



Meeting of the Village of Buffalo Grove Planning and Zoning Commission

**Regular Meeting
April 19, 2023 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

Public Comment is limited to items that are not on the regular agenda. In accordance with Section 2.02.070 of the Municipal Code, discussion on questions from the audience will be limited to 5 minutes and should be limited to concerns or comments regarding issues that are relevant to Planning and Zoning Commission business. All members of the public addressing the Planning and Zoning Commission shall maintain proper decorum and refrain from making disrespectful remarks or comments relating to individuals. Speakers shall use every attempt to not be repetitive of points that have been made by others. The Planning and Zoning Commission may refer any matter of public comment to the Village Manager, Village staff or an appropriate agency for review.

1. Consider a Variation for a Proposed Addition, Which Encroaches into the Rear Yard Setback at 578 Thornwood Drive. (Trustee Ottenheimer) (Staff Contact: Andrew Binder)
2. Consideration of a Special Use for a Recreational Use in the Industrial District at 1425 Busch Parkway (Trustee Pike) (Staff Contact: Andrew Binder)

III. Regular Meeting

A. Other Matters for Discussion

B. Approval of Minutes

1. Planning and Zoning Commission - Regular Meeting - Apr 4, 2023 7:30 PM

C. Chairman's Report

D. Committee and Liaison Reports

E. Staff Report/Future Agenda Schedule

F. Public Comments and Questions

Public Comment is limited to items that are not on the regular agenda. In accordance with Section 2.02.070 of the Municipal Code, discussion on questions from the audience will be limited to 5 minutes and should be limited to concerns or comments regarding issues that are relevant to Planning and Zoning Commission business. All members of the public addressing the Planning and Zoning Commission shall maintain proper decorum and refrain from making disrespectful remarks or comments relating to individuals. Speakers shall use every attempt to not be repetitive of points that have been made by others. The Planning and Zoning Commission may refer any matter of public comment to the Village Manager, Village staff or an appropriate agency for review.

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.

V. Action Items

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 Addition, Which Encroaches into the Rear Yard Setback at 578 Thornwood Drive.

Recommendation of Action

Staff recommends approval, subject to the conditions in the attached Staff Report.

The Petitioner is requesting a variation to Section 17.40 of the Zoning Ordinance for the purpose of constructing a three-seasons room, which encroaches into the rear yard setback at 578 Thornwood Drive.

ATTACHMENTS:

- 578 Thornwood Drive - Staff Report (PDF)
- 578 Thornwood Dr - Plan Set (PDF)

Trustee Liaison
Ottenheimer

Staff Contact
Andrew Binder, Community Development

Wednesday, April 19, 2023

VILLAGE OF BUFFALO GROVE

PLANNING & ZONING COMMISSION

STAFF REPORT

MEETING DATE:	April 19, 2023
SUBJECT PROPERTY LOCATION:	578 Thornwood Drive, Buffalo Grove, IL 60089
PETITIONER:	Michele Crusius
PREPARED BY:	Andrew Binder, Associate Planner
REQUEST:	A variation for a proposed addition, which encroaches into the rear yard setback at 578 Thornwood Drive.
EXSITING LAND USE AND ZONING:	The property is improved with a single-family home and zoned R-5A One-family dwelling district.
COMPREHENSIVE PLAN:	The 2009 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 a three-seasons room, which encroaches into the rear yard setback at 578 Thornwood Drive. The subject property has an existing deck in the rear yard and the proposed addition will replace the existing deck in the same footprint. The R-5A Zoning District requires a 35’ rear yard setback, and a variation is required to install the addition within the required setback.

PLANNING & ZONING ANALYSIS

- The proposed three-seasons room will replace the existing deck in the same size and footprint.
- The proposed addition will be located in the rear yard of the subject property, as shown in *Figure 1*.
- This proposed three-season addition measures 14’ in length and 14’ in width, which is a total area of 196 square feet. The proposed sunroom will be a one-story addition to the second floor of the home, elevated on posts and will be 18’ in height, which will match the height of the existing house.
- This addition will encroach 11’-6” into the required 35’ rear yard setback and will be located approximately 23’-6” from the rear property line. The addition will be setback 7.2’ from the side property line, which meets the required side yard setback of 6’.



Figure 1: Subject Property

- The Planning and Zoning Commission is allowed to grant variations for encroachment requests up to 33% of the 35' setback requirement. In this case, the proposed rear yard encroachment of 11'-6" constitutes 32.8% of the required rear yard setback and would fall within the PZC's purview to grant.

VARIATION(S) REQUESTED

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

DEPARTMENTAL REVIEWS

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

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 one call 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 pursuant to Section 17.52.040, 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

Staff recommends **approval** of the variation request for an addition to encroach 11'-6" into the rear yard setback at 578 Thornwood Drive, subject to the conditions listed in the PZC motion below, due to the following reasons:

- The proposed addition is only 196 square feet, the size of a small accessory structure, which would be a permitted encroachment in the rear yard;
- The addition complies with all other zoning requirements, other than the variance requested;
- The addition will be replacing an existing deck, which currently projects into the rear yard setback;
- The addition will not impact any easements;
- The addition will not alter the character of the neighborhood.

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 to approve the variation.

Suggested PZC Motion

PZC moves to grant a variation to Section 17.40.020 of the Buffalo Grove Zoning Code to allow a proposed addition to encroach into the required rear yard setback at 578 Thornwood Drive, subject to the following conditions:

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

ATTACHMENTS

1. Petitioner's Narrative
2. Petitioner's Response to Variation Standards
3. Architectural Plans
4. Photos of the Subject Property

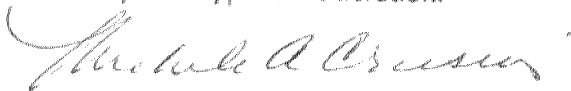
Building and Zoning Commission:

We are requesting a rear yard setback variance to Section 17.40 of the Buffalo Grove Zoning Code to allow the encroachment of a 3-season room. This room would replace the existing wood deck/patio. The current deck/patio is rotting and in need of replacement. Instead of repairing/replacing it, we would like to replace it with a 3-season room.

The home is built with very little room to make improvements without going up or to the front. With the current setback of 35 feet, it only leaves us a few feet from the back of the house to build a structure within the zoning requirements, which is not adequate space to work with.

The variation will not change the character of the neighborhood and will be built to match the current structure/house.

Thank you for your consideration.



Michele (Miki) Crusius and William (Bill) Joerns

578 Thornwood Dr

Buffalo Grove, IL

60089



VILLAGE OF BUFFALO GROVE

During your testimony at the Public Hearing, you need to testify and present your case for the variance being requested. During your testimony, you need to address the three (3) Variation Standards listed below:

Criteria for Zoning Variation.

- A. The regulations of this Title shall not be varied unless findings of fact are made based upon evidence presented at the hearing that:
- **The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations of the zoning district in which it is located except in the case of residential zoning districts;**

Response:

Based on the zoning code, we cannot make improvements unless we build up or forward, which are not ideal for this purpose.

- **The plight of the owner is due to unique circumstances;**

Response:

We need to replace the existing deck/patio as it is rotting. Instead of a deck/patio, we would like to build a 3 season room. The current setback only allows a few feet from the back of the house to build a structure.

We have 5 adults in a small home. (my daughter is a special needs adult, and my son just returned from the military) For 3 seasons of the year this would give us more living space.

- **The proposed variation will not alter the essential character of the neighborhood**

Response:

The proposed 3 season room will be built to match the house and be consistent with the look of the neighborhood.

Attachment: 578 Thornwood Dr - Plan Set (Consideration of a Variation for a Addition, Which Enroaches

SENOSTOCK ARCHITECTS

INCREDIBLE BUILDERS, INC.

RESIDENTIAL SUNROOM ADDITION

- ### ELEVATION NOTES

SEE COVER SHEET FOR GENERAL NOTES

 1. TERRACE AND TRAIL TO MATCH EXISTING WALL.
 2. ROOF SHALL BE 20 YEAR DOWNEY TO MATCH EXISTING.
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- ### FLOOR PLAN NOTES

