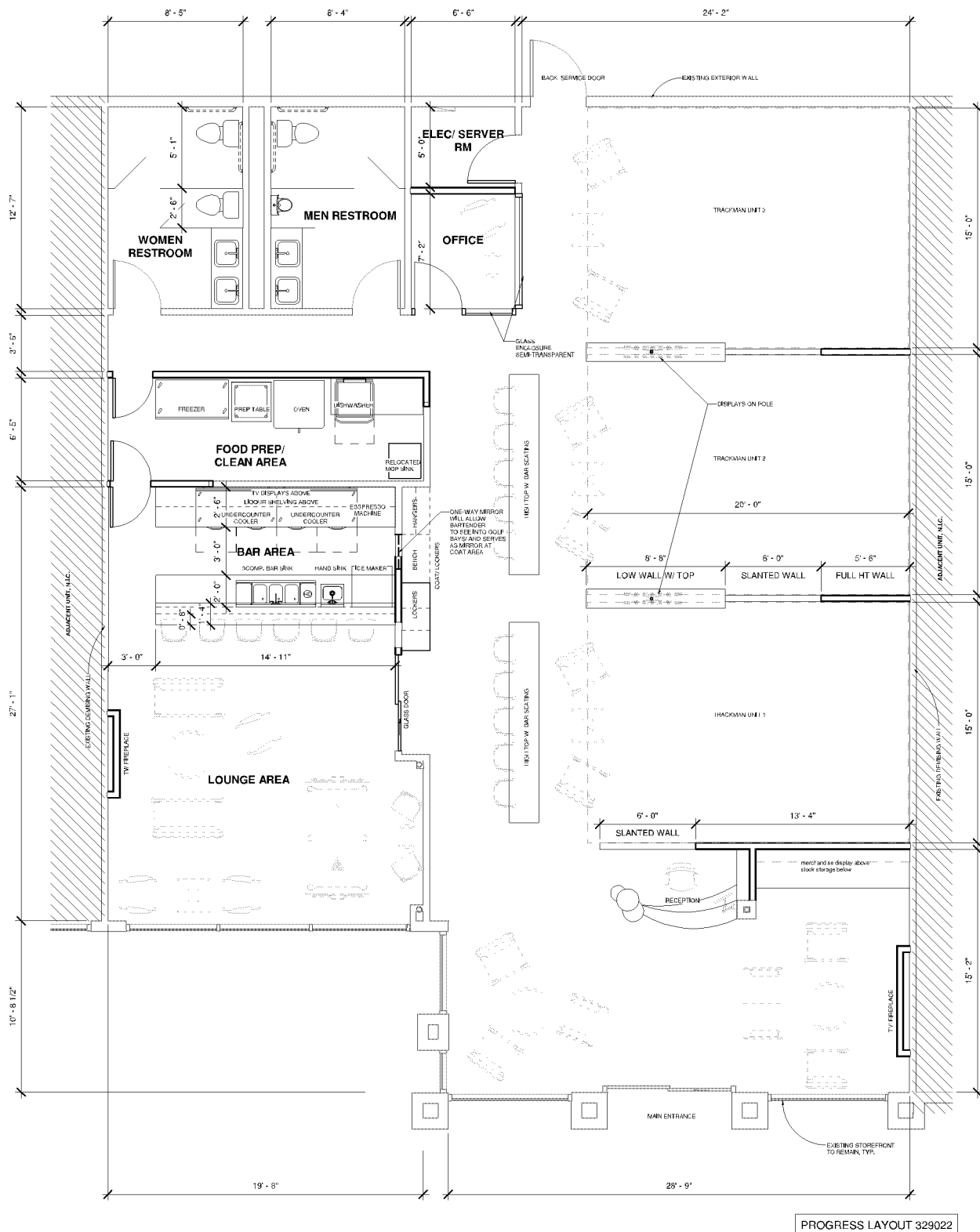


Image capture: Oct 2018 © 2022 Google

Google

Street View - Oct 2018



PROGRESS LAYOUT 329022

Attachment: Plan Set - Golf Lobby SU, 312 Half Day Rd 22-0527 (Consideration of a Special Use for a Recreational Use at 312 Half Day Road)

May 17, 2022

Stockbridge Illinois,
LLC

To Whom It May Concern:

This letter grants permission to The Golf Lobby, LLC to file for permits and any other zoning approvals for the premises known as space 45 at Woodland Commons shopping center in Buffalo Grove, IL in which they currently have a fully executed lease.

