



Meeting of the Village of Buffalo Grove Planning and Zoning Commission

**Regular Meeting
November 17, 2021 at 7:30 PM**

Fifty Raupp Blvd
Buffalo Grove, IL 60089-2100
Phone: 847-459-2500

I. Call to Order

II. Public Hearings/Items For Consideration

1. Consider a Variation for an Accessory Structure Exceeding Max Rear Yard Coverage at 300 Raupp Blvd (Trustee Johnson) (Staff Contact: Nicole Woods)
2. Consider a Variation to Allow an RV that Exceeds Max Permissible Size and Allow for the Storage in the Corner Yard at 551 Springside Ln. (Trustee Pike) (Staff Contact: Nicole Woods)

III. Regular Meeting

A. Other Matters for Discussion

B. Approval of Minutes

1. Planning and Zoning Commission - Regular Meeting - Oct 6, 2021 7:30 PM

C. Chairman's Report

D. Committee and Liaison Reports

E. Staff Report/Future Agenda Schedule

F. Public Comments and Questions

IV. Adjournment

The Planning and Zoning Commission will make every effort to accommodate all items on the agenda by 10:30 p.m. The Board, does, however, reserve the right to defer consideration of matters to another meeting should the discussion run past 10:30 p.m.

The Village of Buffalo Grove, in compliance with the Americans with Disabilities Act, requests that persons with disabilities, who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of the meeting or facilities, contact the ADA Coordinator at 459-2525 to allow the Village to make reasonable accommodations for those persons.



**Action Item : Consider a Variation for an Accessory Structure
Exceeding Max Rear Yard Coverage at 300 Raupp Blvd**

Recommendation of Action

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

The Petitioner is proposing a shed in the rear yard at 300 Raupp Blvd. Accessory structures, which include sheds, can cover up to 20% of the rear yard. The proposed shed, in addition to the existing accessory structures (detached garage and wood deck), would have a collective rear yard coverage of 23.2%, hence a variation to the Zoning Code, Section 17.32 for the shed is required.

ATTACHMENTS:

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

Trustee Liaison
Johnson

Staff Contact
Nicole Woods, Community Development

Wednesday, November 17,
2021

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

MEETING DATE:	November 17, 2020
SUBJECT PROPERTY LOCATION:	300 Raupp Blvd
PETITIONER:	Boris Nenkov
PREPARED BY:	Rati Akash, Village Planner
REQUEST:	A variation for a shed (accessory structure) which exceeds the permissible rear yard coverage for accessory structures.
EXSITING LAND USE AND ZONING:	The property is improved with a single-family home currently zoned R6A.
COMPREHENSIVE PLAN:	The approved Village Comprehensive Plan calls for this property and the immediate neighborhood to be single-family detached.

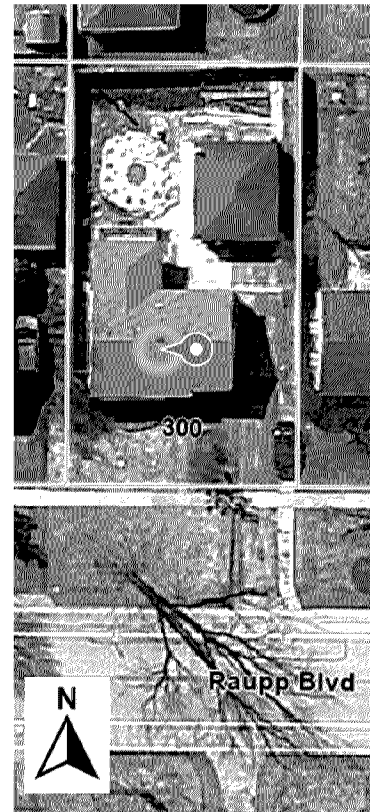
PROJECT BACKGROUND

The Petitioner is requesting a variation for a shed (accessory structure) which exceeds the permissible rear yard coverage for accessory structures.

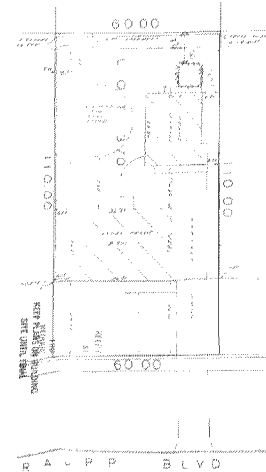
A shed is considered an accessory structure. Accessory structures are allowed to cover more 20% of the rear yard, and hence a variation is required for installing the proposed shed that will exceed the permissible rear yard coverage for accessory structures.

PLANNING & ZONING ANALYSIS

- The Petitioner is proposing a shed of 10’ by 8’ and occupies approximately 80 square feet of area in the rear yard.
- The rear yard coverage measures approximately 2,760 square feet of area in total.
- The detached garage and wood deck occupies approximately 560 square feet of area in the rear yard.
- The shed (accessory structure) meets all other requires for setbacks and height.



- With the proposed shed, the total area of the accessory structure will be 640 square feet. The total rear yard coverage of the accessory structure in the rear yard is 23.2%.
- The shed will be used for storage.
- The addition of the shed will require a variation to allow the accessory structures to exceed 3.2% of the required 20% rear yard coverage.



Variations requested

An accessory building or structure as per Section 17.32 shall not occupy more than twenty percent of the rear yard in residential districts.

DEPARTMENTAL REVIEWS

Village Department	Comments
Engineering	The Village Engineer has reviewed the proposed shed and no objections on the location.

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 accessory structure variation, however no objections were expressed.

STANDARDS

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

1. The plight of the owner is due to unique circumstances;
2. The proposed variation will not alter the essential character of the neighborhood;
3. There are practical difficulties or particular hardships in carrying out the strict letter of this Chapter which difficulties or hardships have not been created by the person presently having an interest in the property; and,
4. The proposed variation will not be detrimental to the public health safety and welfare.

