

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 20, 2022

Call to Order

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

Public Hearings/Items For Consideration

1. Consideration of a Preliminary Plan, Zoning Variations and a Sign Variation to Allow the Construction of a New Carwash Facility, to be Called Spotless Auto Spa at 301 N. Milwaukee Avenue (Trustee Ottenheimer) (Staff Contact: Kelly Purvis)

Ms. Puris, deputy community development director, provided a background on the subject property and the subsequent variances for the project.

Mr. Zocher, contract purchaser, provided additional detail regarding the proposed car wash. He provided a PowerPoint, going through several exhibits for the site.

Mr. Spallone noted that everyone did a really great job of explaining the project. He discussed the steps that he took after the last workshop to address the south entrance/exit. Mr. Aboona went back over their traffic study, and everyone feels very confident in the results.

Mr. Aboona talked about the critical element of traffic and discussed the modifications they made.

Com. Spunt asked about peak times when people want to turn left.

Mr. Spallone explained the technology that is built into the car wash that is a safety measure.

Com Au asked about the turn in on the southern entrance. What if some turned in on accident, how do they get out.

Mr. Spallone said the escape always comes after the pay booth.

Com. Richards asked staff to confirm the variances that are up for vote.

Ms. Purvis confirmed that the variances and the setback for the property.

Chairperson explained that many setback issues arise off Milwaukee due to the widening of the road.

Com. Moodhe asked about the run time

Mr. Spallone said from the pay station, it is 3 minutes, and 20 seconds thereafter. If there is a backup, they crank up the belt to move cars through the car wash faster.

Com. Moodhe asked about the shutdown mechanism.

Mr. Spallone said it is in the cameras on site.

Com. Moodhe asked if it will it watch the traffic on Milwaukee Ave.

Mr. Spallone said yes including the median.

Com. Moodhe asked how many workers will be on site.

Mr. Spallone said max 6, min 3.

Com. Moodhe ask if staff is sufficient.

Mr. Spallone said yes and explained the process and the staff responsibilities.

Com. Moodhe asked if they timed vehicles coming out southbound.

Mr. Aboona said they ran analysis with a variety of circumstances.

Mr. Spallone explained what they did for queuing and turning with traffic. 9 o'clock and 5 o'clock for 30 minutes each time.

Com. Moodhe said it took him 3 minutes to pull out. He expressed his concerns due to the time it took him to leave and the circumstances that will cause traffic backups.

Mr. Spallone explained the car wash in bartlett, which is situated in a similar way on a busy street.

Com. Moodhe ask who is responsible for restriping.

Mr. Spallone said we are. IDOT signs off on Mr. Aboona

Com. Moodhe asked if Mr. Aboona had anything more to say.

Mr. Aboona said their recommendations for ideal flow has been fully incorporated in the plan.

Com. Khan asked if they offer any other services.

Mr. Spallone said just car wash and vacuum

Com. Khan asked how many cars in a day will be using the car wash.

Mr. Spallone said they are projecting 350 cars a day over at 15-hour period on average.

Com. Khan asked if any of their peak car wash times coincide with the peak traffic hours.

Mr. Spallone said before rush hour, lunch, and between 7-9 PM.

Com. Khan asked if they did a gap study?

Mr. Aboona said they did not do a gap study due to the lack of significance. 1 car every 3 minutes is not significant. Noting it is less than one percent.

Com. Khan asked what kind of median will be out there.

Mr. Aboona said a stripped median.

Com. Khan asked if IDOT is okay with the plan.

Mr. Aboona said yes.

Mr. Spallone said they haven't provided the permit, but they are OK with the plan, but need to provide the final engineering study.

Com. Khan asked what the 24-hour traffic looks like.

Mr. Aboona 36,000 cars.

Com. Khan asked how many access points the restaurants had when it was there.

Mr. Aboona said 2

Com. Davis asked how they came to the conclusion for right in right out on both access points.

Mr. Spallone said it is an operational purpose. He explained how access impact people revisiting the site.

Com. Weinstein asked about the signage variation. Who is going to see the signs.

Mr. Spallone explained that there is a gap, and it helps with sound. It is more for esthetics.

Com. Weinstein asked them if they have reviewed the conditions set by staff.

Mr. Spallone said yes.

