

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, AUGUST 18, 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 to Install a 6 Foot Solid Fence in the Rear Yard at 98 Downing Road (Trustee Johnson) (Staff Contact: Nicole Woods)

Village Planner Akash provided a brief background on the petitioner's request for a 6-foot wood solid privacy fence on two sides enclosing the rear yard. Village Code allows for a 6-foot open design.

Mr. Kosak provided detail of the mismatch fencing in the rear yard of the subject property. The petitioner noted that they are seeking privacy and safety.

Chairperson Cesario asked staff to provide a summary of Village Code requirements for fences as they pertain to pools since the subject property also has a pool.

Village Planner Akash provided the summary of the Village Code for fence requirements for pools. Minimum requirement is 5-feet open style.

Com. Au asked the petitioner why a 6-foot solid fence would be better than a 5-foot fence solid style.

Mr. Kosak replied it is for privacy and safety concerns.

Com. Au asked if they have talked to the neighbors

Mr. Kosak said neighbors have no problem.

Com. Moodhe noted a lot of fences in the neighborhood are 5-foot fences and so is the neighbors on the west side.

Mr. Kosak said their neighbors' fence to the west is in good condition, but if it was in poor condition, they would replace it with a 6-foot solid fence.

Com. Moodhe asked the petitioner if a 5-foot would fit in better.

Mr. Kosak said he believes there are some 6-foot fence in his neighborhood.

Com. Moodhe asked if he told the neighbors what kind of fence he was installing.

Mr. Kosak said he talked with the neighbors and no one had any issues.

Com. Moodhe asked the petitioner if he had given any consideration to a 6-foot board-on-board, which is permitted.

Mr. Kosak said for privacy a solid would be better.

Com. Khan noted he walked the neighborhood and observed the area and found the land behind the house was flat. He noted that the 6-foot solid fence would not give much more privacy than a 5-foot fence.

Mr. Kosak noted his lot is slanted down and his neighbors are higher up.

Com. Au asked staff if they offered the board-on-board option to Mr. Kosak.

Village Planner Akash said yes.

Deputy Community Development Director spoke briefly about the permit process.

Chairperson Cesario explained the Village Code and the power of the Planning and Zoning Commission when reviewing variances. He noted that keeping consistency is strongly encouraged with fence style.

Chairperson Cesario asked the petitioner to explain what is atypical about their property.

Mr. Kosak noted the slope in his yard and the high ground his neighbors are on as well as safety of children in the neighborhood as it relates to the pool.

Chairperson Cesario entered the Village Staff report as exhibit one.

Mr. Kosak said in closing that he appreciates the commission reviewing their request.

Com. Khan asked staff about the 6-foot solid fences in the area, nothing seem to be before they amended the Village Code.

The public hearing closed at 7:49 PM.

Com Khan made a motion to grant a variation to Section 15.20 of the Buffalo Grove Fence Code to allow a proposed 6-foot solid fence in the rear yard provided the fence shall be installed in accordance with the documents

and plans submitted as part of this petition.

Com Richards seconded the motion.

Com. Moodhe spoke about the overwhelming number of 5-foot fences in the neighborhood.

Chairperson Cesario commented that the pool is really the only reason he can see a 6-foot solid fence.

Village Planner Akash noted that the Village is reviewing all Village Code and intends to make changes to the pool ordinances allowing for 6-foot solid fences in the future.

Com. Khan noted he does not support the request.

Com. Moodhe asked for clarification on the pool ordinances.

Village Planner Akash said that staff is considering that 6-foot solid fences be permitted as it pertains to the pool ordinance.

Deputy Community Development Director Woods reminded the Commission that staff tabled the fence ordinance as it pertains to pools and has not drafted any kind of change. The pool code stands as is and cautions speculating.

Com. Au asked about the variances in the area and if there were any complaints about 5-foot fences not being adequate.

Village Planner Akash said they have not heard any kind of complaints that 5-foot fences are not adequate.

Com. Moodhe asked if there were any calls regarding the subject property.

Village Planner Akash said they received two calls asking what the variance was for and had no issues.

RESULT:	APPROVED [4 TO 3]
AYES:	Adam Moodhe, Marc Spunt, Frank Cesario, Kevin Richards
NAYS:	Stephen Goldspiel, Zill Khan, Amy Au
ABSENT:	Mitchell Weinstein, Neil Worlikar

2. Consider a Variation to Install a 6 Foot Open Fence in the Rear Yard Abutting a Golf Course at 316 Checker Drive. (Trustee Pike) (Staff Contact: Nicole Woods)

Village Planner Akash provided a brief background at the subject property for a 6-foot solid fence backing a golf course. The petitioner also has a pool.

