



Meeting of the Village of Buffalo Grove Planning and Zoning Commission

Regular Meeting
June 15, 2022 at 7:30 PM

Fifty Raupp Blvd
Buffalo Grove, IL 60089-2100
Phone: 847-459-2500

I. Call to Order

II. Public Hearings/Items For Consideration

1. A Public Hearing to Consider a Request for a Rear Yard Setback Variation to Allow the Construction of an Addition on the Property Located at 900 Holly Stone Lane (Trustee Pike) (Staff Contact: Kelly Purvis)
2. A Public Hearing to Consider a Sign Variation Request for Mi Mexico Restaurant to Allow the Construction of a Freestanding Sign on the Property Located at 220 Milwaukee Avenue (Trustee Ottenheimer) (Staff Contact: Kelly Purvis)

III. Regular Meeting

A. Other Matters for Discussion

1. Workshop - Proposed Redevelopment of 301 Milwaukee Avenue as Spotless Auto Spa, a New Carwash Facility (Trustee Johnson) (Staff Contact: Kelly Purvis)

B. Approval of Minutes

1. Planning and Zoning Commission - Regular Meeting - Jun 1, 2022 7:30 PM

C. Chairman's Report

D. Committee and Liaison Reports

E. Staff Report/Future Agenda Schedule

F. Public Comments and Questions

IV. Adjournment

The Planning and Zoning Commission will make every effort to accommodate all items on the agenda by 10:30 p.m. The Board, does, however, reserve the right to defer consideration of matters to another meeting should the discussion run past 10:30 p.m.

V. Action Items

The Village of Buffalo Grove, in compliance with the Americans with Disabilities Act, requests that persons with disabilities, who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of the meeting or facilities, contact the ADA Coordinator at 459-2525 to allow the Village to make reasonable accommodations for those persons.



Action Item : A Public Hearing to Consider a Request for a Rear Yard Setback Variation to Allow the Construction of an Addition on the Property Located at 900 Holly Stone Lane

Recommendation of Action

Staff recommends approval of the request, subject to the conditions in the attached staff report.

The Petitioner is requesting a variation from Section 17.40 of the Zoning Code for the purpose of constructing an addition, which encroaches into the rear yard setback on the subject property. The proposed addition would replace an existing three-seasons room in its exact footprint.

ATTACHMENTS:

- Staff Report - 900 Holly Stone 22-0603(PDF)
- Plan Set - 900 Holly Stone 22-0607 (PDF)

Trustee Liaison
Pike

Staff Contact
Kelly Purvis, Community Development

Wednesday, June 15, 2022

**VILLAGE OF BUFFALO GROVE
PLANNING & ZONING COMMISSION
STAFF REPORT**

MEETING DATE:	June 15, 2022
SUBJECT PROPERTY LOCATION:	900 Holly Stone Lane
PETITIONER:	Jack & Mercy Lillie
PREPARED BY:	Andrew Binder, Associate Planner
REQUEST:	A variation for a proposed addition, which encroaches into the rear yard setback of the subject property.
EXSITING LAND USE AND ZONING:	The property is improved with a single-family home currently zoned R-4A.
COMPREHENSIVE PLAN:	The approved Village Comprehensive Plan calls for this property and the immediate neighborhood to be single-family detached.

PROJECT BACKGROUND

The Petitioner is requesting a variation for the purpose of constructing an addition, which encroaches into the rear yard setback of the subject property. The subject property has an existing three seasons room in the rear yard and the proposed addition will replace the existing three-seasons room in the same footprint. The R-4A Zoning Code requires a 30’ rear yard setback, and a variation is required to install the addition within the required setback.

PLANNING & ZONING ANALYSIS

- The proposed addition will replace the existing three-seasons room in the same size and footprint. The three-seasons room was permitted and constructed in 1989 and at that time, a variance was not required
- The proposed addition will be located in the rear yard of the subject property as shown in *Figure 1*.
- This proposed sunroom addition measures 14’ in length and 19’ in width, which is a total area of 266 square feet. The proposed addition will also be 13’-7” in height, which will match the height of the existing house.

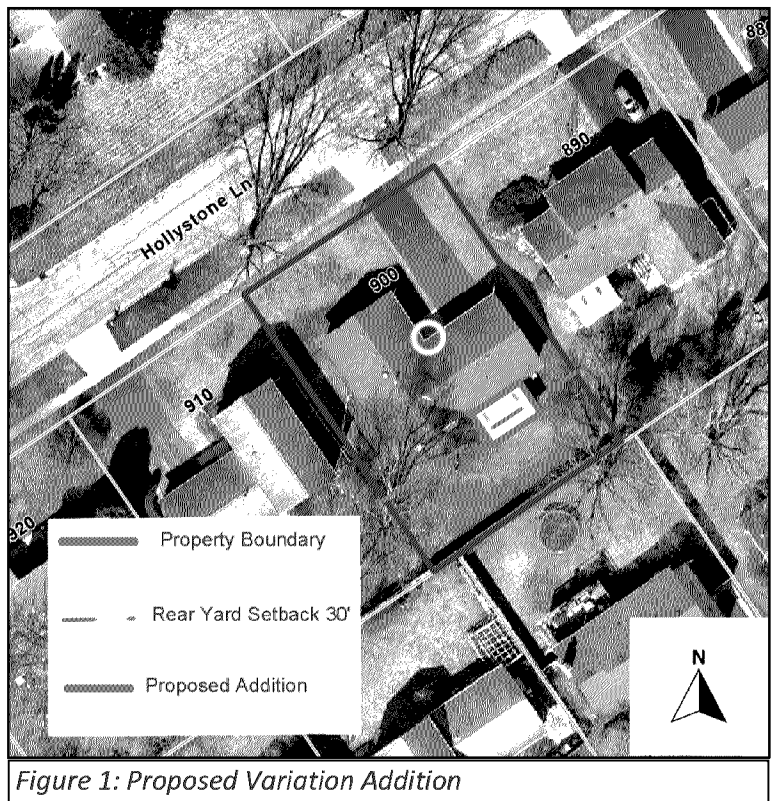


Figure 1: Proposed Variation Addition

- This addition will encroach 7'-8" into the required 30' rear yard setback and be located approximately 22'-4" from the rear property line.
- The Planning and Zoning Commission is allowed to grant additions which encroach up to 33% into the rear yard setback. In this case, the proposed rear yard encroachment of 7'-8" constitutes 26% of the required 30' rear yard setback and meets the requirement.

VARIATION(S) REQUESTED

A rear yard variation from Section 17.40.020 of the Buffalo Grove Zoning Code to allow the encroachment of a sunroom addition.

DEPARTMENTAL REVIEWS

Village Department	Comments
Engineering	The Village Engineer has reviewed the proposed sunroom addition, and does not have any engineering concerns.

SURROUNDING PROPERTY OWNERS

Pursuant to Village Code, the contiguous property owners were notified and a public hearing sign was posted on the subject property. The posting of the public hearing sign and the mailed notifications were completed within the prescribed timeframe as required. As of the date of this Staff Report, the Village has received one call inquiring about the proposed rear yard setback variation, however no objections were expressed.

STANDARDS

The Planning & Zoning Commission is authorized to grant variations of the Zoning Code based on the following criteria:

1. The plight of the owner is due to unique circumstances;
2. The proposed variation will not alter the essential character of the neighborhood;
3. There are practical difficulties or particular hardships in carrying out the strict letter of this Chapter which difficulties or hardships have not been created by the person presently having an interest in the property; and,
4. The proposed variation will not be detrimental to the public health safety and welfare.

The petitioner has provided a written response to the standards for a variation which are included in the attached packet.

STAFF RECOMMENDATION

Since the addition does not increase in the existing footprint and is otherwise compliant with the Zoning Code requirements, Village staff recommends approval for the proposed that would encroach 7'-8" into the rear yard setback subject to the conditions in the Suggested PZC Motion below, staff is supportive of the request.

ACTION REQUESTED

The Planning & Zoning Commission (PZC) shall open the public hearing and take public testimony concerning the variation. The PZC shall make a final decision on whether or not to approve the variation.

Suggested PZC Motion

The PZC moves to grant a variation to Section 17.40 of the Buffalo Grove Zoning Code to allow a proposed addition to encroach into the required rear yard setback at 900 Holly Lane property, subject to the following conditions:

- 1) *The proposed sunroom addition shall be installed in accordance with the documents and plans submitted as part of this petition.*

ATTACHMENTS

1. Letter Addressed to PZC
2. Plat of Survey with Proposed Plan
3. Renderings
4. Photos of the Subject Property
5. Variation Standards Addressed

To Whom it May Concern:

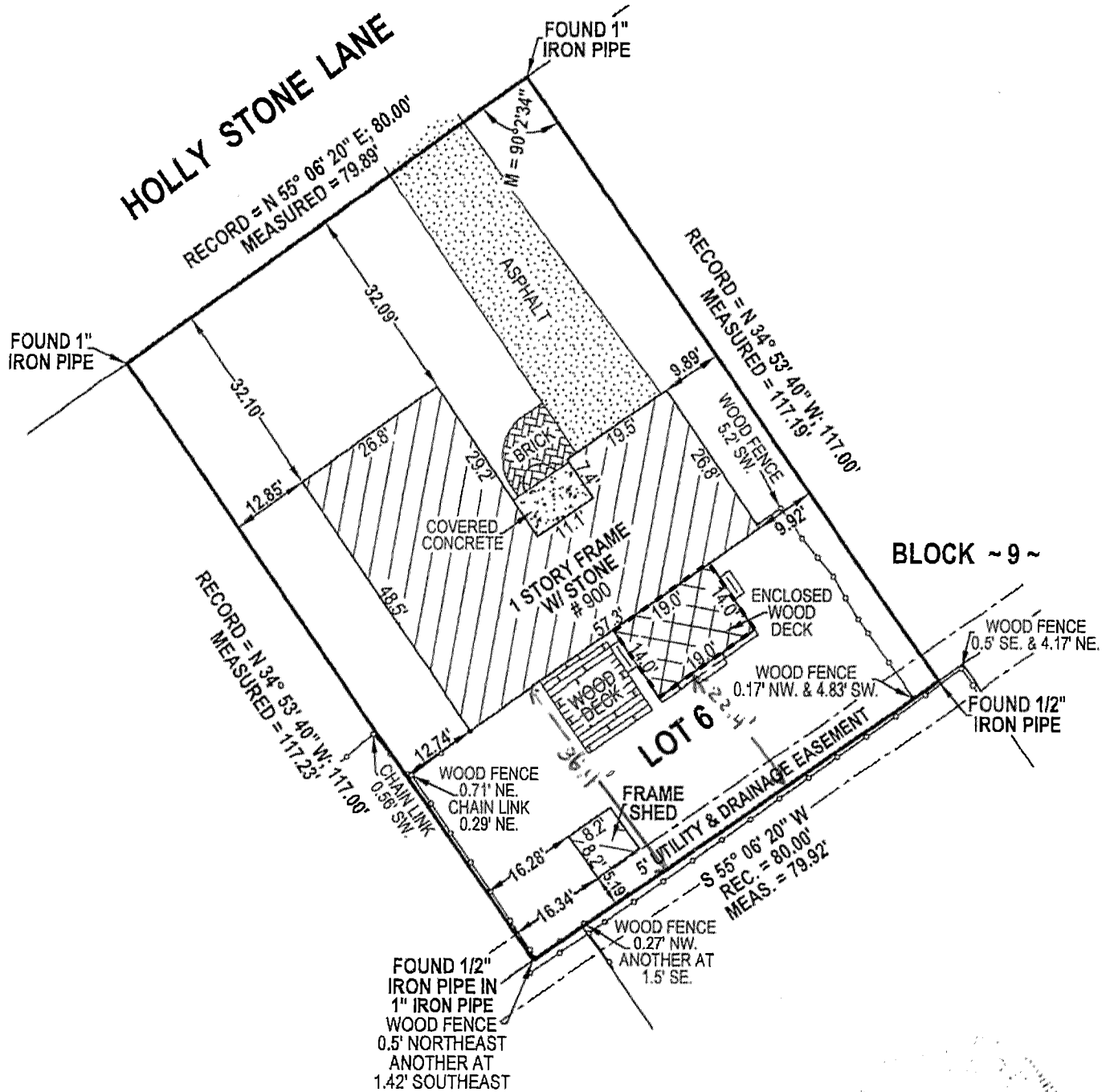
Regarding 900 Holly Stone Ln, Buffalo Grove, IL 60089.

We are seeking a zoning variance for an existing structure that has been part of this house since 1989 and is now in need of rebuilding due to multiple water leaks. We bought this small ranch home in 2019 and the room is the reason my wife wanted this home. Being that the home is small this addition would give our children a place to play. Also, if they wanted to be outside to play we would be able to work from inside this room and still be able to have full view of our children while working. Not being able to have this room would take this all away from them and in addition to this it would also lower the value of our home making us lose money.

We would greatly appreciate your granting of a variance for our home.

Sincerely,

Jack & Mercy Lillie



NOTE: SOME GROUND LEVEL IMPROVEMENTS MAY NOT BE SHOWN DUE TO SNOW AND / OR ICE COVER ON THE DAY FIELD WORK WAS COMPLETED.

STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.

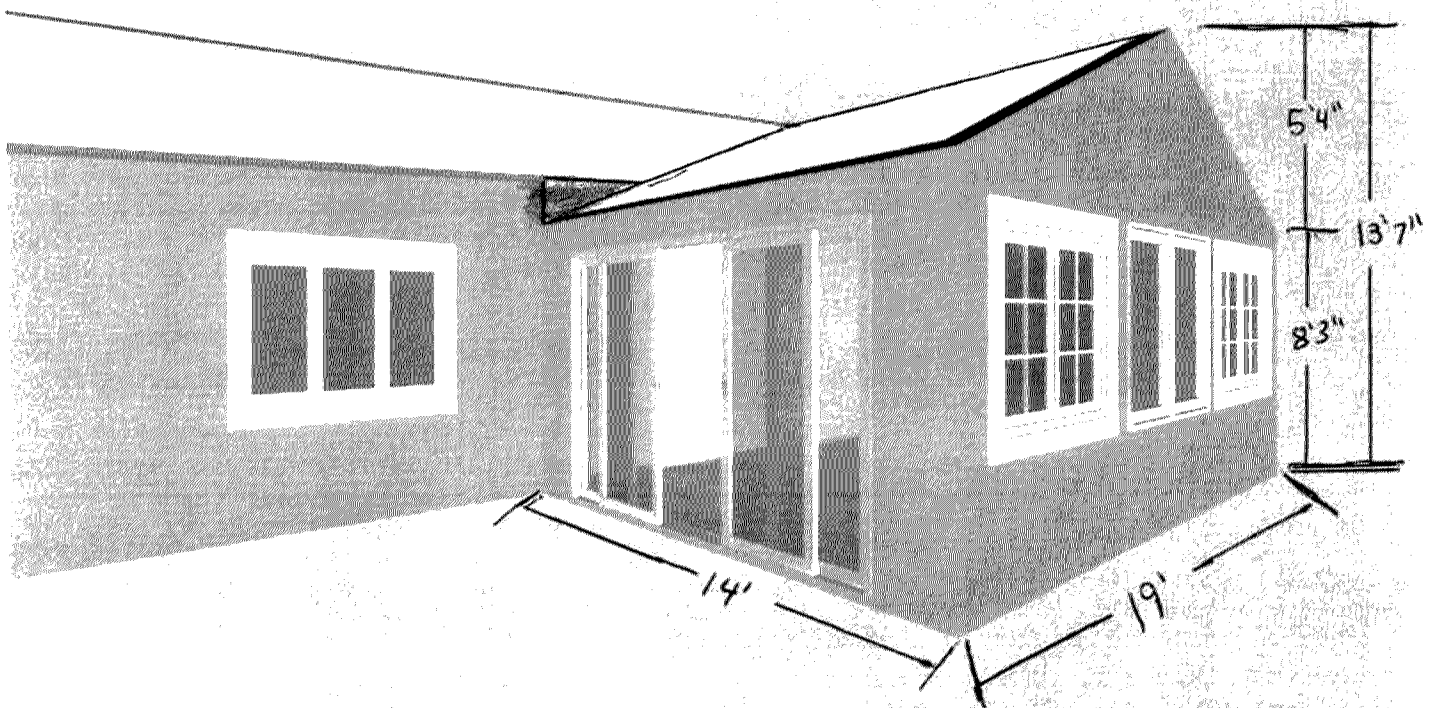
SURVEY AREA = 9,365 Sq.Ft.± 0.21 ACRES.

On behalf of MID LAKES SURVEY COMPANY, I hereby certify that the above described property was surveyed under my supervision and that the annexed plat is a correct representation of said survey. This professional service conforms to the current Illinois minimum standards for a boundary survey.