Should you have any questions, please feel free to call

Respectfully,

Stockbridge Illinois, LLC
Owners and Managers

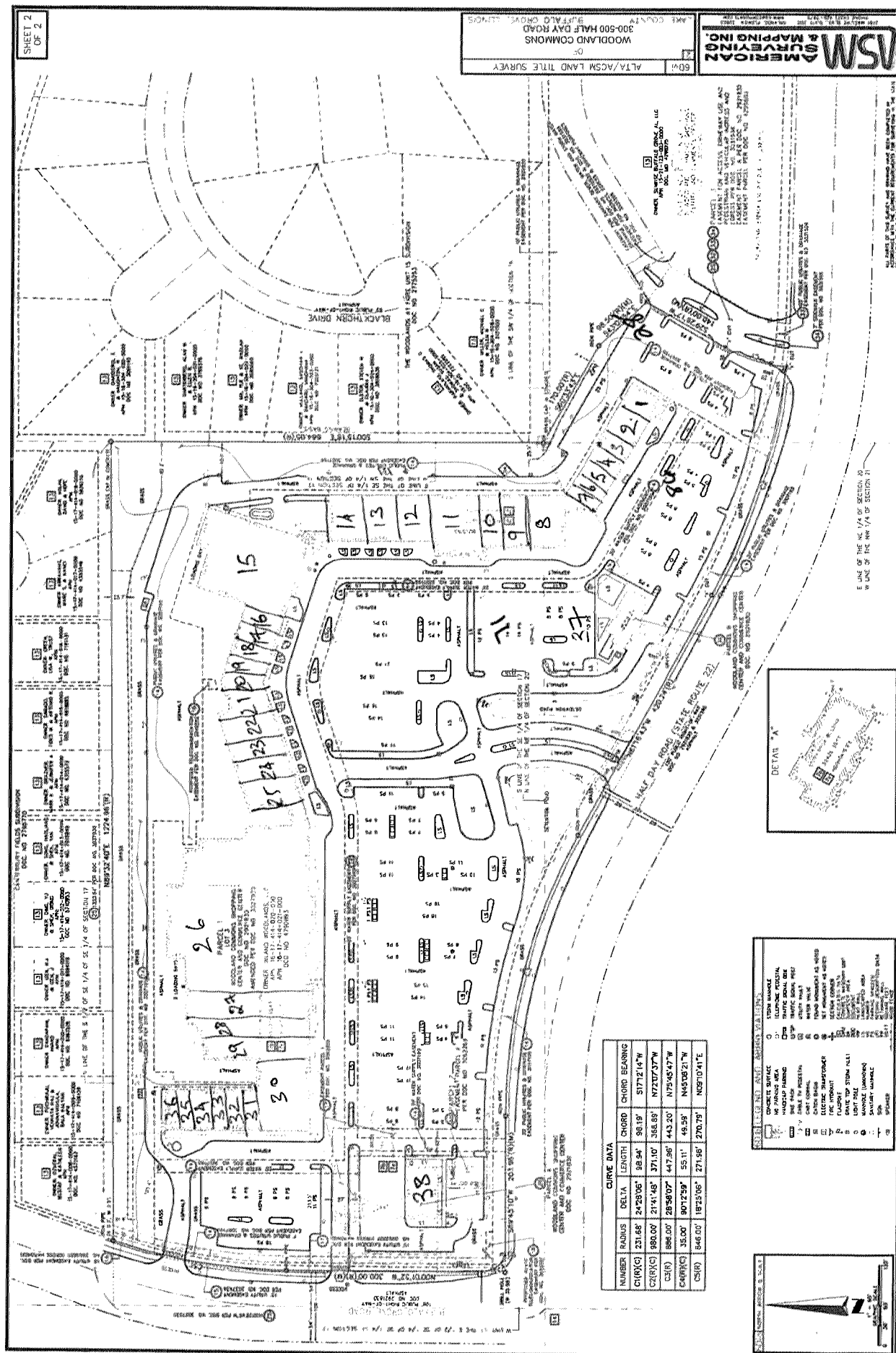
Jeremy Sparks

Mr. Jeremy Sparks
General Manager
(810) 516-3470
Stockbridgeleasing@gmail.com

cc: Dr. Mahmoud Al-Hadidi
John M. Bridges, CPM

Stockbridge Illinois, LLC
P.O. Box 8130
Bloomfield Hills,
Michigan 48302

Attachment: Plan Set - Golf Lobby SU, 312 Half Day Rd 22-0527 (Consideration of a Special Use for a Recreational Use at 312 Half Day Road)