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

STAFF RECOMMENDATION

Village staff recommends approval for the purpose of installing an 8' by 10' shed in the rear yard, which will exceed 3.2% of the required rear yard coverage provided:

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

ACTION REQUESTED

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

Suggested PZC Motion

PZC moves to grant a variation to Section 17.32 of the Buffalo Grove Zoning Code to allow for an 8' by 10' shed in the rear yard, which exceeds 3.2% of the rear yard coverage. The shed shall be installed in accordance with the documents and plans submitted as part of this petition.

To whom it may concern

Dear Sir/ Madam

I would like to build a tool shed in my backyard. I am planning to build a concrete slab, in accordance with the rules, and then build the shed on it. I would like to build the shed, because I have plenty of tools and decoration that I keep in my garage. However, I do not have space for my cars, due to the decoration and the tools. I would like to have my car inside the garage during the winter months. I have pain in all my joints due to health condition, and clearing the snow of the car makes it even worse. Unfortunately, I am exceeding the 20 percent rule in regards of the total square footage. This is the reason why I would like to apply for a variance, in order to build the structure in my yard. I would like to be in response to standards, and would like to do everything by the rules.

I would greatly appreciate if I am granted the variation, so I can build the shed.

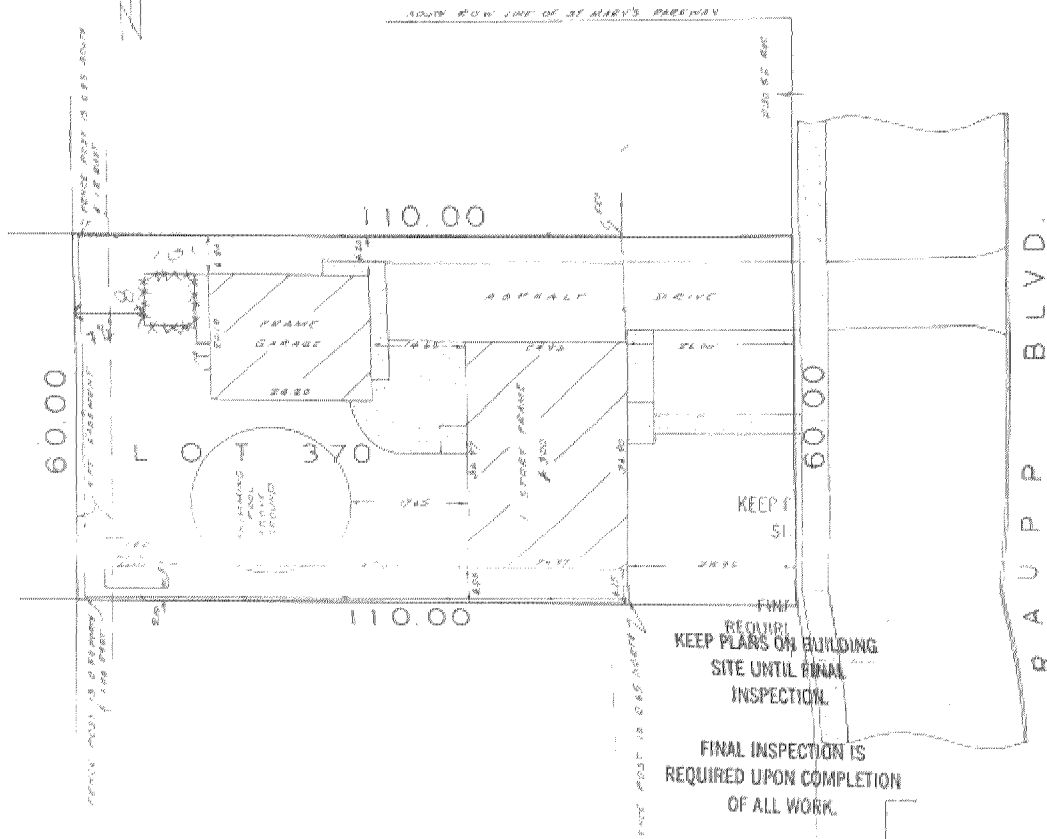
Sincerely

Boris Nenkov

Plat

OF PROPERTY DESCRIBED AS:

LOT 370 IN BUFFALO GROVE UNIT NO. 4, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 20, 1959 AS DOCUMENT 17462263 IN BOOK 520 OF PLATS, PAGE 50, BY THE RECORDER OF DEEDS IN COOK COUNTY, ILLINOIS.



NO DIMENSIONS SHALL BE ALLOWED BY SCALE
MEASUREMENT UPON THIS PLAT

Scale: _____
Ordered: _____
Buyer: _____
Page: _____
F.B.: _____
Clerk: _____
Checked: _____
Witness: _____
Notary: _____

STATE OF ILLINOIS }
COUNTY OF COOK }

I hereby certify that the buildings on lot shown are within proper limits and that the adjoining improvements do not encroach on the lot shown.

Pat. L. Wickman

Any discrepancy in measurements should be promptly reported to the surveyor for explanation or correction.

NOT RESPONSIBLE AS TO LOCATION OF UNDERGROUND UTILITIES OR UNDERGROUND IMPROVEMENTS. CONVEYANCE, ENCUMBRANCES AND OTHER RESIDING. THIS PLAN SHOWN ON THE PLAT REFER TO YOUR EXACT DEED, CONTAINING TITLE POLICY AND LOCAL RECORD REGULATIONS.

A copy of this plat is also placed on this plat as a copy of the plat and the survey must be compared with the

This is a Mortgage & the proceeds are to be used for other purposes, such as installing fences. Carriers have not been set or monumented.

**WICKMAN
SURVEY**
CONDUCTING LAND SURVEY

10. N. WILSHIRE LANE
ARLINGTON HEIGHTS
ILLINOIS 60004

PHONE: (708) 255-8489

Response to Standards

1. The plight of the owner is due to unique circumstances;

Your Evidentiary Statement:

I would like to build the shed so I can free up the space in my garage. I have many gardening tools, as well as some holiday décor. Unfortunately, due to this, I cannot have my car in the garage, and I have to clear the snow from it. This is turning into a problem, due to my joints being in more pain every year. If it would be possible to have my car in my garage, that way I would not have to clear the snow of it, thus being easier on my painful joints.

