

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.

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.

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.

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

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

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 PM

Chris Stilling

APPROVED BY ME THIS 6th DAY OF October, 2021