SEE COVER SHEET FOR GENERAL NOTES

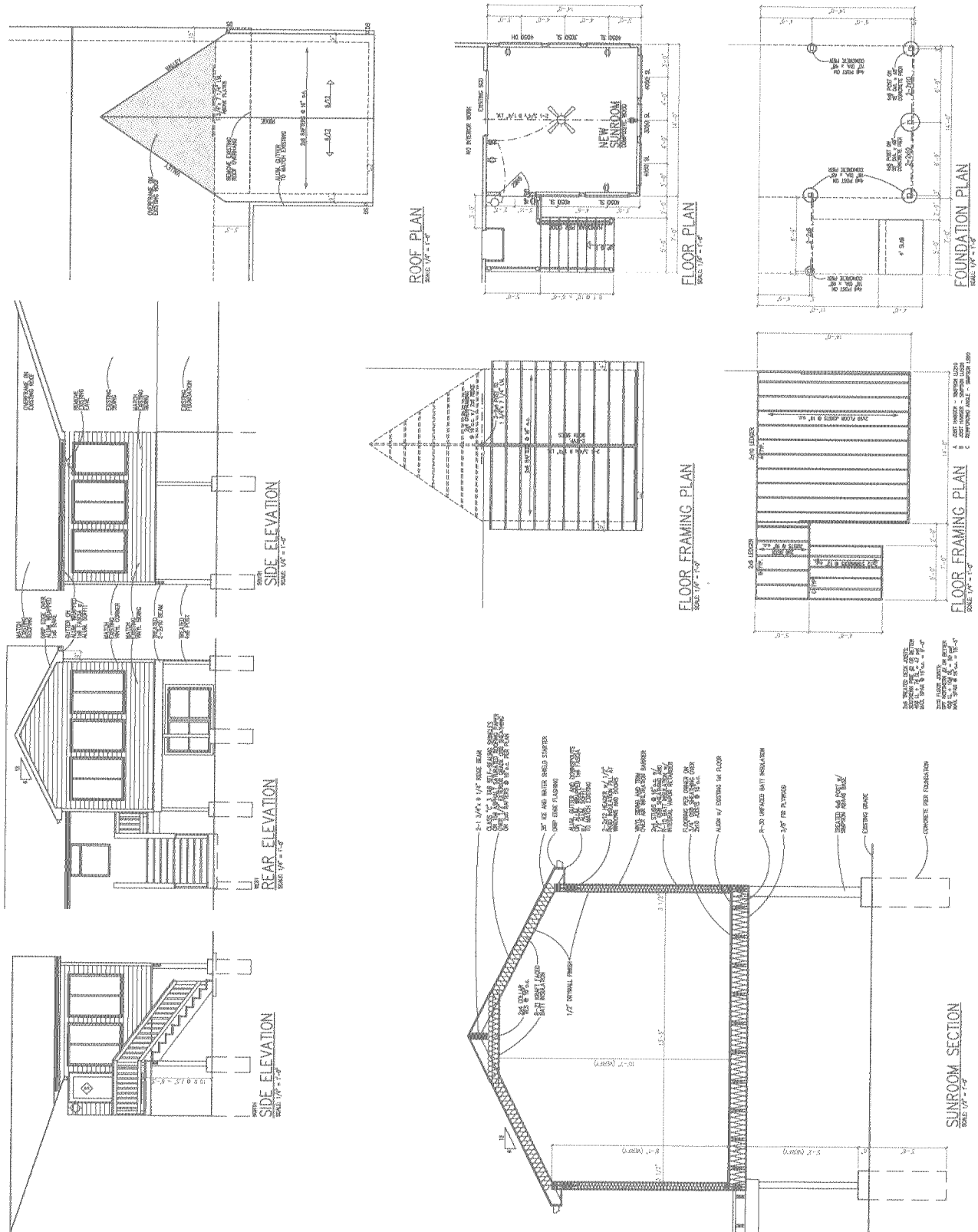
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- ### FOUNDATION NOTES

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- ### ELECTRICAL NOTES

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1208 W. WHITE OAK ST

ARLINGTON HEIGHTS, ILL. 60005

2.1.b

PLAT OF SURVEY

-BY-

(708)
Phone: 253-6588

JAMES M. ELLMAN

OF

LOT 253 IN BUFFALO GROVE UNIT NO. 6, BEING A SUBDIVISION IN THE EAST 1/2 OF SECTION 5, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.



APPROVED

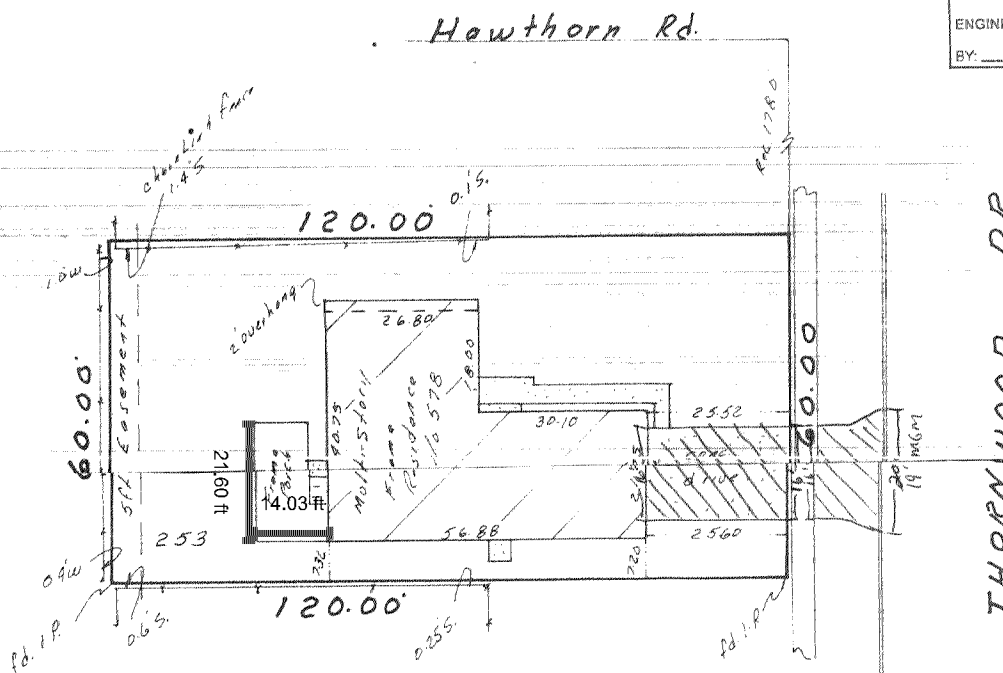
PURPOSE: DRIVEN IN / A/C ON
BRICK AVER

ZONING REVIEW DATE

BY: BPS 3/2/84

ENGINEERING REVIEW DATE

BY: _____



Ordered by MARTHA B. WEISS

Order No. 970726

Date JULY 17, 1997

STATE OF ILLINOIS } ss
COUNTY OF COOK }

has been surveyed under my supervision and that the plat hereon drawn is a correct representation of said survey.

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT, DEED, CONTRACT AND ZONING ORDINANCE

by J. Allen Rep. Ellman
ILLINOIS REGISTERED LAND SURVEYOR NO. 35-2168

Attachment: 578 Thornwood Dr - Plan Set (Consideration of a Variation for a Addition, Which Enroaches into the Rear Yard Setback)

Attachment: 578 Thornwood Dr - Plan Set (Consideration of a Variation for a Addition, Which Enroaches

2.1.b





Attachment: 578 Thornwood Dr - Plan Set (Consideration of a Variation for a Addition, Which Enroaches

Attachment: 578 Thornwood Dr - Plan Set (Consideration of a Variation for a Addition, Which Enroaches





**Action Item : Consideration of a Special Use for a Recreational Use
in the Industrial District at 1425 Busch Parkway**

Recommendation of Action

Staff recommends approval, subject to the conditions in the attached Staff Report.

The Petitioner, Jeffrey Anderson of 2 Hours of Freedom Inc., is requesting approval of a Special Use for a Recreational Use in the Village's Industrial District at 1425 Busch Parkway. The Petitioner is proposing to renovate the interior of the unit to accommodate an indoor playground and activity center for children.

ATTACHMENTS:

- 1425 Busch Pkwy, 2 Hours of Freedom - Staff Report (PDF)
- 1425 Busch Pkwy - Plan Set (PDF)

Trustee Liaison
Pike

Staff Contact
Andrew Binder, Community Development

Wednesday, April 19, 2023

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

MEETING DATE:	April 19, 2023
SUBJECT PROPERTY LOCATION:	1425 Busch Parkway, Buffalo Grove, IL 60089
PETITIONER:	Jeffrey Anderson, 2 Hours of Freedom, Inc.
PREPARED BY:	Andrew Binder, Associate Planner
REQUEST:	Petition to the Village of Buffalo Grove for a Special Use for a Recreational Use in the Industrial District at 1425 Busch Parkway.
EXISTING LAND USE AND ZONING:	The subject property is located within a multi-tenant building and is zoned I: Industrial District.
COMPREHENSIVE PLAN:	The Village Comprehensive Plan calls for this property to be an Industrial Use.

PROJECT BACKGROUND

Jeffrey Anderson of 2 Hours of Freedom Inc. is requesting approval of a Special Use for a Recreational Use in the Village’s Industrial District at 1425 Busch Parkway (see Figure 1). The Petitioner is proposing to renovate the interior of the unit to accommodate an indoor playground and activity center for children.

The proposed use will be located in the multi-tenant building at 1405-1495 Busch Parkway. The subject tenant space is 12,594 square feet in floor area and is the central unit on the west side of the building, which is currently vacant. Pursuant to the Zoning Ordinance, Recreational Facilities are a Special Use in the Industrial District.

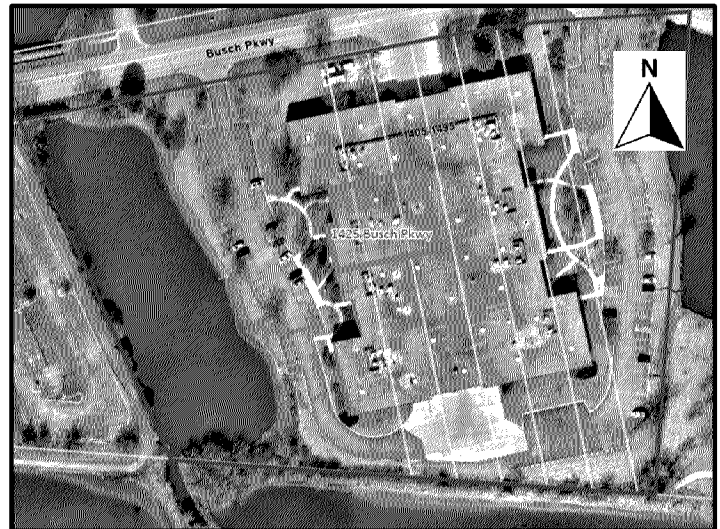


Figure 1: Subject Property

SITE HISTORY

In 2009, the subject property was granted approval of a Special Use for a Recreational Facility for Kids N’ Company. Like 2 Hours of Freedom, the use was an indoor play center for children.