Dated JANUARY 7, 2019

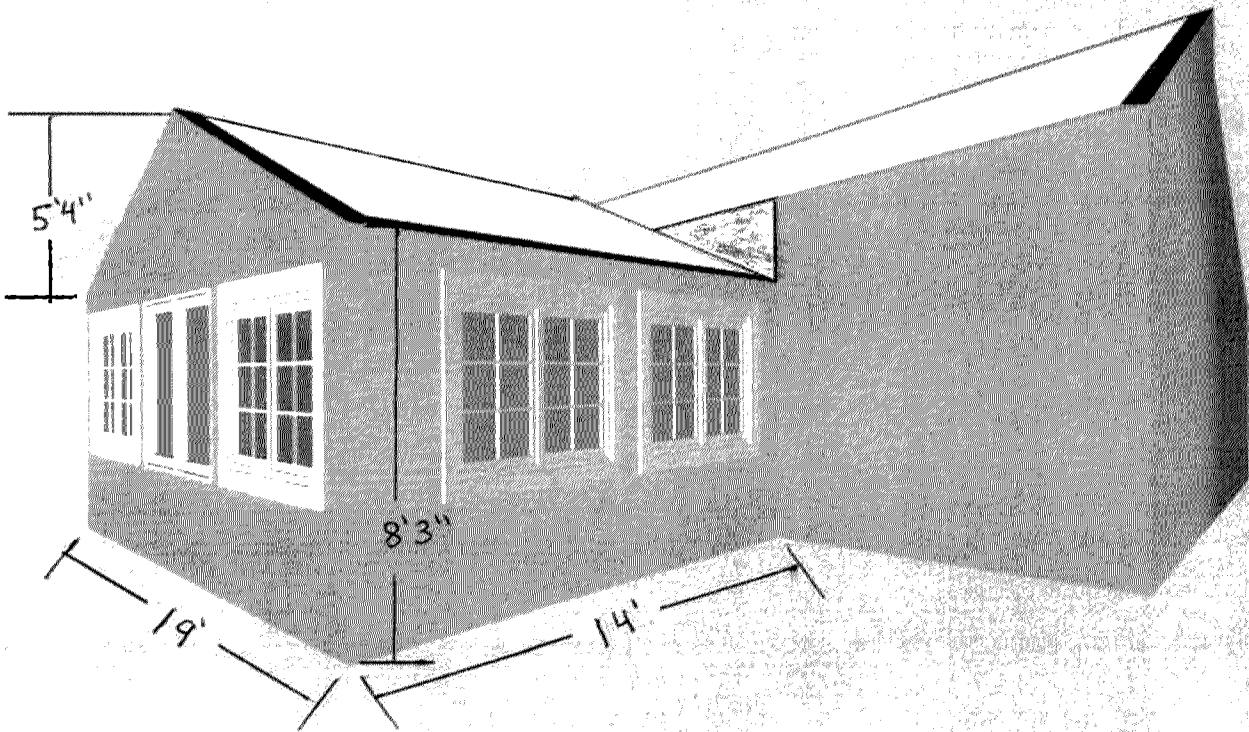
MID LAKES SURVEY COMPANY

By Nathaniel N. Messer, PLS.



900 Holly Stone Ln
Buffalo Grove, IL 60089

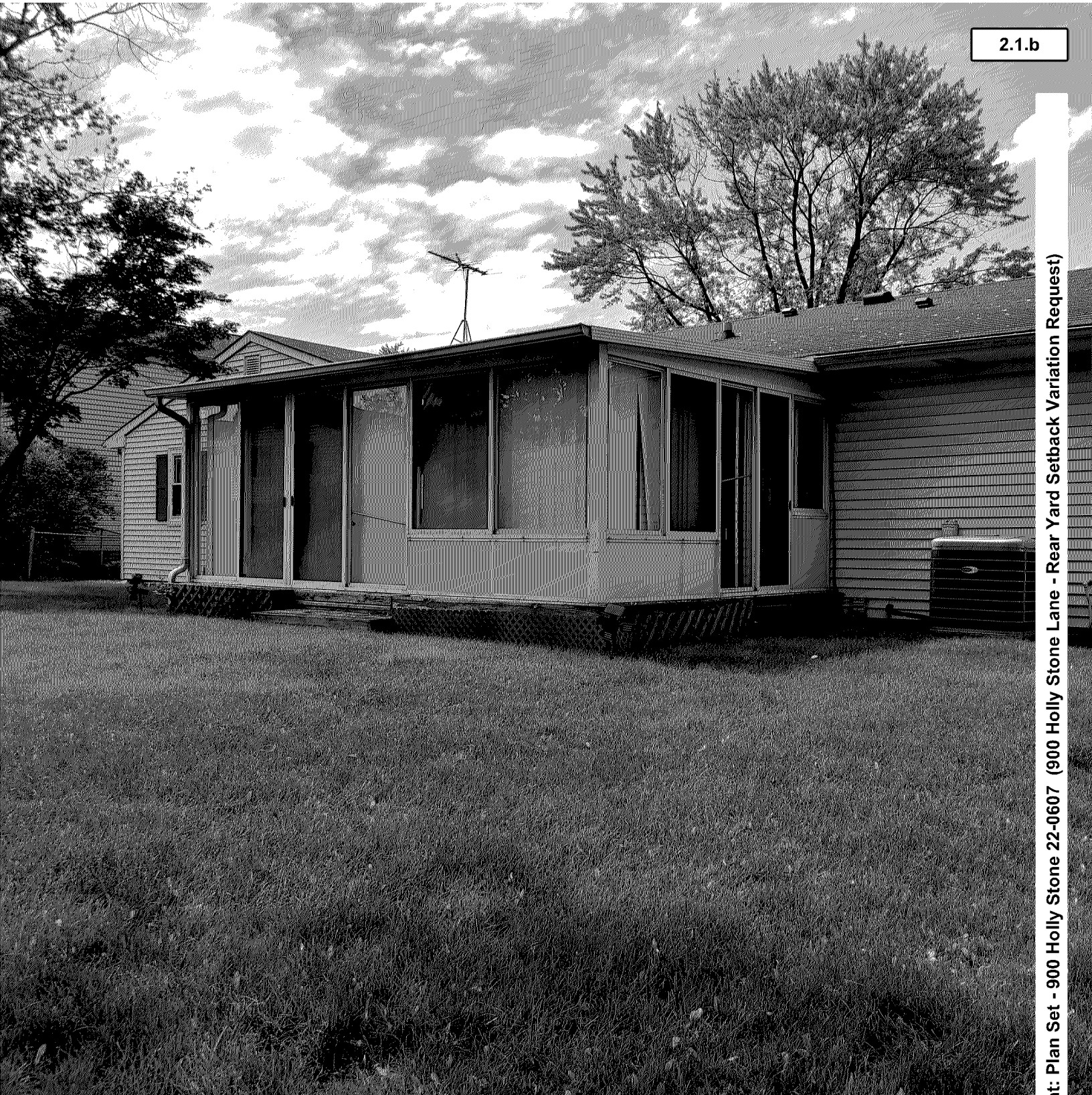
Wall + Roof Height will match
Existing Home - Single Story Ranch



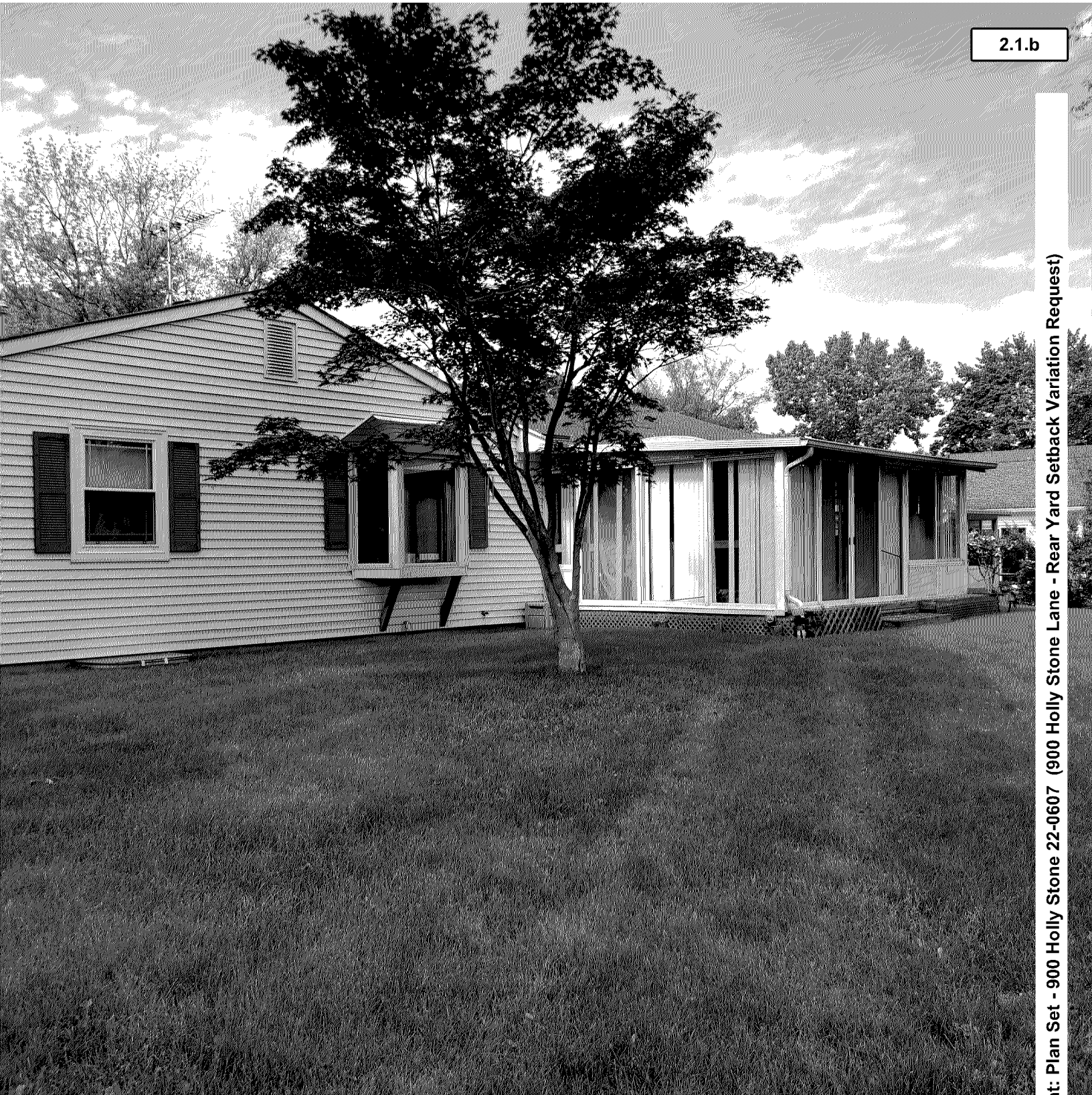
900 Holly Stone Ln
Buffalo Grove, IL 60089

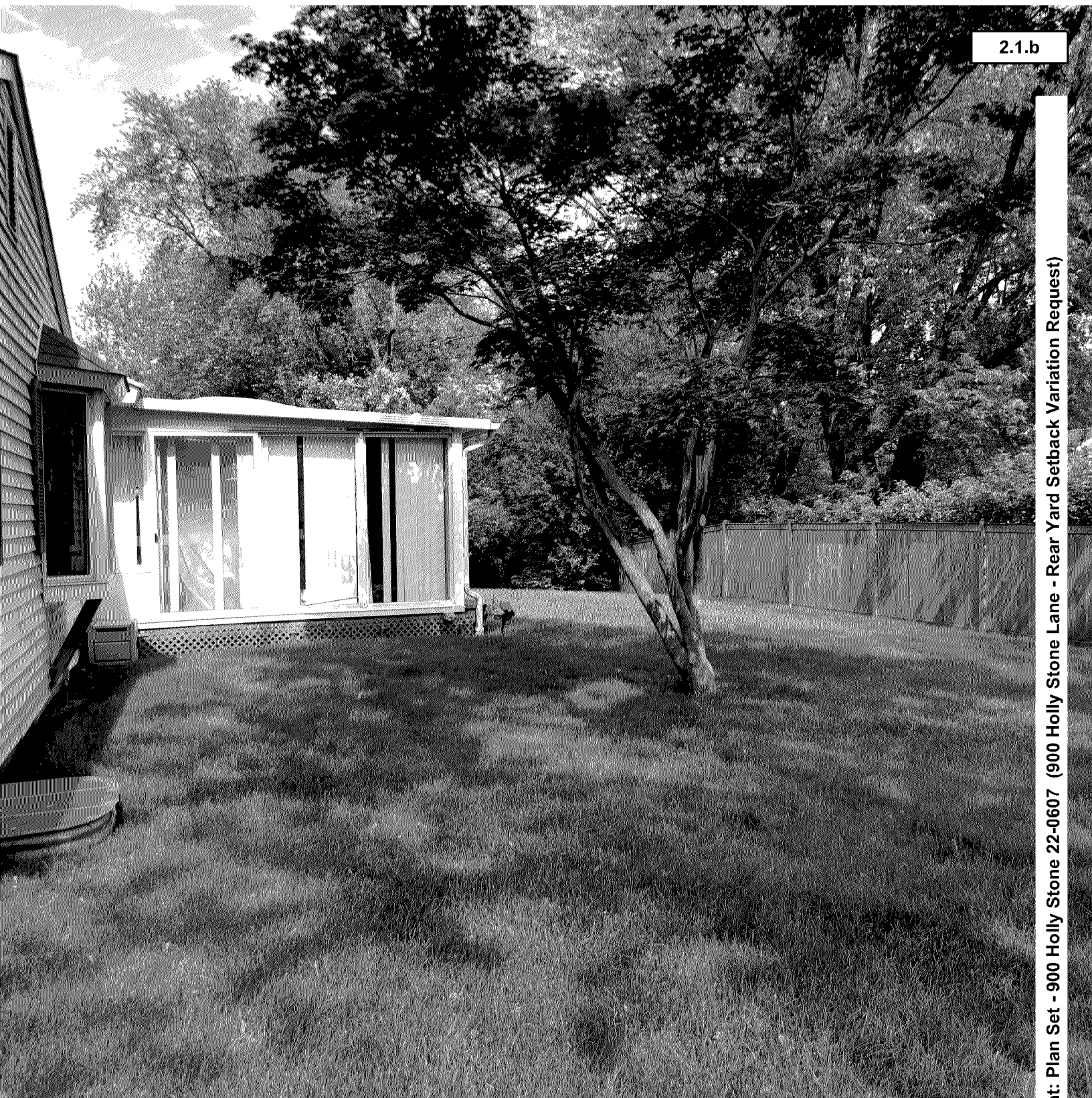
Height Dimensions are Approx and will
meet Existing Home Wall + Roof heights
Single Story Ranch

2.1.b



2.1.b





2.1.b

Response to Standards

1. The plight of the owner is due to unique circumstances;

Your Evidentiary Statement:

This is an existing permitted (8-28-1989) structure in need of repair

2. The proposed variation will not alter the essential character of the neighborhood;

Your Evidentiary Statement:

The design of the structure will be in line with the current design of the home.

3. There are practical difficulties or particular hardships in carrying out the strict letter of this Chapter which difficulties or hardships have not been created by the person presently having an interest in the property; and,

Your Evidentiary Statement: Per Hardship Letter.

We are seeking a zoning variance for an existing structure that has been part of this house since 1989 and is now in need of rebuilding due to multiple water leaks. We bought this small ranch home in 2019 and the room is the reason my wife wanted this home. Being that the home is small this addition would give our children a place to play. Also, if they wanted to be outside to play, we would be able to work from inside this room and still be able to have full view of our children while working. Not being able to have this room would take this all away from them and in addition to this it would also lower the value of our home making us lose money.

We would greatly appreciate your granting of a variance for our home.

4. The proposed variation will not be detrimental to the public health safety and welfare.

Your Evidentiary Statement:

This will not only be not detrimental to the health and welfare, but it will be an enhancement. Not only will this look nicer, but it will stop skunks, groundhogs, opossums and more from trying to live underneath the structure, which we've have had all of them do and when a skunk sprays under your home it makes your home almost uninhabitable.



Action Item : A Public Hearing to Consider a Sign Variation Request for Mi Mexico Restaurant to Allow the Construction of a Freestanding Sign on the Property Located at 220 Milwaukee Avenue

Recommendation of Action

Staff recommends approval of the requests, subject to the conditions in the attached staff report.

The petitioner is seeking a variation from Title 14 (Sign Code), Section 14.16, of the Village of Buffalo Grove Municipal Code, pertaining to the minimum setback required from the property line, the maximum height permitted, and landscaping required at the base of the sign. The proposed sign would replace the former freestanding sign in its same location.

ATTACHMENTS:

- Staff Report (PDF)
- Plan Set (PDF)

Trustee Liaison
Ottenheimer

Staff Contact
Kelly Purvis, Community Development

Wednesday, June 15, 2022

**VILLAGE OF BUFFALO GROVE
PLANNING & ZONING COMMISSION
STAFF REPORT**

MEETING DATE:	June 15, 2022
SUBJECT PROPERTY LOCATION:	220 Milwaukee Avenue
PETITIONER:	Juan Barajas, Mi Mexico Restaurant
PREPARED BY:	Kelly Purvis, Deputy Community Development Director
REQUEST:	The petitioner is seeking a variation from Title 14 (Sign Code), Section 14.16, of the Village of Buffalo Grove Municipal Code, pertaining to the minimum setback required from the property line, the maximum height permitted, and landscaping required at the base of the sign.
EXSITING LAND USE AND ZONING:	The property is improved with Mi Mexico (Restaurant) and is zoned B-3, Planned Business Center District.
COMPREHENSIVE PLAN:	The Village of Buffalo Grove Comprehensive Plan calls for this property to be a commercial use.

PROJECT BACKGROUND

The subject site is a corner/through lot that is approximately 0.98 acres (42,935 square feet) and is zoned B-3, Planned Business Center District. The property is currently developed with a one-story commercial building that is approximately 6,875 square feet and occupied by Mi Mexico Restaurant. The restaurant is serviced by an ancillary parking lot which is accessible via three driveways; one located on Milwaukee Avenue, Prague Avenue, and Columbus Parkway.

Mi Mexico had a freestanding ground sign that was located next to the southeast corner of the building near the Milwaukee Road driveway, situated along the east property line. According to the Petitioner, the sign was 17 feet tall and had a sign area of 50 square feet per sign face. The previous sign did not comply with the maximum permitted sign height of 15 feet or the



Attachment: Staff Report (Consider a Sign Variation for 220 Milwaukee Avenue - Mi Mexico Restaurant)

minimum setback requirement for a ground sign. Ground signs are required to be setback from the property line the same distance as the height of the sign or a minimum of 10 feet, whichever is greater.

This previous sign (namely the base and stand) was existing when the Village annexed the property in the early 2000s as Weber Grill. The sign was granted a variance upon annexation, however per the Annexation Agreement, if the sign is damaged to the extent of 50% or greater of its value, it is required to conform with code or seek variations as necessary.

On March 18, 2021, Mi Mexico's freestanding sign was knocked down during a windstorm. It was determined by an independent analysis conducted by a professional firm hired by the Petitioner that the sign was improperly sealed at the base allowing water and salt to seep into the sign structure and corrode the main support beam. At this time, the Petitioner is seeking approval to install a new, internally illuminated ground sign that will be 15 feet tall, and 50 square feet in area per sign face.