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

Your Evidentiary Statement:

Building the shed will not alter the character of the neighborhood, because it will be tucked behind the garage. There are 2 reasons why I put the shed there – one is because that way the shed will not be visible, thus not altering the character of the neighborhood. In addition, the second reason is that this space is big enough for the shed. It gives me plenty of space on all sides, and it will be ideal for the shed to be placed there.

3. There are practical difficulties or particular hardships in carrying out the strict letter of this Chapter which difficulties or hardships have not been created by the person presently having an interest in the property; and,

Your Evidentiary Statement:

The reason why apply for this variation is because I exceed the 20% rule. I have a garage in my yard, as well as a wooden deck, which prevents me from having the shed installed.

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

Your Evidentiary Statement:

The proposed variation will not be detrimental to the public health and safety, because I will follow all the regulations that the village has. I will lay down 4 inches of gravel, then 4 inches of concrete. After the inspector is satisfied with the slab, I will build the shed on it. I will fasten the shed with concrete/ anchor bolts for the slab. The panels of the slab will be fastened according to the manufacturer recommendation and instructions.

Attachment: Plan Set (Consider a Variation for an Accessory Structure Exceeding Max Rear Yard

2.1.b







Action Item : Consider a Variation to Allow an RV that Exceeds Max Permissible Size and Allow for the Storage in the Corner Yard at 551 Springside Ln.

Recommendation of Action

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

The homeowner at 551 Springside Ln, Marc and Jamie Mulvihill, has filed a petition for a variation to Section 17.36 to allow an RV to exceed the max permissible size and allow for the storage in the corner yard at 551 Springside Ln.

ATTACHMENTS:

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

Trustee Liaison

Pike

Staff Contact

Nicole Woods, Community Development

Wednesday, November 17,
2021

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

MEETING DATE:	November 17, 2021
SUBJECT PROPERTY LOCATION:	551 Springside Ln
PETITIONER:	Marc and Jamie Mulvihill
PREPARED BY:	Rati Akash, Village Planner
REQUEST:	A variation to Section 17.36 of the Village of Buffalo Grove Zoning Ordinance to allow for the storage of a recreational vehicle (boat and trailer) in the corner yard; and to exceed the maximum permissible size of the recreational vehicle.
EXSITING LAND USE AND ZONING:	The property is improved with a single-family home and is zoned R4-A.
COMPREHENSIVE PLAN:	The 2009 Comprehensive Plan calls for this property to be single family detached housing.

BACKGROUND

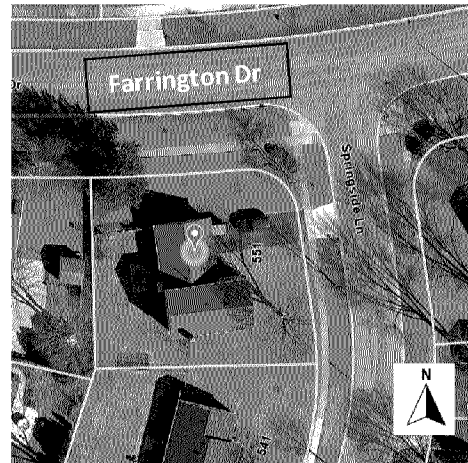
The homeowner at 551 Springside Ln, Marc and Jamie Mulvihill, has filed a petition for a variation to allow the storage of their boat and trailer in their proposed driveway expansion in the corner yard, and to exceed the maximum permissible size of the recreational vehicle.

As part of the RV Ordinance and at the request of the Village Board, the Planning & Zoning Commission (PZC) was granted the authority to approve or deny any variation request.

PLANNING & ZONING ANALYSIS

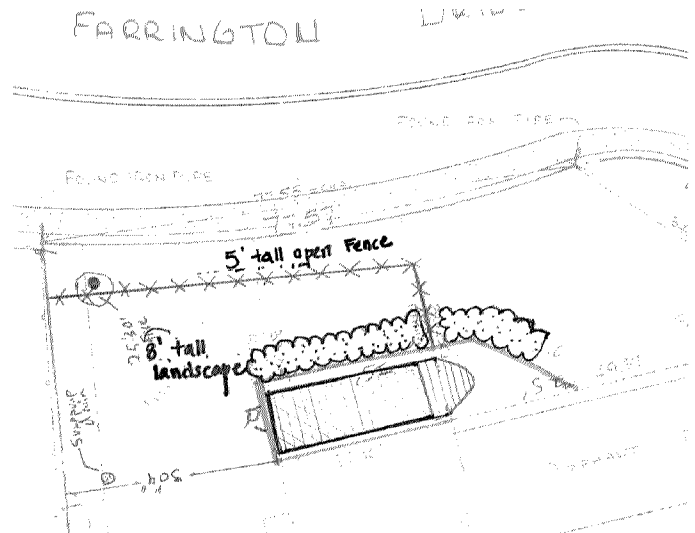
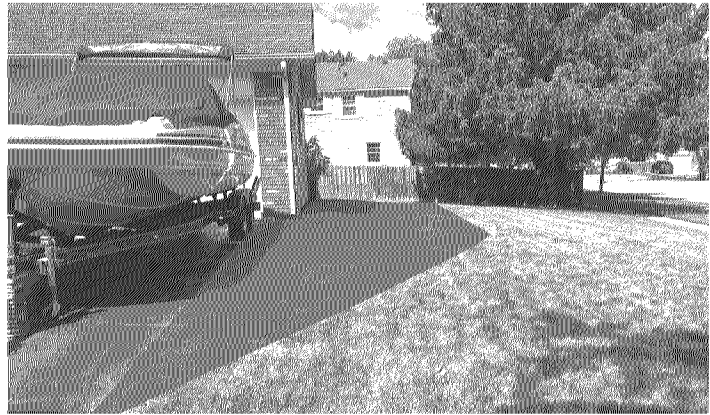
Size

- The petitioner has a 23' long boat. Based on measurements provided, it appears that the total length of the boat and trailer is approximately 30'.
- The height of the boat on a trailer measures 8' -3" and the width of the boat and trailer measure 8' -6" as per the specifications provided. The RV (boat and trailer) meet the requirements for height and length of the RV but exceeds the width of the RV by 6" which requires a variation for size.