PLANNING & ZONING ANALYSIS

Proposed Use & Operation

- 2 Hours of Freedom will offer an indoor playground and activity center for children that range from 2 to 12 years old. The proposed use will also offer space to host birthday parties and other private events. Food for parties will be catered by outside vendors, but packaged candy, beverages, and ice cream will be sold onsite.
- The hours of operation will be from 9 AM to 9 PM, 7 days a week. They anticipate peak hours to be on Friday from 6 PM to 9 PM and Saturday and Sunday from 1 PM to 9 PM.
- There will be a minimum of 3 staff members onsite; during peak hours, they intend to have additional staff to support proper supervision of the play area.
- The petitioner estimates that they will have between 10-15 kids within the space during off-peak hours and 40-50 kids during peak hours.

Existing and Surrounding Uses

- The building and tenant space is located in the multi-tenant space at 1405-1495 Busch Parkway. This property is zoned Industrial and the petitioner's requested use is compatible with the adjacent surrounding uses, which include warehouse/storage, manufacturing, office uses, and recreational use, as shown in *Figure 2*, and in the attached Plan Set.

Parking

- Pursuant to the Zoning Ordinance, a Recreational Use requires 1 space per 1,000 square feet of floor area. The tenant space is 12,594 square feet resulting in a requirement of 13 parking spaces.
- Pursuant to the lease, the petitioner will have 21 unreserved parking spaces for its use during the weekdays during typical working hours (M-F, 6 AM to 5 PM), and an additional 24 spaces on weekday evenings and on the weekends. There are a total of 145 parking spaces on the property.
- The Petitioner has provided a parking analysis indicating the demand for each use in the multi-tenant building, and a plan showing the location of their proposed use in proximity to the other tenants. The information provided indicates that there is ample parking available on the site, with an additional 45 spaces available (not assigned to any specific tenant) during normal business hours, and 80 additional parking spaces available during peak business hours (Friday nights and weekends).
- Based upon the parking survey, Staff believes the existing site will have sufficient parking to accommodate the proposed use.

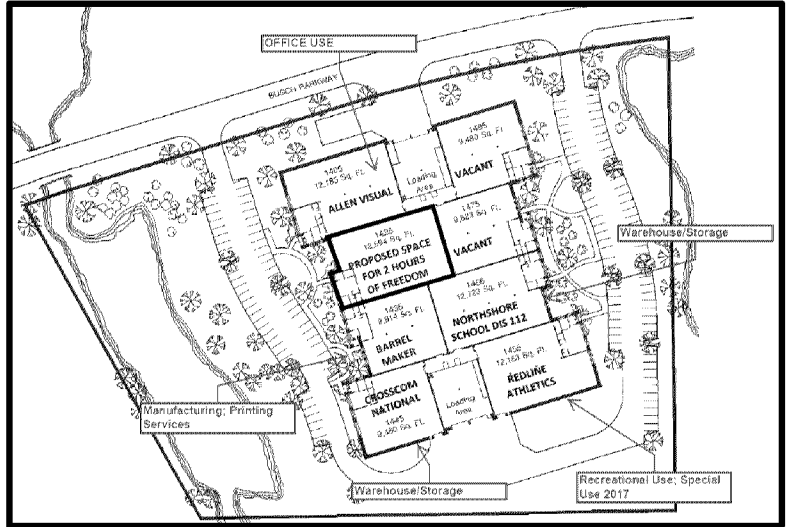


Figure 2: Surrounding Tenant Uses

Drop-off/Pick-Up

- Per the Petitioner, children must be accompanied by a parent or guardian. This will require parents or guardians to park and escort their children inside.
- There will be a Drop-off/pick-up location in front of the unit space, as shown in the Petitioner's parking site plan. The drop-off/pick-up area will be intended for parents or guardians to walk their child inside the location and check-in if they are visiting for a birthday party or other private event.

DEPARTMENTAL REVIEWS

Village Department	Comments
Engineering	The Village Engineer has reviewed the plans and does not have any concerns.

STANDARDS

Pursuant to the Zoning Ordinance, the proposed use does require a Special Use in the I: Industrial District. The Planning & Zoning Commission shall make a recommendation to the Village Board regarding the Special Use, based upon the following criteria:

- The special use will serve the public convenience at the location of the subject property; or the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
- The 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 responses to the standards are included in the attached packet.

SURROUNDING PROPERTY OWNERS

Pursuant to Village Code, the contiguous property owners were notified by mail 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 Staff Report, staff has received no public comments regarding the requested Special Use.

STAFF RECOMMENDATION

Staff recommends **approval** of the Special Use for a Recreational Use in the Industrial District at 1425 Busch Parkway, subject to the conditions listed in the PZC motion below.

ACTION REQUESTED

The Planning & Zoning Commission (PZC) shall open the public hearing and take public testimony concerning the Special Use request at 1425 Busch Parkway. The PZC shall make a recommendation to the Village Board regarding the requested Special Use.

Suggested PZC Motion

PZC moves to make a positive recommendation to the Village Board to allow a Special Use for a Recreational Use at 1425 Busch Parkway, subject to the following conditions:

1. *The Special Use is granted to 2 Hours of Freedom, LLC. to operate a Recreational Use at 1425 Busch Parkway, which shall not run with the land.*
2. *The Special Use granted to the 2 Hours of Freedom, 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.*

ATTACHMENTS

- Petitioner's Narrative Statement
- Petitioner's Response to the Special Use Standards
- Parking Analysis Table & Plan
- Proposed Interior Play Area
- Site Plan with Tenant Names & List of Surrounding Tenant Uses

2 HOURS OF FREEDOM INC.

General Business Description:

Our location will serve as an indoor playground and activity center geared toward providing children ages 2 to 12 years old a safe and engaging environment for play.

We will also host children's birthday parties at the proposed location and will cater food and drinks from outside vendors. Additionally, we will sell juice, soft drinks, slushies, coffee, ice cream and candy onsite.

Hours of Operation:

The hours of operation would be from 9am to 9pm, 7 days per week.

Number of Staff:

We will have a minimum of 3 staff members onsite at all times. During peak hours, we will have additional staff to ensure proper supervision of the play area.

Parking:

With 21 spaces during non-peak hours (Monday to Friday 9-5pm) and an additional 24 spaces during peak hours (Monday to Friday 5-9pm and weekends) there will be sufficient parking available at all times.

Peak Hours:

We anticipate peak hours to be on Fridays between 6pm and 9pm, Saturdays from 1pm to 9pm and Sundays between 1pm and 9pm.

Follow-up questions

Q - Besides birthday parties, will you have any daily programming or activities within the space? What type of programs? Will it be an open house?

A – There will not be daily programming or activities. Our location will be an open house, similar to other indoor playground businesses (ie: Skyzone, Ball Factory and other indoor playgrounds).

Q – Will there be any after-school classes or programming?

A – No, there will not be any specific classes or programming.

Q – Please confirm if children will be within the space with their parents or guardians.

A – Children must visit the location accompanied by a parent or guardian.

Q – To confirm, children will not be dropped off, similar to a childcare center, correct?

A - Correct, children will not be dropped off, similar to a childcare center.

Q – Please address how the drop-off location will work and what you envision how people will enter, use the space, and leave with the drop-off location.

A – The dedicated drop-off space in the front of the location is intended to allow for parents to quickly walk their child inside the location and check-in if they are visiting for a birthday party.

2 HOURS OF FREEDOM INC.

General Business Description:

Our location will serve as an indoor playground and activity center geared toward providing children ages 2 to 12 years old a safe and engaging environment for play.

We will also host children's birthday parties at the proposed location and will cater food and drinks from outside vendors. Additionally, we will sell juice, soft drinks, slushies, coffee, ice cream and candy onsite.

Hours of Operation:

The hours of operation would be from 9am to 9pm, 7 days per week.

Number of Staff:

We will have a minimum of 3 staff members onsite at all times. During peak hours, we will have additional staff to ensure proper supervision of the play area.

Parking:

With 21 spaces during non-peak hours (Monday to Friday 9-5pm) and an additional 24 spaces during peak hours (Monday to Friday 5-9pm and weekends) there will be sufficient parking available at all times.

Peak Hours:

We anticipate peak hours to be on Fridays between 6pm and 9pm, Saturdays from 1pm to 9pm and Sundays between 1pm and 9pm.

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;

Granting 2 Hours of Freedom will serve the public convenience at the location of the subject property because many of the residents of the surrounding area have young children, and by providing a business that gives them a place to entertain their children while visiting various businesses in the Buffalo Grove area.

2. The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with said special use, the size of the subject property in relation to such special use, and the location of the site with respect to streets giving access to it shall be such that it will be in harmony with the appropriate, orderly development of the district in which it is located;

The location of the special use will not create a negative impact on the streets of the area, and shall be in harmony with the appropriate, orderly development of the district in which it is located because the

proposed special use would be on a site that is accessed via Busch Parkway, which is primarily servicing commercial traffic and of significant size, it is near the intersection of Milwaukee Avenue and Busch Parkway, and it is located next to Sky Fitness, and Redline Athletics, which both are similar recreational uses. Furthermore, the exterior of the property will be largely unchanged, so the use will not effect the orderly development of the district.

3. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted in such zoning district, nor substantially diminish and impair other property valuations with the neighborhood;

The 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;

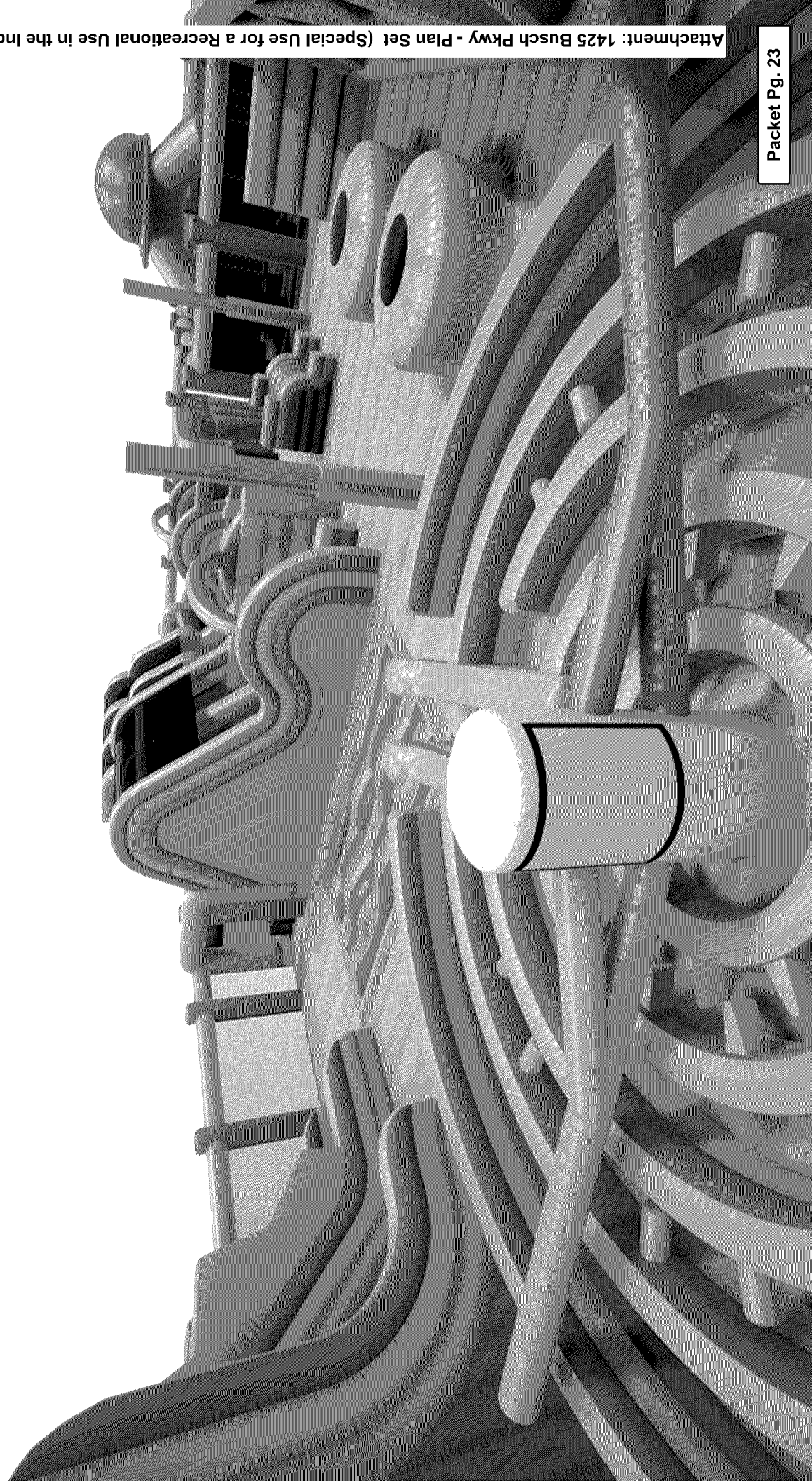
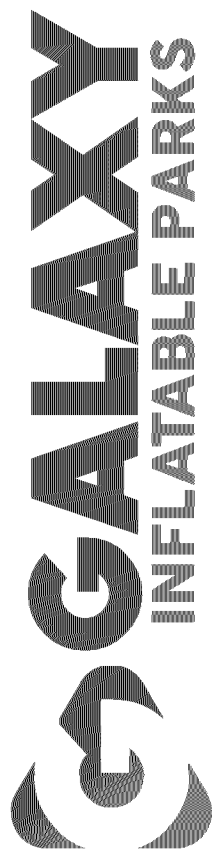
The special use will not involve construction or changing the exterior or the foot print of the existing structure.

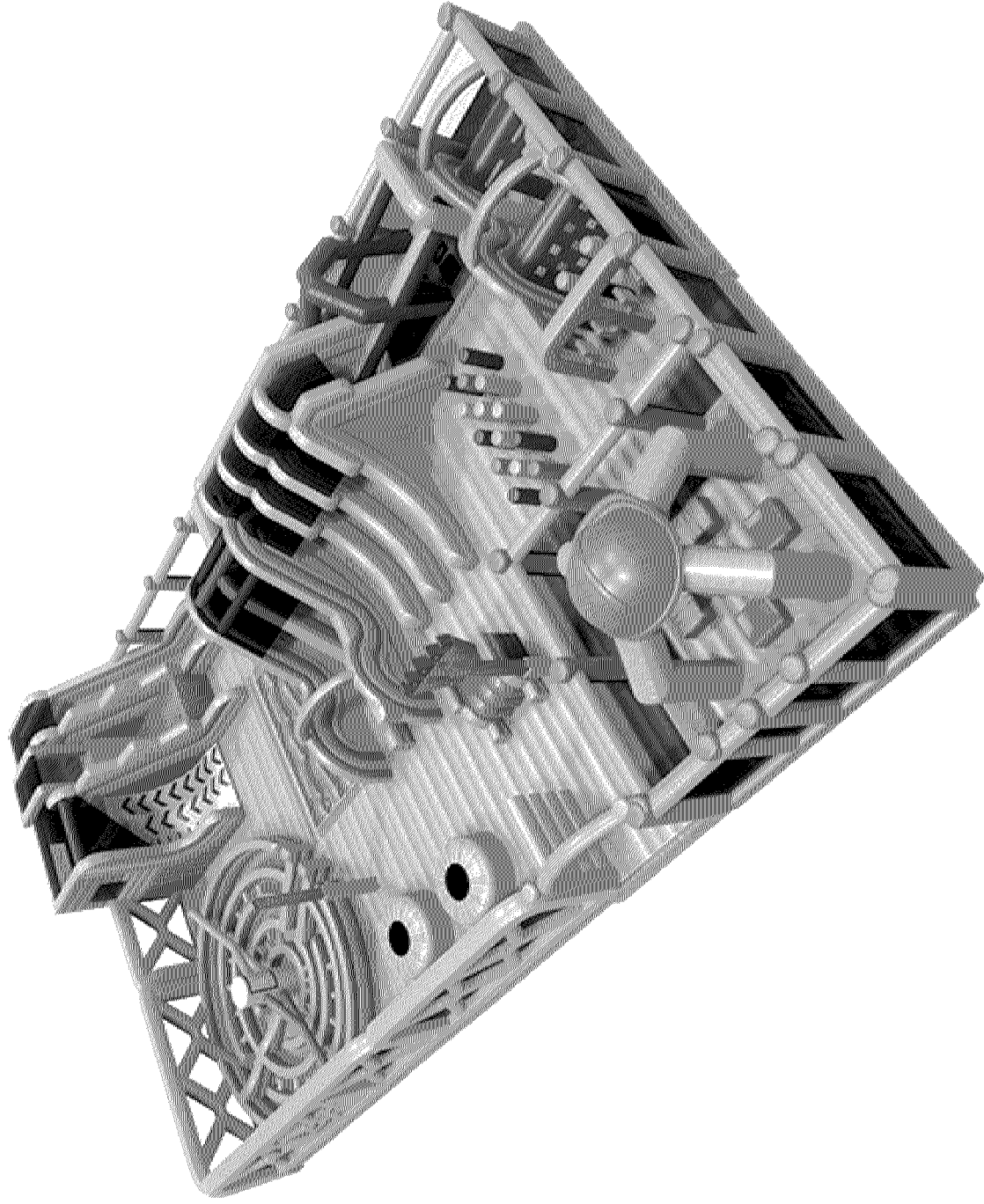
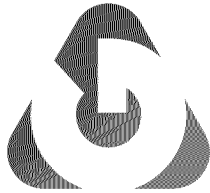
5. Adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided;