Mr. Karabetsos described his proposal for a 6-foot aluminum open style fence.

Chairperson Cesario clarified for the record that the subject property is asking for a variance because they back to a golf course.

Com. Moodhe asked if the variance was still needed even though the fence is not on the rear lot line.

Village Planner Akash said yes because no fence is allowed on properties backing a golf course.

Deputy Community Development Director Woods provided additional comments regarding the ordinance.

Com. Moodhe reference packet page 20.

Com. Moodhe asked the petitioner about the lot line.

Mr. Karabetsos said he believes it goes all the way back to the golf course.

Com. Khan noted he was out at the subject property and spoke about the chain-link fence in the rear yard.

Mr. Karabetsos went over where the fence would be installed.

Com. Richards asked if a 6-foot open fence would be permitted if the property was not abutting a golf course.

Village Planner Akash said that it would be permitted if it was not abutting a golf course.

The Village staff report was entered as exhibit one

Public hearing was closed at 8:11 PM.

Com. Moodhe made a motion to

Com. Spunt seconded

Com. Au discussed the difference between this petition verse the pervious one.

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

3. Consider Approval of a Plat of Subdivision; Rezoning to B3 Planned Business Center; Special Use for a Planned Unit Development; Special Use for a Drive-Through; and a Development Plan with Zoning and Sign Variances for a New Development at 700 Lake Cook Rd. (Trustee Johnson) (Staff Contact: Nicole Woods)

Village Planner Akash provided a background on the subject property and reviewed the changes they have made based on previous workshop recommendations from the Planning and Zoning Commission.

Mr. Paionk provided a description of the property and summary of their requests and changes they have made to the site plan based on previous workshops with the Planning and Zoning Commission.

Com Au asked the petitioner to go over how they came to combine the building spaces.

Mr. Paionk went over the process.

Com Au asked about the vision of the retail spaces. Would there be a drive-through request in the future.

Mr. Paionk said no.

Com. Au asked what the proposed drive-through is for.

Mr. Paionk said the proposed drive-through is for the store space.

Com Au asked about the signage for the drive-through.

Mr. Paionk said there will be additional way signage to assist drivers.

Com. Richards asked about the cross access and asked if it connects all the way to Hastings.

Mr. Paionk said they are providing easement.

Com Richards reviewed the requests before the Planning and Zoning Commission.

Mr. Paionk clarified that the sign requests are a part of the development plan approval.

Com. Goldspiel asked about the height of the tower on the car wash

Village Planner Akash said it is 36-feet in total.

Com. Goldspiel asked what the purpose of the tower is.

Mr. Paionk said it holds a lot equipment for the facility to maintain the open glazing.

Com. Goldspiel asked if it can be shorter.

Mr. Paionk talked about the elevation and the different levels of the building, noting how the current design give a nice architectural look.

Com. Goldspiel asked about the flags on the traffic study.

Mr. Aboona, Traffic study consultant, provided additional details of the flags in the traffic study.

Com. Goldspiel asked if there would be any effect on Lake Cook Road for those not using the site.

Mr. Aboona said no.

Com. Goldspiel asked about the impact of the deceleration lane. He noted it was long.

Mr. Aboona said it would be a positive impact.

Com. Goldspiel asked if it would pose as a confusion.

Mr. Aboona said no.

Chairperson Cesario asked about the allocation of the parking stalls.

Mr. Paionk reviewed the number of parking stalls and fueling stations.

Chairperson Cesario asked to see who the traffic flow will operate.

Mr. Paionk briefly spoke about the flow and the improvement to the site plan.

Com. Moodhe commented on the number of variations.

Deputy Community Development Director went over the variations, specifically signs.

Com. Moodhe asked the petitioners to go over the signs.

Mr. Paionk reviewed the signs and said the lighting of the signs would meet Village Code.

Village Planner Akash noted the number of calls they have received for the development. She also noted the document that was signed they will comply with all electronic sign code.

Com. Moodhe asked if they were 4 separate pins.

Mr. Paionk said yes.

Com. Moodhe said each lot could be sold up separately.

Mr. Paionk said yes, theoretically.

Com. Moodhe asked about the QSR.

Mr. Paionk replied yes there is a restaurant is inside the convenience store.

Com. Moodhe reference packet page 23.

Civil Engineer II Mr. Sianis noted that the petitioners did submit a photometric plan as part of their proposal. He noted that light does not escape the site.

Mr. Paionk went over the traffic flow on page 23.