The Petitioner is also requesting approval to place the new sign in the exact location of the prior sign so that they do not have to relocate the underground wiring for the sign. Since this would be a completely new sign, the Petitioner is required by code to comply with all current requirements, including the minimum 15-foot setback for a 15-foot-tall ground sign, and installation of landscaping around the base of the sign. As a result, the Planning and Zoning Commission must review, and the Village Board must approve the following prior to construction of the sign:

Variations from Title 14 (Sign Code), Section 14.16.030.B., to allow a reduction to the minimum setback for a freestanding ground sign from 10 feet to approximately 1 foot; Section 14.16.060(D) to allow the height of the sign to exceed the setback of the sign from the property line; and Section 14.16.060(G) to allow a ground sign without installation of landscaping around the base.

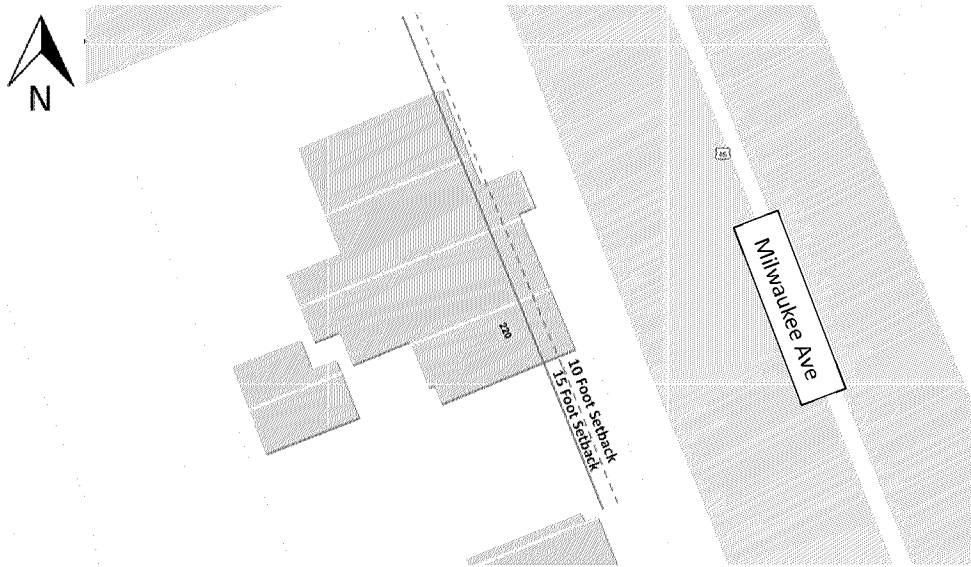
PLANNING & ZONING ANALYSIS

Sign Area

- Based upon the property frontage, the maximum sign area allowed is 80 square feet. The sign area of the proposed sign is compliant at 50 square feet.

Sign Height

- Per the Village code, a ground sign is not permitted to be taller than the distance it is setback from the property line with the maximum height of 15 feet. The plan as proposed complies with this standard as the new sign height would be 15 feet.



Sign Setback

A freestanding sign must maintain a minimum setback from the public right of way of 10 feet. If the sign is taller than 10 feet, the sign must be setback from the property the same distance as the height of the sign. The new sign is proposed to maintain the original

setback of approximately 1-foot, which is the primary basis of the variation requests.

Staff has analyzed the requests and has determined that if the sign were required to be setback 15-feet from the property line, motorists driving southbound on Milwaukee Avenue would not be able to see the sign as the existing restaurant building would block it from view.

Motorists traveling northbound on Milwaukee Avenue may have a similar line of sight issue as the sign could be obstructed by the two-story office building immediately to the south, and/or by the mature tree line within the Milwaukee Avenue landscaped median south of the site.

Staff further notes that the petitioner is requesting less signage than would be permitted on the property and is not trying to maximize the square footage of signage.

Related to their request not to install landscaping around the base of the sign, staff agrees with the petitioner's rationale that landscaping in this area may create a barrier from the accessible route into the building.

DEPARTMENTAL REVIEWS

Village Department	Comments
Engineering	The Village Engineer has reviewed the proposed sign location and does not have any engineering or line of sight concerns or objections with the proposed location of the sign.

SURROUNDING PROPERTY OWNERS

Pursuant to Village Code, the surrounding property owners within 250' were notified and a public hearing sign was posted on the subject property. The posting of the public hearing sign and the mailed notifications were completed within the prescribed timeframe as required. As of the date of this Staff Report, the Village has not received any calls from the surrounding property owners.

STANDARDS

The Planning & Zoning Commission is authorized to make a recommendation to the Village Board based on the following criteria:

- A. Except for Prohibited signs (Chapter 14.32), the Village Planning & Zoning Commission may recommend approval or disapproval of a variance from the provisions or requirements of this Title subject to the following:
 1. The literal interpretation and strict application of the provisions and requirements of this Title would cause undue and unnecessary hardships to the sign user because of unique or unusual conditions pertaining to the specific building, parcel or property in question; and
 2. The granting of the requested variance would not be materially detrimental to the property owners in the vicinity; and
 3. The unusual conditions applying to the specific property do not apply generally to other properties in the Village; and
 4. The granting of the variance will not be contrary to the purpose of this Title pursuant to Section 14.04.020
- B. Where there is insufficient evidence, in the opinion of the Planning & Zoning Commission, to support a finding under subsection (A), but some hardship does exist, the Planning & Zoning Commission may consider the requirement fulfilled if:
 1. The proposed signage is of particularly good design and in particularly good taste; and
 2. The entire site has been or will be particularly well landscaped.

The petitioner's responses to each of the standards are attached for the Commission's review.

STAFF RECOMMENDATION

Staff recommends **approval** of the abovementioned Sign Code variations subject to the conditions in the Suggested PZC Motion below.

ACTION REQUESTED

The Planning & Zoning Commission (PZC) shall open the public hearing and take public testimony concerning the Sign Code variations. The PZC shall make a recommendation to the Village Board concerning the requests.

Suggested PZC Motion

The PZC recommends approval of variations from Title 14.16 (Sign Code), to allow a reduction to the minimum setback for a freestanding ground sign; the height of the sign to exceed the distance the sign is setback from the property line; and allow the installation of a ground sign without landscaping at its base, to accommodate a new ground sign to be located at 220 Milwaukee Avenue. The sign shall be installed in accordance with the documents and plans submitted as part of this petition, and the Petitioner shall comply with all applicable Village codes, regulations, and policies.

ATTACHMENTS

- Application
- Proof of Ownership
- Narrative Statement
- Plat of Survey
- Proposed Plans

VILLAGE OF BUFFALO GROVE
 Department of Building and Zoning
 Fifty Raupp Blvd
 Buffalo Grove, IL 60089
 Phone: 847.459.2530
 Fax: 847.459.7944



APPLICATION FOR VARIATION

APPLICANT'S NAME JUAN BARAJAS

APPLICANT'S ADDRESS 927 PRAGUE AVE B.G. IL-60089

TELEPHONE NUMBER 773-679-2872 EMAIL

ADDRESS OF SUBJECT PROPERTY 220 - MILWAUKEE AVE, B.G. IL-60089

PROPERTY IS LOCATED IN THE B-3 ZONING DISTRICT

LEGAL DESCRIPTION OF SUBJECT PROPERTY Attached

SECTION OF MUNICIPAL CODE FROM WHICH VARIANCE IS REQUESTED 14.16.030(B), 14.16.060(D)

PURPOSE OF VARIANCE Sign

Applicant must submit a letter stating what the practical difficulties or particular hardships are in carrying out the strict letter of the Zoning Ordinance and describing the proposed work or change in use.

A plat of survey or plot plan, drawn to scale, must be attached hereto and made a part of this application.

Petitioner must submit proof of ownership such as a deed, title insurance policy, trust agreement, etc.

I (we) hereby certify that the legal title of the premises being the subject of this application is vested in _____ and that all statements contained in this application are true and correct. I (we) further understand that any misrepresentation in connection with this matter may result in a denial of the relief sought. Furthermore, I (we) have attached a list containing the names and addresses of all contiguous property owners if requesting a fence variation, OR a list of all property owners within two hundred fifty (250) feet in each direction of the subject property for all other variations; exclusive of public ways, as such are recorded in the Office of the Recorder of Deeds of Cook County and/or Lake County.

JUAN BARAJAS

APPLICANT

~~OWNER~~, PARTNER-IN-TITLE, CORPORATE OFFICER, BENEFICIARY-OF-TRUST
 AGENT (Strike out all but applicable designation)

If signed by an Agent, a written instrument executed by the owner, establishing the agency, must accompany this application.

FILING FEE MUST ACCOMPANY THIS APPLICATION

FEE PAID ☒ RECEIPT NUMBER DATE

Attachment: Plan Set (Consider a Sign Variation for 220 Milwaukee Avenue - Mi Mexico Restaurant)

CERTIFICATION OF MAILING LIST

I, Juan Barajas, do hereby certify that the list attached hereto as Exhibit "A" contains the names and last known addresses, of all property owners within 250 feet in each direction of the property commonly known as 220 Milwaukee Ave, Buffalo Grove, Illinois which property is legally described on the attached Exhibit "B".

Juan Barajas
Signature Date

JUAN BARAJAS
Printed or typed name

Address: 927- PRAQUE AVE
B-G-IL-60089

VILLAGE OF BUFFALO GROVE

RECOVERY OF VILLAGE COSTS

Recoverable Costs

During the course of reviewing and processing development applications, the Village of Buffalo Grove often incurs expenses for third party costs or expenses. In order to efficiently process zoning applications, every filed petition is subject to certain costs and expenses ("Recoverable Costs") that are placed in a Village escrow account ("Recoverable Cost Escrow"), as provided in Chapter 3.06 of the Buffalo Grove Municipal Code. Recoverable Costs are in addition to any and all other filing fees and other charges established by the Village. The initial Recoverable Cost Escrow deposit shall be in the amount of \$2,000 and is due at the time of filing the Zoning Petition.

The following items denote some of the costs incurred by the Village in processing a petition that would be deducted from the Recoverable Cost Escrow:

- | | |
|--|--|
| ☐ Publication of notices | ☐ Village Attorney, or other Village retained attorney or law firm, consultation, meeting attendance, document preparation, and review. |
| ☐ Court Reporter, including the cost of two transcripts | |
| ☐ Professional and technical consultant services | |
| ☐ Document recordation | ☐ Copy reproduction |
| ☐ Mailing costs | ☐ Proof of ownership title searches |

Process

- ☐ Every petition must be accompanied by the required petition fee and the initial deposit to the Recoverable Cost Escrow.
- ☐ Following final action on a petition, a final accounting will be made and any remaining funds in the Recoverable Cost Escrow after payment of the total actual costs due will be returned to the owner or petitioner.
- ☐ In cases where the Recoverable Costs exceed the original deposit, Village staff will notify the petitioner and request additional funds. Such funds will be forwarded to the Finance Department and added to the Recoverable Cost Escrow. The Village shall maintain an accurate record of all drawings from the Recoverable Cost Escrow.
- ☐ Failure to pay any portion of the Recoverable Costs or replenish the Recoverable Cost Escrow within 15 days of written notice, shall be grounds for refusing to process a petition and for denying or revoking any permit.

Petitioner Agreement

By signing below, the owner or petitioner acknowledges that they are subject to all of the provisions contained in Chapter 3.06 of the Buffalo Grove Municipal Code and agrees to pay, and to have consented to, (i) the Recoverable Costs, (ii) any costs of collection that have not been paid within 15 days following a written demand for payment to the owner or petitioner, and (iii) any additional Recoverable Costs assessed. No petition filed shall be considered complete unless and until all costs and deposits have been paid. Every approval granted and every permit issued, whether or not expressly so conditioned, shall be deemed to be conditioned upon payment of Recoverable Costs as required pursuant to Village ordinance.

Applicant: JUAN BARAJAS

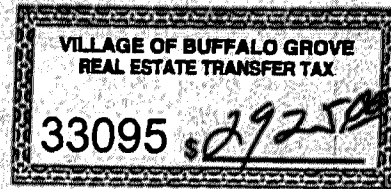
Applicant Signature: Juan Barajas Date _____

Mailing Address: 927 - PRAQUE AVE B G IL - 60089

WARRANTY DEED

[Corporation to Corporation]

THE GRANTOR, L.S.G. FOOD SERVICES, INC., AN ILLINOIS CORPORATION, N/K/A WEBER GRILL RESTAURANTS, LLC, a limited liability company created and existing under and by virtue of the laws of the State of Delaware, and duly authorized to transact business in the State of Illinois, for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, and pursuant to authority given by the Managers of said Limited Liability Company, CONVEYS AND WARRANTS to LA COPA DE ORO, LLC, organized and existing under and by virtue of the laws of the State of Illinois having its principal office at the following address, 220 Milwaukee Avenue, Buffalo Grove, Illinois 60089, the following described Real Estate situated in the County of Lake in the State of Illinois, to wit:



Legal description attached hereto and made a part hereof.

**Permanent Real Estate Index Numbers: 15-35-304-023; 15-35-304-027; 15-35-304-026; 15-35-304-025;
15-35-304-024; 15-35-304-008; 15-35-304-009; 15-35-304-028;
and 15-35-304-005**

Address of Real Estate: 220 Milwaukee Avenue, Buffalo Grove, Illinois 60089

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary, this 24th day of September, 2012.

**L.S.G. FOOD SERVICES, INC. N/K/A
WEBER GRILL RESTAURANTS, LLC,**

By: James C. Stephen
James C. Stephen, President

Attest: William F. Stephen
William F. Stephen, Secretary

STATE OF ILLINOIS }
COUNTY OF COOK } §§

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that JAMES C. STEPHEN, personally known to

me to be President of the Limited Liability Company, and WILLIAM F. STEPHEN, personally known to me to be the Secretary of the said Limited Liability Company, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such President and Secretary, they signed and delivered the said instrument and caused the seal of said Limited Liability Company to be affixed thereto, pursuant to authority given by the Managers of said Limited Liability Company, as their free and voluntary act, and as the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein set forth.

Given under my hand and seal this 24th day of September, 2012.

Commission expires: April 29, 2014



Renate Kampf
NOTARY PUBLIC

This instrument was prepared by: Edward J. O'Connell, Esq., 2501 West Coyle, Chicago, IL 60645-3212

MAIL TO:

LA COPA DE RIO, LLC

MI Mexico

220 Milwaukee Ave

Buffalo Grove, IL

111 26089

SEND SUBSEQUENT TAX BILLS TO:

MI LA COPA DE RIO, LLC

220 Milwaukee Ave

Buffalo Grove, IL

26089

LEGAL DESCRIPTION

Street Address: 220 N. Milwaukee Avenue, Buffalo Grove, Illinois 60069

PARCEL 1: LOTS 1, 15, 16, 17 AND 18 IN BLOCK 2, UNIT NO. 1 OF COLUMBIAN GARDENS, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 35, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 5, 1926 AS DOCUMENT 278278, IN BOOK "P" OF PLATS, PAGE 33, (EXCEPT THAT PART TAKEN FOR RIGHT OF WAY PER 92ED54) IN LAKE COUNTY, ILLINOIS.

PARCEL 2: LOTS 2, 9, 10 AND 14 IN BLOCK 2, UNIT NO. 1 OF COLUMBIAN GARDENS, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 35, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 5, 1926 AS DOCUMENT 278278, IN BOOK "P" OF PLATS, PAGE 33, (EXCEPT THAT PART TAKEN FOR RIGHT OF WAY PER 92ED54) IN LAKE COUNTY, ILLINOIS.

PINS:

15-35-304-023
15-35-304-027
15-35-304-026
15-35-304-025
15-35-304-024
15-35-304-005
15-35-304-008
15-35-304-009
15-35-304-028

Attachment: Plan Set (Consider a Sign Variation for 220 Milwaukee Avenue - Mi Mexico Restaurant)



220 Milwaukee Ave, Buffalo Grove, IL 60089
(847) 229-3491
MimexicoBG@Gmail.com

March 23rd 2022

To whom it may concern,

On March 18th, 2021, we suffered catastrophic damage to our business sign as the result of a wind storm resulting in the aforementioned sign falling over. Upon professional inspection it was determined that the sign in question was improperly sealed at the base resulting in years of water and salt from snow removal seeping in and rusting the support beam that held up the sign. It came as a great shock to us when we heard the thunderous thud during our lunch hour and, so, we scurried outside to find the sign had fallen blocking our exit driveway on the Milwaukee Ave side of our property. Luckily, no one was hurt and there was no damage to anyone else's property, which would have been greatly upsetting as we've already suffered great economic strain as the result of Covid-19.

As a direct result of the loss of our sign, it has lowered our visibility on the avenue. We're already in a section of the block where visibility is difficult for drivers heading northbound on Milwaukee Ave due to the building directly south of us being of such great stature. A lot of first-time patrons call us regularly trying

to find the restaurant. These calls have seen a significant increase with frustrated patrons driving past our location and having to U-turn or turn around further up the road to come back. In addition, we depend on drivers being able to notice our establishment to get foot traffic into our business. We've had a lot of people tell us they "didn't even know you were here." In the current covid era with all the different variants and new hurdles that have popped up with been hit with a reduction in foot traffic in our industry. Many locally owned and operated businesses have had to shutter their doors. We simply want our sign to be visible so that our business can grow and recover the revenue we've lost to keep serving the community for years to come. Thank you for your time and consideration.