Com. Weinstein asked if they anticipate the striping being an issue.

Mr. Spallone said no.

Com. Weinstein asked what the average time would be to wait.

Mr. Spallone said they have workers who educate customers at the pay stations.

Com. Moodhe asked staff if they had any concerns from the public.

Ms. Purvis said no just one call for questions.

Com. Moodhe asked if the crash information is provided.

Mr. Aboona said the crash information is provided by IDOT.

Com. Moodhe said that not all municipality provided information to IDOT.

Mr. Aboona said yes, but IDOT has criteria for reporting.

Com. Moodhe asked staff about where the project is at in the process.

Ms. Purvis said after the recommendation tonight, it will go to the Village Board for final approval.

Chairperson Cesario said thank you for the petitioners.

Mr. Spallone summarized the car wash and what they are bringing to the community.

Com. Khan asked if they have different levels of washes.

Mr. Spallone said there are four levels.

Com. Spunt asked about the blower system.

Mr. Spallone explained their blower system

Chairperson entered the Village staff report as exhibit one and the petitioners slides as exhibit two.

Mr. Spallone said thank you and how happy they are to be here.

The public hearing closed at 8:32 PM

Chairperson explained that everyone has the same concern about traffic, but the variances and setbacks were nominal and spoke in favor of the work they did for the site.

Com. Spunt spoke in favor of the project.

Com. Davis said he appreciated the work and the depth of information contained in the traffic study.

Com. Moodhe said his biggest issues are with safety as it relates to traffic.

Com. Weinstein made a motion to recommend approval to the Village Board for a Preliminary Plan with Variations from the Zoning Code pertaining to the location of accessory structures in relation to the principal structure and the width of the landscape buffer adjacent to the right-of-way; and with a Variation from the Sign Code pertaining to the orientation of two of the proposed wall signs, all to accommodate the construction of a new carwash facility at 301 N. Milwaukee Avenue, subject to the following conditions:

- 1. The proposed development shall be developed in substantial conformance with the plans attached as part of the petition.*
- 2. The Final Engineering plans shall be submitted in a manner acceptable to the Village.*
- 3. Any directional or incidental signage added to the sign package shall be reviewed administratively by staff.*
- 4. The fire truck turn exhibit shall be revised to the satisfaction of the Fire Chief prior to issuance of any building permits.*
- 5. As recommended by the Traffic Impact Study prepared by KLOA and dated June 29, 2022:*
 - a. The painted median on Milwaukee Avenue shall be restriped to provide an exclusive left-turn lane into the full-movement access drive at the south end of the site, subject to the review and approval by IDOT.*
 - b. The carwash wayfinding and traffic control signage shall be installed on the site as noted in the Traffic Impact Study.*
- 6. The operator shall closely monitor traffic circulation and stacking during peak operating days/hours and take appropriate measures to ensure that adequate stacking is provided. If the Village determines, at its sole discretion, that additional stacking should be provided to accommodate peak demand on site, the petitioner shall adjust their operating procedures in a manner acceptable to the Village.*

Com. Richards seconded the motion.

RESULT:	RECOMMENDATION TO APPROVE [UNANIMOUS]
	Next: 8/15/2022 7:30 PM
AYES:	Moodhe, Spunt, Cesario, Khan, Weinstein, Au, Richards, Davis
ABSENT:	Neil Worlikar

Regular Meeting

Other Matters for Discussion

Approval of Minutes

1. Planning and Zoning Commission - Regular Meeting - Jul 6, 2022 12:00 AM

07/20/2022

RESULT:	ACCEPTED [6 TO 0]
AYES:	Moodhe, Spunt, Cesario, Khan, Weinstein, Davis
ABSTAIN:	Amy Au, Kevin Richards
ABSENT:	Neil Worlikar

Chairman's Report

Chairperson Cesario gave his chairman's report

Committee and Liaison Reports

Com. Spunt reviewed the Village Board Meeting he attended and the PZC items that were approved by the Village Board.

Staff Report/Future Agenda Schedule

Ms. Purvis provided information on upcoming items for the Commission.

Public Comments and Questions

Adjournment

The meeting was adjourned at 8:42 PM

Action Items

Chris Stilling

APPROVED BY ME THIS 20th DAY OF July, 2022