

**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 15, 2022**

Call to Order

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

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)
Mr. Binder, associate planner, provided a background on the subject property.
Mr. Lilly provided testimony of the subject property. He explained he would like to turn his 3-season room into a 4 -season room.
Com. Richards ask if we already went through the process for the 3-season room on the subject property in the past.
Mr. Binder said he found no record.
Chairperson Cesario said the current structure has been there for 30 years.
Com. Moodhe asked if there is heating and air.
Mr. Lilly said no
Com. Richards asked if anyone called regarding the variation.
Mr. Binder said no
Mr. Lilly said just inquiries for his neighbors.
Com. Worlikar asked Mr. Lilly to go over the specifications of the new structure.
Mr. Lilly said it will have the same footprint as the current structure.
Chairperson Cesario entered the staff report at exhibit one.
The public hearing was closed at 7:37 PM.
Com. Weinstein made a motion 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.
Com. Richards seconded the motion.
Chairperson discussed why we have the process we have for rear yard setbacks.
Com. Spunt spoke in favor of the motion.
Com. Moodhe spoke in favor of the motion.

Com. Davis spoke in favor of the motion.

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

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)

Ms. Purvis, Deputy Community Development Director, provided a background on the petition for a sign variation.

Mr. Barajas confirmed that the background was correct. He said the sign would be helpful to their business.

Com. Moodhe asked if the sign was there when they bought it.

Mr. Barajas said yes.

Com. Moodhe asked how long the sign has been up.

Mr. Barajas said it has been there long before they bought it, and they have been there for 15 years.

Com. Weinstein asked if the road was expanded.

Mr. Barajas said he was unsure.

Chairperson Cesario asked about the landscaping plan around the sign and asked if the sign was the same as the original one.

Mr. Barajas expanded on the landscape and said that the sign would be shorter than the original sign.

Com. Richards referenced packet page 58.

Ms. Purvis provided clarification on the distance between the new sign and the sidewalk.

Com. Worlikar asked if there are any additional signs.

Mr. Barajas said there is a smaller sign on the other side of the building. Noting that the sign is hard to see.

Chairperson Cesario asked if they were going to change the sign on the other side of the building.

Mr. Barajas said not at this time.

Chairperson Cesario entered the staff report as exhibit one and the separate response as exhibit two.

The public hearing was closed at 7:52 PM.

Com. Weinstein made a motion to approve the 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.

Com. Richards seconded the motion.

Com. Worlikar spoke in favor of the motion.

Com. Davis spoke in favor of the motion.

Com. Weinstein spoke in favor of the motion.

Com. Moodhe 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

Regular Meeting

Other Matters for Discussion

Ms. Purvis provided background on the workshop for a proposed car wash at 301 Milwaukee Ave.

Mr. Paul reviewed the presentation and the existing site including the conditions of the site.

Nick provided details on the building floor plan and the components and equipment within the car wash.

Mr. Paul went over the renderings of the facility, including the photometric plan and landscape plan.

Ms. Purvis provided the variations that may be required for the subject property development.

Chairperson Cesario said he expressed his concern regarding the traffic study.

Mr. Paul explained the traffic study and the use of the access points.

Com. Worlikar asked the petitioners how people coming from the north would get into the car wash.

Mr. Paul explained the traffic flow in and out of the car wash.

Mr. Spallone said if you go through the other side, you can use the vacuums if you don't want to wash your car.

Com. Spunt asked about the technology within the car wash.

Mr. Paul explained the lidar and sonar technology.

Com. Spunt asked if they have monthly plans.

Mr. Paul said yes.

Com. Davis commented on the traffic flow. He expressed his concerns regarding the stacking of traffic in the median, making exiting into traffic difficult.

Mr. Spallone talked about the facility in Bartlett that sees more cars than this facility will. He noted they do not have traffic/stacking issues at that facility.

Mr. Paul talked about the KLOA study/report.

Com. Moodhe expressed his concerns about the south bound traffic. Asked when they did their study.

Mr. Spallone said 9 am, 10 am, 1 pm, 3pm, 8 pm

Mr. Paul continued to talk about the stacking to the south.

Chairperson Cesario said they should flush out the traffic study with KLOA.

Com. Moodhe said staff should consider looking at the whole area and not just the property.

Com. Worlikar liked the concept and shares the concerns around the traffic.

Com. Worlikar asked about the environmental aspect.

Mr. Spallone said they are a green facility and fully biodegradable.

Com. Davis said if they could see some traffic flow options or what KLOA looked at to determine their recommendation.

Com. Weinstein touched on the traffic study and said he can't think of a better option. Spoke in favor of the motion.

Chairperson Cesario spoke in favor of the motion.

Com. Weinstein asked that when they come to the public hearing that they address the lighting.

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

Approval of Minutes

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

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

Chairman's Report

Committee and Liaison Reports

Staff Report/Future Agenda Schedule

Ms. Purvis provided an update on the future agenda schedule.

Public Comments and Questions

06/15/2022

Adjournment

The meeting was adjourned at 8:56 PM

Action Items

Chris Stilling

APPROVED BY ME THIS 15th DAY OF June, 2022