

**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, JULY 21, 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 Encroaches into Rear Yard Setback of the Subject Property 1237 Sandhurst Drive. (Trustee Pike) (Staff Contact: Nicole Woods)

Village Planner Akash provided background on the proposed addition. She included a definition of a sunroom and explained the R4 zoning district in which the subject property sits.

Village Planner Akash noted that the petitioner did speak to all his neighbors and got signatures from them.

Mr. Block explained his variation for a proposed sunroom addition. He noted that the architect said the location that is proposed was recommended as the best location.

Chairperson Cesario referenced Packet page 14.

Chairperson Cesario asked if anyone objected to his proposal while collecting signatures.

Mr. Block said no.

Com. Weinstein asked if the immediate neighbors to the south had signed his request.

Mr. Block said yes.

Com. Weinstein asked about the unique circumstance regarding the sunroom?

Mr. Block explained his circumstances.

Com. Moodhe asked about a neighbor on the corner and if they had signed his request for a sunroom.

Mr. Block said yes

Com. Goldspiel asked if there were any concrete slabs in the backyard.

Mr. Block said said no.

Village Planner Akash explained the plat of survey.

Chairperson Cesario entered the staff report as exhibit 1.

Chairperson Cesario entered the petitioners collected signatures as exhibit 2.

The Public Hearing was closed at 7:45 PM.

Com. Weinstein made a motion to grant a variation to Section 17.40 of the Buffalo Grove Zoning Code to allow for a proposed sunroom addition in the rear yard which encroaches 12'-6" into the required rear yard setback on the subject property. The sunroom shall be constructed in accordance with the documents and plans submitted as part of this petition.

Com Moodhe seconded the motion.

Com. Moodhe commented on the beautiful landscaping at the subject property. He noted the sunroom goes with the setting.

Com Au asked if there were any other variances on the property.

Village Planner Akash said the addition was in code.

Com. Au noticed the two plats look different.

Mr. Block and Village Planner Akash provided clarification.

Chairperson Cesario spoke in favor of the motion.

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

2. Consider a Special Use Amendment to Allow the Existing Golf Dome in Mike Rylko Community Center to Operate Year-Round and Expand the Park District Activities Offered There. (Trustee Johnson) (Staff Contact: Nicole Woods)
Village Planner Akash provided a brief background on the Special Use amendment for the park district to have services year-round and expand park district services. She noted everything else will remain the same.
Mr. Risinger added that they replaced the dome in 2017 and the new tech that came with the new dome really allows them to be year-round. He added they have been asked by many organizations to use the dome for other occasions and have noticed they have a hard time meeting demand for those services. Mr. Risinger explained having the dome year-round would increase revenue and provided additional revenue sources.
Com. Richard asked why it was limited to just winter in 2009.
Mr. Risinger said when it was built it would be deflated and inflated at an incredible cost of \$30,000. He explained the history of the dome and the various amendment they have made in the past since 2009.
Com. Richards asked if there were any negative reasons to keeping it up year-round.
Mr. Risinger said no.
Com. Goldspiel asked if it was air supported.
Mr. Risinger said yes.
Com. Goldspiel asked how it handles snow and ice.
Mr. Risinger said it has held up well over the past twenty years. He explained the mechanics of the blower system noting that the blower recognizes the snow and ice on the dome and will increase air.
Com. Goldspiel asked about much weight the dome can hold.
Mr. Risinger said he does not know the weight it can hold.
Com. Goldspiel asked how long it has been up year-round.
Mr. Risinger said at least 12 years.
Com. Goldspiel asked if there had ever been any problems during that time.

Mr. Risinger said no and that was with the original fabric.

Com. Goldspiel asked if the dome was heated.

Mr. Risinger said no but some heat does come into the dome from the structure it is attached to.

Com. Goldspiel asked if engineers looked at it.

Mr. Risinger said yes and noted it has been through 20 winters with no issues.

Com. Goldspiel said he is comfortable that the engineers looked at it.

Mr. Risinger said it is safe.

Com. Goldspiel asked if there was a standby system to keep it inflated.

Mr. Risinger said yes.

Com. Goldspiel asked about outside temp limits.

