



Meeting of the Village of Buffalo Grove Planning and Zoning Commission

Regular Meeting
October 21, 2020 at 12:00 AM

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

I. Call to Order

2. Open Meetings Act Compliance

Pursuant to orders issued in response to the COVID-19 pandemic, this Public Hearing is closed to in-person, public attendance. The hearing is being held via Zoom web conference meeting, which permits the public to fully participate in the virtual Public Hearing via Zoom on a computer, tablet or phone. Details on how to access and participate in this online virtual hearing are available below. More information pertaining to the meeting information and links to the virtual meeting can be found at

<https://us02web.zoom.us/j/89708021192>

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II. Public Hearings/Items For Consideration

1. Consider an Amendment to Chapter 15.20 Fence Code of the Buffalo Grove Municipal Code Allowing Residential Fences in the Corner-Side Yard Setback and Allowing Six Foot Solid Fences Under Certain Conditions. (Trustee Weidenfeld) (Staff Contact: Nicole Woods)

III. Regular Meeting

A. Other Matters for Discussion

B. Approval of Minutes

1. Planning and Zoning Commission - Regular Meeting - Oct 7, 2020 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 an Amendment to Chapter 15.20 Fence Code of the Buffalo Grove Municipal Code Allowing Residential Fences in the Corner-Side Yard Setback and Allowing Six Foot Solid Fences Under Certain Conditions.

Recommendation of Action

Staff recommends approval of the attached draft Ordinance.

The Buffalo Grove Fence Code was last amended in August, 2011. In recent years, a pattern has emerged where two types of variations have been consistently sought and approved: fences in the corner yard setback, and fences that are six feet and solid that run along properties that are adjacent to a contrasting use. These two types of requests have accounted for approximately 35 variations in the past five years. As a result of the volume of fence variations, staff is seeking to modify the fence code to align with these variation approvals.

ATTACHMENTS:

- Staff Report (DOCX)
- Text Amendment (DOCX)

Trustee Liaison
Weidenfeld

Staff Contact
Nicole Woods, Community Development

Wednesday, October 21, 2020	
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VILLAGE OF BUFFALO GROVE



MEMORANDUM

DATE: October 16, 2020

TO: Planning & Zoning Commission

FROM: Rati Akash, Village Planner

SUBJECT: **Amendment to Chapter 15.20 of the Buffalo Grove Fence Code.**

BACKGROUND

The Buffalo Grove Fence Code was last amended in August, 2011 and has served the Village in providing regulations for the height, style, type, and placement of fences in the community. In recent years, a pattern has emerged where two types of variations have been consistently sought and approved:

1. Fences in the corner yard setback, and
2. Fences that are six feet and solid that run along properties that are adjacent to a contrasting use.

These two types of requests have accounted for approximately 35 variations in the past five years. As a result of the volume of fence variations, staff is seeking to modify the fence code to align with these variation approvals.

STAFF ANALYSIS

The PZC reviewed and discussed the proposed policy changes to be made with regard to fences in the corner yard setback and six foot solid fences on September 16, 2020. The PZC supported the fences in the corner yard setbacks that are open and semi-open up to five feet tall and set back 4' from the property line. The PZC also supported fences that are six feet solid provided they abut a non-residentially zoned property, multi-family zoned property, railroads, major corridors, swimming pools and parks.

Based upon this review and input, Village Staff was given direction to amend the Village's fence regulations. Attached is a draft Ordinance for review and consideration by the PZC. All proposed affected text is highlighted, with text to be removed is struck through and new text is underlined. The following is a summary of the proposed ordinance:

Residential Districts

Fences in the corner yards:

- Fences can be erected, placed and maintained on corner lots provided they maintain a minimum of four feet from the property line.
- Fences must be of an open style and shall not exceed five feet above ground level. As defined in the Code, an "open style" includes what the traditional open style, as well as shadow-box or board-on-board. See the imagery below.

- Fences must conform to all sections of the Fence Code.



Open style fences



Shadowbox/Board-on-Board

Fences that are six foot solid fences:

- Six foot solid fences can be installed in the rear yards provided it abuts:
 - Nonresidentially zoned property;
 - Multi-family zoned property;
 - Major streets and highways;
 - Parks;
 - Railroad right-of-way.

Fences for Swimming Pools

During the discussion, there was concurrence from the PZC that the six foot fences shall also be allowed for swimming pools. The Code's discusses fences around swimming pools as a separate section. Staff feels that the Code's organization and content of fences as it relates to swimming pools should be reevaluated in its totality and modified for additional clarity and to reflect modern standards and development patterns. Staff is looking to address these issues over this winter.