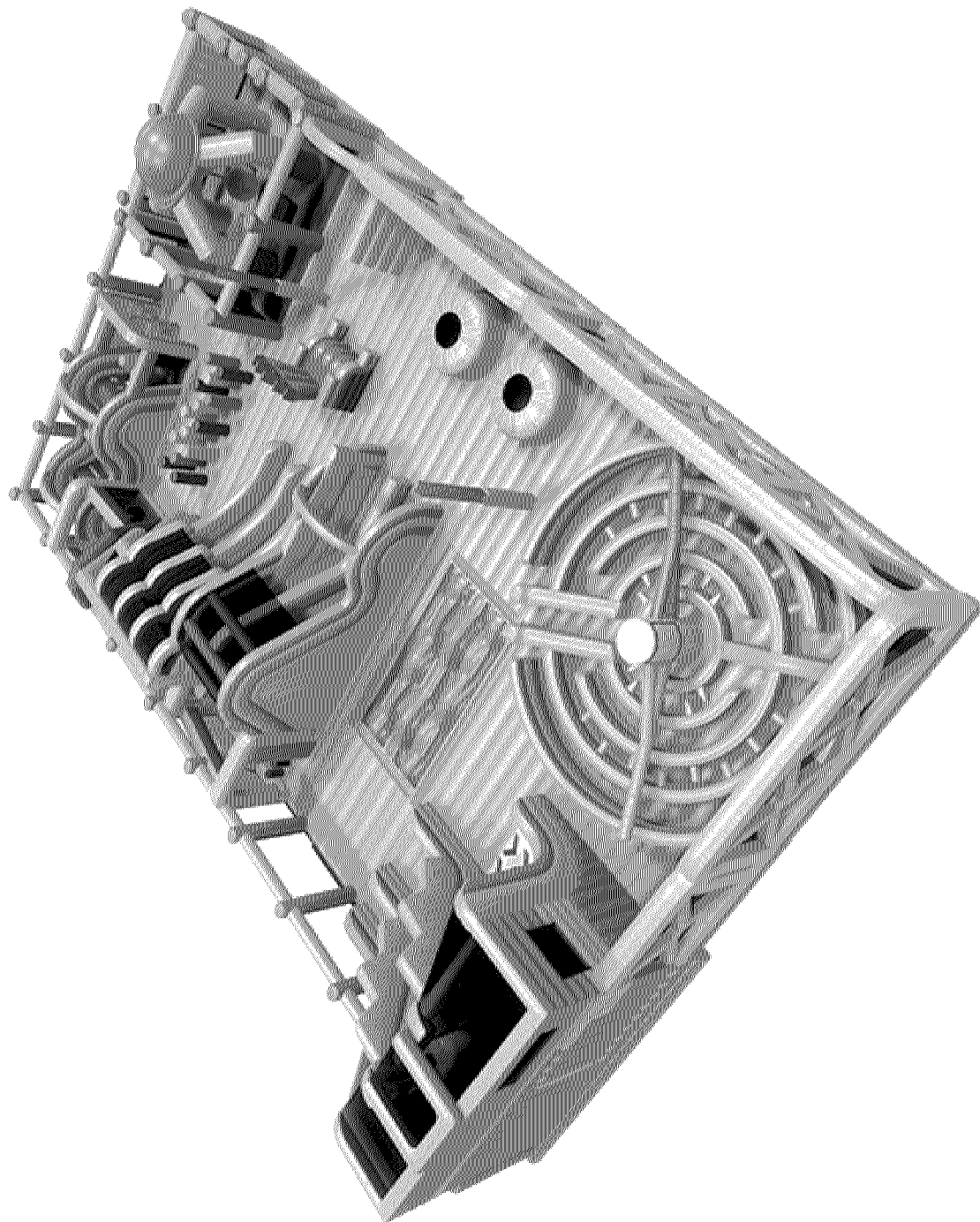
Due to the parking already being in existence, the drainage, access roads, and other necessary facilities are already in existence. This proposed use would not require an upgrade of utilities.

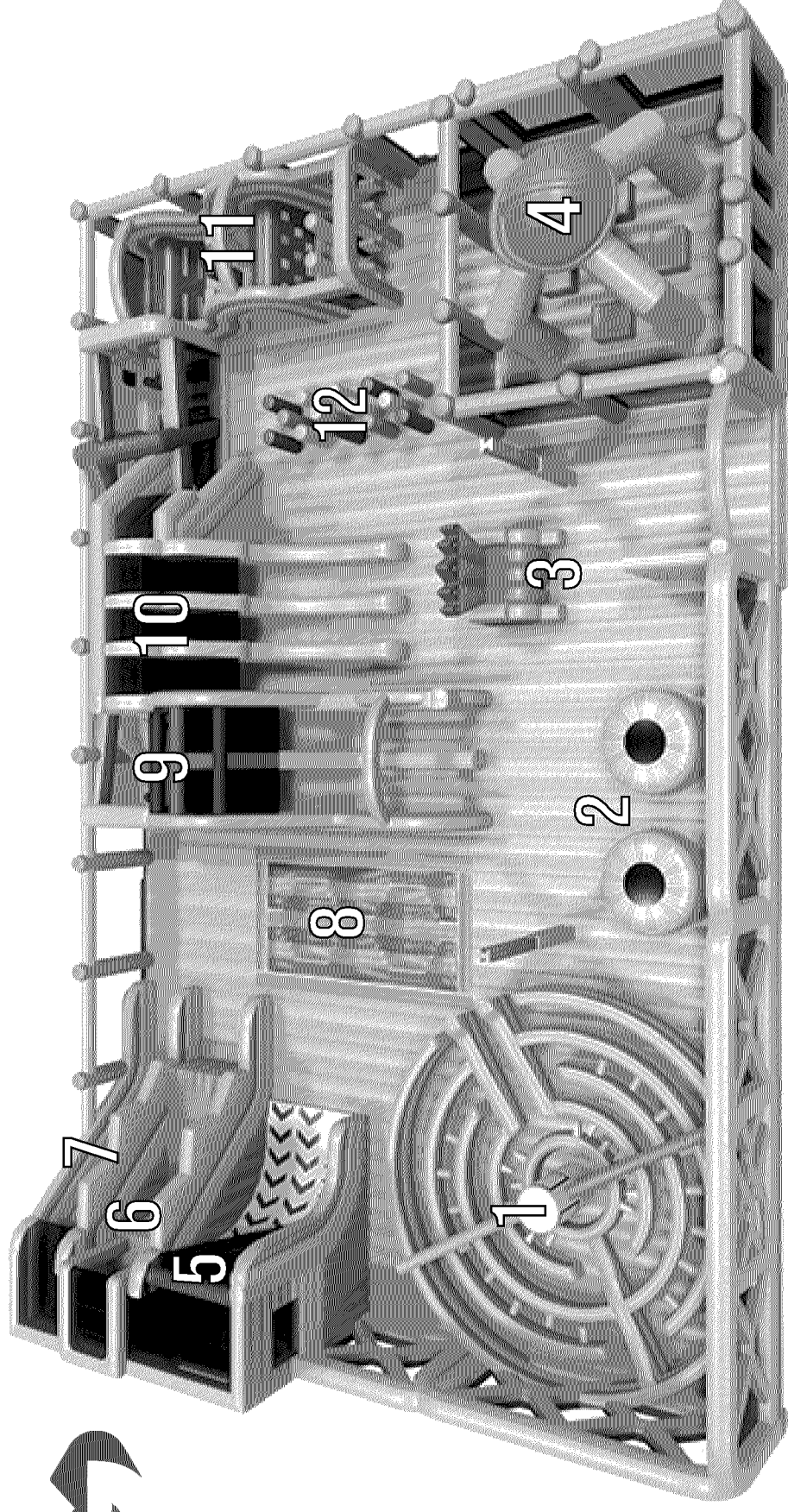
6. Parking areas shall be of adequate size for the particular special use, which areas shall be properly located and suitably screened from adjoining residential uses, and the entrance and exit driveways to and from these parking areas shall be designed so as to prevent traffic hazards, eliminate nuisance and minimize traffic congestion in the public streets.

The parking for the subject property should be of adequate size for the particular use, as the space will have 21 spaces during non-peak hours (Monday to Friday 9-5pm) and an additional 24 spaces during peak hours (Monday to Friday 5-9pm and weekends). Because children will often be dropped off by their parents, the space will not need the same level of parking that a subject property engaged in a fitness use that is frequented by adults who drive themselves would need.







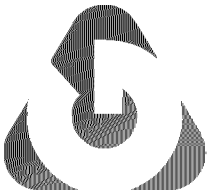


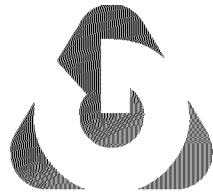
- | | | |
|---------------------|-----------------------------------|--------------------------------|
| 1. KAPOW | 6. STUNT JUMP | 11. XTREME FUN OBSTACLE COURSE |
| 2. ROCK N ROLL DUEL | 7. SUPER SLIDE | 12. BIFF BASH |
| 3. BIRTHDAY THRONE | 8. MOONBOUNCE | |
| 4. WRECKING BALL | 9. XTREME FUN OBSTACLE EXIT SLIDE | |
| 5. NINJA WALL | 10. MOUNTAIN SLIDE | |

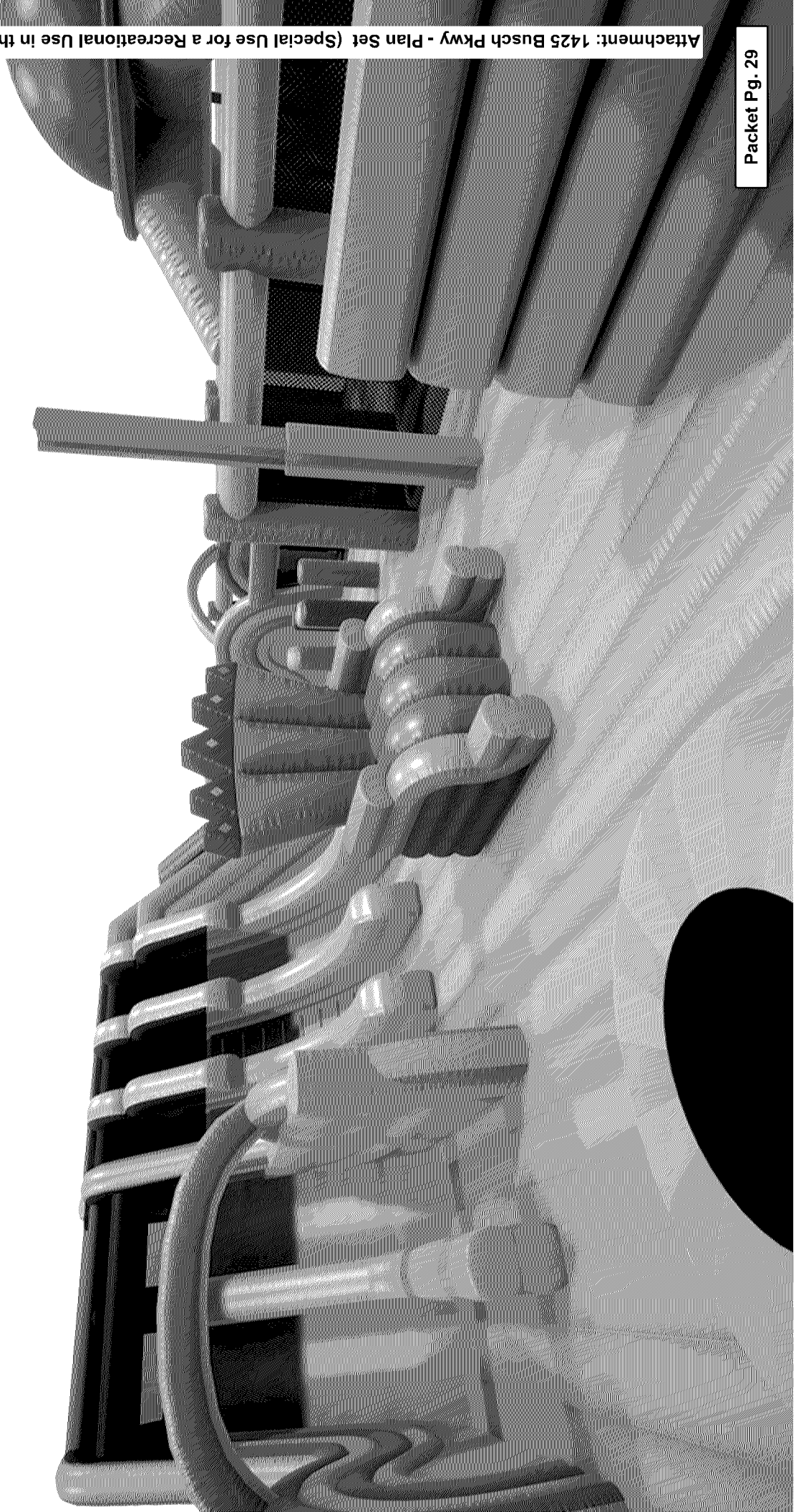
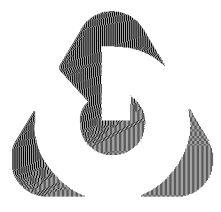
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FT VOLUME
Packet Pg. 26