Mr. Risinger said no, he was unaware of temperature limits.

Com. Moodhe asked when the dome is in normal operation.

Mr. Risinger said during the winter.

Com. Moodhe asked about the new dome and clarified what the Buffalo Grove Park District was asking for.

Mr. Risinger confirmed they want to be able to offer full year programs and expand the programs they offer.

Com. Moodhe asked if he could expand upon the services/programs they would like to provide.

Mr. R provided additional detail on the services they would like to provide.

Com. Moodhe asked if presently they can use the office space for camps.

Mr. Risinger said yes but the space is limited.

Com. Moodhe asked if the structure it is attached to is safe for activities.

Mr. Risinger said yes and noted it is one of the safest places.

Com. Moodhe asked if it was okay with the Fire department.

Mr. Risinger said yes before they got to PZC.

Com. Moodhe clarified the special use is just on number of days.

Village Planner Akash said yes.

Chairperson Cesario asked about parking.

Mr. Risinger said they are good.

Chairperson Cesario spoke in favor of the petition

Com. Goldspiel provided some history on why the original special use was given the restrictions it was.

Chairperson Cesario entered the staff report was exhibit 1.

The Public Hearing was closed at 8:07 PM.

Com. Weinstein made a motion to grant a positive recommendation to the Village Board for a Special Use amendment to Ordinance No. 2007-35, as amended by Ordinance No. 2009-4, and as amended by Ordinance No. 2014-48; to allow for an existing Golf Dome in Mike Rylko Community Center to operate year-round and to expand Park District activities offered there, subject to the following conditions:

- 1. The special use allows year-round Park District activities at the existing Golf Dome in Mike Rylk Community Center*
- 2. The special use is granted to the Buffalo Grove Park District and the said special use does not run with the land.*
- 3. The special use granted may be assignable to subsequent petitioners seeking assignment of the special use as follows: Upon application of petition seeking assignment of this special use, the Village of Buffalo Grove, in their sole discretion, may approve the assignment administratively, or may refer it to the Planning and Zoning Commission and/or the Village Board for public hearing; and such assignment shall be valid only upon the written approval of the Village of Buffalo Grove granting said assignment, which may be granted or denied for any reason.*

Com. Moodhe spoke in favor of the motion

Com. Weinstein spoke in favor of the motion

RESULT:	RECOMMENDATION TO APPROVE [UNANIMOUS]
	Next: 8/16/2021 7:30 PM
AYES:	Moodhe, Spunt, Cesario, Goldspiel, Khan, Weinstein, Au, Richards
ABSENT:	Neil Worlikar

Regular Meeting

Other Matters for Discussion

1. Workshop - Proposed Speedway Expansion at 201 N Milwaukee (Trustee Pike)
(Staff Contact: Brett Robinson)

Village Planner Akash provided a brief background on the parcel. She noted they were before the Village Board on June 21, and the Village Board was in support of it.

Mr. Kalischefski, the Architect with Speedway provided detail on the site plan and referenced to packet page 37 and 42. He discussed traffic flow, fueling stations, material used for the facility, and landscape.

Com. Spunt asked about truck parking for people who want to go in and play video gaming.

Mr. Kalischefski pointed to the black line on packet page 37, noting they can pull forward to allow other trucks to move and fuel.

Mr. Hallick added that truckers are not the ones gaming and don't typically use the slots. Video gaming is typically popular with residents.

Com. Spunt asked if there was a curb-cut at Riverwalk.

Mr. Kalischefski said yes. Left in and out, right in and out.

Com. Spunt asked how they will advertise for trucks to let them know they can stop there.

Mr. Kalischefski said through signage, and signage that says truck entrance and exit.

Com. Richards thanked them for the presentation. He went over the variations they will be coming to them for and asked if there would be additional variations they will need.

Mr. Kalischefski said they will be looking for a variation on the number of signs. He spoke to size of signs and how they would be broken up.

Com. Richards referenced packet page 42.

Mr. Kalischefski talked about the breakdown they will have for the public hearing for the sign.

Village Planner Akash said staff will review the signs and lights prior to their next public hearing.

Com. Au asked about the building they will be taking down and if it would be displacing any residents.