# Identified on Plat	Store Name	Address	Comments
1	Tide Cleaners	310 W Half Day Rd, Buffalo Grove, IL 60089	
2	The Golf Lobby (Proposed)	312 W Half Day Rd, Buffalo Grove, IL 60089	
3	Subway	314 W Half Day Rd, Buffalo Grove, IL 60089	
4	AT&T	316 W Half Day Rd, Buffalo Grove, IL 60089	
5	UPS	318 W Half Day Rd, Buffalo Grove, IL 60089	
6	Vacant Space	320 W Half Day Rd, Buffalo Grove, IL 60089	Vacant Space
7	WW Studio	322 W Half Day Rd, Buffalo Grove, IL 60089	Looks Vacant, but Sign Board exists
8	Vacant Space	340 W Half Day Rd, Buffalo Grove, IL 60089	Vacant Space
9	Everything Games	3444 W Half Day Rd, Buffalo Grove, IL 60089	Looks Vacant, but Sign Board exists
10	Michael Thomas Hair Salon & Day Spa	346 W Half Day Rd, Buffalo Grove, IL 60089	Looks Vacant, but Sign Board exists
11	Fitness 19	350 W Half Day Rd, Buffalo Grove, IL 60089	
12	Vacant Space	356 W Half Day Rd, Buffalo Grove, IL 60089	Vacant Space
13	Yan Yan Restaurant	360 W Half Day Rd, Buffalo Grove, IL 60089	
14	Soccer Madness	364 W Half Day Rd, Buffalo Grove, IL 60089	
15	Marshalls	370 W Half Day Rd, Buffalo Grove, IL 60089	
16	Papa Johns	384 W Half Day Rd, Buffalo Grove, IL 60089	
17	Vacant Space	386 W Half Day Rd, Buffalo Grove, IL 60089	Vacant Space
18	Club Pilates	388 W Half Day Rd, Buffalo Grove, IL 60089	
19	Vacant Space	390 W Half Day Rd, Buffalo Grove, IL 60089	Vacant Space
20	Kurti Connection	392 W Half Day Rd, Buffalo Grove, IL 60089	
21	Vacant Space	394 W Half Day Rd, Buffalo Grove, IL 60089	Vacant Space
22	Huntington Learning Center	398 W Half Day Rd, Buffalo Grove, IL 60089	
23	Vacant Space	400 W Half Day Rd, Buffalo Grove, IL 60089	Vacant Space
24	Everything Games	404 W Half Day Rd, Buffalo Grove, IL 60089	
25	Vacant Space	406 W Half Day Rd, Buffalo Grove, IL 60089	Vacant Space
26	Marianos	450 W Half Day Rd, Buffalo Grove, IL 60089	
27	Seong Heas Martial Arts	460 W Half Day Rd, Buffalo Grove, IL 60089	
28	Vacant Space	462 W Half Day Rd, Buffalo Grove, IL 60089	Vacant Space
29	Pearle Vision	464 W Half Day Rd, Buffalo Grove, IL 60089	
30	Mathnasium	466 W Half Day Rd, Buffalo Grove, IL 60089	
31	Edward Jones Financial Advisor	470 W Half Day Rd, Buffalo Grove, IL 60089	
32	Countryside Dental	472 W Half Day Rd, Buffalo Grove, IL 60089	
33	Solo Music School	476 W Half Day Rd, Buffalo Grove, IL 60089	
34	Northside Academy	478 W Half Day Rd, Buffalo Grove, IL 60089	
35	Allstate	480 W Half Day Rd, Buffalo Grove, IL 60089	
36	Rainbow Cleaners	482 W Half Day Rd, Buffalo Grove, IL 60089	
37	Wendys	300 W Half Day Rd, Buffalo Grove, IL 60089	
38	BMO Harris Bank	500 Half Day Rd, Buffalo Grove, IL 60089	

05/18/2022

**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 18, 2022**

Call to Order

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

Public Hearings/Items For Consideration

1. Consider an Amendment to the Planned Unit of Development at 361 Raymond. (Trustee Johnson) (Staff Contact: Nicole Woods)

Ms. Woods provided a background on the PUD to allow an addition outside the building blocks. Additionally, Ms. Woods reviewed the history of the property and the proposed addition.

Mr. Entman, petitioner's attorney, clarified that it is a room addition. He reviewed the plans and described the petitioners' circumstances and the reason behind the addition. He reviewed the support by the neighbors and the homeowner's association approval.

Com. Richards asked if this creates a precedent within the neighborhood.

Mr. Entman believes that the answer is no, but it could spark ideas.

Ms. Woods commented on the amendment. She noted that if that were to occur, those petitioners would be evaluated on a case-by-case basis.