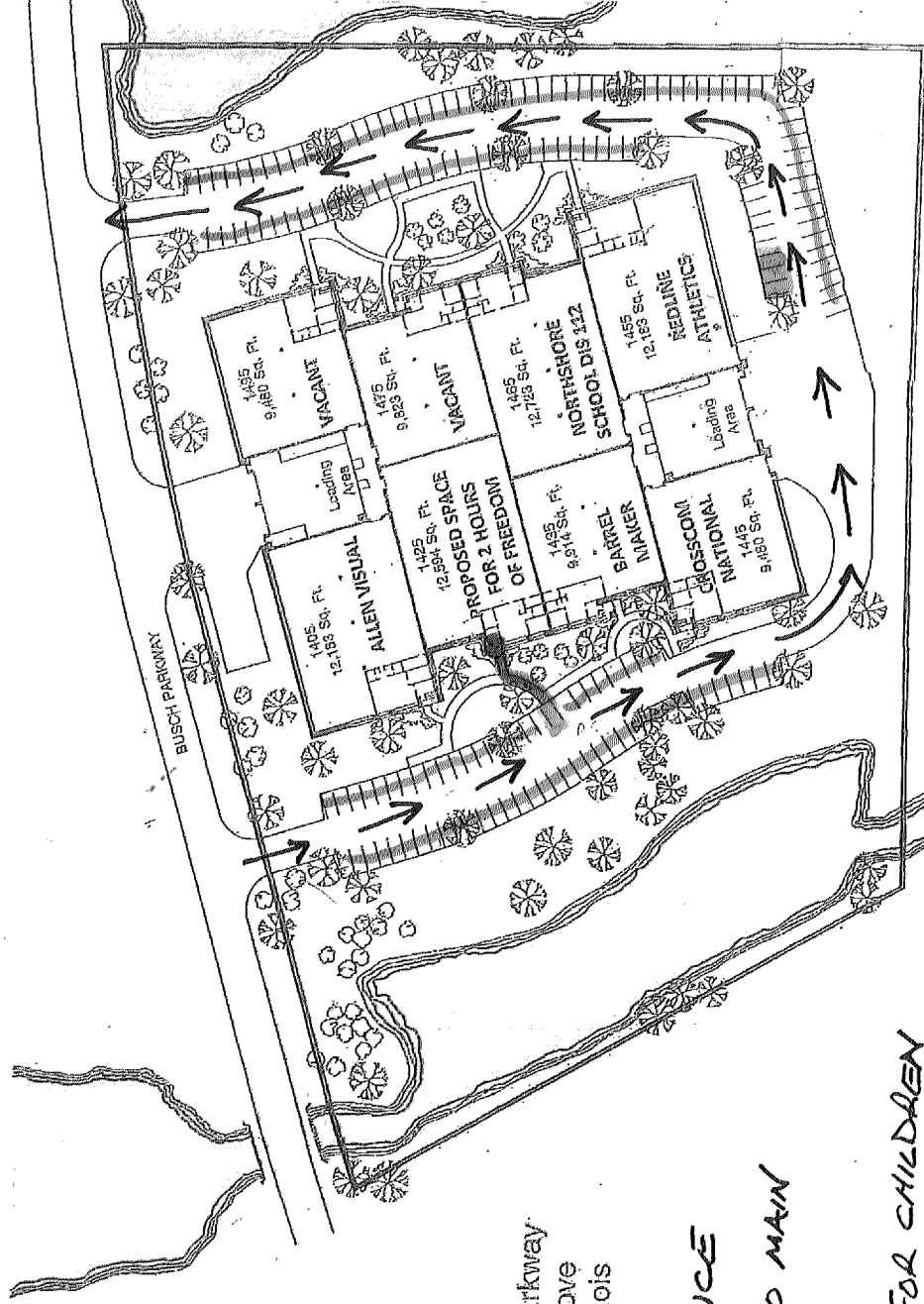




VAN VLISSINGEN AND CO.

Developers of corporate real estate since 1879.
 One Overlook Point
 Lincolnshire Corporate Center
 Lincolnshire, Illinois 60069
 Address Correction Requested

Attachment: 1425 Busch Pkwy - Plan Set (Special Use for a Recreational Use in the Industrial District at



1405-1495 Busch Parkway
 The Corporate Grove
 Buffalo Grove, Illinois

MAIN ENTRANCE

SIDEWALK TO MAIN ENTRANCE

DROP ZONE FOR CHILDREN
 ADJACENT TO SIDEWALK - ATTACHED SIGN TO BE PLACED ON SIDEWALK

TRAFFIC FLOW

EMPLOYEE PARKING

CUSTOMER PARKING AVAILABLE ON A FIRST COME BASIS

**Proposed Signage
1425 Busch Parkway
Buffalo Grove**



1405 - 1495 BUSCH PARKWAY
BUFFALO GROVE, ILLINOIS

2.2.b

MARCH 2023

SUITE	TENANT	ALLOCATED STALLS PER LEASE	NUMBER OF EMPLOYEES	PARKING DEMAND MONDAY - FRIDAY 6:00AM-5:00PM	PARKING DEMAND MONDAY - FRIDAY AFTER 5:00PM	PARKING DEMAND SATURDAY	PARKING DEMAND SUNDAY
1405	ALLEN VISUAL-12,183 SF	18	25	25	0	0	0
1425	TWO HOURS OF FREEDOM 12,594 SF PENDING. 21 UNRESERVED ASSIGNED SPACES, PLUS ADDITIONAL 24 SPACES 5PM-6AM M-F & WEEKENDS PER LEASE SEE FOOTNOTE	21	3	21	45	45	45
1435	BARRELL MAKER - 9,914 SF	10	15	15	0	0	0
1445	CROSSCOM NATL - 9,480 SF	10	2	2	0	0	0
1455	REDLINE ATHLETICS 12,183 SF	20	5	5	20	20	20
1465	NORTH SHORE SCHOOL DIST STORAGE 12,723 SF	15	0	0	0	0	0
1475	VACANT - 9,823 SF	16	0	16	0	0	0
1495	VACANT - 9,480 SF	16	0	16	0	0	0
	TOTALS	126	50	100	65	65	65

STALLS NOT USED DURING OCCUPIED HOURS

45	80	80
----	----	----

- BUILDING HAS 145 STALLS
- PARKING RATIO OF 1.64 STALLS PER 1,000 RENTABLE SQ. FT.
- TOTAL PARKING ASSIGNED
- REMAINING AVAILABLE

145

126

19

FOOTNOTE

PER LEASE AGREEMENT - TWO HOURS OF FREEDOM HAS BEEN GIVEN AN ADDITIONAL 24 PARKING SPACES FROM 5PM-6AM MONDAY-FRIDAY AND ON WEEKENDS.

The above information contains data as provided by the applicable tenants of the 1405-1495 Busch Parkway Building.
Van Vlissingen and Company assumes no responsibility for errors and omissions.



VAN VLISSINGEN AND CO.