Warmest regards,

Your Name

Manager/Owner of Mi Mexico Family Mexican Restaurant

MiMexicoBG@gmail.com

PLAT OF SURVEY

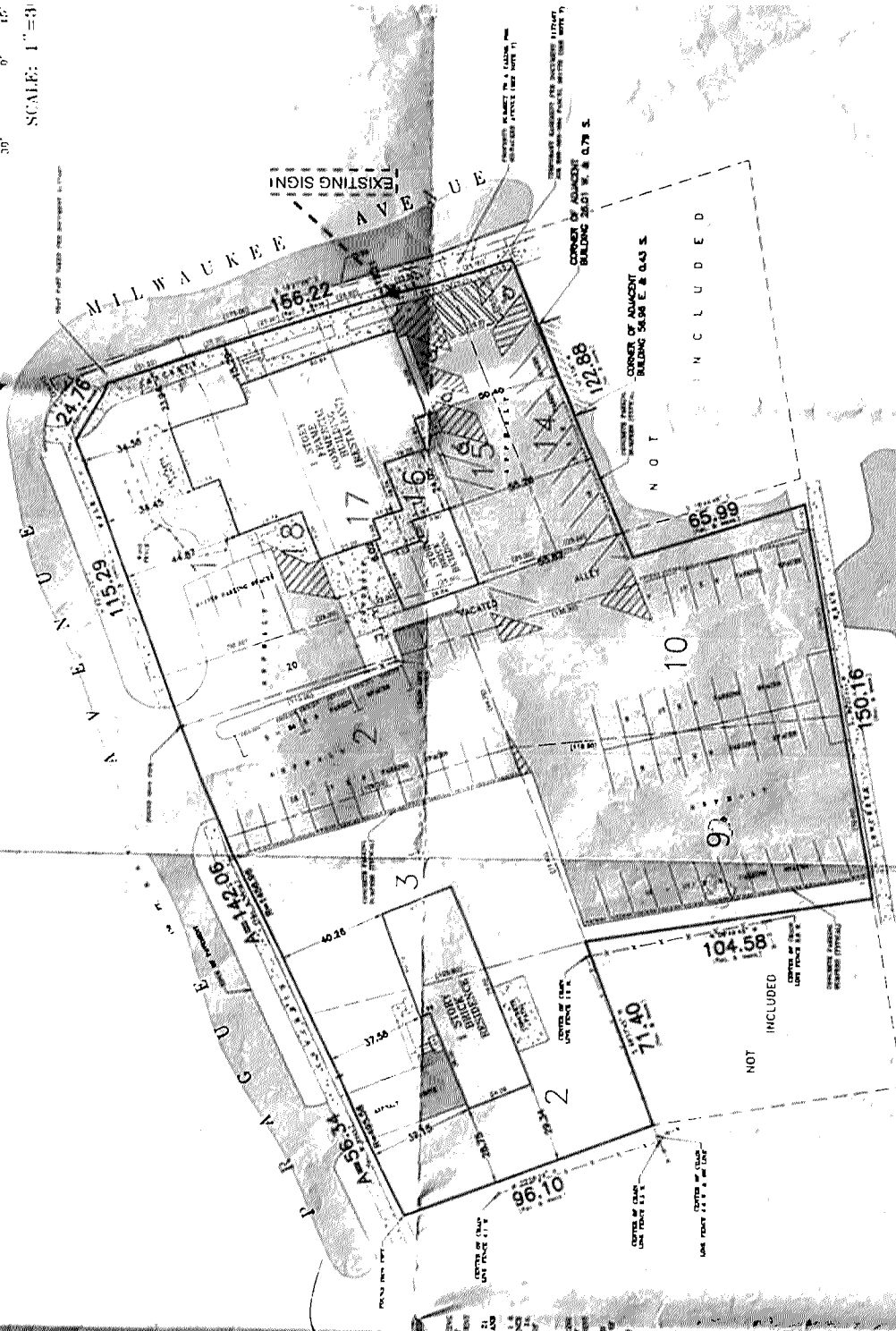
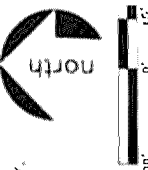
2.2.b

PARCEL 1: LOTS 1, 15, 16, 17 AND 18 IN BLOCK 2, UNIT NUMBER 1 OF COLUMBIA GARDENS, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 35, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 5, 1976, AS DOCUMENT 278278, IN BOOK "P" OF PLATS, PAGE 33, (EXCEPT THAT PART TAKEN FOR RIGHT OF WAY PER 37E054) IN LAKE COUNTY, ILLINOIS.

PARCEL 2: LOTS 2, 9, 10 AND 11 IN BLOCK 2, UNIT NUMBER 1 OF COLUMBIA GARDENS, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 35, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 5, 1976, AS DOCUMENT 278278, IN BOOK "P" OF PLATS, PAGE 33, (EXCEPT THAT PART TAKEN FOR RIGHT OF WAY PER 37E054) IN LAKE COUNTY, ILLINOIS.

PARCEL 3: LOTS 3 AND 4 IN BLOCK 2, UNIT NUMBER 1 OF COLUMBIA GARDENS, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 35, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 5, 1976, AS DOCUMENT 278278, IN BOOK "P" OF PLATS, PAGE 33, IN LAKE COUNTY, ILLINOIS.

ADDRESS: 220 MILWAUKEE AVENUE, BUFFALO GROVE, ILLINOIS



GENERAL NOTES:

- 1) THE LEGAL DESCRIPTION HAS BEEN PROVIDED BY THE CLIENT OR THEIR AGENT.
- 2) THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 1984, AS AMENDED, AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND LAND MEASUREMENT, ILLINOIS.
- 3) ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1984, AS AMENDED, AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND LAND MEASUREMENT, ILLINOIS.
- 4) ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1984, AS AMENDED, AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND LAND MEASUREMENT, ILLINOIS.
- 5) ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1984, AS AMENDED, AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND LAND MEASUREMENT, ILLINOIS.
- 6) ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1984, AS AMENDED, AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND LAND MEASUREMENT, ILLINOIS.
- 7) ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1984, AS AMENDED, AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND LAND MEASUREMENT, ILLINOIS.
- 8) ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1984, AS AMENDED, AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND LAND MEASUREMENT, ILLINOIS.
- 9) ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1984, AS AMENDED, AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND LAND MEASUREMENT, ILLINOIS.
- 10) ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1984, AS AMENDED, AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND LAND MEASUREMENT, ILLINOIS.

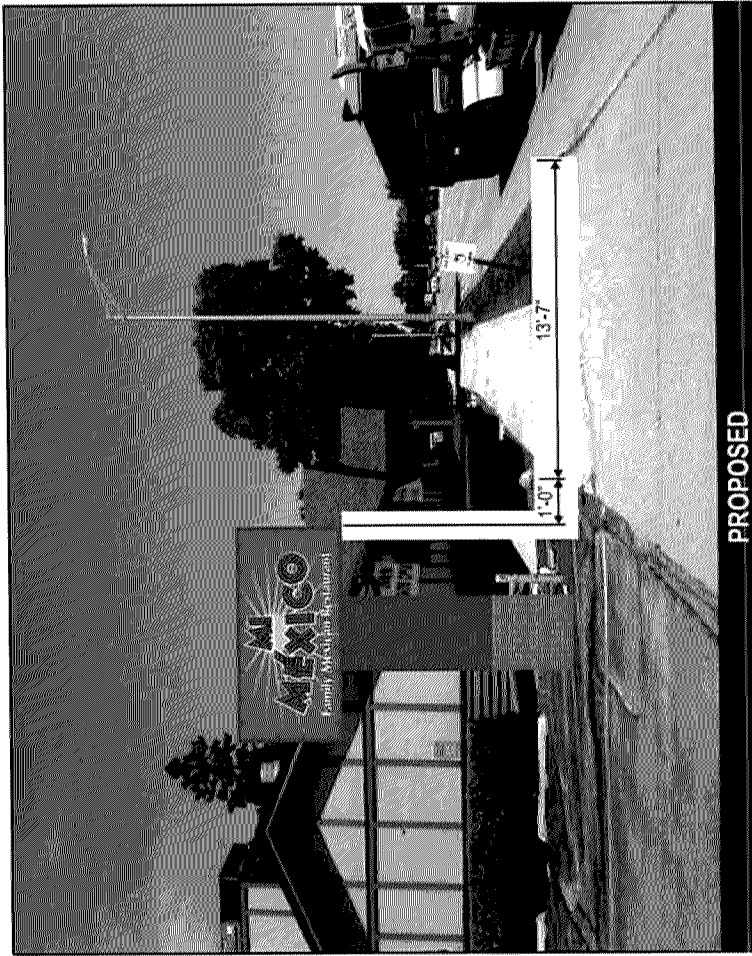
PREFERRED SURVEY, INC.
7815 N. 78TH STREET, HINDOKVIEW, IL 60155
Phone 708-658-7815 / Fax 708-658-7855
www.psurvey.com

Field Work Completed	07/19/12	FILED	07/27
Land Area Surveyed	33,313.50	Sq. Ft.	100
Drawing Revised			En



JAMES A. MURPHY
STATE OF ILLINOIS
PROFESSIONAL ENGINEER
No. 111
Exp. 12/31/13

BY LICENSE EXPIRES ON 12/31/13
P.L.L. NO. 121233



PROPOSED



EXISTING



NIGHT SIMULATION

[illegible]

630.237.4397
OMEGA\$IGNCHICAGO.COM



ELECTRICAL NOTES
Sign company DOES NOT
Primary Electrical to Sign
Power to the Sign must be
by a licensed electrical co.
or licensed electrician.

Each Sign Must Have:

Each Sign Must Have:

1. A minimum of One(1) dedicated 120V 20A circuit.
2. Junction box installed within Six(6) feet of Sign
3. Three Wire Line Ground, and Neutral

OMEGA
Sign & Lighting Inc.
630.237.4397
OMEGASIGNCHICAGO.COM

**MI MEXICO
RESTAURANT**

**220 Milwaukee Ave.
Buffalo Grove, IL 60089**

Date	7/22/21
Acct. Executive	S. Menne
Page No.	001
Revision Number	Date
(Rev. 1)	08/11/21
(Rev. 2)	09/03/21
(Rev. 3)	10/01/21
(Rev. 4)	4/11/22
(Rev. 5)	
(Rev. 6)	

Drawn By J. Richmond
Drawing Scale

PERMIT INFO

Sign Sq. Ft.

No. of Lamps/LEDs

Total Waiver

No. of Power Supplies

Total Amperage

Expt 20 Ampn Toggale

Switch w/Rubber Boot

卷之五

Cust. Approval

100

Landlord Approval

Signature of Applicant

Each Sign Must Have:

- 1 A minimum of One(1) dedicated

3 Junction box installed within Six(6) 120V 20A circuit.

feel of Sign

3. **THESE ARE THE TERMS AND CONDITIONS OF THE OFFER:**

1

Packet Pa. 3

● ● ● ● ●



Action Item : Workshop - Proposed Redevelopment of 301 Milwaukee Avenue as Spotless Auto Spa, a New Carwash Facility

Recommendation of Action

Both Staff and the Developer are seeking the Planning and Zoning Commission's feedback and comments on the proposed plans.

Staff has received a petition from Brian Paul, on behalf of Prestige Midwest Holdings, LLC, (contract purchaser) to redevelop the .89 acre site at of 301 Milwaukee Avenue. The site is currently improved with a vacant restaurant, Grill on the Rock, Korean Barbeque. The proposed development would include the demolition of the vacant restaurant and the construction of a 3,600 square foot carwash facility to be called Spotless Auto Spa. The project will require preliminary plan approval. Prior to the public hearing, the developer is seeking comments from the PZC regarding their plans. This item was referred by the Village Board.

ATTACHMENTS:

- Staff Report (PDF)
- Plan Set (PDF)

Trustee Liaison
Johnson

Staff Contact
Kelly Purvis, Community Development

Wednesday, June 15, 2022

VILLAGE OF BUFFALO GROVE



MEMORANDUM

DATE: June 15, 2022

TO: Planning & Zoning Commission

FROM: Kelly Purvis, Deputy Community Development Director

SUBJECT: **Workshop** - Proposed Car Wash at 301 Milwaukee Avenue

BACKGROUND

Brian Paul, on behalf of Prestige Midwest Holdings, LLC, is the contract purchaser of 301 Milwaukee Avenue. The site is approximately .89 acres and is currently improved with a vacant restaurant (Grill on the Rock, Korean Barbeque); approximately $\frac{3}{4}$ of the site is developed as a surface parking lot. The proposed development would include the demolition of the vacant restaurant and the construction of a 3,600 square foot carwash facility to be called Spotless Auto Spa. The project will require preliminary plan approval. The following memorandum provides a brief summary of the project.



At the May 16, 2022 Village Board meeting, the developer presented an overview of the concept plan. The Trustees had some questions regarding overall circulation and access but were generally supportive of the development. At this time, the Developer is finalizing the plans for the property and is seeking comments on the project from the Planning & Zoning Commission prior to the public hearing.

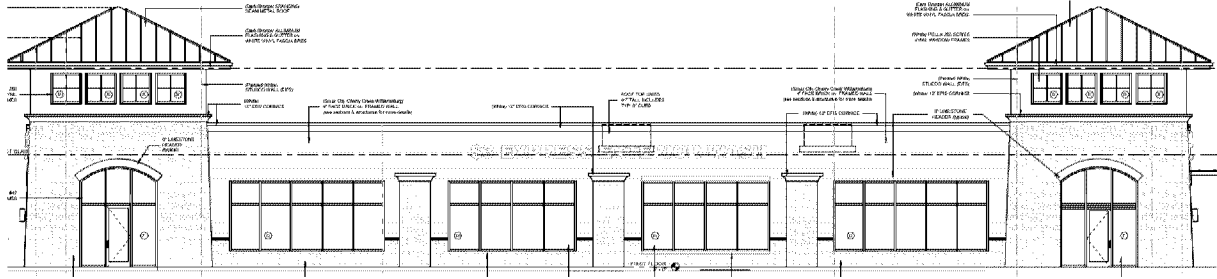
PROPOSED PLAN

The petitioner is seeking to demolish the existing restaurant space and construct a new 3,600 square foot carwash, which will include canopy covered pay stations with two lanes for vehicle stacking and 17 vacuum stations.

Operations:

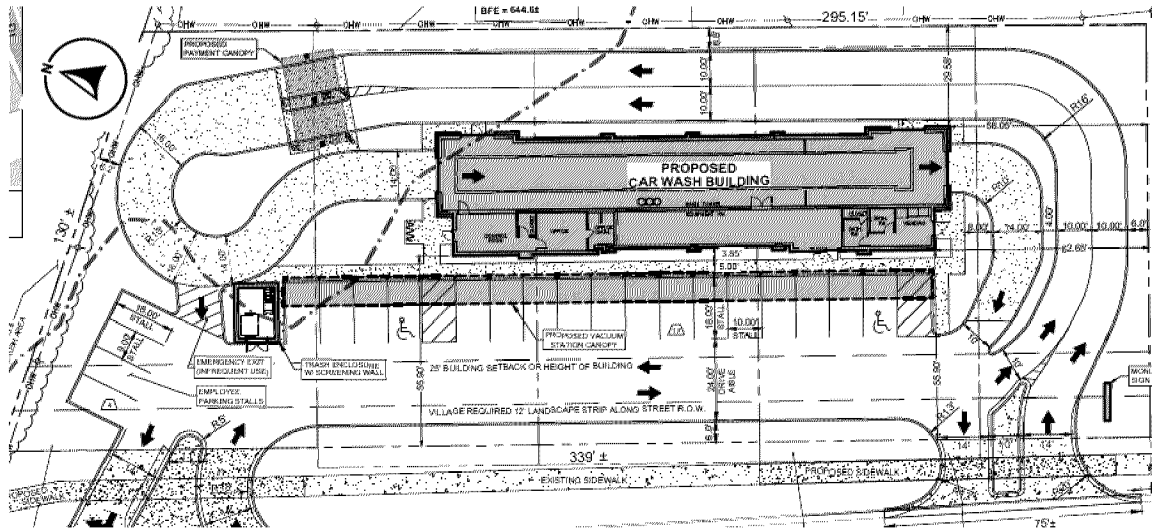
The petitioner has indicated that the owner/operator of the facility will designate the hours of operation. However, they expect the hours of operation to be in-line with other similar facilities in the Village. Peak hours will vary but are normally on evenings and weekends. Total wash times

vary from 30 seconds to 3 minutes depending upon the type of wash selected. The carwash will typically have 3 staff members on site to assist customers.



Zoning Analysis:

The proposed use is permitted within the B3 zoning district. The Comprehensive Plan indicates that this site should remain commercial. Given the lot's size (less than 1 acre) and configuration, as well as the surrounding uses, staff believes the development is suitable for the location. Based on the preliminary plan provided, the building would meet zoning setback requirements. Variations would be needed for accessory structures closer to the street than the principal structure, a reduced landscape buffer, and potentially for signage.



Traffic, Access, Circulation, Stacking:

The volume of traffic to be generated by the proposed car wash, will amount to approximately one percent of the existing peak hour traffic on Milwaukee Avenue and will not have a significant impact on traffic conditions in the area.

Access to the site will be provided on the southwest corner of the property by a curb cut on Milwaukee Avenue. The existing full-access driveway will be relocated slightly to the south and expanded to accommodate a full-access drive with an island median to prohibit inbound traffic from accessing the vacuum stalls prior to going through the wash. The existing full access drive on the northwest part of the site will be modified to accommodate right-in/right-out only traffic. On-site vehicular traffic will circulate the site utilizing double lanes oriented in a counterclockwise circulation pattern. The petitioner has submitted a preliminary traffic study, which indicates the proposed access system will be adequate in accommodating site-generated traffic.

An emergency exit is proposed at the north end of the site between the pay stations and the carwash tunnel. This exit may be helpful in the event the carwash breaks down and vehicles need to exit the queue.

The total vehicle stacking capacity (including the carwash tunnel) is 43 cars, which the traffic study indicates will be adequate in accommodating the normal daily projected traffic operations of the car wash. A full traffic study will be provided as part of the formal application.

Parking:

The Zoning Code requires a minimum of one parking space per employee be provided for carwashes (auto laundry uses). The project exceeds this requirement with four dedicated parking stalls for employees and 17 parking stalls equipped with vacuum stations.

Stormwater & Engineering:

The north 1/3 of the site is in a regulatory floodplain. The site will be designed to accommodate the floodplain and mimic the existing elevations. Compensatory storage will be provided along the north side of the project site and the building will be elevated to meet flood protection standards. The petitioner has provided a preliminary stormwater assessment with their initial submittal. The site's impervious surface and stormwater runoff will be reduced. The Village's Engineers have reviewed the concept plans and have indicated that there are minimal concerns related to stormwater and utilities. Once preliminary engineering plans are submitted, the Engineering Department will perform a full assessment of the proposed development.

Noise:

The petitioner has provided a sound study indicating that the ambient noise from traffic on Milwaukee Avenue will exceed noise generated by the car wash blower during anticipated hours of operation. The nearest residential property is located across Milwaukee Avenue, approximately 220 feet from the proposed carwash site.

PROCESS

Based on the plans submitted, it is anticipated that the following approvals will be required:

- Preliminary plan approval
- Potential Variations for accessory structures, landscape buffer and signage

ACTION REQUESTED

Both staff and the Developer are seeking the PZC's thoughts and comments concerning the proposed plans.