Mr. Hallick said they are working on termination of tenants.

Com. Au asked if the tenants are being incentivized to stay in BG.

Staff noted they were looking into it.

Com Au asked if they are meeting all other standards for a truck stop.

Mr. Hallick said yes.

Com. Au asked about the landscape plan, and if that is how it is going to look.

Mr. Kalischefski said yes and the landscape was picked to withhold salt and other conditions experienced in Illinois.

Com. Au asked if speedway was going to be maintaining the landscape.

Mr. Hallick said they will take care of it via a contract.

Com Au commented on the style of the building and noted the building style in that area was more modern than their planned development. She asked why they were going with standard brown.

Mr. Kalischefski said they went with the brown to sensitive to the community across the street.

Mr. Hallick commented on the standards they keep store to store. He noted by keeping the same style passerby's know it as a speedway facility.

Com. Khan asked if they will have a full traffic impact report.

Mr. Kalischefski said yes they will include the final report.

Com. Khan asked if they know that IDOT maintains that road.

Mr. Kalischefski said yes.

Com. Khan asked if there is written approval and if IDOT liked their plan.

Mr. Kalischefski said they have an email with no concerns.

Com. Khan asked about increased traffic.

Mr. Kalischefski said with the initial studies, traffic would increase by 1%.

Com. Khan asked if they were foot access points.

Mr. Kalischefski said no, and continued to talk about the access points on packet page 37.

Com. Moodhe asked about the distance from the sidewalk to the pump.

Mr. Kalischefski said typically it is 40 feet. He explained the center of the dispenser is between 65 feet and 62 feet which allows cars to go around two-way traffic.

Com. Moodhe asked about the two gray pavements on packet page 37.

Mr. Kalischefski said they have different support for vehicles.

Com. Moodhe asked where the tanks are now and where they will be.

Mr. Kalischefski provided detail on the tanks new position. He referenced packet page 37.

Com. Moodhe asked if they will be putting more landscape than shown.

Mr. Kalischefski said will be placing it more strategically and have a more enhanced landscape plan for the final hearing.

Com. Moodhe asked how long the building would be shut down.

Mr. Hallick said they will try to keep it operating as long as possible.

Mr. Kalischefski provided additional detail on the closure of the store.

Com. Moodhe asked how many dispensers there were going to be.

Mr. Hallick said 6 dispensers to 10

Com. Moodhe asked about diesel dispensers.

Mr. Hallick said 4 to 2

Com. Moodhe asked if there will be any communication to keep the rumors at bay regarding the development.

Mr. Hallick said they feel the pain as calling it a truck stop.

Com. Goldspiel asked if they will have any charging stations.

Mr. Hallick said no, but they have investigated it.

Com. Goldspiel asked about the number of gaming stations.

Mr. Hallick spoke briefly about the setup of the gaming stations.

Com. Weinstein commented on the existing building and believes this will be an upgrade in facility. He commented on the proposal stating that it looks like a pretty good proposal and hopes the landscape looks like the proposal does.

Com. Spunt spoke more about car charging stations and told them it is something to think about it.

Mr. Hallick thanked them for your recommendation.

Chairperson Cesario made a clarification on video gaming at the new Speedway.

Village Attorney Brankin said the topic fair game for workshop but not really for the public hearing.

Com. Moodhe commented on the landscape plan. He recommended they coordinate with village arborists for landscape.

Mr. Kalischefski and Mr. Hallick thanked him for his recommendation.

Chairperson Cesario said it is a nicer fueling center and spoke in favor of the petition.

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

Approval of Minutes

1. Planning and Zoning Commission - Regular Meeting - Jun 16, 2021 7:30 PM

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

Chairman's Report

Committee and Liaison Reports

Commissioner's provided reports from the past Village Board meetings as it pertained to the Planning and Zoning Commission.

Staff Report/Future Agenda Schedule

Village Planner Akash provided the commissioners with items they will begin to see in the near future.

Public Comments and Questions

Adjournment

The meeting was adjourned at 9:11 PM

Chris Stilling

07/21/2021

APPROVED BY ME THIS 21st DAY OF July, 2021