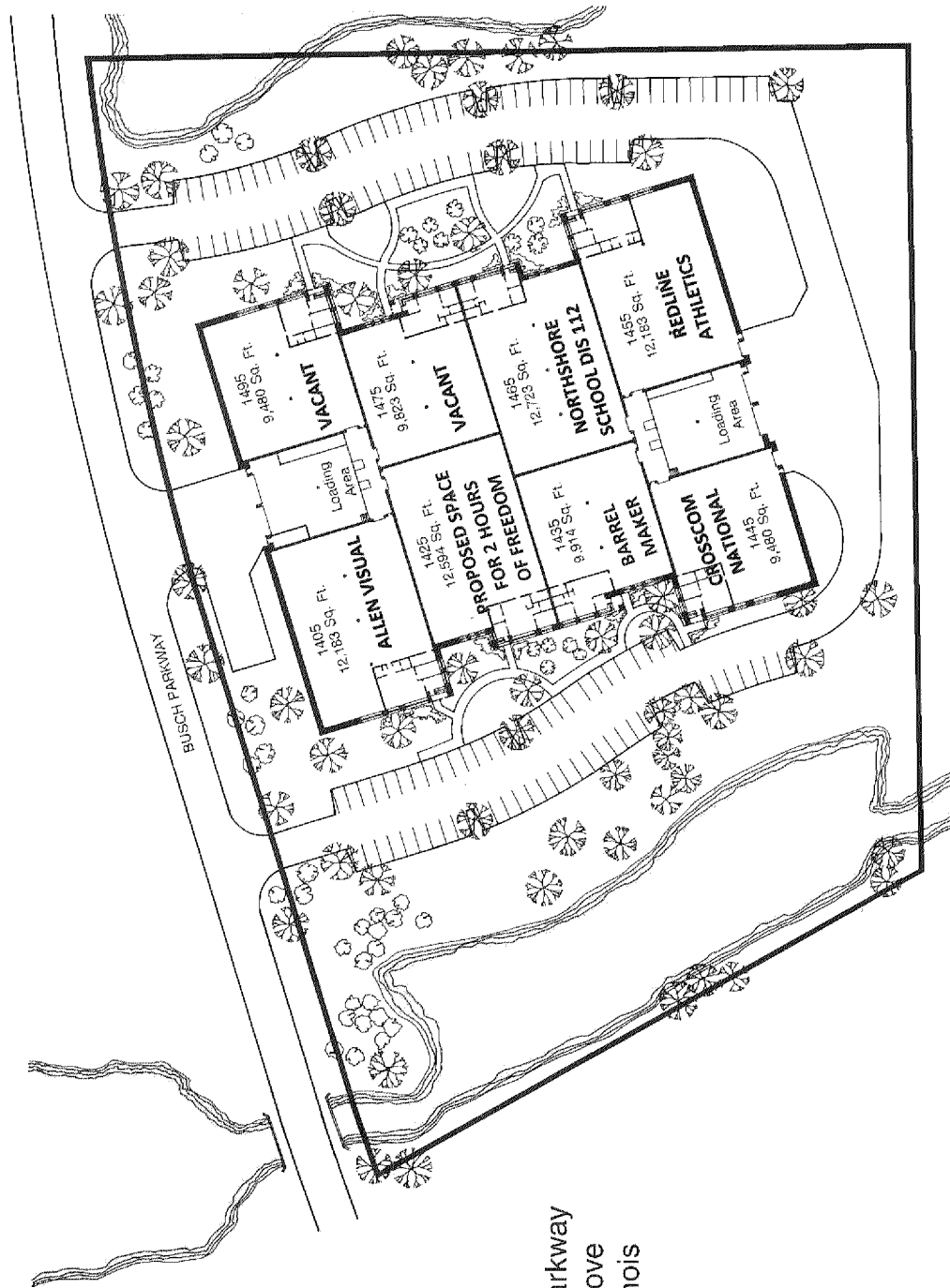
Developers of corporate real estate since 1879.

One Overlook Point

Lincolnshire Corporate Center

Lincolnshire, Illinois 60069

Address Correction Requested



1405-1495 Busch Parkway
The Corporate Grove
Buffalo Grove, Illinois

TENANT			
1405-1495 BUSCH PARKWAY			
	<u>TENANT</u>	<u>SQUARE FEET</u>	<u>BUSINESS TYPE</u>
1405 ALLEN VISUAL SYSTEMS INC.		12,183	AUDIO VISUAL
1425 PROPOSED SPACE FOR 2 HOURS OF FREEDOM		12,594	
1435 BARREL MAKER CLOTHING		9,914	PRINTING
1445 CROSSCOM NATIONAL LLC		9,480	STORAGE
1455 REDLINE ATHLETICS		12,183	ATHLETIC TRAINING FOR AGES 8-18 YRS OF AGE
1465 NORTHSHORE SCHOOL DISTRICT 12		12,723	EQUIPMETN STORAGE
1475 VACANT		9,823	
1495 VACANT		9,480	

04/4/2023

**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 TUESDAY, APRIL 4, 2023**

Call to Order

The meeting was called to order at 7:30 PM by Commissioner Mitchell Weinstein

Public Hearings/Items For Consideration

1. Consideration of a Petition for Approval of a Zoning Map Amendment from R-1 District Zoning to R-7 District Zoning, a Plat of Subdivision, a Special Use for Residential Planned Unit Development and a Preliminary Plan to Allow the Construction of a 12-Unit Townhome Development on the Property at 400 Lasalle Lane, to be Called Park Place Townhomes. (Trustee Ottenheimer) (Staff Contact: Kelly Purvis)

Purvis, Deputy Community Development Director, provided a background on the petition for the subject property at 400 Lasalle Lane.

Goodman, president of the Huron Group, was sworn in.

Goodman provided a brief background on the subject property for the 12-unit townhome planned development.

Com. Richards asked the petitioner to walk through the landscape plan provided.

Goodman talked through the landscape plan for the attached homes. Goodman said he will be working with staff on additional landscape.

Com. Richards asked if there would be fencing.

Goodman said they are not proposing any fencing at this time. Com. Moodhe asked staff about outlots.

Purvis provided information about the utilities and maintenance of the property.

Com. Moodhe asked staff about outlot B and asked if it is in the Village's interest to maintain the utilities.

Sianis, Village Civil Engineer II, explained the retention of the outlot B and how the transmission of water occurs between the Village and the Water Commission.

Com. Moodhe asked about water buildup concerns on the subject property.

Sianis said he heard that the site can get swampy. They have asked the petitioner to add storm sewers within the area to mitigate the issue.

Com. Moodhe asked if the culvert will be maintained. Sianis said yes it will be maintained.

Com. Moodhe asked if the plans are any higher than the buildings to the south. Goodman said it is a 35-foot limit.

Purvis said the proposed height of the structures is permitted, and the proposed townhomes will be two-stories, similar to the single-family homes to the south.

Com. Moodhe asked if the developer will be using the same materials to construct the townhomes to create a similar look of the neighborhood.

Minutes Acceptance: Minutes of Apr 4, 2023 7:30 PM (Approval of Minutes)

04/4/2023

Goodman said they generally use siding. The general look and feel will match the neighborhood surroundings.

Com. Moodhe asked if the petitioner took into consideration the fact that neighbors will now have to look at townhomes in an area that has been open for a long time.

Goodman said they are looking to help improve the parcel and the value of other surrounding properties.

Com. Moodhe asked if there are any variations.

Purvis said it is completely compliant with the R-7 District and Residential PUD requirements.

Com. Moodhe asked if there would be variations if it was not rezoned. Purvis explained the zoning requirements for R-7 vs R-1.

Com. Spunt asked the petitioner if construction would create disturbance to the road.

Goodman said it will not create too much disturbance to the current road. The company does a good job to keep the streets clean.

Com. Spunt asked what their construction hours will be.

Goodman said their construction hours will comply with the village construction hours ordinance.

Com. Davis asked about the spacing of the project.

Purvis said there is a 30-foot rear yard setback from the property line to the building.

Com. Moodhe asked for further clarification of the setback.

Purvis said it is compliant with the R7 zoning district. R-1 zoning would require a 40-foot setback. Com. Moodhe asked if they could go over the time frame of the project.

Goodman provided a timeline for the build.

Com. Moodhe asked what they were going to use for a sale center. Goodman said there would be no onsite sales center.

Com. Weinstein referenced packet page 29.

Com. Weinstein asked the petitioner if they wanted to add to the existing testimony related to the standards for the Planned Unit Development.

Goodman said they have outlined clear answers to the questions for the PUD.

Com. Weinstein entered the Village staff report as exhibit 1 and the two written public emails as exhibit 2.

Goodman thanked the Commission for their time. The Public hearing closed at 8:01 PM.

Com. Moodhe made a motion to recommend approval of a Zoning Map Amendment (rezoning to R-7 Dwelling District), Subdivision Plat, Special Use for Residential Planned Unit Development, and Preliminary Plan all to accommodate the construction of a new 12-unit townhome development at 400 Lasalle Lane, subject to the following conditions:

Minutes Acceptance: Minutes of Apr 4, 2023 7:30 PM (Approval of Minutes)

04/4/2023

1. *The proposed development shall be developed in substantial conformance with the plans attached as part of the petition.*
2. *The Final Engineering plans shall be submitted in a manner acceptable to the Village Engineer.*
3. *The Final Plat of Subdivision shall be submitted in a manner acceptable to the Village Engineer and Village Attorney.*

Com. Richards seconded the motion.

Com. Moodhe spoke in favor of the motion. Com. Weinstein spoke in favor of the motion.

RESULT:	RECOMMENDATION TO APPROVE [UNANIMOUS]
AYES:	Moodhe, Spunt, Weinstein, Richards, Davis
ABSENT:	Frank Cesario, Zill Khan, Amy Au, Neil Worlikar

2. Consider a Petition to the Village of Buffalo Grove for an Amendment to Special Use Ordinance No. 1989-83 and Preliminary Plan Approval to Allow the Construction of a Cricket Pitch Within the Existing Park at 3050 N Main Street. (Trustee Ottenheimer) (Staff Contact: Andrew Binder)

Binder, Associate Planner, provided a background on the subject property at 3050 N. Main Street.

Petitioners were sworn in.

Altenberg, Supervisor of Vernon Township, provided additional background information on the subject property and the proposed Cricket Pitch.

Com. Richards asked the petitioners how the Cricket field will impact the existing baseball field.

Wiess, Strategic Projects Coordinator for Vernon Township, reviewed the setup of the fields.

Com. Moodhe asked staff about the special use and the purpose of the public hearing due to the fact Cricket would be considered recreation.

Brankin, Village Attorney, explained the purpose of the amendment to a SUP due to the current ordinance with the property. A public hearing is required.

Purvis, Deputy Community Development Director, provided additional examples of what has been done in the past.