Com. Worlikar asked the petitioners to walk through the design of the addition and how it will blend in with the neighborhood.

Mr. Pavlovcik, petitioner's architect, reviewed the characteristics of the design.

Com. Worlikar asked if the colors match the existing structure.

Mr. Pavlovski said he cannot attest to the colors/materials at this time.

Mr. Entman apologized by not have the colors/materials but believe will blend in with the home/existing structure.

Com. Worlikar asked if there were any concerns from their neighbors.

Mr. Youm said there are no complaints from his neighbors, the neighbors are excited.

Chairperson Cesario asked to confirm that the homeowner's association agreed.

Mr. Entman said yes.

The public hearing was closed at 7:52 PM

Com. Khan made a motion to grant a positive recommendation to the Village Board for an amendment to the residential Planned Unit of Development (Ordinance Nos. 2005 - 24, 2005-25, 2005-26) to allow for an addition to extend outside the Building Box 18 as shown on the proposed plan subject to the following conditions listed below:

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

Com. Richards seconded the motion.

Minutes Acceptance: Minutes of May 18, 2022 7:30 PM (Approval of Minutes)

05/18/2022

Com. Chairperson spoke in favor of the motion and thanked the homeowner for talking with his neighbors.

Com. Khan spoke in favor of the motion.

RESULT:	RECOMMENDATION TO APPROVE [UNANIMOUS]
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	Next: 6/20/2022 7:30 PM
--	--------------------------------

AYES:	Spunt, Cesario, Khan, Au, Richards, Worlikar
--------------	--

ABSENT:	Adam Moodhe, Mitchell Weinstein
----------------	---------------------------------

2. Consider Approval - Amend to PD, SU, Plat of Sub, Prelim & Final Dev Plan, SU and Var. at Town Center (Trustee Johnson) (Staff Contact: Nicole Woods)

Ms. Woods provided a background on the PUD amendment for The Clove.

Mr. Schoditsch, Kensington, reviewed the PUD amendment to The Clove and walked through the process of combining phase 1 and 2, where previously they were going to do them separately. He went over the changes from the original PUD to the amendment, which is due to the development of Chick-Fil-A in the out lot that has changed the trajectory of the project.

Mr. Clark, Lakotakota Group, went through the landscape plan and the walkability plan.

Mr. Rea, Kensington, walked through building B explaining what will be replaced and enhanced.

Mr. Lurk, with Chick-Fil-A, walked through the Chick-Fil-A plan and how the appearance looks like the rest of the development. He reviewed the canopies that are covering the pick-up lanes for their employees. Additionally, he reviewed the signage, materials, and colors that will be used. Lastly he talked about the pickup door vs. pickup window that will be part of the development and the dual drive lane.

Mr. Wells, Urban Street, reviewed their request for 2 foot increase, which has been brought to their attention as they have moved from the plan design phase to the construction phase.

Com. Spunt asked traffic flow.

Mr. Schoditsch explained the traffic flow and access points.

Com. Spunt asked if there would be any car changers in the lot.

Mr. Schoditsch said no.

Com. Spunt asked about Bowlaro and what they will be doing with that building.

Mr. Schoditsch said they don't own Bowlaro but will be paving their lot.

Com. Au asked about the tenants who were going move originally to accommodate Phase 1 and asked what the plan is now for those tenants.

Mr. Schoditsch explained the plan for the tenants.

Com. Au asked about the drive through lane for Chick Fil A and asked if it was going to be enough room in the que for the number of customers they attract.

Mr. Lurk said the current design is to keep traffic off Route 83. He also explained the rest of the traffic flow for cars accessing Chick-Fil-A.

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Com. Au asked if the cars would back up on Old Checker Rd.

Mr. Lurk said the dual lane will help mitigate the traffic, which is unlike other locations.

Com. Au asked if they know how many cars will be at this location at this time.

Mr. Lurk said he does not.

Mr. Schoditsch noted that in their original traffic study, they included Chick-Fil-A.

Mr. Stilling commented that the proposed Chick-Fil-A would have a 25-stack ability, close to three times what the Village requires.

Com. Richards asked about the safety of those who will have to throw out trash given the proposed location of the dumpster.

Mr. Lurk reviewed the dumpster location and reviewed the safety precautions.

Com. Richards asked if traffic would impact people walking.

Mr. Lurk said it is no different from other locations.

Mr. Schoditsch said there are other safety precautions in place to make sure those who park can safely enter Chick-Fil-A.

Com. Richards asked about the landscape and softening up the area with more landscape.