ATTACHMENTS

- Narrative Description
- Preliminary Site Plans
- Floor Plan
- Car Turn/Stacking Exhibit
- Building Elevations
- Example Photos
- Preliminary Landscape Plan
- Preliminary Stormwater Analysis
- Traffic Impact Statement
- Sound Evaluation

Village of Buffalo Grove
Development Services Department-Zoning Application
301 Milwaukee Ave

The purpose of this application is to propose to construct and thereafter establish a new State-Of-The-Art car wash facility. The facility, better known as a luxury spa, shall have designated and clear marked lanes of use, staff members throughout the facility (from entry to exit), and a systematic plan executed to allow a steady and smooth flow of service.

The design of the facility is more akin to a modern-day brick-and-mortar bank with sleek lines and stone.

The operation shall have approximately 3 staff members on site to ensure the smooth flow of traffic, answer questions customers may pose, instruct customers and how to operate vacuums, direct customers to refuse disposal, and assist in the selection of a proper option for a wash.

The site design shall ensure enough space for stacking and for the prevention of any backup traffic onto the major or minor public roadways adjacent to the facility. Additionally, each site is designed to accommodate unobstructed movement of fire & other emergency vehicles onto and throughout the site grounds. Each site will have more than one lane for stacking, typically 3 plus at least another lane for those seeking to exit the facility from the stacking lane.

Clients shall have options to choose specific service to be performed, communicated either electronically, verbally, by writing, or in some other manner thereby creating direction to the client through staff communication to proceed along the facility grounds to obtain the service or services selected.

Hours of operation would not exceed the operation of other like-kind facilities. Typically, the owner/operator can designate hours and the suggested hours are longer on weekdays and shorter on weekends. Peak hours vary. Sometimes the lunch hour on a sunny day may have peak visits. Weekends oftentimes will have peak usage of the facility. Early evenings may have peak usage as well.

Each wash has a different time designation. Typically, a standard wash can vary between 30 seconds to 3 minutes.

[illegible]

301 N. MILWAUKEE AVE.
BUFFALO GROVE, IL 60089

NEW AUTOMATED CARWASH FACILITY



ANZENGLING

N E R I
ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO, IL 60631
TEL 941 825 9400



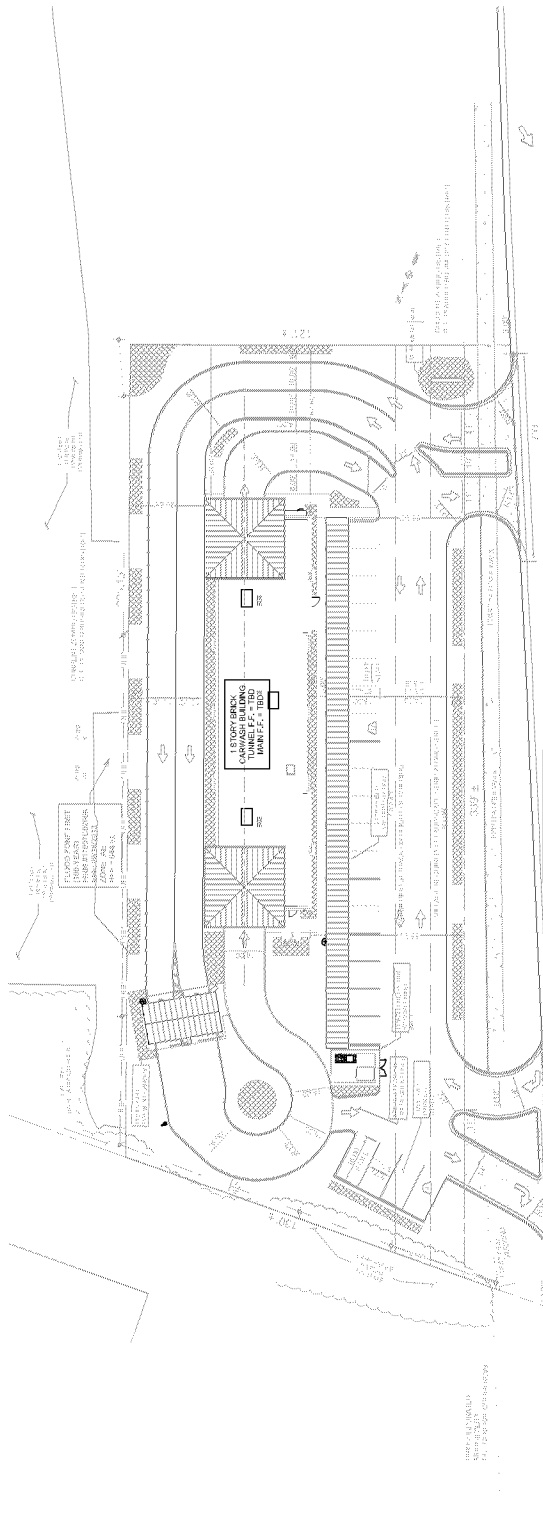
JOHNSON DR.

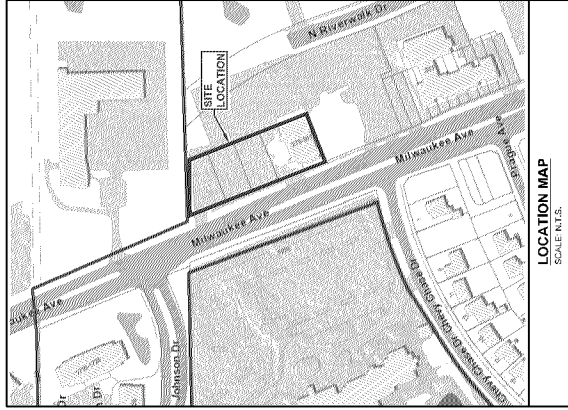
US 45
M. MILWAUKEE AVE.)

Site Plan

CHEVY CHASE DR.

REFER TO CIVILS FOR ALL
FINAL SITE DIMS AND LAYOUT.





LOT DATA

ADDRESS: 301 N. MILWAUKEE AVE.
BUFFALO GROVE, IL 60089

PER: 15-55-50-100-0000,
15-55-50-100-0000,
15-55-50-100-0000,
15-55-50-100-0000,
15-55-50-100-0000

ZONING: B-3 PLANNED BUSINESS CENTER DISTRICT
AREA: ± 0.289 AC

PARKING SUMMARY

EMPLOYEE STALLS: 4
VISITOR STALLS: 4
TOTAL STALLS: 8

PROPOSED IMPROVEMENTS COVERAGE

TOTAL AREA: ± 0.889 AC. ±
IMPERVIOUS AREA: ± 0.889 AC. (74.0%);
PERVIOUS AREA: ± 0.21 AC. (23.0%)

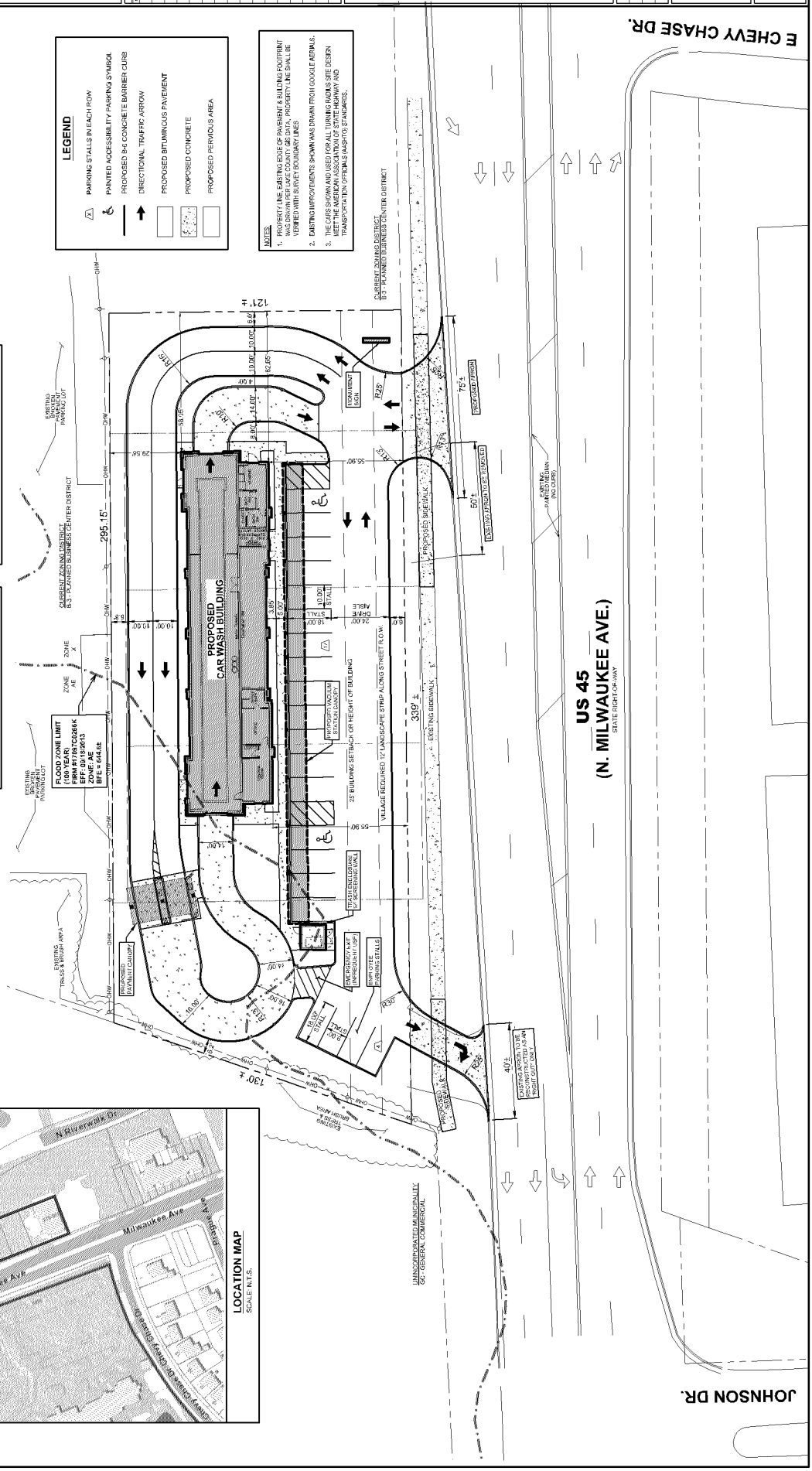
SCALE: 1" = 20' ±
PRINTED ON 11x17 (17" x 11")
REDUCED SCALE OF 1"=40'

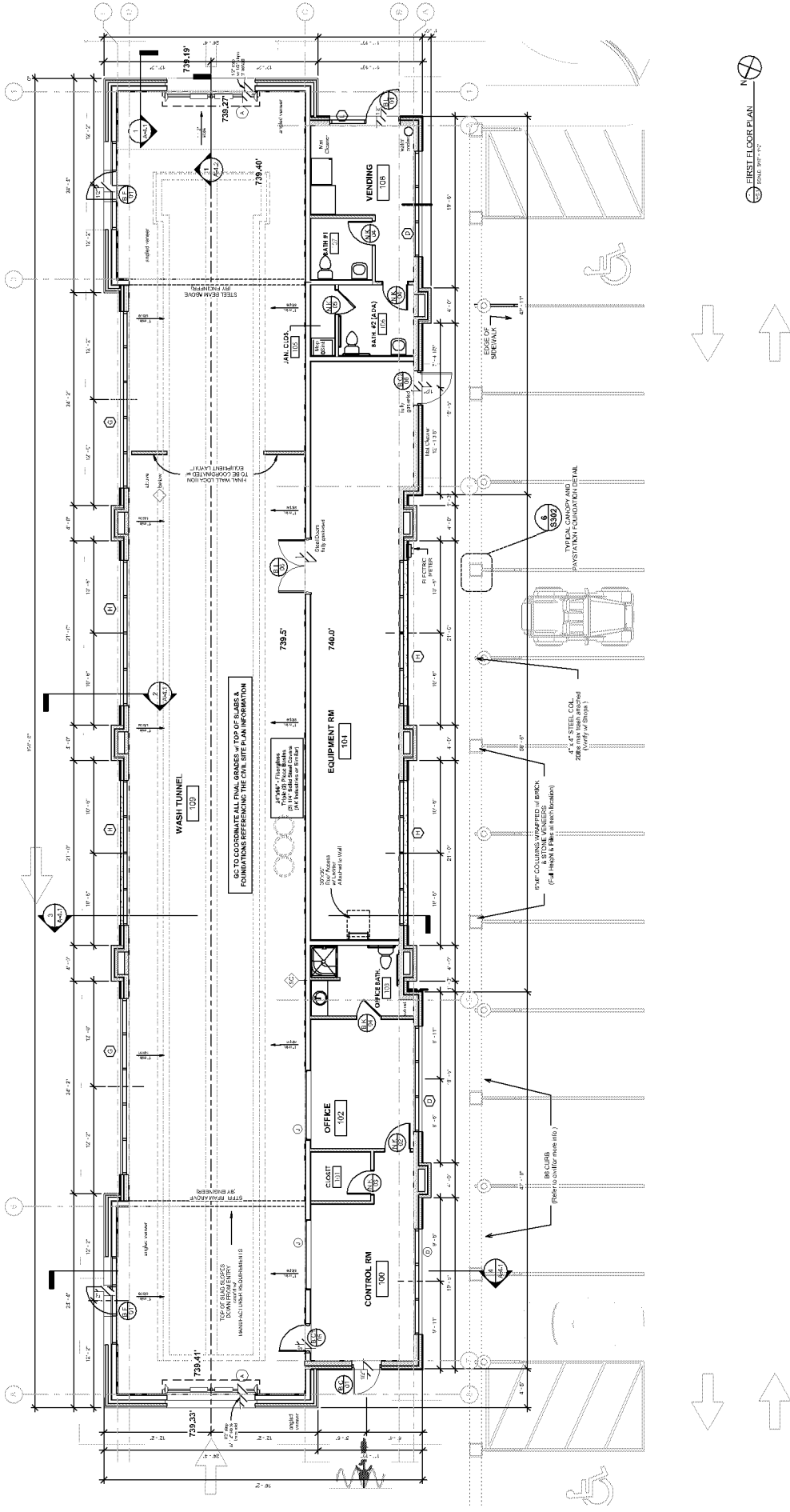
LEGEND

PARKING STALLS IN EACH ROW
PAINTED ACCESSIBILITY PARKING SYMBOL
PROPOSED 84" CONCRETE BARRIER CURB
DIRECTIONAL TRAFFIC ARROW
PROPOSED BITUMINOUS PAVEMENT
PROPOSED CONCRETE
PROPOSED PERVIOUS AREA

NOTES

1. PROPERTY LINE, EXISTING EDGE OF PAVEMENT & BUILDING FOOTPRINT ARE SHOWN. ALL IMPROVEMENTS SHALL BE VERIFIED WITH SURVEY BOUNDARY LINES.
2. EXISTING IMPROVEMENTS SHOWN WAS DRAWN FROM GOOGLE EARTH.
3. THE CAR WASH AND USED FOR ALL TURNING RADIUS SITE DESIGN. THE CAR WASH AND USED FOR ALL TURNING RADIUS SITE DESIGN. THE CAR WASH AND USED FOR ALL TURNING RADIUS SITE DESIGN.





PROJECT NO. 14-001

600 Busse Highway
Park Ridge, IL 60068
PH: 847/688-4400
FAX: 847/688-4401

TERRA
CONSULTING GROUP, LTD.

