

**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.

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)

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.

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)

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.

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

10/7/2020

APPROVED BY ME THIS 7th DAY OF October, 2020