Proposed storage location

- The Petitioner is proposing to expand their driveway in the corner yard along Farrington Dr to store their boat and trailer in the corner yard.
- The Petitioner proposes to expand the driveway in the corner yard along Farrington Dr to a width of 12' to store the 8'-6" wide boat and trailer in the winter months.
- The petitioner parks the RV in the summer months on the driveway.
- The RV Ordinance requires an RV to be adequately screened from public view. Staff recommends screening of the RV in the corner yard by a 5' tall shadow box fence along Farrington Dr. Additionally, landscaping must be planted around the proposed expanded driveway to effectively conceal the boat and trailer stored in the winter months.
- The home and driveway on the lot are in a slightly higher elevation due to the upward slope from Farrington Dr, and hence having landscaping must be made necessary.
- This being a corner lot, the rear yard is considerably reduced in size and the lot has only one side yard to the south.
- Other than off-site storage, the petitioner has indicated that they do not have any other options to meet the new RV regulations.



Past approved RV variations

- It must be noted that the RV variations approved in the past have been in the side yard and on the driveway of the subject property. This is the first proposal coming before the PZC for review in the corner yard.

Variation request

- The petitioner's request is to allow the storage of the RV (boat and trailer) in the expanded portion of the driveway in the corner yard as depicted in the plans submitted as part of this petition.

- Additionally, to allow for the boat and trailer to exceed the size of the RV, where the 8'-6" wide boat and trailer exceeds the required 8' width of an RV by 6".
- Other than location for storage and size of the RV, all other provisions in the new RV regulations would be met by the petitioner.

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, the Village has received one call and is in conversation with the resident who is yet to review the plans in detail.

STANDARDS

The Planning & Zoning Commission is authorized to grant variations to the regulations of the Zoning Ordinance based upon findings of fact which are made based upon evidence presented at the hearing that:

1. 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 ***(not applicable in this case)***;
2. The plight of the owner is due to unique circumstances.
3. The proposed variation will not alter the essential character of the neighborhood.

The petitioner has provided a response to standards as part of this petition.

STAFF RECOMMENDATION

Staff recommends approval of a variation to the RV regulations to allow for a boat and trailer to be stored in the corner yard, subject to the following conditions:

1. The variation shall apply to the boat and trailer that has a size and shape reasonably consistent with the materials provided as part of the petition.
2. The variation shall not run with the land.
3. The Petitioner installs an approved hard surface to store the RV in the corner yard.
4. The Petitioner installs a 5' tall open style fence in the corner yard as depicted in the materials provided as part of the petition.
5. The Petitioner plants landscaping directly adjacent to the proposed driveway that effectively screens the RV as acceptable by the Village Forester.

Recommended Action

Staff recommends approval of a variation to the RV regulations to allow for a boat and trailer to be stored in the corner yard provided the variation shall apply to the boat and trailer that has a size and shape reasonably consistent with the materials provided as part of the petition, the variation shall not run with the land, the Petitioner installs an approved hard surface to store the RV in the corner yard, installs a 5'

tall open style fence in the corner yard as depicted in the materials provided as part of the petition, and plants a landscaping directly adjacent to the proposed driveway that effectively screens the RV acceptable by the Village Forester.