Effective Date

Staff is proposing that the Ordinance take effect on November 3, 2020, right after the Village Board approves the fence code amendment on November 2, 2020.

PUBLIC COMMENTS

Several Residents have appeared at the public meetings previously and requested to amend the fence code to allow for fences in the corner yard setback and six foot solid fences in the rear yard. Staff has not received any public comments from our notification in the paper.

STAFF RECOMMENDATION

Staff recommends approval of the attached draft Ordinance.

ACTION REQUESTED

The Planning & Zoning Commission (PZC) shall open the public hearing and take public testimony and the PZC shall then make a recommendation to the Village Board.

Chapter 15.20 - FENCE CODE**15.20.010 - Compliance to provisions required.**

No person, firm or corporation shall erect or cause to be erected any fence or other screening structure unless it is in accordance with the provisions of this Chapter.

(Ord. 95-15 § 1 (part), 1995)

(Ord. No. 2011-43, § 7, 9-12-2011)

15.20.020 - Construction—Permit—Requirement.

It is unlawful to erect any fence without first having secured a permit. Application for permits shall be made to the building department, and shall specify the intended location, type and size of fence. The intended location of fences shall be shown on a plat of survey submitted with the application.

(Ord. 95-15 § 1 (part), 1995)

(Ord. No. 2011-43, § 7, 9-12-2011)

15.20.30 - Construction—Fee—Designated.

- A. The fee for a fence permit is set forth in Chapter 1.16 of this Code. The fee shall be paid at the time of permit issuance.
- B. Where work has been started prior to the issuance of a permit, the normal permit fee shall be doubled but said payment shall not relieve any person from complying with the provisions or being subject to penalties described in this Chapter.

(Ord. 95-15 § 1 (part), 1995)

(Ord. No. 2011-43, § 7, 9-12-2011; Ord. No. 2013-67, § 14, 10-7-2013; Ord. No. 2016-057, § 2, 11-7-2016)

15.20.40 - Residential districts.

The following restrictions apply in residential districts:

- A. Fences may be erected, placed and maintained to a height not to exceed six feet above ground level. No fence, other than an ornamental fence, shall be located nearer to the

street than the front line of the building. It shall be permissible to erect a fence on a lot up to the lot line at the rear of a lot where the front and rear of the lot are both on a street. No fence may be erected to a height exceeding three feet above the street grade within forty-five feet of the intersection of any curb-lines or street lines projected.

~~B. Fences may be erected, placed and maintained on corner lots to a height not to exceed six feet above ground level. No such fence shall be located nearer to any street than the building setback line.~~

Fences may be erected, placed and maintained on corner lots provided they maintain a minimum of four feet from the property line. Such fences must be of an open or a shadowbox style and shall not exceed five feet above ground level, and shall conform to all sections of the fence Code.

C. Either solid or opaque fences may be erected, placed and maintained around patios to be a height not to exceed six feet above ground level or six feet above a wood deck. No such screening structure shall be located nearer to any interior lot line than permitted for the main building.

D. Either solid or opaque fences, to a height not to exceed six feet, may be erected, placed and maintained along a shared lot line between on a residentially zoned property, which abuts a:

1. Nonresidentially zoned property;
2. Multi-family zoned property;
3. Major streets and highways (as defined in the Village Transportation Plan);
4. Parks; or
5. A railroad right-of-way.

(Ord. 2002-69 § 1, 2002; Ord. 95-15 § 1 (part), 1995)

(Ord. No. 2011-24, § 1, 5-16-2011; Ord. No. 2011-43, § 7, 9-12-2011)

15.20.50 - Golf course lots.

A. Definitions. The following definitions pertain only to this section of the Fence Code. Definitions in other Village ordinances are not applicable.

"Above-ground pool" means a removable pool of any shape that is located on the surrounding earth and may be readily disassembled or stored and reassembled to its original integrity.

"Hot tub/spa" means any structure that contains water not less than twenty-four inches in depth or has a surface area of not less than two hundred fifty square feet or is equipped with a water-recirculating system and is not intended to be used for swimming or diving. It may include jet circulation, hot water, cold water mineral baths, air induction bubbles, or any combination thereof.

"In-ground pool" means a pool that is constructed in the ground and in such a manner that it cannot be readily disassembled for storage.

