

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, NOVEMBER 16, 2022

Call to Order

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

Public Hearings/Items For Consideration

1. Consideration of an Amendment to the Preliminary Plan and Special Use Granted by Ordinance No. 95-26 and a Variation from Section 17.32 of the Zoning Code to Allow Accessory Structures on the Property to Exceed the 15-Foot Height Limit, All to Allow the Construction of an Amphitheater, a Covered Event Space, Support Structures for the Spray 'N Play Facility, Expansion of the Spray 'N Play Facility and Relocation and Reconstruction of the Playground on the Property Located at 951 McHenry Road (Mike Rylko Park) (Trustee Johnson) (Staff Contact: Kelly Purvis)

Ms. Pervis provided a background on the subject property at 951 McHenry Road, otherwise known as Mike Rylko Park.

Mr. Maloney, Buffalo Grove Park District Superintendent of Development, introduced the team of individuals who helped with the development project.

Mr. Maloney went through the site plan, noting the different facilities that are part of the project including the amphitheater and accessory structures, increase walkability and safety, enhanced splash pad, more inclusive playground, revamped concession and ticket area.

Mr. Howe spoke about the playground noting that it is currently past its useful life. The playground will be larger, more accessible, and a playground that will accommodate a larger age range.

Mr. Maloney spoke about the esthetics and the materials they will be using for the amphitheater structure. They passed around the material.

Com. Au asked about the materials. Who sees that material?

Mr. Maloney said you can see it from the park and on the pathway.

Com. Au asked if it is back lit.

Mr. Maloney said no, but it lights up when there is light in the space.

Com. Moodhe asked if they are fixing the walking path to accommodate traffic.

Mr. Maloney said it will be made larger and redone to accommodate increased foot traffic.

Com. Moodhe asked what size vehicle drive down the path to get to the park, specifically during Buffalo Grove Days.

Mr. Maloney explained the dimensions of the path and what it can and cannot accommodate/

Com. Moodhe stated some of the larger vehicles they have during Buffalo Grove Days, may need more room.

Com. Moodhe asked if there is an exit plan.

Mr. Maloney said the pathway is where you can exit.

Com. Moodhe asked if there is enough room for the crowd.

Mr. Maloney said that with the angle of the amphitheater they have more room to maneuver than before.

Com. Moodhe asked about the maintenance building. What is the status of that project?

Mr. Maloney said they will have to fully renovate the building and upgrade all of the bathroom. Showers are now required for splash pads, where they were not before.

Mr. Howe showed the building that will house the filtration system and mechanics.

Com. Moodhe asked if they are making more changes to the path.

Mr. Maloney spoke about the mobile com vehicle, stating they would have the room they need.

Com. Moodhe asked if it would affect the farmer's market.

Mr. Maloney said it should not, but it may allow for more opportunity.

Com. Moodhe asked if they worked with the chamber to create their plan.

Mr. Maloney said they had not spoken to the chamber.

Com. Moodhe asked if they considered the BBQ challenge that takes place at the park.

Mr. Maloney said they did not get into the BBQ challenge but said there should be plenty of space and opportunity with the new design to accommodate the BBQ challenge.

Com. Moodhe asked about the sound readings. He asked what the normal sound is for a concert.

Mr. Michel went over the analysis that was done for sound. He talked about the mitigating features that are proposed as well to help with the sound.

Com. Richards asked what the anticipated usage is with the new development.

Mr. Maloney talked about programming they are anticipating with this improved development.

Com. Richards asked staff if there were any calls from the public regarding the project.

Ms. Purvis said no and explained where the notices had been posted.

Com. Khan asked about the stormwater management and disturbed areas.

Mr. Kaminski discussed the stormwater management plan and the plans they reviewed from historical permits. He said they can certainly do a courtesy call to those agencies to make sure everyone knows about the plan.

Chairperson Cesario asked how tall the fitness center is and that the height of the proposed structure.

Mr. Maloney said it was taller than the proposed amphitheater.

Chairperson Cesario asked if they have been talking with BG days committee.

Mr. Maloney said yes.

Com. Moodhe said they have talked with the committee.

Com. Moodhe expressed his concerns over the project and the sound but is excited for the new development.

Chairperson Cesario asked about staff about condition number 4 within the agenda packet.

Ms. Purvis said the PZC can modify to give flexibility.

Chairperson Cesario provided the added language to be added to the motion.