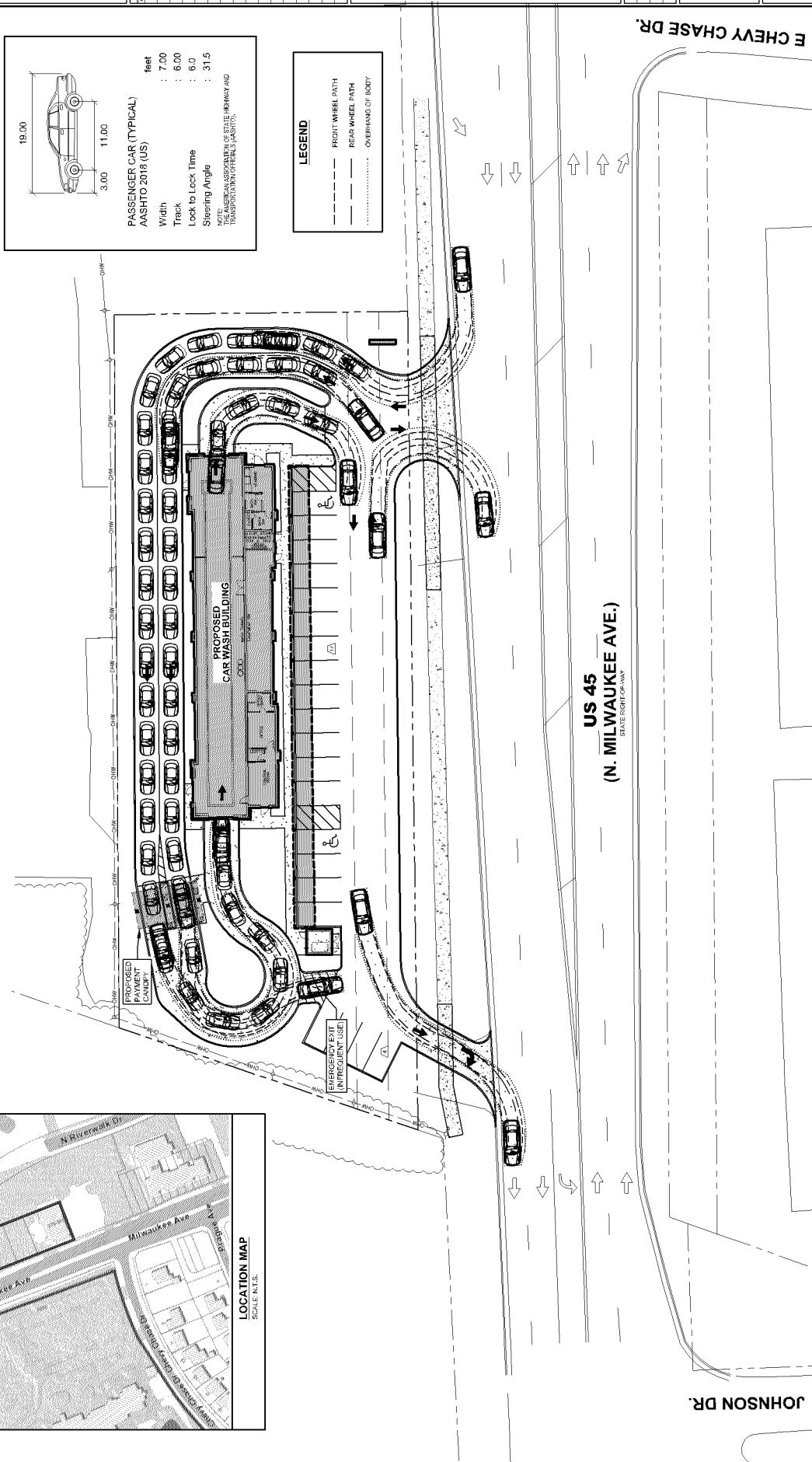
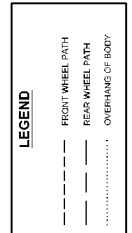
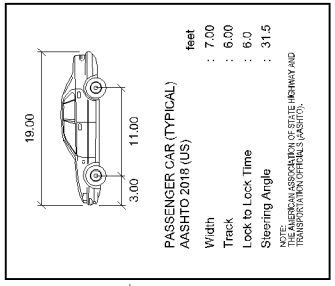
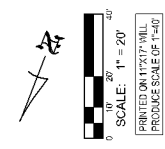
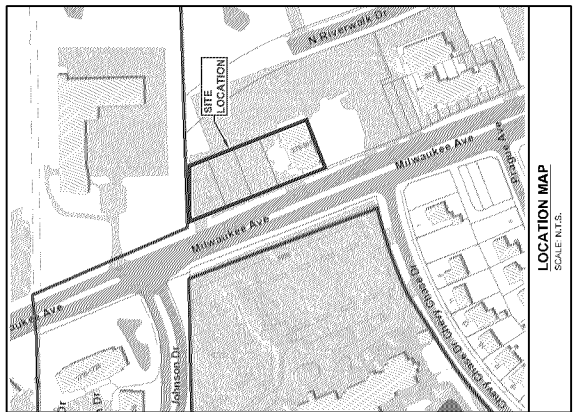
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5	10/1/2014	ISSUED FOR REVIEW
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98	10/1/2014	ISSUED FOR REVIEW
99	10/1/2014	ISSUED FOR REVIEW
100	10/1/2014	ISSUED FOR REVIEW

DESIGNED BY: [blank]
DRAWN BY: [blank]
DATE: 05-1-2014
PROJECT #:

301 N. MILWAUKEE AVE.
BUFFALO GROVE, IL 60089

**CAR WASH
TURNING
EXHIBIT**

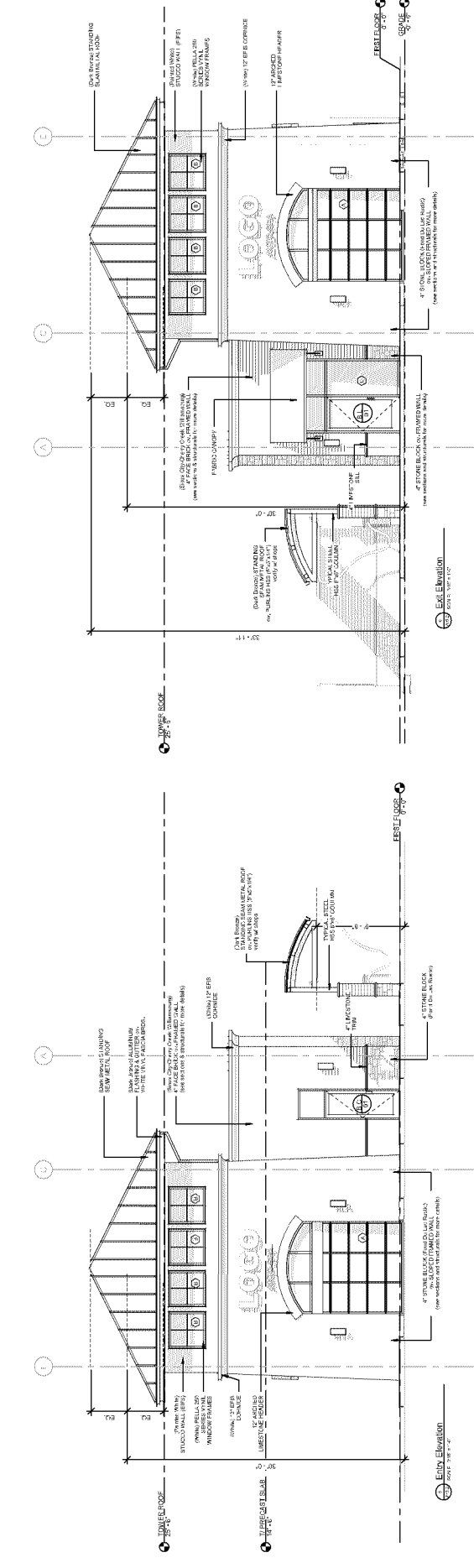
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DATE: 05-1-2014
PROJECT #:



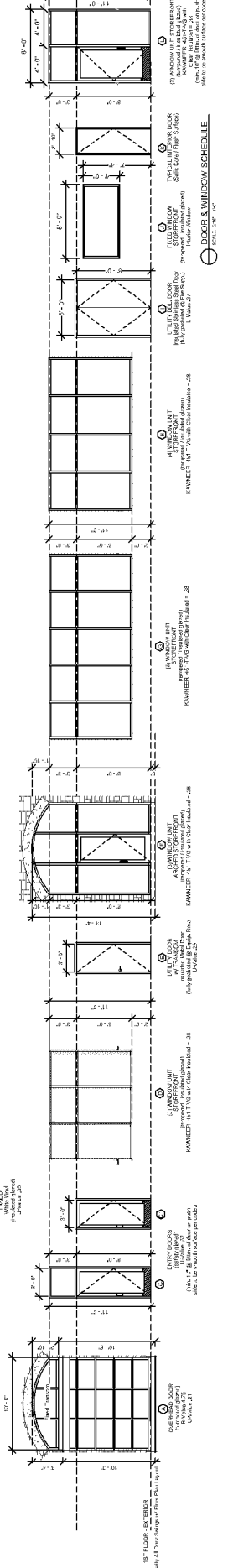
JOHNSON DR.

US 45
(N. MILWAUKEE AVE.)
STATE RIGHT-OF-WAY

CHEVY CHASE DR.



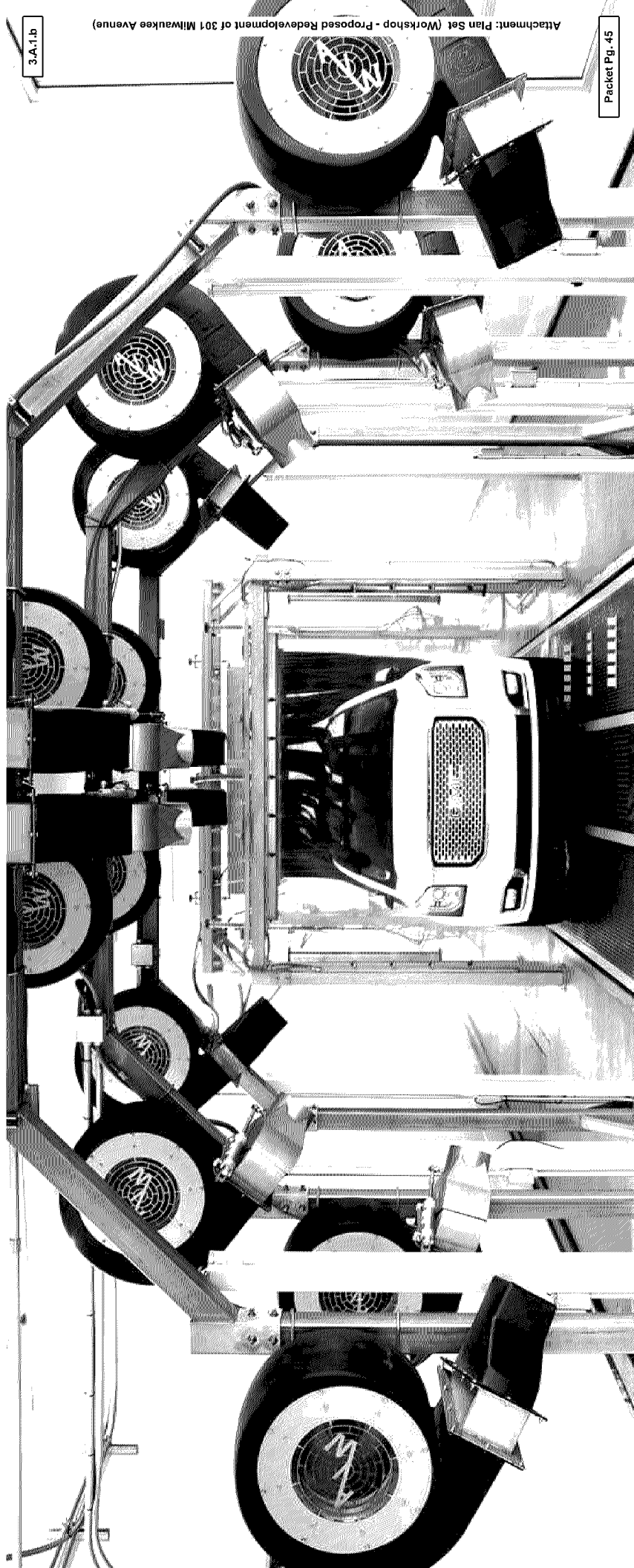
HARDWARE SCHEDULE									
HARDWARE		KNICKER		CLOSER		STOP		WATERSTOPPING	
ITEM	DESCRIPTION	ITEM	DESCRIPTION	ITEM	DESCRIPTION	ITEM	DESCRIPTION	ITEM	DESCRIPTION
01	ENTRANCES	1 1/2" PAIR BUTT, 4 1/2" x 4 1/2"	CYLINDER DEADLATCH, KEY EXTERIOR	PUSH BAR INTERIOR, FULL EXTERIOR	YES	THRESHOLD	YES	THRESHOLD	YES
02	OFFICE	1 1/2" PAIR BUTT, 4 1/2" x 4 1/2"	PRIVACY, ANSI F85 / (KEYED OUT)	LEVER	NO	THRESHOLD	YES	THRESHOLD	YES
03	CLOSET	1 1/2" PAIR BUTT, 4 1/2" x 4 1/2"	PASSAGE, ANSI F75	LEVER	NO	THRESHOLD	YES	THRESHOLD	YES
04	BATHROOMS	1 1/2" PAIR BUTT, 4 1/2" x 4 1/2"	PRIVACY, ANSI F75	LEVER	NO	THRESHOLD	YES	THRESHOLD	YES
05	JANITOR'S CLOSET	1 1/2" PAIR BUTT, 4 1/2" x 4 1/2"	STOREROOM, ANSI F85 / (KEYED OUT)	LEVER	NO	THRESHOLD	YES	THRESHOLD	YES
06	WASH TUNNEL & EQUIP RM	1 1/2" PAIR BUTT, 4 1/2" x 4 1/2"	CYLINDER DEADLATCH, KEY EXTERIOR	PUSH BAR INTERIOR, KNURLED LEVER EXTERIOR	YES	THRESHOLD	YES	THRESHOLD	YES











[illegible]



May 4, 2022

RE: Preliminary Stormwater Assessment for CWPD – Buffalo Grove
301 N. Milwaukee Ave.
Buffalo Grove, IL

To Whom It May Concern,

This preliminary engineering assessment is intended to identify existing and proposed conditions related to the project site and its drainage according to the Lake County Watershed Development Ordinance. The Village of Buffalo Grove is a certified community with the County. The assessment is intended for a pre-application/referral meeting at the Village Board Meeting and is based on available public information.

Project Description

Client is proposing a new carwash facility in at a vacant 0.89-acre commercial lot. This project entails the development of a proposed 150' x 35' carwash building, vacuum stalls, payment station & canopy, drive aisles and utilities.

Pre-Development Conditions

The site has one (1) building formally the Grill on the Rock Korean BBQ at the south end of the site with a trash enclosure along the east lot line. Three quarters of the site is a parking lot with a few landscape islands. Landscaping is limited to perimeter areas around the building foundation and narrow buffers along the west and north lot lines. Two existing access drives connect to Milwaukee Ave, one at the north end and one adjacent to the building. The site appears to drain north to an offsite swale. The improvements have existed prior to the original Lake County Watershed Development Ordinance effective date of 10/18/92. Aerial exhibits from Lake County GIS has been included.

Impervious Area = 0.85 AC
 Pervious Area = 0.04 AC
 Development Area = 0.89 AC

Regulatory Floodplain

The proposed developed area is within a regulatory floodplain per the Federal Emergency Management Agency. FIRM Panel #17097C0266K, Zone AE with an effective date of September 9th, 2013. The 100-year flood zone limit passes through the northern third of the site. A Base Flood Elevation (BFE) is approximately 644.6 ft based on the Floodplain Study. The site will be designed to accommodate the floodplain and mimic existing elevations. Compensatory storage will be provided along the north side of the project and the building will be elevated to meet flood protection standards. A FEMA Firmette has been included.

Regulatory Wetlands

Cursory review of the US Fish & Wildlife Services National Wetland Inventory and Lake County's GIS indicates no wetlands are in or adjacent to the project site. Maps have been included.

Attachment: Plan Set (Workshop - Proposed Redevelopment of 301 Milwaukee Avenue)



Post-Development Conditions

The redevelopment will reduce the impervious area and thereby increase the pervious with heavy landscaping. A 6' landscape buffer has been proposed on all side of the car wash site. The development will be considered a "Major - Regulated Development" per the Lake County WMO because of regulatory floodplain (300.01). The "new" impervious area will be less than 0.5-acres.

Impervious Area = 0.66 AC
 Pervious Area = 0.23 AC
 Development Area = 0.89 AC

Stormwater Management

Lake County requirements for hydrologically disturbed area: Release rates of 0.04 CFS/AC for the 2-year, 24-hour storm event and 0.15 CFS/AC for the 100-year, 24-hour events.

The existing site is 96% impervious, the proposed site will reduce the percentage to 74%. The stormwater runoff will be reduced with the additional landscaping. If detention is required for the redevelopment, it will be in landscape areas, surface ponding or underground chambers.

Runoff Volume Reduction (RVR)

The Lake County WMO includes water quantity standards: The site development plan shall incorporate stormwater infiltration, evapotranspiration, reuse, or other methods, into the project. The applicant shall use appropriate green infrastructure techniques and best management practices to reduce runoff volume, according to the Lake County WMO. New impervious areas created after 04-01-09 that result in at least 1-acre hydrological disturbance and more than 0.5-acres of new impervious area and/or redevelopment of previously developed sites that result in at least 1 acres of hydrological disturbance.

The project is considered a redevelopment and is less than 1-acre, below the hydrologic disturbance threshold. The RVR requirements do not apply to this project, but some may be incorporated into the design.

Water Quality Treatment

The Lake County WMO includes water quality standards. The water quality treatment requirements in the WMO apply to developments that result in at least 0.5-acre of new impervious surface area, where "new" is defined in 300.06 of the Ordinance.

The project is considered a redevelopment and does not create more than 0.5-acres of "new" impervious area. Water quality treatment is not required for the site.

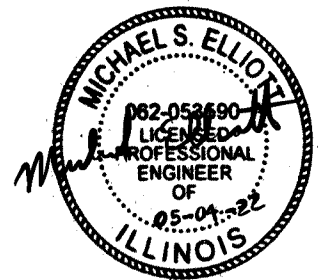
If you have any questions or require additional information, please contact us.

Very truly yours,

TERRA CONSULTING GROUP, LTD

Mike Elliott

Michael Elliott, PE
 Director of Civil Engineering



My Comm. Expires 11.30.23

C: Nick Spallone – Car Wash Pro Designers



Attachment: Plan Set (Workshop - Proposed Redevelopment of 301 Milwaukee Avenue)



Lake County, Illinois



LakeCounty

Map Printed on 5/4/2022



Tax Parcel
Information



Tax Parcels 2021

1993

Disclaimer:

The selected feature may not occur anywhere in the current map extent. A Registered Land Surveyor should be consulted to determine the precise location on the ground. This map does not constitute a regulatory determination and is not a base for engineering design. This map is intended to be viewed as a reference only.