"Swimming pool" means any structure that contains water over twenty-four inches in depth or has a surface area of not less than two hundred fifty square feet or is equipped with a water-recirculating system and is intended to be used for swimming.

- B. No fence is allowed in any rear yard that abuts a golf course.

Exceptions.

1. A four-foot high fence is allowed on the property line if it is to be used in conjunction with an in-ground swimming pool requiring such fencing. In such cases a permit for the erection of a four-foot fence will be issued with the in-ground swimming pool permit, as long as they comply with Village regulations, including but not by way of limitation, the Village building code.
2. A four-foot high fence is allowed, not to exceed a distance of six feet from the edge of an above-ground swimming pool or hot tub/spa requiring such fencing. In such cases a permit for the erection of a four-foot high fence will be issued with the above-ground swimming pool or hot tub/spa permit, as long as they comply with Village regulations, including but not by way of limitation, the Village building code.
3. Patio and deck screens are permitted provided they are attached or adjacent to the patio or deck and do not exceed four feet in height.
4. Fencing for dog runs is permitted, provided it is attached and does not extend more than ten feet from the rear of the house, and does not exceed four feet in height.

(Ord. 95-93 § 1, 1995; Ord. 95-15 § 1 (part), 1995)

(Ord. No. 2011-43, § 7, 9-12-2011)

15.20.60 - Nonresidential districts.

The following restrictions apply to nonresidential districts:

- A. Fences may be erected, placed and maintained along a lot line in nonresidential zoning districts. Fences may be erected not to exceed a height of eight feet.
- B. A six-foot solid fence may be erected to enclose and screen refuse collection areas or facilities.

(Ord. 95-15 § 1 (part), 1995)

(Ord. No. 2011-43, § 7, 9-12-2011)

15.20.070 - Ornamental fences.

In any district, an ornamental fence may be erected in the rear, side or front yards. An ornamental fence requires a permit and shall not exceed four (4) feet in height. No ornamental fence shall exceed eighteen (18) feet in continuous length. No section of ornamental fencing is allowed to be placed closer than twenty (20) feet to any other section of fencing. Ornamental fencing is designed to be decorative in nature or to be used as an accent piece.

(Ord. 95-15 § 1 (part), 1995)

(Ord. No. 2011-43, § 7, 9-12-2011)

15.20.80 - Projections, barbed wire—Prohibited.

- A. No fence shall be permitted to have any projections, including but not limited to any spike, nail or pointed instrument, barbed wire or other sharp projection. Any fence containing same shall be removed by owner upon receipt of notice from the Village.
- B. It is unlawful to erect any fence that will cross, block or in any way obstruct public sidewalks or any other public ways.
- C. No fence shall be erected within twelve inches of any public sidewalk or other public way.

(Ord. 95-15 § 1 (part), 1995)

(Ord. No. 2011-43, § 7, 9-12-2011)

15.20.90 - Construction and appearance.

- A. The finished side of all fences shall face the front, rear, side and street lot lines.
- B. Fence posts, including decorative fence post caps, shall not extend above the height of the fence by more than eight inches.
- C. Fencing material that is over five feet in height shall be of a design that is open so as to allow visibility perpendicular or tangentially through the fence when moving along a plane parallel to the fence, including but not by way of limitation, board on board fencing; shadow box fencing; picket fencing or any other style of fencing that allows open visibility through the fencing material.
- D. Fence posts for fences over five feet in height shall extend forty-two inches below grade, or be secured to a pier which extends forty-two inches below grade.
- E. Existing fences as of May 16, 2011 that exceed five feet in material height and were legally installed by variance, or exist as a legal non-conforming fence, shall be allowed to undergo normal maintenance and repair. If said existing fence is relocated or over fifty percent of the fence is replaced, the fence shall comply with subsection C of this section.

(Ord. 95-15 § 1 (part), 1995)

(Ord. No. 2011-24, § 2, 5-16-2011; Ord. No. 2011-43, § 7, 9-12-2011)

15.20.100 - Abatement of safety hazard, public nuisance.

Whenever any fence is a safety hazard or public nuisance, the owner of the property shall be notified in writing by the Village, and shall remove same within five days from receipt of such notice.

(Ord. 95-15 § 1 (part), 1995)

(Ord. No. 2011-43, § 7, 9-12-2011)

15.20.110 - Variance—Authority to grant.

