

**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 1, 2022**

Call to Order

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

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)

Mr. Binder, Associate Planner, provided a background the proposed chain link fence 251.

Mr. Boundy introduced ComEd.

Mr. Otto went through the PowerPoint presentation outlining the substation at 251 Aptakisic. He provided details on what is existing and what is being proposed by federal regulations.

Chris, security manager for ComEd, reviewed the security measures that are being proposed.

Com. Richards asked the petitioners to review the standards.

Chris explained their methodology which is audited by the federal government for approval.

Com. Richards asked what the purpose of the posts are.

Chris said they are for the cameras.

Com. Richards asked why the height of 16-foot post was necessary

Chris explained the purpose of the 16-foot post.

Com. Spunt asked about the camera view.

Chris explained their purpose is to view the inside of the substation but do have some to move outside the fence to see the pathway.

Com. Spunt asked where the cameras are connected to.

Chris explained where the feed goes and who monitors the sites.

Com. Weinstein asked if the 7-foot chain-link fence is becoming a standard for this tier.

Chris said yes, 7-foot is becoming the standard for some.

Com. Weinstein asked about the Y shaped wire.

Chris explained the purpose of the Y shaped wire.

Com. Richard asked if the camera could see residents.

Chris said no.

Com. Moodhe asked how far the camaras will be from major infrastructure.

Chris said she does not know the distance from the fence, but they try to keep a 10-foot distance.

Com. Moodhe asked about line of site.

Chris spoke on the vegetation that surrounds the substation.

Com. Moodhe asked if local law enforcement has access to the substation in the event something happens.

Chris said yes, they have access to the tapes.

Chairperson Cesario referenced packet page 38.

Staff report was entered as exhibit 1.

The PowerPoint presentation was entered as exhibit 2.

The public hearing was closed at 7:56 PM.

Com. Weinstine made a motion 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.

Com. Richards seconded the motion.

Com. Worlikar spoke in favor of the motion.

Com. Moodhe spoke in favor of the motion.

Com. Weinstein spoke in favor of the motion.

Chairperson Cesario spoke in favor of the motion.

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

- 2. Consideration of a Special Use for a Recreational Use at 312 Half Day Road (Trustee Pike) (Staff Contact: Kelly Purvis)*

Mr. Binder, Associate Planner, provided a background on the petition for a proposed business at 312 Half Day Rd.

Mr. Maruvada described their proposed special use for a golf simulator business.

Com. Moodhe asked staff if the proposal was brought before the Village Board before PZC.

Mr. Brankin noted that the Village does not manage competition of businesses.

Com. Moodhe asked about liquor license.

Mr. Maruvada said yes, they are already in the process of obtaining a liquor license.

Chairperson Cesario asked about hours of operations.

Mr. Maruvada explained the purpose of their hours of operation.

Chairperson Cesario asked for the number of workers who will be employed.

Mr. Maruvada explained the reasoning behind the number of employees.

Chairperson Cesario asked if the floor plans are not final.

Mr. Maruvada said they are the actual, final plans.

Chairperson Cesario asked about the safety of the golf bays.

Mr. Maruvada explained the frames and the pads that mitigate the bounce of the ball in each bay.

Com. Weinstein asked if they understand the parameters of a Special Use Permit.

Mr. Maruvada said yes, they understand.

Com. Weinstein asked the petitioner to go over the answers on packet page 33.

Mr. Maruvada provided explained answers to the questions.

Com. Worlikar asked if they have talked with building management.

Mr. Maruvada said yes.

Staff report was entered as exhibit one.

The Public Hearing closed at 8:11 PM

Com. Weinstein made a motion 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.*

Com. Richards seconded the motion

Chairperson spoke in favor of the motion.

Com. Moodhe said that staff should have a conversation on how areas are zoned.

Com. Worlikar spoke in favor of the motion.

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

Regular Meeting

Other Matters for Discussion

Approval of Minutes

1. Planning and Zoning Commission - Regular Meeting - May 18, 2022 7:30 PM

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

Chairman's Report

Chairperson Cesario provided his report to the Commission.

Committee and Liaison Reports

None.

Staff Report/Future Agenda Schedule

Deputy Community Development Director provided a brief description of the projects on the future agenda schedule.

Public Comments and Questions

Adjournment

The meeting was adjourned at 8:19 PM

Chris Stilling

APPROVED BY ME THIS 1st DAY OF June, 2022