Chairperson Cesario entered the staff report as exhibit 1

Chairperson Cesario entered the Park District presentation as exhibit 2

The Public Hearing closed at 8:24 PM

Com. Khan made a motion to recommend approval to the Village Boarding for the approval of an amendment to the Preliminary Plan and Special Use granted by Ordinance No. 95-26 and a Variation from Section 17.32 of the Zoning Code to allow accessory structures on the property to exceed the 15-foot height limit, all to accommodate the construction of a new amphitheater, covered event space, expanded Spray 'N Play facility and new playground at 951 McHenry Road, subject to the following conditions:

- 1. The proposed park improvements shall be constructed 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.*
- 3. A portion of the ADA parking stalls shall be relocated near the accessible route to the event shelter. Plans should be revised as part of the Final Engineering review.*
- 4. Speakers mounted to the amphitheater structure will be limited as indicated in the noise study, to a height not to exceed 15 feet above the lowest seating area or +697 feet or such other height as administratively determined by the Village and Park District Staff.*
- 5. Noise levels for events will be kept within the 97 dBA Leq limitation at a position of 70 feet in front of the stage and all shows will use a real-time sound level monitor as recommended by the noise study.*
- 6. Any directional or incidental signage added to the site shall be reviewed administratively by staff.*

Com. Moodhe seconded.

Chairperson Cesario spoke in favor of the motion.

Com. Davis spoke in favor of the motion.

Com. Moodhe spoke in favor of the motion.

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

2. Consideration of a Petition to the Village of Buffalo Grove for Approval of an Amendment to the Underlying Planned Unit Development Approved by Ordinance No. 2006-7 to Allow a 10-Foot Extension of the Existing Communications Tower, Colocation of an Antenna Array and the Installation of Additional Ground Equipment at the Base of the Tower Within the Existing Enclosure at 185 N. Milwaukee Avenue. (Trustee Pike) (Staff Contact: Kelly Purvis)

Ms. Pervis provided background on the proposed changes.

Mr. Camillucci provided additional detail regarding the application for the collocation.

Mr. Gasser briefly explained the leasing agreement of crown castle to carriers. He also explained the maintenance and management of the facility that occurs.

Mr. Gasser address the federal standards that are held. AT&T asked for the minimum high and are only asking for a 3-foot difference.

Com. Richards asked for clarification on the height.

Mr. Gasser said its 100 ft plus 5 ft for the antennas.

Com. Richards asked if we are at max height.

Mr. Gasser said it depends on a lot of things. They would make changes to the structure to ensure it is structurally sound.

Com. Richard said that as it stands now, it will hold.

Mr. Gasser said this structure as analyzed with the additional loading is passing and is at 90 percent.

Com. Khan asked who determines the maximum height of the tower

Mr. Gasser said that the height would depend on what a community would allow and the structural integrity of the tower. They must submit to the federal government for approval.

Com. Khan asked staff if there are height restrictions in the code.

Ms. Pervis said yes and reviewed what our limitations we as a village.

Patrick Brankin, Village Attorney, provided further detail regarding the federal regulations.

Com. Khan asked which carriers are currently on the tower.

Mr. Gaaser said he believes it is T-Mobile. And AT&T is the proposed addition.

Com. Moodhe asked if they were adding to both towers.

Mr. Gasser said no, just the one.

Chairperson Cesario reference page 82 and asked if they could confirm the criteria.

Mr. Gasser confirmed the criteria listed on page 82 of the Villages staff report.

Chairperson Cesario entered the Villages staff report as exhibit 1.

Mr. Gasser thanked the commission for their time.

The public hearing closed at 8:53 PM.

Com. Khan made a motion to recommend approval of an amendment to the underlying Planned Unit Development approved by Ordinance No. 2006-7 to allow a 10-foot extension to the communications tower for colocation of an AT&T antenna array on the tower and installation of ground equipment at the base of the tower within the existing enclosure on the property located at 185 N. Milwaukee Avenue, subject to the following conditions:

- 1. The proposed tower extension and antenna colocation shall be constructed in substantial conformance with the plans attached as part of the petition.*
- 2. That Ordinance No. 2006-7 will remain in full force and effect except as specifically modified to allow the tower expansion, collocation of a new antenna array and installation of ground equipment within the existing enclosure.*

Com. Richards seconded the motion

Com. Moodhe spoke in favor of the motion.

Chairperson Cesario spoke in favor of the motion.

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

Regular Meeting

Other Matters for Discussion

Approval of Minutes

1. Planning and Zoning Commission - Regular Meeting - Nov 2, 2022 7:30 PM

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

Chairman's Report

Chairperson Cesario spoke briefly about the Village's FY 2023 proposed budget.

Committee and Liaison Reports

None

Staff Report/Future Agenda Schedule

Ms. Purvis provided information on upcoming agenda items for the PZC.

Public Comments and Questions

11/16/2022

Adjournment

The meeting was adjourned at 8:58 PM

Action Items

Kelly Purvis

APPROVED BY ME THIS 16th DAY OF November, 2022