Com. Weinstein referenced packet page 39.

Com. Weinstein asked if they would like to add or supplement to the provided responses.

Altenberg said they have nothing additional to add to their testimony. Com. Weinstein entered the Village staff report as exhibit one.

Scott Broman, Resident at 2895 Whispering Oaks Drive, questioned the location of the cricket pitch. They are concerned about the use of land that is not currently being used next to the current baseball fields.

04/4/2023

Binder referenced packet page 36.

Altenberg said they will not have the cricket pitch in the area that is currently not in use.

Resident at 2930 Roslyn Lane asked if there is noise as the result of the construction of the Cricket Pitch and asked when the construction will occur.

Petitioner spoke to the details of the construction.

Jorge Valentine, a Chicago Resident, voiced their concern over the addition of the cricket pitch to the current baseball field. They believe this is a unique field that you cannot find, and they were planning to rent the field for their baseball league.

Wiess spoke to the choice of the placement for the cricket pitch. The petitioner also explained that the only change will be to the baseball mound.

Com. Moodhe asked Gowri Magati to spoke to the demand for the Cricket Pitch. Magti provided information on the demand that has been voiced for the Cricket Pitch. The public hearing closed at 8:25 PM.

Com. Moodhe made a motion to recommend approval to the Village Board for the Amendment to Special Use Ordinance No. 1989-83 and Preliminary Plan Approval to allow the construction of a Cricket Pitch within the existing park at 3050 N Main Street, subject to the following conditions:

- 1. The proposed development shall be developed in substantial conformance with the plans attached and in accordance with Section 16.20.070 of the Development Ordinance.*
- 2. The Special Use is granted to Vernon Township for the construction of a Cricket Pitch at 3050 N Main Street, which shall not run with the land.*
- 3. The Special Use granted to the Vernon Township 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 Com. Richards spoke in favor

Com. Moodhe spoke in favor

RESULT:	RECOMMENDATION TO APPROVE [UNANIMOUS]
AYES:	Moodhe, Spunt, Weinstein, Richards, Davis
ABSENT:	Frank Cesario, Zill Khan, Amy Au, Neil Worlikar

- 3. Consider a Petition to the Village of Buffalo Grove for Special Uses to Allow a Childcare Center and a Private Preschool/Elementary School in the R-5: One Family Dwelling District at 1250 Radcliffe Road. (Trustee Johnson) (Staff Contact: Andrew Binder)*

Binder, Associate Planner, provided background on the subject property at 1250 Radcliffe Road for a special use to allow for a childcare center and a private preschool/elementary school.

Minutes Acceptance: Minutes of Apr 4, 2023 7:30 PM (Approval of Minutes)

04/4/2023

Petitioners were sworn in.

Petitioner provided additional detail on the subject property.

Begmatov spoke to the use of the property, detailing the changing demographics in the area.

Com. Moodhe asked the petitioner if there is a need.

Begmatov said they would not limit who can enroll in the school; however, there is a population and demand for enrollment.

Com. Moodhe asked staff if there have been code issues with the current building onsite.

Binder said there have been many code issues both outside and inside the structure due to the long vacancy of the building.

Begmatov spoke to the interior of the building and the cosmetic changes they plan to make to bring the building up to code.

Com. Richards asked staff of the focus of the hearing.

Binder explained that Special Use Permits are void after a year. Com. Richards asked about future use of the property.

Binder explained the process.

Com. Davis asked about the timeline.

Begmatov spoke to the phases of the project with the hope of obtaining occupancy by July.

Com. Weinstein asked from what areas they are expecting to attract enrollment from.

Begmatov spoke to the demand within Cook County. Com. Weinstein asked about traffic patterns.

Binder spoke to the two traffic pattern options to help mitigate any potential traffic issues. He also reviewed the traffic pattern of the previous use.

Com. Weinstein spoke to the historical use in 2005.

Com. Weinstein said he think there needs to need some screening for the lights from cars as they move through the drop-off line.

Com. Weinstein asked when they anticipate to be at full enrollment. Begmatov said within 4 years.

The Village staff report entered as exhibit one.

Megan Bumgardner, resident at 924 Thornton Lane, spoke in favor of the organization coming to the community, but spoke to their concern of traffic issues with the 6 am start time.

Craig Horwitz, resident at 883 Stoneridge Lane voiced his concern about the special use and the hours of operation.

Com. Weinstein reference packet page 58.

Com Weinstein asked the petitioners to confirm the hours of operations listed for the weekend are 10:15 AM - 3:00 PM.

Minutes Acceptance: Minutes of Apr 4, 2023 7:30 PM (Approval of Minutes)

04/4/2023

Begmatov said that is correct.

Com. Moodhe reference packet page 93.

Com. Moodhe commented on the hours listed are similar to what is being proposed. The petitioners thanked the Commission for their time.

The public hearing was closed at 9:01 PM.

Com. Moodhe made a positive recommendation to the Village Board for Special Uses for a childcare center and a private preschool/elementary school at 1250 Radcliffe Road, subject to the following conditions:

1. *The Special Use is granted to Silk Road International School - Chicago to operate a childcare center and a private preschool/elementary school at 1250 Radcliffe Road, which shall not run with the land.*
2. *The Special Use granted to the Silk Road International School - Chicago 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.*
3. *Any incidental or directional signage for the site will be reviewed and administratively approved by Village staff.*
4. *The facility and all uses on the property shall operate no earlier than 6:00 a.m. and no later than 10:00 p.m.*
5. *Parking on the Property shall be managed to minimize impacts on adjacent properties. If the Village determines that ingress or egress to and from the Property needs to be managed to avoid or mitigate traffic congestion on streets adjacent to the Property, Petitioner shall take action to implement the Plan B circulation plan and/or make adjustments as directed by the Village.*
6. *The Petitioner shall implement the drop-off/pick-up measures as recommended in the KLOA traffic analysis*

Com. Richards seconded the motion. Com. Spunt spoke in favor of the motion. Com. Davis spoke in favor of the motion.

Com. Moodhe spoke in favor of the motion. Com. Weinstein spoke in favor of the motion.

RESULT:	RECOMMENDATION TO APPROVE [UNANIMOUS]
AYES:	Moodhe, Spunt, Weinstein, Richards, Davis
ABSENT:	Frank Cesario, Zill Khan, Amy Au, Neil Worlikar

4. Consider a Petition to the Village of Buffalo Grove for Special Uses in the Industrial District (I) for a Motor Freight Terminal and Outside Storage at 1011 Asbury Drive. (Trustee Pike) (Staff Contact: Andrew Binder)

Minutes Acceptance: Minutes of Apr 4, 2023 7:30 PM (Approval of Minutes)

04/4/2023

Binder, Associate Planner, provided background on the subject property at 1011 Asbury Dr.

Petitioners were sworn in.

Posloweki, owner and operator of Coast Connection Inc., explained the updates they would like to make to the current location in addition to landscape screening.

Posloweki explained the direction the trucks would take to leave the facility, which would not impact or have any interaction with residential areas.

Com. Richards asked the petitioners about the outdoor storage. Posloweki, said the outside storage is for vehicles only, no materials. Com. Richards asked about security on the property.

Posloweki, talked through the security measures for the property, noting they run normal business hours and lock gates during the evening.

Com. Moodhe asked the petitioner about the need for the additional dock. Posloweki, explained the need for their business.

Com. Moodhe commented in favor of the vinyl fence. Com. Weinstein reference packet page 112.

Com. Weinstein asked if they wanted to add to their written testimony. Posloweki thanked the Commission and staff for their time.

Com. Weinstein entered the Village staff report as exhibit one.

Laura Weiss, with GP Investment Holdings at 900 Corporate Grove Drive, voiced their concerns about the truck traffic in the industrial park itself.

Posloweki spoke to the direction their trucks will take to exit onto Milwaukee. The public hearing closed at 9:21 PM.

Com. Moodhe made a positive recommendation to the Village Board to allow Special Uses for a Motor Freight Terminal and Outside Storage at 1011 Asbury Drive, subject to the following conditions:

1. *The Special Use is granted to Coast Connection, LLC to operate a Motor Freight Terminal and Outside Storage at 1011 Asbury Drive, which shall not run with the land.*
2. *The Special Use granted to the Coast Connection 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.*
3. *Any incidental or directional signage for the site will be reviewed and administratively approved by Village staff.*
4. *The fence, landscaping, and parking lot screening shall be maintained by the property owner or tenant in perpetuity.*

04/4/2023

Com. Richards seconded the motion. Com. Spunt spoke in favor of the motion. Com. spoke in favor of the motion.

RESULT:	RECOMMENDATION TO APPROVE [UNANIMOUS]
AYES:	Moodhe, Spunt, Weinstein, Richards, Davis
ABSENT:	Frank Cesario, Zill Khan, Amy Au, Neil Worlikar

Regular Meeting

Other Matters for Discussion

Approval of Minutes

1. Planning and Zoning Commission - Regular Meeting - Mar 15, 2023 7:30 PM

RESULT:	ACCEPTED AS AMENDED [UNANIMOUS]
AYES:	Moodhe, Spunt, Weinstein, Richards, Davis
ABSENT:	Frank Cesario, Zill Khan, Amy Au, Neil Worlikar

Chairman's Report

Committee and Liaison Reports

Com. Moodhe provided his committee liaison report from the Village Board meeting he attended.

Staff Report/Future Agenda Schedule

Purvis provided the commission with items that are anticipated to be on future agenda schedules.

Public Comments and Questions

Adjournment

The meeting was adjourned at 9:27 PM

Kelly Purvis

APPROVED BY ME THIS 4th DAY OF April, 2023

Minutes Acceptance: Minutes of Apr 4, 2023 7:30 PM (Approval of Minutes)