- A. The Planning & Zoning Commission or the Corporate Authorities may approve variations to this Chapter (except Section 15.20.050) where sufficient evidence has been provided that all of the following criteria have been met:
 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 any person presently having an interest in the property; and
 4. The proposed variation will not be detrimental to the public health, safety and welfare.
- B. Conditions and restrictions may be imposed upon the subject property, and on the fence location, construction, and design as may be necessary or appropriate to comply with the foregoing criteria and to protect adjacent property and property values.

(Ord. 2005-7 § 1, 2005: Ord. 95-15 § 1 (part), 1995)

(Ord. No. 2009-21, § 1, 4-6-2009; Ord. No. 2011-43, § 7, 9-12-2011; Ord. No. 2014-43, § 13, 6-16-2014)

15.20.120 - Variance—Public hearing.

The Planning & Zoning Commission or the Corporate Authorities shall hold a public hearing on such application upon publication of notice in a newspaper or general circulation and posting of said notice on the subject property. Such notices shall be published and posted not less than fifteen days nor more than thirty days prior to the hearing. In addition to said publication and posting, a written notice shall be given to each contiguous property owner within the same time limitation. The applicant shall furnish the Village with contiguous names and addresses.

(Ord. 2005-7 § 2, 2005: Ord. 95-15 § 1 (part), 1995)

(Ord. No. 2011-43, § 7, 9-12-2011; Ord. No. 2014-43, § 13, 6-16-2014)

15.20.130 - Variance—Decision—Appeal.

An appeal from a decision of the Planning & Zoning Commission may be taken to the Corporate Authorities by:

- A. Any property owner(s) notified pursuant to Section 15.20.120;
- B. Any other property owner(s) residing within the Village who appeared and objected at the public hearing; or

C. An applicant if their request was denied.

Such appeal shall be taken by filing a written objection within fifteen days of final action of the Planning & Zoning Commission with the Zoning Administrator. The appeal shall be set for a hearing before the Corporate Authorities as it shall select, and then ten days' written notice shall be given to the objector. The Corporate Authorities may approve, overrule or modify the decision of the Planning & Zoning Commission.

(Ord. 2003-52 § 1, 2003; Ord. 95-15 § 1 (part), 1995)

(Ord. No. 2011-43, § 7, 9-12-2011; Ord. No. 2014-43, § 13, 6-16-2014)

15.20.140 - Variance—Golf course lots.

- A. The Corporate Authorities, after a public hearing is held and a recommendation is made by the Planning & Zoning Commission, may determine and vary the application of Section 50, if evidence presented demonstrates that the plight of the owner is due to unique circumstances and the proposed variation will not alter the essential character of the neighborhood.
- B. Conditions and restrictions may be imposed upon the subject property, the location, the construction, design and use of the property benefited by such a variation as may be necessary or appropriate to comply with the foregoing criteria and to protect adjacent property and property values.

(Ord. 95-15 § 1 (part), 1995)

(Ord. No. 2011-43, § 7, 9-12-2011; Ord. No. 2014-43, § 13, 6-16-2014)

15.20.150 - Violation—Penalty.

Any person violating the provisions of this Chapter shall be punished according to the provisions of Chapter 1.08.

(Ord. 95-15 § 1 (part), 1995)

(Ord. No. 2011-43, § 7, 9-12-2011)

10/7/2020

**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 7, 2020**

Call to Order

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

2. Open Meetings Act Compliance

Pursuant to orders issued in response to the COVID-19 pandemic, this Public Hearing is closed to in-person, public attendance. The hearing is being held via Zoom web conference meeting, which permits the public to fully participate in the virtual Public Hearing via Zoom on a computer, tablet or phone. Details on how to access and participate in this online virtual hearing are available below. More information pertaining to the meeting information and links to the virtual meeting can be found at

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Public Hearings/Items For Consideration

1. Consider Variations for a Roofed-Over Front Porch and a Rear Yard Addition at 495 Bernard Drive. (Trustee Johnson) (Staff Contact: Nicole Woods)

Mr. Greiner described their petition for a roofed over porch in the front yard and a room addition in the rear yard of the subject property.

Com. Goldspiel asked if the front addition was further out than the existing porch.

Flubacker said it would be 3.5 feet further out than the existing porch

Com. Goldspiel asked if the porch would be open or enclosed.

Mr. Flubacker said it would be open.

Com. Goldspiel asked about the distance between the proposed room addition and the garage.

Mr. Flubacker said it was 5 feet apart.

Minutes Acceptance: Minutes of Oct 7, 2020 7:30 PM (Approval of Minutes)

10/7/2020

Com. Goldspiel noted that it could be a potential fire hazard and asked if anything was going to be done to keep fire from spreading.