ACTION REQUESTED

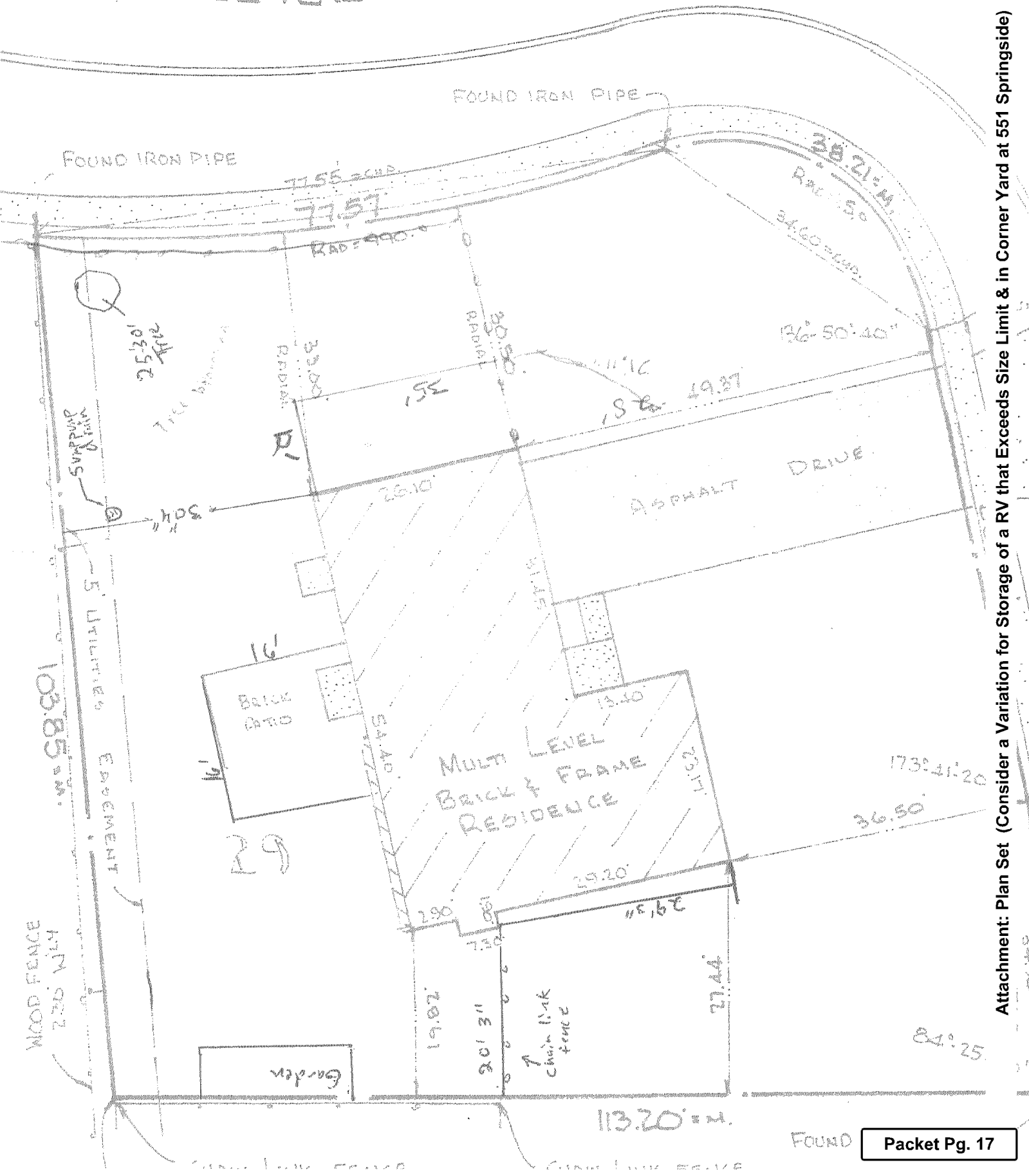
The Planning & Zoning Commission (PZC) shall open the public hearing and take public testimony concerning the variation. The PZC shall make a final decision on whether or not to approve or deny the variation. Should the variation be denied by the PZC, the petitioner may appeal the decision to the Village Board.

Village of Buffalo Grove Planning and Zoning Commission.

The purpose of this letter is to detail our request to be granted a variance in order to park a boat and trailer along the side of our residence at 551 Springside Lane. We have attached many photographs of our lot from different perspectives to show the proposed location is truly the only logically and visual appealing location to choose from. Photos 1 and 2 show the physical dimension and a virtual layout of the asphalt pad needed to support the weight of the boat and trailer. Attached is the proposal from Premier Paving Company which details the Asphalt work to be performed per village requirements. We are planning to also redo the existing asphalt driveway to achieve greater curb appeal and a more uniform looking extension. In addition to the asphalt pad underneath the boat trailer we wish to construct a 5' board on board fence to better conceal the boat and trailer from the street. The proposed fence is visible from the plat marked in yellow(#3). This proposed fence would match up to the neighbor's already existing fence as you can see in the attached photo. We are trying to follow the Village of Buffalo Grove's Recreational Vehicle Outdoor Parking and Storage Regulations to the best of our ability, however, the current village code does not allow our home to build anything closer than 30' as this is the corner lot side set back code. We are open for suggestions and or recommendations such as vegetation type screening if the commission feel it necessary.

We plan to keep the trailer year-round in this proposed location, however, the boat itself stays on a dock elsewhere from approximately April thru October so essentially, it would only be visible for about 5 months. The total height of the boat and trailer combined is 8' 3". The weight of the boat and trailer combined is about 5000LBS. Due to the weight, it must stay and travel on a solid driveway surface it can not be moved on grass. The overall length of the boat and trailer is 30' and the width is 8'6". The photo marked #4 (861 Checker) has a similar layout and is also a corner lot located in the Strathmore subdivision is attached for your reference. Arial shots are also attached #5 #6 #7 as you can see the tree's and positioning of my home in respect to my neighbors' homes that also show why other locations do not appear to be viable.

FARRINGTON DRIVE



Attachment: Plan Set (Consider a Variation for Storage of a RV that Exceeds Size Limit & in Corner Yard at 551 Springside)



Attachment: Plan Set (Consider a Variation for Storage of a RV that Exceeds Size Limit & in Corner Yard

2.2.b

#2





Attachment: Plan Set (Consider a Variation for Storage of a RV that Exceeds Size Limit & in Corner Yard

#7



Attachment: Plan Set (Consider a Variation for Storage of a RV that Exceeds Size Limit & in Corner Yard at 551 Springside)

2

Farrington Dr



Attachment: Plan Set (Consider a Variation for Storage of a RV that Exceeds Size Limit & in Corner Yard at 551 Springside)

Attachment: Plan Set (Consider a Variation for Storage of a RV that Exceeds Size Limit & in Corner Yard

2.2.b



Attachment: Plan Set (Consider a Variation for Storage of a RV that Exceeds Size Limit & in Corner Yard



Recreation Vehicles (RV)

RESPONSE TO STANDARDS

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 affirmatively address the two (2) standards listed below.

The Planning & Zoning Commission is authorized to grant variations to the regulations of the RV code based upon findings of fact which are made based upon evidence presented at the hearing that:

1. The plight of the owner is due to unique circumstances.

Our property is located on a corner lot and therefore, we do not have a two (2) sided lot. Our property is unique as we are only able to extend the driveway on the right side of the house. The left side of the house does not connect to our current driveway. In order to utilize the left side of the house, we would have to cut across our front lawn. In addition, the rear yard is shallow.

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

The proposed variation would bring visual appeal to the neighborhood as it would conceal our yard from others as well as increase curb appeal and provide further privacy. The fence would meet the current neighbors fence which would make the area aesthetically pleasing to the eye.

\$50 FILING FEE MUST ACCOMPANY THIS APPLICATION

FEE PAID [REDACTED] RECEIPT NUMBER [REDACTED] DATE [REDACTED]

551 Springside Lane

The total height of the boat and trailer combined is 8' 3".