Mr. Schoditsch said they have tried to increase but explained the limitations they have with Bowlaro.

Mr. Stilling explained that Bowlaro has a significant amount of control over the parking lot.

Com. Spunt asked about the dual lane for Chick-Fil-A.

Mr. Lurk explained that the dual lane provides a safe environment for their workers.

Chairperson Cesario asked if they are aware of the thirteen conditions that are part of the petitioner's packet created by staff.

All Petitioners said yes, they are aware.

Chairperson Cesario asked staff if the proposed variations that were part of the original PUD still exist.

Ms. Woods said the reason they are back is because the plan has refined.

Chairperson Cesario commented that the amendment is modest.

Com. Worlikar asked if there is a similar design in other places for Chick-Fil-A with a dual lane that they could see.

Mr. Lurk said the one in Algonquin is very similar to the proposed Buffalo Grove Chick-Fil-A.

Com. Khan asked if they have contacted IDOT.

Mr. Schoditsch said they have been working with IDOT continuously and have received informal approval from IDOT.

Com. Khan asked if the improvements are enough or if IDOT is asking for more improvements.

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Mr. Schoditsch said they are not making any new request.

Com. Spunt asked for additional clarification of the retailers who are staying and where they will be going during construction.

Mr. Schoditsch went over the communication plan with the tenants, noting that they will be down for a few months and are aware of the situation and will continue to know what is going on.

Com. Worlikar asked if they were going to be making improvements to Old Checker Rd.

Mr. Rea said yes, they will be making improvements to Old Checker Rd to Buffalo Grove Road.

Mr. Schoditsch thanked the Commission for their time.

The public hearing was closed at 8:46 PM.

Com. Khan made a motion to grant approval for an amendment to Planned Development Ordinance No. 86-61, as amended, requesting approval for a special use for mixed use Planned Unit Development and approval of a Final Plat of Subdivision and Preliminary and Final Development Plan approval with Special Uses and Variations for a proposed plan for a 20-acre mixed-use redevelopment center with grocery store, retail, restaurants, and multi-family residential at the Buffalo Grove Town Center.

Com. Richards second the motion.

Com. Au spoke in favor of the motion.

Chairperson Cesario spoke in favor of the motion.

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

Regular Meeting

Other Matters for Discussion

1. Workshop - Proposed Retail Building at 41 S McHenry (Trustee Pike) (Staff Contact: Nicole Woods)

Ms. Woods provided a brief background on proposed 10,000 square feet retail building at 41 S. McHenry Rd.

Mr. Goltz provided addition background on the development of the proposed development at 41 S. McHenry Rd.

Com. Spunt asked if it would be better positioned in The Clove.

Mr. Goltz said it is more complementary to the Clove with the hospital in mind.

Com. Spunt asked the petitioner to explain Wild Fork.

Mr. Goltz described the tenant as grab and go establishment.

Ms. Woods commented on the development and why the development works in accordance with the Lake Cook Road Corridor plan.

Com. Au explained more on Wildfork.

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Com. Au asked if the parking needs to be reconfigured for drivers who do delivery.

Mr. Goltz explained the grab n go concepts, which puts no additional pressure or stress on parking.

Com. Worlikar asked about access and traffic flow to the proposed retail development.

Mr. Goltz said the access will remain what it is today.

Com. Richards asked if the vet clinic was 24 hours.

Mr. Goltz said no.

Chairperson Cesario said the elevation is beautiful and really likes the concept design.

Mr. Goltz thanked the Chairperson Cesario.

Chairperson Cesario asked if they had any question they would like answered by the Commission.

Mr. Goltz said no.

Chairperson asked staff if they have anything they want the Commission to ask.

Staff said no.

Approval of Minutes

1. Planning and Zoning Commission - Regular Meeting - Apr 20, 2022 7:30 PM

RESULT:	ACCEPTED [5 TO 0]
AYES:	Spunt, Cesario, Au, Richards, Worlikar
ABSTAIN:	Zill Khan
ABSENT:	Adam Moodhe, Mitchell Weinstein

Chairman's Report

Chairperson Cesario congratulated the current members of the PZC on their reappointment to the Commission and went of the new addition to the Commission.

Committee and Liaison Reports

Chairperson Cesario provided a report of the Village Board meeting he attended.

Staff Report/Future Agenda Schedule

Ms. Woods provided an overview of what the future agenda schedule will be.

Public Comments and Questions

Adjournment

The meeting was adjourned at 9:12 PM

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Chris Stilling

APPROVED BY ME THIS 18th DAY OF May, 2022

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