National Flood Hazard Layer FIRMette

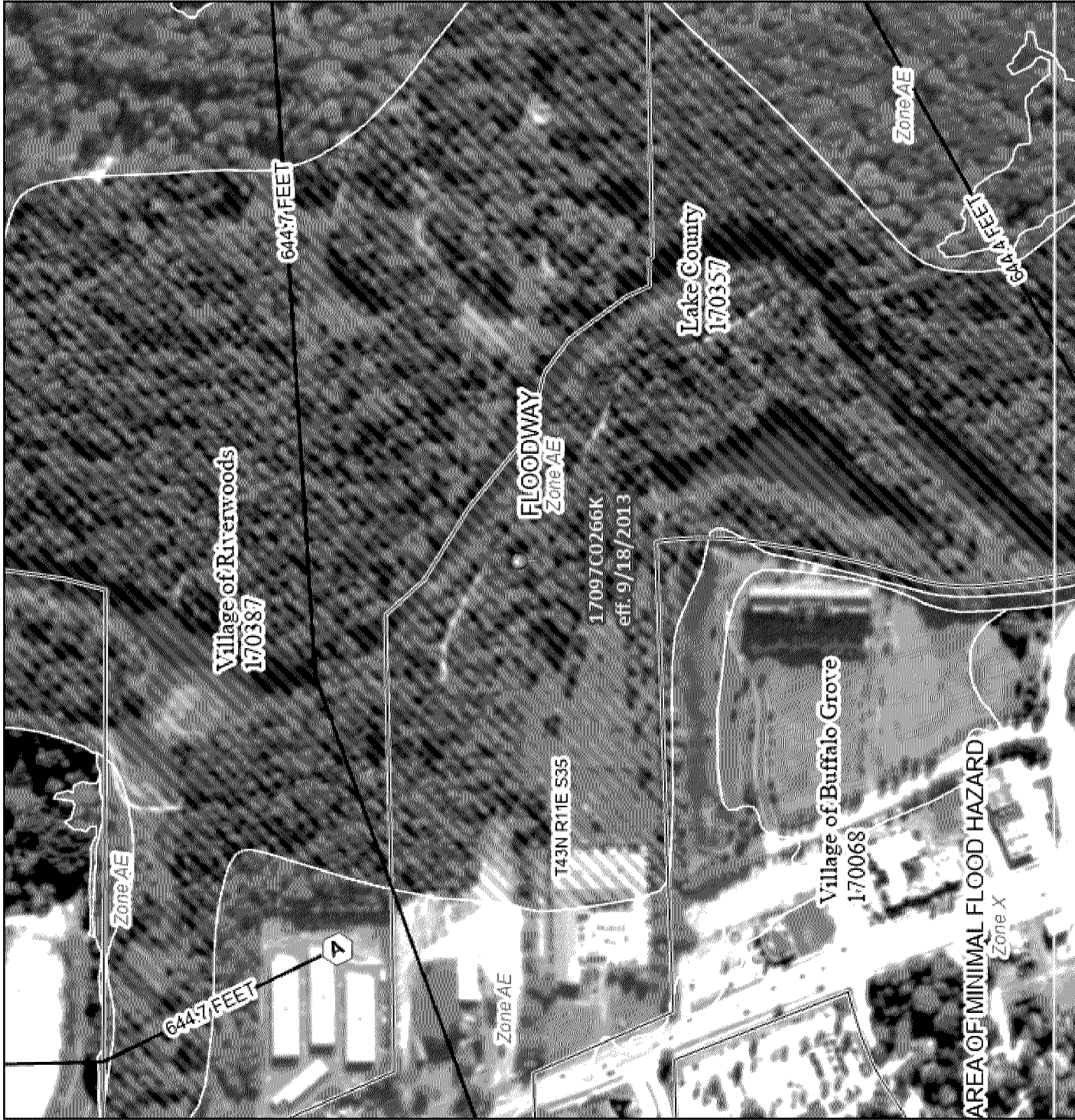


87°55'7"W 42°9'49"N

Legend

3.A.1.b

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT



SPECIAL FLOOD HAZARD AREAS

Without Base Flood Elevation (BF)
Zone A, V, AH, I
With BFE or Depth Zone AE, AO, AH, I
Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

0.2% Annual Chance Flood Hazard
of 1% annual chance flood with a
depth less than one foot or with d
areas of less than one square mil
Future Conditions 1% Annual
Chance Flood Hazard Zone X
Area with Reduced Flood Risk du
Levee. See Notes. Zone X
Area with Flood Risk due to Levee

OTHER AREAS

NO SCREEN
Area of Minimal Flood Hazard Zone C
Effective LOMRs
Area of Undetermined Flood Hazz

GENERAL STRUCTURES

Channel, Culvert, or Storm Sewer
Levee, Dike, or Floodwall

OTHER FEATURES

20.2
17.5
8
Base Flood Elevation Line (BFE)
Limit of Study
Jurisdiction Boundary
Coastal Transect Baseline
Profile Baseline
Hydrographic Feature

Cross Sections with 1% Annual CI
Water Surface Elevation
Coastal Transect
Base Flood Elevation Line (BFE)
Limit of Study
Jurisdiction Boundary
Coastal Transect Baseline
Profile Baseline
Hydrographic Feature

MAP PANELS

Digital Data Available
No Digital Data Available
Unmapped

The pin displayed on the map is an appropriate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/26/2022 at 7:22 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas are not included for regulatory purposes.



U.S. Fish and Wildlife Service

National Wetlands Inventory

301 N. Milwaukee Rd.

3.A.1.b



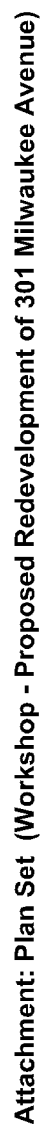
June 23, 2021

Wetlands

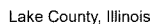
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

3.A.1.b



Sources: Water: Lake County, Illinois GIS/Mapping Division
Boundaries: Lake County, Illinois GIS/Mapping Division



Map Printed on 5/4/2022



Tax Parcel Information

☐ Tax Parcels 20212007 Hydro
Areas

TYPE

Lake

Pond

 River/Stream/
Creek

2002 Hydro Lines

TYPE

Lake

Pond

— River/Stream

Island

Detention Basin

Dam-single line

Culvert-single line

Local drainage,
apparent

Stream less than
five feet in width

— Out area

 Lake County
Wetland
Inventory

 ADvanced
IDentification
Wetlands

 ADID with 100ft Buffer

The selected feature may not occur anywhere in the current map extent. A Registered Land Surveyor should be consulted to determine the precise location on the ground. This map does not constitute a regulatory determination and is not a base for engineering design. This map is intended to be viewed as a guide only.

MEMORANDUM TO: Brian Paul
Premier Design + Build Group

FROM: Javier Millan
Principal

Luay Aboona, PE, PTOE
Principal

DATE: June 1, 2022

SUBJECT: Traffic Impact Statement
Proposed Car Wash
Buffalo Grove, Illinois

This memorandum summarizes the results and findings of a traffic impact statement prepared by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed development of a tunnel car wash in Buffalo Grove, Illinois. The site, which was previously occupied by the Grill on the Rock restaurant, is located at 301 N. Milwaukee Avenue between Chevy Chase Drive and Johnson Drive. As proposed, the site will be developed with an approximate 5,000 square-foot tunnel car wash facility with 17 vacuum stalls and four employee parking spaces. Access to the car wash will be provided off Milwaukee Avenue via a full-movement access drive near the south property line and via a right-in/right-out access drive near the north property line.

The purpose of this traffic statement was to estimate the traffic to be generated by the car wash and review the access and circulation system proposed to serve the car wash. **Figure 1** shows an aerial view of the site. A copy of the proposed site plan is located in the Appendix.

Existing Roadway System Characteristics

The characteristics of the existing roadways near the development are described below.

Milwaukee Avenue (US Route 45) is generally a north-south arterial roadway that in the vicinity of the site provides three through lanes in each direction separated by a raised landscaped median. At its signalized intersection with Riverwalk Drive/Columbus Parkway, Milwaukee Avenue provides an exclusive left-turn lane, three through lanes, and an exclusive right-turn lane on the northbound approach and an exclusive left-turn lane, two through lanes, and a shared through/right-turn lane on the southbound approach. Both legs of the intersection provide standard style crosswalks with pedestrian countdown signals. Milwaukee Avenue is under the jurisdiction of the Illinois Department of Transportation (IDOT), is classified as a Strategic Regional Arterial (SRA), carries an Annual Average Daily Traffic (AADT) volume of 36,200 vehicles (IDOT 2019), and has a posted speed limit of 40 miles per hour.



Aerial View of Site

Figure 1

Attachment: Plan Set (Workshop - Proposed Redevelopment of 301 Milwaukee Avenue)

Chevy Chase Drive and *Johnson Drive* are east-west roadways that are under stop sign control at their terminus at Milwaukee Avenue. Both roadways only provide one lane in each direction with Chevy Chase Drive having a posted speed limit of 25 mph and Johnson Drive having a speed limit of 30 mph. Both roadways are under the jurisdiction of Village of Buffalo Grove.

Trip Generation Estimates

The number of peak hour vehicle trips estimated to be generated by the proposed car wash was estimated based on the “Automated Car Wash” (Land-Use Code 948) trip rates published in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 11th Edition. It is important to note that surveys conducted by ITE have shown that a considerable number of trips made to car washes are diverted from the existing traffic on the roadway system. This is particularly true during the weekday morning and evening peak hours when traffic is diverted from the home-to-work and work-to-home trips. Such diverted trips are referred to as pass-by traffic. However, in order to present a worst-case scenario, no reductions in the site-generated traffic were taken into account.

Based on the data provided in the ITE Manual for an automated car wash (Land-Use Code 948), the typical usage is approximately 71 vehicles per hour during the weekday evening peak hour and 152 vehicles per hour during the Saturday midday peak hour. The ITE Manual does not provide data for the morning peak hour for an automated car wash. For the purposes of the evaluation, it was assumed to be approximately one-third of the weekday evening peak hour trip generation. **Table 1** summarizes the estimated trips using the ITE rates. Copies of the ITE trip generation graphs are included in the Appendix.

Table 1
PEAK HOUR SITE-GENERATED TRAFFIC VOLUMES

ITE Land-Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Saturday Midday Peak Hour		
		In	Out	Total	In	Out	Total	In	Out	Total
948	Car Wash (5,000 s.f.)	12	12	24	35	36	71	76	76	160

Traffic Evaluation

Based on the estimated trips shown in Table 1, the facility will be able to accommodate the hourly trips generated given that the service rate of the tunnel is approximately 130 to 150 vehicles per hour. Furthermore, the volume of traffic to be generated by the proposed car wash, without taking into account pass-by traffic reductions, will amount to approximately one percent of the existing peak hour traffic on Milwaukee Avenue, thus indicating that the traffic the proposed facility will generate can be accommodated and that it will not have a significant impact on traffic conditions in the area.

Site Access Evaluation

As previously indicated, access to the car wash is proposed to be provided off Milwaukee Avenue at two locations. Below is a discussion of each access drive.

Southern Access Drive

The proposed southern access drive will be a relocation of the existing access drive that served the previous use on site. The access drive will be located near the southern property line approximately 175 feet north of Chevy Chase Drive. The access drive will provide one inbound lane and one outbound lane. Inbound left-turn movements can be accommodated by the existing striped median on Milwaukee Avenue. It should be noted that the access drive will be provided with a raised island median to prohibit inbound traffic from accessing the vacuum stalls.

Northern Access Drive

The proposed northern access drive will be a modification of the existing access drive from full movements to right turns in and out only. The access drive should be designed and signed to physically enforce the restriction.

It is recommended that outbound movements at both access drives be under stop sign control.

Internal Circulation Review

The single-lane automatic car wash tunnel will be an exterior-only car wash system and will have a counterclockwise circulation. The entrance to the car wash drive-through system is located at the south end of the site. Vehicles will proceed along the south and east sides of the site to approach the two individually gated, automatic pay stations to select and pay for their car wash options. The gates meter the traffic flow proceeding to the car wash tunnel entrance and will open in sequence based on the order of vehicle payment. Once the gate is lifted for the respective lane, the individual vehicle will perform a U-turn to proceed towards the entrance to the tunnel. At the entrance to the car wash tunnel, the driver will remain in the vehicle and the car wash will automatically pull the vehicle through the tunnel. It is our understanding that car washes have a typical service rate of 130 to 150 vehicles per hour, which will minimize the amount of time a vehicle spends in the tunnel, thus reducing internal queues.

After exiting the tunnel, the vehicles can either turn right to access the vacuum positions or continue straight to exit to Milwaukee Avenue. Approximately four vehicles can be accommodated between the car wash exit and the access drive. If the vehicle is delayed in exiting the tunnel, the pulling system will shut down so that vehicles in the tunnel that are following will not rear-end the exiting vehicle.

It should be noted and as indicated earlier, the full-movement access drive will be designed with a barrier island median to physically prohibit entering vehicles from accessing the vacuum stalls.

Car Wash Stacking

According to the site plan, there is storage for approximately 38 vehicles to queue while advancing to one of the two pay stations. Further, the car wash tunnel itself can hold approximately five vehicles at the same time for a total stacking capacity of 43 vehicles. This available stacking will be adequate in accommodating the normal daily projected traffic operations of the car wash.

Car Wash Wayfinding and Traffic Control Signage

The following wayfinding and traffic control signage is recommended:

- Wayfinding signage should be posted to guide vehicles to the respective car wash stacking area to minimize vehicle turning movements within the internal site circulation area.
- Wayfinding signage should be posted at the exit of the car wash tunnel to direct vehicles exiting the car wash to either of the two access drives off Milwaukee Avenue.
- A “Do Not Enter” sign should be posted at the exit of the car wash tunnel to deter opposing traffic from entering the car wash tunnel from the one-way exit direction.
- A stop sign should be provided at the southern end of the vacuum station drive aisle in order to promote free-flow movement for vehicles entering the site or exiting the car wash.

Vacuum Positions

The 17 vacuum positions will be located on the west side of the car wash tunnel. A north-south, two-way drive aisle will be provided, allowing flexibility for vehicles to access the vacuum area either before (via the right-in/right-out access drive) or after the car wash. Vehicles exiting the vacuum stations can exit the site via either access drive off Milwaukee Avenue.

Peak Day Operations

Typical of any car wash, its peak operations (design day) typically occur after a weather event such as a snowfall or a rain event. Based on historical data from other car washes, this typically occurs 12 to 15 times per year. When this peak demand occurs, the following operational procedures should be implemented:

- Increase the service rate of the tunnel to the maximum it can process.
- Should the internal vehicular queues occupy both lanes, the right-in movement at the full-movement access drive off Milwaukee Avenue should be closed via traffic cones and an attendant should direct traffic to enter via the right-in/right-out access drive.
- Direct traffic to stack on the drive aisle within the vacuum stalls. This would provide the car wash with additional stacking for approximately 16 to 20 vehicles (stacked side by side).

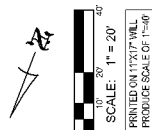
- Provide staff at critical locations within the circulation system during peak periods at the car wash to help direct and manage the flow of traffic through the site. Critical internal locations where staff should be located include at the pay stations and at the exit of the car wash.

Conclusion

Based on the preceding evaluation, the following conclusions and recommendations have been made:

- The proposed car wash will generate a limited volume of traffic, which will be reduced due to pass-by traffic.
- The proposed access system consisting of a full-movement access drive near the south property line and a right-in/right-out access drive near the north property line will be adequate in accommodating site-generated traffic.
- The outbound movements from the access drives off Milwaukee Avenue should be under stop sign control.
- The proposed site layout will provide on-site stacking for approximately 43 vehicles (including vehicles in the tunnel), which will be adequate in accommodating the normal daily projected traffic operations.
- The following wayfinding and traffic control signage is recommended:
 - Wayfinding signage should be posted at the exit of the car wash tunnel to direct vehicles exiting the car wash to either access drive off Milwaukee Avenue.
 - A “Do Not Enter” sign should be posted at the exit of the car wash tunnel to deter opposing traffic from entering the car wash tunnel from the one-way exit direction.
 - A stop sign should be provided at the southern end of the vacuum station drive aisle in order to promote free-flow movement for vehicles entering the site or exiting the car wash.
- On peak days (after a snowfall or a rain event), the following operational procedures should be implemented:
 - Increase the service rate of the tunnel to the maximum it can process.
 - Close the right-in movement at the full-movement access drive off Milwaukee Avenue via traffic cones and an attendant should direct traffic to enter via the right-in/right-out access drive.
 - Internally direct the diverted traffic to stack within the vacuum stalls.
 - Provide staff at critical locations within the circulation system at the car wash to help direct and manage the flow of traffic through the site. Critical internal locations where staff should be located include at the pay stations and at the exit of the car wash.

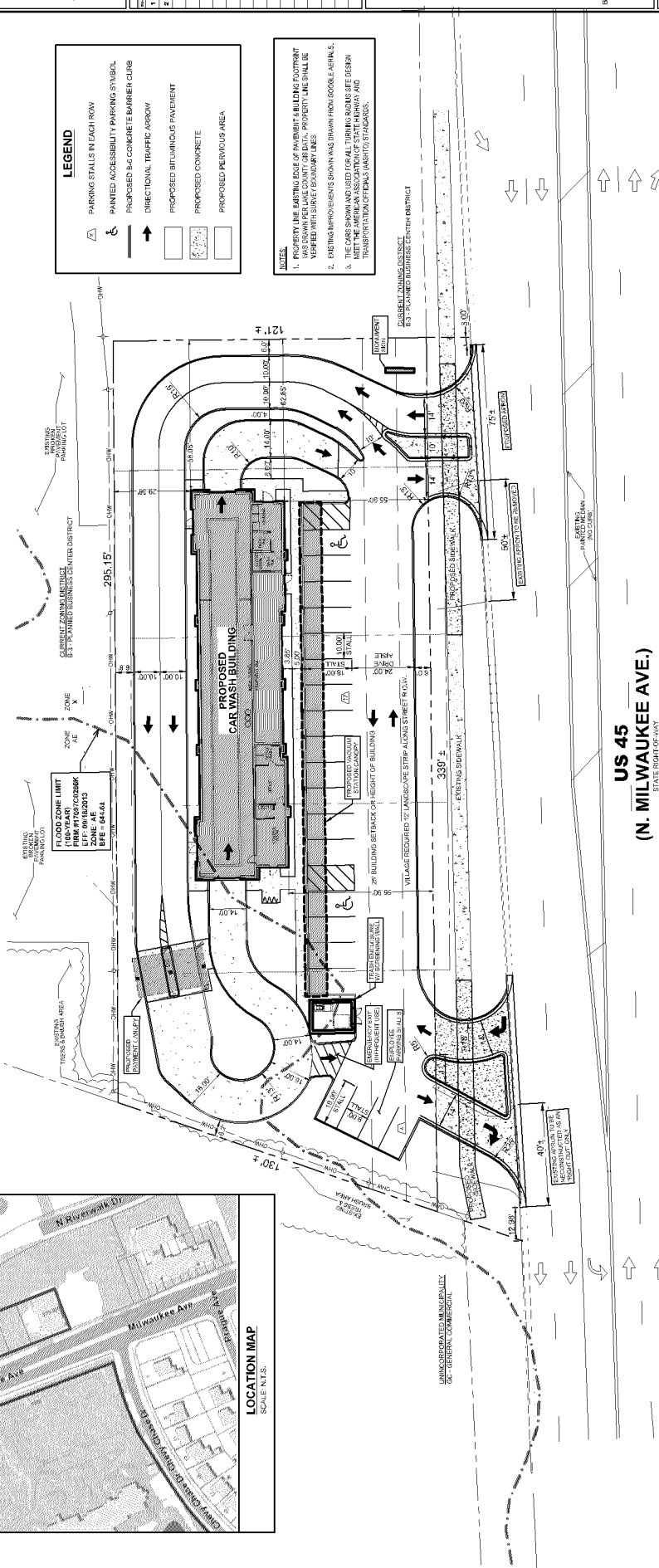
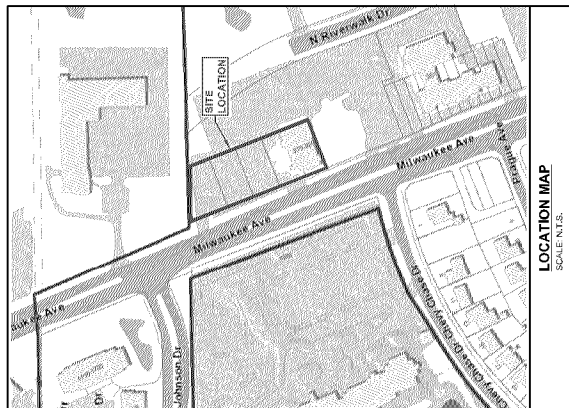
Appendix



PARKING SUMMARY:	
EMPLOYEE STALLS:	4
ADA / VACUUM STALLS:	2
VACUUM STALLS:	<u>15</u>
TOTAL STALLS:	21

PROPOSED IMPROVEMENTS COVERAGE:	
TOTAL AREA	= 0.889 AC. $\pm$
#PREVIOUS AREA	= 0.558 AC. (74.0%)
PREVIOUS AREA	= 0.231 AC. (26.0%)

LOT DATA	301 N. MILWAUKEE AVE. BUFFALO GROVE, IL 60089	15-35-30-001-0000, 15-35-30-002-0000, 15-35-30-003-0000, 15-35-30-004-0000, 15-35-30-005-0000	PIN:	B-2 PLANNED BUSINESS CENTER DISTRICT	ZONING:	= 0.688 AC	AREA:
----------	--	---	------	--------------------------------------	---------	------------	-------



E CHEVY CHASE DR.