Mr. Flubacker noted that they can put some fire retardant material as a preventative measure.

Com. Weinstein asked about the rear addition and the impact it may cause accessing the garage.

Mr. Flubacker said no because of the placement of the garage door and is a familiar action for the family.

Chairperson Cesario noted that this property is on a hill and not much can happen without encroaching.

Chairperson Cesario asked if there have been any concerns from the public.

Village Planner, Akash said they received one phone call, but no concerns were raised.

Com Weinstein asked about the motion and the addition of the fire retardant.

Mr. Flubacker said that they will follow current Fire Code and add jips board.

Village Attorney said any fire retardant material that meets Village Requirements, and the applicant would work with staff for the addition of fire retardant.

Chairperson Cesario thanked the petitioners.

Mrs. Greiner thanked the Commissioners and are hopeful to continue hosting events with their neighborhood friends.

Chairperson Cesario entered the Village Staff report at exhibit one.

Chairperson Cesario closed the Public Hearing at 7:51 pm.

Com. Weinstein made a motion to approve the construction of a roofed over front porch which encroaches 7' - 6" into front yard setback and a rear yard addition which encroaches 5' into the required 10' setback between the principal building and the detached garage subject to the following conditions:

- 1. The proposed front yard roofed over porch and the rear yard addition shall be install in accordance with the documents and plans submitted as part of this petition.*
- 2. Petitioners will work with staff to include fire resistant material to the rear yard addition.*

Com. Richards seconded the motion.

Com. Moodhe discussed the variations in this part of town are unavoidable due to the design of that neighborhood.

Chairperson Cesario spoke in favor of the petition and believes it is an improvement and a nice addition to the home.

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

2. Consider Variations for an Electronic Sign at 401 W Dundee Road. (Trustee Weidenfeld) (Staff Contact: Nicole Woods)

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10/7/2020

Ms. Dodge described their petition seeking variations from the Sign Code for a sign that is electronic and exceeds maximum restrictions regarding size and height, and encroaches into the front yard setback. The sign will be larger for motorist to read.

Com. Goldspiel asked about the restrictions that would be placed on the sign.

Village Planner, Akash went over the restrictions and said the petitioner outlines the restrictions on packet page 30.

Ms. Dodge said the hours of operation are 11:00 pm to 6:00 am with only church related content. She noted the sign is dimmable.

Com. Goldspiel noted the new signs on Dundee road. He asked how the size of the sign compares to the size of others signs in the area.

Village Planner, Akash said she drove by the sign and the sign will be similar to those in the business district. She also noted that this sign is not considerably larger than the existing sign.

Ms. Dodge said the total change is 6 square feet different and text size is a little smaller.

Com. Spunt asked about electrical and referenced packet page 27.

Ms. Dodge said they will use the existing electrical to power the new sign, nothing will need to be dug up.

Com. Au asked if the current sign was a lighted sign.

Village Planner, Akash said yes.

Com. Au asked about the hours of operation of the lighted sign.

Ms. Dodge said she does not know what the current hours of operation are for the current lighted sign.

Com. Au asked if there had been any complaints about the current lighted sign.

Ms. Dodge said she is not aware of any complaints.

Com. Au asked how much brighter this new sign will be from the existing sign.

Ms. Dodge said she doesn't think there will be much difference due to the distance from the property line.

Com. Au asked how far the closest residential line of site is to the sign.

Ms. Dodge said the closest is behind the church, but is blocked from the building. They face the bank and the fire department.

Com. Weinstein asked about the other side of Dundee referencing the strip center and noted that there is residential on both sides of the strip center, but thinks the sign would have to be incredible bright to reach them.

Chairperson Cesario asked if the petitioner wanted to refute their statement about the residential line of site.

Ms. Dodge said she does not believe they will be directly impacted.

Com. Weinstein asked staff if there was any comments from the public.

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Village Planner, Akash said she received one phone call and it was from someone who lived in one of those adjacent residential properties. They didn't have any concerns.

Deputy Community Development Director, Woods noted for clarification that the distance to the closest residential property is between 250 and 300 feet.

Chairperson Cesario thanked Ms. Woods for the clarification.

Com. Weinstein commented on other lighted signs near residences in Buffalo Grove and there have been no comments regarding those. Given the facts for the proposal he believes this will not be an issue.

Village Planner, Akash brought up the recent Park District sign which is also near residence and that has never had any complaints.

Com. Goldspiel commented on the past signs they have approved and has hopes that this sign will be better than the ones previously approved in the commercial area.