The weight of the boat and trailer combined is about 5000LBS.

The overall length of the boat and trailer is 30' and the width is 8'6"

Attachment: Plan Set (Consider a Variation for Storage of a RV that Exceeds Size Limit & in Corner Yard at 551 Springside)

Performance Bulletin

2.2.b

Test performed and certified by Yamaha application engineers

YPB#: 011-GFY-A
TEST DATE: 4-20-01



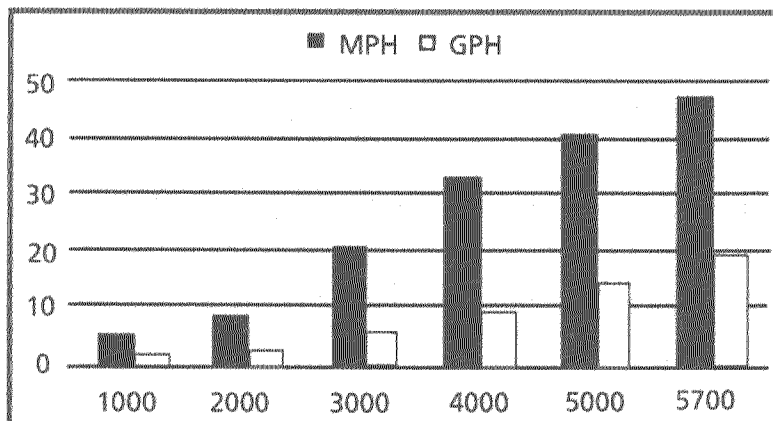
4310 Middlebury St.
Elkhart, IN 46516
(219) 522-8381
www.godfreymarine.com



F225 TXRA



PERFORMANCE CURVE AND DATA



RPM	MPH	GPH	MPG	Db
1000	4.7	1.2	3.92	63
2000	8.4	2.4	3.50	69
3000	20.4	4.8	4.25	79
4000	32.5	8.9	3.65	81
5000	40.4	14.5	2.79	86
5700	47.3	18.5	2.56	90

NOTE: Data may vary due to changes in weather, elevation, load and boat bottom conditions.
Fuel data gathered with Yamaha Fuel Management System. Speed data gathered with Magellan
GPS receiver.

SPECIFICATIONS

BOAT MODEL:

LENGTH:	Sun Deck 237
BEAM: width	23' 2"
WEIGHT:	8' 5"
MAX H.P.:	3,010 LBS.
TRANSOM HT.:	250
FUEL CAPACITY:	25"
WEIGHT AS TESTED:	61 GALS.
	4,470 LBS.

ENGINE:

MODEL:	F225TXRA
HORSEPOWER:	225
DISPLACEMENT:	3.3 L
INDUCTION:	EFI
WEIGHT:	583 LBS.
GEAR RATIO:	2.0:1
MOUNTING HEIGHT:	#3
PROPELLER (DIA/PITCH):	15 1/4" X 19" SWS
PROPELLER PART #:	6R4-45970-A0-00

TEST CONDITIONS:

NO. OF PEOPLE:	2
SECONDS TO PLANE:	3.4
AIR TEMP.:	75°
WATER TEMP.:	60°
ELEVATION:	597'
WIND VELOCITY:	5-10 MPH
COMMENTS:	Tested with 61 gal- lons of fuel, safety gear, and one group 24 battery.

Yamaha Motor Corp., USA • OEM Division, Marine Group
1270 Chastain Road • Kennesaw, GA 30144
For other bulletins, visit www.yamaha-motor.com



Packet Pg. 27

Attachment: Plan Set (Consider a Variation for Storage of a RV that Exceeds Size Limit & in Corner Yard at 551 Springside)

**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, OCTOBER 6, 2021**

Call to Order

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

Public Hearings/Items For Consideration

1. Consider a Variation for a Proposed Sunroom Addition, Which Would Encroach into the Rear Setback 61 Somerset Dr. (Trustee Pike) (Staff Contact: Nicole Woods)

61 Somerset Lane was called. Village Planner Akash stated that the Village is getting sunroom addition requests at a rate of about one per month. This would be the seventh. The encroachment would be 6 feet into the setback. Some of the rear yard setbacks in the Village are 25 feet; in this case the setback is 30 feet. The Village has 33% for a rear yard buffer. In this case, it would be 3/4. No negative feedback was received from the calls; only positive.

The petitioner was sworn in and described his proposal. When he moved into the home, he would go for walks with his wife and she would mention all the sunrooms she saw. Now, 37 years later, the property owners plans to construct a sunroom. He spoke with contractors who mentioned the setback restriction.

Chairman Cesario stated that the rule is derived from the concern that owners not build into each other. Commissioner said that it seems sunrooms are getting popular and asks Staff whether there will be situations where there is not setback encroachments.

Deputy Director of Community Development Woods said that with fences, there was a recurring pattern. She said that the Village could start looking at the sunroom issue as it is now becoming a pattern. Commissioner Weinstein asks if it is 11x14 and asks whether the petitioner considered bigger sizes. The petitioner said he looked at his dining room and wanted to go a little bit bigger. He said that he put flags in the grass to get a feel for what the sunroom might look like. The petitioner said that the person behind his property is fine with the proposal and does not have any questions about it.

Commissioner Weinstein asked whether there were any other concerns voiced by neighbors. The petitioner said that he did not.

Commissioner Richards asked whether there were other configurations that the petitioner looked at. The petitioner stated that there was an above ground pool that was closer to the fence, and that neighbors did not have problems with that.

Commissioner Worlikar discussed page 9 of the packet. The petitioner said that there were flags at 12 feet and 14 feet.

Commissioner Moodhe asked staff to look at the prior seven sunrooms to determine what other lots they had and whether the configurations was similar.