US 45
(N. MILWAUKEE AVE.)

JOHNSON DR.



Sound Evaluation for the Proposed Car Wash in Buffalo Grove on Milwaukee Road

May 4, 2022

Car Wash Pro Designers, LTD (hereinafter "CWPDP") conducted an analysis to examine the impact of noise from the proposed car wash in Buffalo Grove to be located on the east side of Milwaukee Road just north of Riverwalk Dr. To accomplish this, we used noise emissions data from both the exit and the entrance of a facility that is a replica of the car wash proposed in Buffalo Grove, Illinois. This was the Voda Luxury Auto Spa facility located at 7648 W 159th St, Orland Park, IL 60462. The measurements were conducted in May of 2022 by a CWPDP acoustical consultant using professional grade instruments. In addition, our own data from a car wash in Vernon Hills shows that the sound level drops off as angle to the opening increases.

In addition, CWPDP inspected the Buffalo Grove site to examine the effect of its topography on sound propagation. We also conducted ambient noise monitoring to document the background noise levels that exist near the residents in the apartments over 800' to east, and the single family home across Milwaukee Ave to the south west on the corner of Milwaukee Ave & E Chevy Chase Dr. All of this data is important in predicting accurate car wash sound levels at any specific location near the new facility and the impact of the facility on nearby residents.

Based on the Voda car wash noise data (which is primarily blower noise) and allowing for the reduction in noise due to distance, directivity, and topography, CWPDP conclude that the noise from the car wash will meet the Illinois State noise code. Moreover, there would be no noise impact from the car wash because the projected sound levels are well below the ambient noise levels recorded at the site.



Figure 1 - Aerial view showing the location of the audio equipment we used to record the ambient noise data.

Ambient Noise Levels

To assess the ambient noise at this site, CWPD used professional grade audio equipment to record the noise over a 7-hour period from 6:30 AM on Wednesday, May 4th until 1:30 PM on the same day. CWPD used their equipment at the residence located at 7 E Chevy Chase Dr, Buffalo Grove, IL 60089. The south and southeast property line of the proposed wash, and the residential apartment building located at 301 N Riverwalk Dr, Buffalo Grove, IL 60089. This location is shown in the aerial photo in **Figure 1**.

The primary ambient noise at this recording location was vehicle traffic on Milwaukee Ave, a primary, 5-lane highway.

Ambient noise refers to the existing, all-encompassing sound at a given place in a community. It is a composite of sounds from many sources near and far.

The recording in the field was documented via screenshots, of the device, video from the dB equipment, and a report attached as exhibits below. A sample sound level tests were conducted over a 24 hour period on Milwaukee, Ave 2.5 miles south of the proposed wash site in Buffalo Grove by Dr Thunder (Noise Study Expert) are shown in **Figure 2 (below)**. The thin, blue line shows the variation in the **A-weighted sound level** at 1-second intervals. The high peaks in the graph were typically from motorcycles, trucks, and airplane flyovers.

The thick, red line in **Figure 1** is the hourly, time-averaged level of the ambient noise. This level is often called the equivalent level (Leq) because its value is “equivalent” to the average sound energy – not the average decibel level. The Leq is the metric adopted by the U.S. EPA and correlates well with the impact of an ambient noise environment.

The **A-weighted sound level** is the standard metric to measure sound and is expressed in decibels (dB). It is a filter that mimics how we hear noise because it diminishes low frequencies.

The Leq line in **Figure 2 (below)** shows the trend in the ambient noise over a weekday 24-hour period on the same road, 2.5 miles south of the proposed site in Buffalo Grove. Specifically, it reveals that the ambient noise begins to drop around 9:00 PM and then returns to near daytime levels by around 6:00 AM.

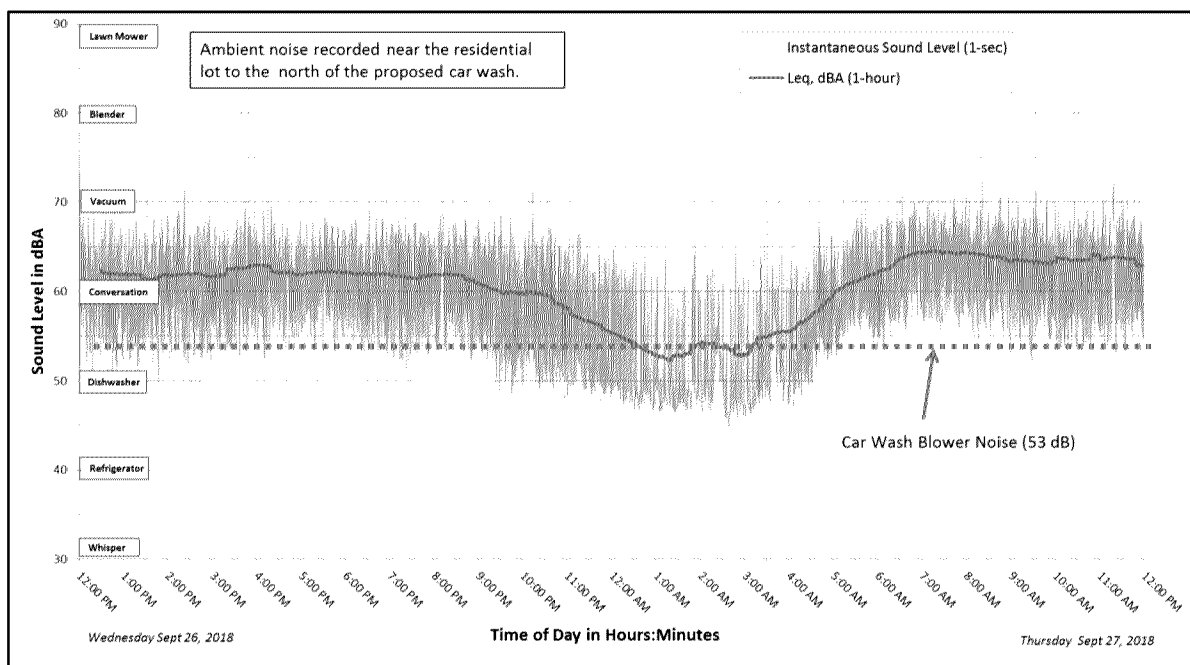


Figure 2 – Plot showing the approximate car wash sound levels at the the property line at the south/east corner of the site from the exit of the car wash compared to the ambient noise levels measured at a similardistance to Milwaukee ave from the sound study conducted on the site located 2.5 miles south of this location on Milwaukee Ave.

Projected Noise Levels

The data obtained at the Voda Luxury Auto Spa in Orland Park indicates an average sound level of 60.9-dB without washes exiting the tunnel and an average of 71.5-dB with a vehicle exiting the tunnel at 110 feet from the exit of the wash at the same degree as the one shown in Figure 1 above. Because the entrance is much further from the blowers, the sound level is substantially lower at that location. Specifically, the level at 40 feet from the entrance at the same angle was 58.2-dB a level 13.3-dB lower than the exit. Since a 10-dB drop in sound level is half as loud, the noise emission from the entrance is more than half as loud as the exit. The recording in the field at 301 N Milwaukee Ave, Buffalo Grove, IL 60089 on the south end of the parcel on May 4, 2022 at 11:49AM that had current dB levels of (Peak: 97.8-dB, Avg: 74.7-dB) and at 11:53AM across the street at the residence located 330 feet from the proposed wash site at 7 E Chevy Chase Dr, Buffalo Grove, IL 60089 that had current dB levels of (Peak: 88.5-dB, Avg: 72.4-dB).

As mentioned above, the sound level of a tunnel car wash drops off as a listener moves to the side of either the exit or the entrance. This is a phenomenon known as directivity. Based on our data, the sound level drops off by as much as 12-dB at an angle of 90° from the opening. The drop is further for angles greater than 90°.

The sound level due to a car wash is generally the highest at the closest residential location. In this case, the closest residential lot is directly to the southwest of the proposed car wash across Milwaukee Ave. Using the Voda sound data, we projected the noise level to this property based on the attenuation of sound over a distance of 330' at 45 degrees from the exit of the wash and the effect of directivity to be 24-dB from the wash facility to this residence (with no passing traffic from Milwaukee Ave). The result is a projected level of 29-dBA radiating from the wash facility alone. This is below the State of Illinois daytime limit (80-85 dBA) of about 72-dB for noise radiated from commercial property (Class B) to residential property (Class A).

A noise impact could occur if the time-averaged noise level of the carwash exceeds the time-averaged level of the ambient noise by more than 3-5 dB. To visualize the relationship between the projected sound level and the ambient noise levels, we plotted the projected car wash blower noise level on the ambient noise graphs of **Figure 2**. As seen in this chart, the car wash noise levels are well below the hourly Leq of the ambient noise level from about 5:00 AM until 11:00 PM. If the on-time of the blowers were factored in, the hourly time-weighted level of the blowers would be even lower. Based on our analysis, it can be concluded that the operation of this facility would pose no impact during its proposed operation hours of 6:00 AM to 10:00 PM.

The closest residential location to the proposed car wash is 330 feet from the exit of the wash, and 445 feet from the entrance of the wash. Residents closest to the exit of the proposed car wash would have the following levels of dB based on distance:

Description of Measurement	dBA
Car Wash - 1 meter from Car Wash Exit	87
Car Wash - 20 feet from Car Wash Exit	73
Car Wash - 40 feet from Car Wash Exit	61
Car Wash - 80 feet from Car Wash Exit	50
Car Wash - 160 feet from Car Wash Exit	42
Car Wash - 320 feet from Car Wash Exit	33
Car Wash - 380 feet from Car Wash Exit	24

Conclusion: Homes closest to the exit of the proposed car wash (330 feet) would hear the equivalent of a pin drop from a height of one (1) centimeter at a distance of one meter (3.28084 ft) away. The dB levels above do not account for any form of screening, which will ultimately reduce the dB levels significantly.

Site design, building design, distance from the source, and landscaping can all be used to decrease ("attenuate") or block/direct sound. Blower layout, the direction the tunnel faces, and of course, the number of blowers are also factors. Many local government ordinances dictate a maximum sound pressure level at the property line, typically 80-85 dBA for commercial properties on busy streets during the day (that's the typical level of traffic noise on a busy street) down to 50-60 dBA in quieter non-industrial, residential areas, especially at night. Some even dictate sound pressure levels by frequency.

We have included sound data, video data from two exact replica washes along with a report from Dr Thunder conducted for the exact same facility on Milwaukee Ave in Wheeling just 2.5 miles to the south to support our conclusions and findings herein.

The conclusions herein are based on a completion of several reports, experts and studies conducted on the same equipment and building type proposed for the new car wash facility.

Sincerely,
Car Wash Pro Designers

A handwritten signature in black ink, appearing to read 'Nick Spallone', with a stylized flourish extending from the end of the name.

Nick Spallone
Principal

06/1/2022

**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, JUNE 1, 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 Fence Variation for a ComEd Substation at 251 Aptakisic Rd (Trustee Johnson) (Staff Contact: Kelly Purvis)

Mr. Binder, Associate Planner, provided a background the proposed chain link fence 251.

Mr. Boundy introduced ComEd.

Mr. Otto went through the PowerPoint presentation outlining the substation at 251 Aptakisic. He provided details on what is existing and what is being proposed by federal regulations.

Chris, security manager for ComEd, reviewed the security measures that are being proposed.

Com. Richards asked the petitioners to review the standards.

Chris explained their methodology which is audited by the federal government for approval.

Com. Richards asked what the purpose of the posts are.

Chris said they are for the cameras.

Com. Richards asked why the height of 16-foot post was necessary

Chris explained the purpose of the 16-foot post.

Com. Spunt asked about the camera view.

Chris explained their purpose is to view the inside of the substation but do have some to move outside the fence to see the pathway.

Com. Spunt asked where the cameras are connected to.

Chris explained where the feed goes and who monitors the sites.

Com. Weinstein asked if the 7-foot chain-link fence is becoming a standard for this tier.

Chris said yes, 7-foot is becoming the standard for some.

Com. Weinstein asked about the Y shaped wire.

Chris explained the purpose of the Y shaped wire.

Com. Richard asked if the camera could see residents.

Chris said no.

Com. Moodhe asked how far the camaras will be from major infrastructure.

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Chris said she does not know the distance from the fence, but they try to keep a 10-foot distance.

Com. Moodhe asked about line of site.

Chris spoke on the vegetation that surrounds the substation.

Com. Moodhe asked if local law enforcement has access to the substation in the event something happens.

Chris said yes, they have access to the tapes.

Chairperson Cesario referenced packet page 38.

Staff report was entered as exhibit 1.

The PowerPoint presentation was entered as exhibit 2.

The public hearing was closed at 7:56 PM.

Com. Weinstine made a motion to grant variations to Section 15.20.040, 15.20.080 and 15.20.090 of the Buffalo Grove Fence Code to allow for a 7-foot chain-link fence with a 12" y-shaped barbed wire and five, 16-foot-tall posts at 251 Aptakisic Road, subject to the following conditions:

1. *The fence shall be constructed in accordance with the documents and plans submitted as part of*

this petition.

Com. Richards seconded the motion.

Com. Worlikar spoke in favor of the motion.

Com. Moodhe spoke in favor of the motion.

Com. Weinstein spoke in favor of the motion.

Chairperson Cesario spoke in favor of the motion.

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

2. Consideration of a Special Use for a Recreational Use at 312 Half Day Road (Trustee Pike) (Staff Contact: Kelly Purvis)

Mr. Binder, Associate Planner, provided a background on the petition for a proposed business at 312 Half Day Rd.

Mr. Maruvada described their proposed special use for a golf simulator business.

Com. Moodhe asked staff if the proposal was brought before the Village Board before PZC.

Mr. Brankin noted that the Village does not manage competition of businesses.

Com. Moodhe asked about liquor license.

Mr. Maruvada said yes, they are already in the process of obtaining a liquor license.

Chairperson Cesario asked about hours of operations.

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Mr. Maruvada explained the purpose of their hours of operation.

Chairperson Cesario asked for the number of workers who will be employed.

Mr. Maruvada explained the reasoning behind the number of employees.

Chairperson Cesario asked if the floor plans are not final.

Mr. Maruvada said they are the actual, final plans.

Chairperson Cesario asked about the safety of the golf bays.

Mr. Maruvada explained the frames and the pads that mitigate the bounce of the ball in each bay.

Com. Weinstein asked if they understand the parameters of a Special Use Permit.

Mr. Maruvada said yes, they understand.

Com. Weinstein asked the petitioner to go over the answers on packet page 33.

Mr. Maruvada provided explained answers to the questions.

Com. Worlikar asked if they have talked with building management.

Mr. Maruvada said yes.

Staff report was entered as exhibit one.

The Public Hearing closed at 8:11 PM

Com. Weinstein made a motion to grant a positive recommendation to the Village Board for a Special Use for a Recreational Use/Amusement Establishment (Golf Lobby), subject to the following conditions:

- 1. The Special Use is granted to the Golf Lobby LLC to operate an indoor golf simulation gaming café at 312 Half Day Road, which shall not run with the land.*
- 2. The Special Use granted to the Golf Lobby LLC is assignable to subsequent petitioners seeking*

assignment of this special use as follows:

- a. Upon application of a petitioner seeking assignment of this Special Use, the Corporate Authorities, in their sole discretion, may refer said application of assignment to the appropriate commission(s) for a public hearing or may hold a public hearing at the Village Board.*
- b. Such assignment shall be valid only upon the adoption of a proper, valid and binding ordinance by the Corporate Authorities granting said assignment, which may be granted or denied for any reason.*

Com. Richards seconded the motion

Chairperson spoke in favor of the motion.

Com. Moodhe said that staff should have a conversation on how areas are zoned.

Com. Worlikar spoke in favor of the motion.

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

Regular Meeting

Other Matters for Discussion

Approval of Minutes

1. Planning and Zoning Commission - Regular Meeting - May 18, 2022 7:30 PM

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

Chairman's Report

Chairperson Cesario provided his report to the Commission.

Committee and Liaison Reports

None.

Staff Report/Future Agenda Schedule

Deputy Community Development Director provided a brief description of the projects on the future agenda schedule.

Public Comments and Questions

Adjournment

The meeting was adjourned at 8:19 PM

Chris Stilling

APPROVED BY ME THIS 1st DAY OF June, 2022

Minutes Acceptance: Minutes of Jun 1, 2022 7:30 PM (Approval of Minutes)