Com. Worlikar commented on packet page 30. He asked if there is a standard brightness.

Ms. Dodge said she is not sure of the standard is.

Village Planner, Akash said it followed the Code at 40%.

Com Au asked for clarification on the type of messaging that is allowed on the sign.

Village Planner, Akash said there will only be information on events at the church.

Mr. Dodge said correct. It is on packet page 30 for reference.

Chairperson Cesario entered the Staff Report as exhibit one.

Ms. Dodge thanked the commission for their time.

The Public Hearing closed at 8:12 pm.

Com. Weinstein made a positive recommendation to the Village Board for the approval of the variation for the location, size, height, and changeable copy standards for proposed digital sign for Kingswood United Methodist Church subject to the following conditions:

1. *The proposed ground signs must be installed in accordance with the documents and plans submitted as part of this petition.*

Com. Khan seconded the motion.

RESULT:	RECOMMENDATION TO APPROVE [UNANIMOUS]
AYES:	Next: 10/19/2020 7:30 PM Moodhe, Spunt, Cesario, Goldspiel, Khan, Weinstein, Au, Richards, Worlikar

Regular Meeting

Other Matters for Discussion

1. Workshop- Proposed Redevelopment of 700 E Lake Cook Road (Trustee Johnson) (Staff Contact: Nicole Woods)

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10/7/2020

Deputy Community Development Director Woods introduced the Ricky Rockets Fuel Center proposed development at the vacant BMO Harris location.

Mr. MacKinnon discussed the status of the demolition of the BMO Harris Bank and described the development and the tenants of the building.

Com. Spunt commented on the brightness of their buildings.

Mr. MacKinnon said the one they are planning to build is duller in terms of brightness than their locations in other towns nearby and more consistent with the surrounding developments.

Com. Au commented on the sign located on top of the building and noted that she believe's the current Sign Code does not allow for signs on top of buildings. She asked if the sign can be move.

Mr. MacKinnon said they are working with staff on that.

Com. Worlikar asked if any traffic studies have been done.

Mr. MacKinnon said a full traffic study is underway.

Com. Moodhe asked about hours of operation.

Mr. MacKinnon said the hours of operation for the gas center is 24 hours and the hours of operation are from 7:00 am to 10:00 am.

Com. Moodhe asked about the proposed retail and self-storage.

Mc. MacKinnon said they would be normal retail hours depending on the tenants of the buildings.

Com. Weinstein ask if they can compare this to the car wash off of Arlington Heights. He is concerned about the noise of the car wash.

Mr. Heidner described the car wash and how it operates.

Chairperson Cesario asked staff to bring up Google Earth to discuss how the proposed development compares to the development that is across the street in relation to traffic flow.

Mr. MacKinnon said that it is no different.

Chairperson Cesario asked about an exit on the property.

Mr. MacKinnon said they have tried unsuccessfully to secure that property next to them to utilize that space.

Chairperson Cesario believes that an important aspect and concern to the development is the traffic flow.

Com. Weinstein commented on the Google Earth image. He asked about the landscape buffer and what their plan is.

Mr. MacKinnon discussed the proposed curb line which will keep the grass area.

Com Au asked about the outlot on Hastings.

Mr. MacKinnon said that BMO Harris had a lease on that property, but is owned by a separate property owner. They don't intend to sell it.

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10/7/2020

Mr. Heidner said that when they are will to develop that property they may be able to work with them for dual access.

Com. Goldspiel asked about the right in right out restriction.

Mr. MacKinnon talked about their plans with Lake County DOT to remove that access restriction.

Com. Goldspiel commented on the traffic and is interested in what the study will say.

Deputy Community Development Director Woods discussed next steps that will occur.

The petitioners thanked the petitioners for their time and all of the information.

**This item was an information item thus no vote was taken.*

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

Approval of Minutes

1. Planning and Zoning Commission - Regular Meeting - Sep 16, 2020 7:30 PM

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

Chairman's Report

None.

Committee and Liaison Reports

None.

Staff Report/Future Agenda Schedule

Discussed upcoming projects.

Public Comments and Questions

None.

Adjournment

The meeting was adjourned at 9:15 PM

Chris Stilling

Minutes Acceptance: Minutes of Oct 7, 2020 7:30 PM (Approval of Minutes)

10/7/2020

APPROVED BY ME THIS 7th DAY OF October, 2020

Minutes Acceptance: Minutes of Oct 7, 2020 7:30 PM (Approval of Minutes)