Chairman entered the Village Staff Report as Exhibit 1. The public hearing was closed at 7:47 pm. Commissioner Weinstein read the motion and it was seconded by Commissioner Richards. Commissioner Weinstein spoke in favor of the motion and said it was not obtrusive and it was consistent with what he would expect.

10/6/2021

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

2. Consider a Variation for an Existing Driveway to Exceed Max Front Yard Coverage at 811 Summer Court (Trustee Johnson) (Staff Contact: Nicole Woods)

811 Summer Court was called. An email from the owner was entered as Exhibit 1. Commissioner Weinstein moved to continue the public hearing to Wednesday, November 3, at 7:30pm. Motion was seconded by Commissioner Khan.

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

3. Consider Approval for (1) an Amendment to Planned Development Ordinance 93-45, as Amended; (2) a Final Plat of Subdivision; (3) a Rezoning to a B3 Planned Business District; (4) Approval of a Vacation; (5) a Preliminary Plan; and (6) with Zoning and Sign Variations at 201 & 241 N Milwaukee Rd (Trustee Pike) (Staff Contact: Nicole Woods)

The Speedway matter was called. Chairman Cesario described the zoning relief sought by the petitioner.

Village Planner Akash said that there is an existing office building which will be demolished, and its place will be a commercial fueling canopy and convenience store. Although this site does qualify as a truck stop, it will not be a dine-in or showers. Village Planner Akash said that there is an amendment to the PUD and rezoning to B-3 since one of the parcels is currently zoned residential. There is a goal post ground sign that will be in the same location and it was approved previously. There is a variation required for canopies north and south since they do not face the right of way. And the same for the commercial fuel canopy.

Frank Petrich consultant for Speedway began the presentation on behalf of Speedway. He said that Speedway is seeking to expand northbound by using office space to the north. This expansion would allow gaming at the site. There is pavement currently next to property line. Petrich explained that fueling occurs from east and west. Speedway intends to tear down both structures. FAR is 12.2%. More greenspace would be added to the area. Mr. Petrich explained the reasons for the proposed site plan. He said that it gets hectic currently and the proposed plan would allow for better separation and safer circulation. With respect to the curb cuts, he says Speedway is reducing the curb cuts from four to two. Mr. Petrich described how different types of vehicles would access the site.

Mr. Petrich described the setback variances requested. He said it was not for the whole property. For vegetation, he said that they were maintaining the tree line and are incorporating it into the design. Mr. Petrich described the elevations stating that it is a proposed brick masonry with a hip roof. He described the signage, and that Speedway would be keeping the goalpost. He said the site was located at the corner of the intersection and wants signage to be perpendicular for visibility.

Mr. Petrich showed a flyover video of the proposed Speedway to show the proposed design. He said that its not a typical truck stop and will be keeping the same program at the c-store currently, including the packaged goods. The only thing being added is the gaming.

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Chairman Cesario asked if any public agencies wanted to comment, and there were no comments.

Commissioner Moodhe asked about the right-in and right-out and showed page 42. He said that the access looked narrow and wanted to see safety more than the trees. Commissioner Moodhe asked about the alley way situation and how it ended up there. Planner Akash said that staff was in favor of vacating the alley and the Village was unaware of the alley ownership. Commissioner Moodhe asked about Lot 1 and Lot 2 and directed attention to page 37 of the staff packet, which is the Plat of Vacation. Commissioner Moodhe asked whether the individual PINs were being vacated and being combined into one. Village Planner Akash said that there will be PINs consolidated into one as well as the address. Village Planner Akash said that this portion of the property was zoned residential and assumed that residential was likely going in. Commissioner Moodhe asked about the S-Logo signs and asked whether those were for the commercial bay. Mr. Petrich said the auto canopy has five signs with channel letters and s-badges currently. Commissioner Moodhe asked whether it was absolutely necessary to have the channel letters for the CFL. Mr. Petrich said that there were not channel letters there.

Chairman Cesario asked for packet page 30 and asked whether the billboard sign removal was agreeable to the petitioner. Mr. Shore said that the billboard is not currently on their property. Chairman Cesario asked what the lease terms are. The petitioner representative did not believe it was a long-term lease. Village Planner Akash stated that she believes it is a one-year lease.

Chairman Cesario discussed the accessory structures in existence and that it is not changing. He said that he is okay with keeping the variance. Chairman Cesario asked about the setbacks and said that this proposal was more setback than there is currently. For the signs, Chairman Cesario states that there is a width issue, but asked for confirmation that the number of signs is not atypical. Village Planner Akash agreed. Chairman Cesario asked for confirmation on whether landscaping would be the same as existing and petitioner indicated that it would. Mr. Schroedter said that there will be plenty of parking and commissioner gaming will not be a substantial increase. Chairman Cesario asked whether the access could be made wide wider. The petitioner (in blue shirt) said that IDOT would determine whether the Milwaukee access was wide enough.

Javier Milan, 9575 W Higgins Road, mentioned that the internal site can be modified. He said that the maximum width without a median is 35 feet, and a median would be needed if it was greater. Chairman Cesario asked whether traffic study concluded that traffic would not materially increase, and the traffic consultant agreed that it would not.

Commissioner Spunt asked whether there was signage specific to truck/auto exit. Mr. Schroedter said there are directional signs.

Commissioner Worlikar asked about entrance on Milwaukee and whether there was nothing that prohibits a truck from entering at Milwaukee. Mr. Petrish said that the Village Engineer Mr. Monico found that a fire truck could enter. He said there are larger signs which should be visible.

Commissioner Spunt asked whether the Speedway to the north would stay open, and the respondent said that it would.

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Chairman Cesario entered the Village Staff Report as Exhibit 1. The PDF was entered as Exhibit 2. The video was entered as Exhibit 3. The Speedway color site plan was entered as Exhibit 4.