Com. Moodhe asked how many cars can be stacked for the convenience store considering the vacuums.

Mr. Paionk said there are 10 stacking spaces and additional flow to avoid backup.

Com. Moodhe reference packet page 23, again.

Mr. Paionk showed the commission where the orders would be taken for the convenience store.

Com. Spunt asked about the sign on the front.

Mr. Paionk said you can see it from either access point.

Com. Spunt asked about the hours of operation of the drive-through.

Mr. Paionk said the convenience store is 24 hours, but the drive-through will not be. No hours have been determined.

Com. Spunt asked about the underground storage tank placement.

Mr. Paionk talked about the placement and access.

Com. Spunt asked about solar panels

Mr. Paionk said no

Com Au asked the lights of the cars will shine into the residents while cars are in the drive-through

Mr. Paionk said there will be landscaping to mitigate the light.

Chairperson Cesario reference packet page 26 and reviewed the four signs that do require a variation.

Mr. Paionk went through the variations with the Commission.

Com. Au asked about sign number 3 and the size.

Mr. Paionk said because it is the only sign at a full-access entrance and advertises for the whole development.

Com. Au asked about how much traffic will go through that access point.

Mr. Paionk said they appreciate the feedback. They believe they can go back to the drawing board to get it to an acceptable size.

Com. Moodhe referenced packet page 146.

Mr. Paionk said those are the poll lights and be angled in and will be LED lights.

Village Planner Akash said that engineering will look at the photometric plan for correctness.

Chairperson Cesario entered the staff report as exhibit 1, the PowerPoint as exhibit 2, and the visual as exhibit 3.

Jim Miller, 1150 North Berry Ln. Buffalo Grove, expressed his concerns regarding the development.

Ms. Adamak, 1168 North Berry Ln. Buffalo Grove, expressed her concerns regarding the development.

Mr. Paionk said the traffic study was done in 2020 with a sidewalk proposed. Additionally, he thanked the Village for their time and help in developing the concept, which has become a standard for all of their future buildings.

Com. Moodhe reference packet page 31.

Public Hearing was closed at 9:39 PM.

Com. Khan made a motion to recommend approval to the Village Board to approve Plat of Subdivision; Rezoning to B3 Planned Business Center; Special Use for a Planned Unit Development; Special Use for a Drive-Through; and Development Plan approval with Zoning and Sign Variances of the property proposed to contain a retail establishment, convenience store, fuel center and car wash on two of four lots within this site. Subject to the following conditions:

1. The proposed development shall be developed in substantial conformance to the plans attached

as part of the petition.

2. A final plat of subdivision shall be revised in a manner acceptable to the Village as required. The

plat shall include a cross access easements in a manner and form acceptable to the Village.

3. Final Engineering plans shall be revised in a manner acceptable to the Village as required.

4. Any directional or incidental sign added to the sign package provided shall be reviewed

administratively by Staff.

5. The future development of lots 3 & 4 shall be subject to the review and approval of the Village

and in accordance with Village Code.

6. Future permitted and special uses on the Property shall comply with the B3 Planned Business

Center District.

7. Staff will work with petitioners on sign number three to conform with Village Code.

8. Petitioners will work with staff on the height on the car wash equipment tower.

9. Village Staff will work on the reviewing the photometric plan.

Com Moodhe seconded the motion.

Chairperson Cesario reviewed the elements of use and noted the thoughtful plan design.

Com. Moodhe spoke in favor of the motion.

RESULT:	RECOMMENDATION TO APPROVE [UNANIMOUS]
AYES:	Next: 9/20/2021 7:30 PM
ABSENT:	Moodhe, Spunt, Cesario, Goldspiel, Khan, Au, Richards
	Mitchell Weinstein, Neil Worlikar

Regular Meeting

Other Matters for Discussion

Approval of Minutes

1. Planning and Zoning Commission - Regular Meeting - Aug 4, 2021 12:00 AM

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

Chairman's Report

Chairperson Cesario talked about the new mask mandate for meetings and thanked the commission for flexibility and ability to adapt to change.

Committee and Liaison Reports

08/18/2021

Chairperson Cesario talked about the items approved at the last Village Board meeting pertaining to the Planning and Zoning Commission.

Staff Report/Future Agenda Schedule

Village Planner Akash talked about future agenda items.

Deputy Community Development Director Woods talked about fee and fine calculation simplifications they have taken as another step in simplifying the permit process.

Public Comments and Questions

None.

Adjournment

The meeting was adjourned at 9:53 PM

Chris Stilling

APPROVED BY ME THIS 18th DAY OF August, 2021