Nick Paterra from Teska Associates introduced himself on behalf of the Johnsons. He said that Speedway's plan was well-thought out and he asks whether there is a good fit to the property east of this property. He said that there was not opposition to the use but a few fine tunings that could be brought forward. The landscape on the east side tapers to 12 feet as it goes north and there is not much room for landscape and berming or fencing in that width and there is an abundance of vehicular paving where more landscaping could be added. He suggests landscape mounted fencing that anticipates a future use to the east. Mr. Paterra asks whether the driveway in the northeast corner is essential, as if closed off, it would reduce headlights. Mr. Paterra says the future residential looks over forest preserve and should have buffer. As for lighting, Mr. Paterra asks if they could be recessed to reduce offsite glare. He asks whether the videos and advertisements could be dimmed. He said there is opportunity for mounding and fencing interior to the site on the east site which would not hinder circulation.

Mr. Paterra brought up whether there was parking that accounted for the gaming that would be allowed. And he asked whether there was 24 hour operation for all of the uses and whether there was an opportunity for dimming between 10pm to 5-6am. Mr. Paterra asks about indoor dining and whether that will be occurring. For expanded packaged liquor, will there be bigger cave or expanded alcohol sales. These questions center on how much additional late-night activity will be generated by the expanded use.

Mr. Schroedter said that there is currently 24-hour service. For parking related to gaming, they do not believe it is significant issue as it is between 10am to 6pm. Business starts to taper off after 9pm. The representative in the grey shirt said that canopy lighting is recessed; the sign lights are directed and would not glare to the properties. Mr. Schroedter said that they are close to their minimum standards for circulation so additional landscaping would not be preferred. He said that the Riverwalk access was a relief valve where there are other ways to find in and out for auto traffic. He could not say that a truck would never go there. Chairman Cesario asked whether that drive could be accessed currently, and Mr. Petrish said that it was. The KLOA representative said that the current access off of Milwaukee will be greatly improved by moving it further away from the intersection. He said that Riverwalk Drive is a relief valve.

Chairman Cesario asks whether our existing rules with respect to lighting apply, and staff agreed that it would.

Commissioner Au asked to confirm whether the uses from the existing business operation will remain the same other than the gaming feature. Mr. Schroedter said that the building is bigger, but the improvements are proportional.

A representative from Hamilton Partners who is a partner in the vacant residential site to the east. He stated that there are semi-trailers that park on north Riverwalk drive and that there are some that turnaround on his property. He is concerned about what the opening on Riverwalk will do to traffic. He asks whether additional plantings could be made on the north side. His venture maintains North Riverwalk Drive, then he suggests there should be a cost sharing as to the parkway improvements.

Mr. Schroedter said that Hamilton Partners is familiar with Speedway. He said their use is a cycling use and the trucks utilize Milwaukee. The Hamilton Partners representative

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asked whether the Riverwalk could be right-in-right-out. The Village Engineer mentioned that residents seeking to turn left would be frustrated by a right-in-right-out and suggests that a better option is to put a no outlet sign on the property.

Darcy Tapper is manager of 311 Riverwalk and she also lives there. She said that truckers pull onto Riverwalk Drive to rest and the Village placed no parking signs there. She said that tonight a trailer pulled into the residential complex and ruined landscaping. She said that trucks try to pull into Riverwalk to try to turnaround and almost hit electrical box. Commissioner Weinstein said that the Riverwalk curb cut may actually help truck drivers, so they do not get lost.

Commissioner Weinstein asked whether the proposed gas station will be better for Hamilton Partners than the existing gas station. The Hamilton Partners mentioned that this is better than the crammed office building but is worried about hours of functions within the project such as how long dining and gaming will be open.

Earl Johnson said that one of the key issues is the berm. He said that to the east will be 120-unit apartment complex and those people will be directly impacted by what is occurring that the speedway gas station.

Commissioner Moodhe asked who the tenants are at the office building and said he vaguely recalled a trucking company there. The Village Engineer mentioned the three business names that appeared on a google map search.

Nick Paterra provided a diagram with a green line showing that landscaping could be increased in an area of access paving. That document was entered into the record as Exhibit 4.

Chairman Cesario closed the public hearing at 9:05pm.

Commissioner Weinstein made a motion to approve the zoning relief as read onto the record, which included removal of the billboard sign subject to the restrictions set forth in the lease. The motion was seconded by Commissioner Richards.

Commissioner Weinstein said he was in favor. Commissioner Moodhe said this proposal would make the existing gas station better and the additional access will alleviate some of the traffic. Commissioner Au stated that the gas station is becoming a truck stop for it to have gaming not to provide other amenities for truck drivers.

Chairman Cesario suggested adding the minutes from the workshop to the record. He said that the usage is like what there is today and adds buffering and landscaping. He said that it much cleaner and it involves removal of the billboard.

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

Regular Meeting

Other Matters for Discussion

Approval of Minutes

1. Planning and Zoning Commission - Regular Meeting - Sep 15, 2021 7:30 PM

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

Chairman's Report

Chairman Cesario said the height of the car wash at Ricky Rockets came down based on the work by the PZC.

Committee and Liaison Reports

Commissioner Khan said that he was at the Village Meeting with Ricky Rockets on the agenda and all the trustees were in favor. Commissioner Khan said that the new phase of the construction on Lake Cook Road will start from Village Hall to Arlington Heights Road. There was \$500,000 from Cook County for Invest in Cook. Phase 1 was not federally funded. The Village Engineer is looking for additional sources. Once this current construction project is done, which should be by this year for a majority, there will be Type A improvement involving patching.

Staff Report/Future Agenda Schedule

Deputy Director of Community Development Woods said permit fee schedule is being overhauled.

Village Planner Akash said that on November 3, 2021 we will have the 811 Summer Court matter. There is also an RV matter that may come up. The October 20, 2021 hearing is tentatively cancelled, and staff will let the PZC know the Friday before.

Public Comments and Questions

Adjournment

The meeting was adjourned at 9:25 AM

Chris Stilling

APPROVED BY ME THIS 6th DAY OF October, 2021

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