



Meeting of the Village of Buffalo Grove Planning and Zoning Commission

Regular Meeting
April 21, 2021 at 7:30 PM

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

I. Call to Order

2. Open Meetings Act Compliance

Pursuant to orders issued in response to the COVID-19 pandemic, this Public Hearing is closed to in-person, public attendance. The hearing is being held via Zoom web conference meeting, which permits the public to fully participate in the virtual Public Hearing via Zoom on a computer, tablet or phone. Details on how to access and participate in this online virtual hearing are available below. More information pertaining to the meeting information and links to the virtual meeting can be found at

<https://us02web.zoom.us/j/84365972273>

Or One tap mobile :

US: +13126266799,,84365972273# or +19294362866,,84365972273#

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Dial(for higher quality, dial a number based on your current location):

*US: +1 312 626 6799 or +1 929 436 2866 or +1 301 715 8592 or +1 346 248 7799
or +1 669 900 6833 or +1 253 215 8782*

Webinar ID: 843 6597 2273

International numbers available: <https://us02web.zoom.us/j/kdmNcQRj9j>

II. Public Hearings/Items For Consideration

III. Regular Meeting

A. Other Matters for Discussion

1. Preliminary Plan Approval for a New Industrial Building at 1305 Busch Parkway (Trustee Johnson) (Staff Contact: Nicole Woods)

B. Approval of Minutes

1. Planning and Zoning Commission - Regular Meeting - Apr 7, 2021 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.

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 : Preliminary Plan Approval for a New Industrial Building at 1305 Busch Parkway

Recommendation of Action

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

The subject property is partially improved with a parking lot and is 3.3 acres in area. The petitioner is seeking to construct a new 50,516 square foot industrial building on the unimproved portion of the parcel. The building will be multi-tenant with the northern tenant being occupied by the petitioner, Premier Design + Build Group. They plan to lease the remaining portion to an unknown tenant. As the proposed plan complies with all applicable ordinances, a public hearing is not warranted. However, preliminary plan approval is required prior to the issuance of a building permit.

ATTACHMENTS:

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

Trustee Liaison
Johnson

Staff Contact
Nicole Woods, Community Development

Wednesday, April 21, 2021

VILLAGE OF BUFFALO GROVE
PLANNING & ZONING COMMISSION
STAFF REPORT

MEETING DATE:	April 21, 2021
SUBJECT PROPERTY LOCATION:	1305 Busch Parkway
PETITIONER:	Premier Design + Build Group
PREPARED BY:	Christopher Stilling, Director of Community Development
REQUEST:	Petition to the Village of Buffalo Grove for preliminary plan approval for a 50,516 square foot industrial building.
EXISTING LAND USE AND ZONING:	The property is partially improved with a parking lot.
COMPREHENSIVE PLAN:	The approved Village Comprehensive Plan calls for this property to be Industrial.

PROJECT BACKGROUND

The subject property is partially improved with a parking lot and is 3.3 acres in area. The petitioner is seeking to construct a new 50,516 square foot industrial building on the unimproved portion of the parcel. The building will be multi-tenant with the northern tenant being occupied by the petitioner, Premier Design + Build Group. They plan to lease the remaining portion to an unknown tenant. As the proposed plan complies with all applicable ordinances, a public hearing is not warranted. However, preliminary plan approval is required prior to the issuance of a building permit.



PLANNING & ZONING ANALYSIS

The following is a summary outlining compliance with the Village Code:

Zoning

The proposed development fulfills the dimensional requirements in the I District as shown below.

Industrial District Dimensional Requirements Vs Proposed Development at 1305 Busch Parkway			
		I District Requirements	Proposed Development
Setbacks	Front	25 ft. (Min)	57.2 ft. at the closest point
	Side	15 ft. (Min)	92.5 ft. at the closest point
	Rear	15 ft. (Min)	23.9 ft. at the closest point
Building Height		4 Stories or 50 ft (whichever is less)	2 stories and 37.6 ft at the peak
FAR		0.8 (Max)	0.35

Surrounding Land Uses

The proposed development is consistent with the other industrial uses and development within the Corporate Grove industrial park, all of which is zoned Industrial.

Proposed Infrastructure and Facilities

Vehicular Accessibility & Parking

The proposed development includes a total of 62 parking spaces. Parking in the Industrial District is based on the number of employees and office space provided. The developer will occupy 24,146 square feet, which includes 7,000 square feet of office/mezzanine. As such, the developer's portion of the site will require 23 parking spaces. The parking for the remaining portion (26,370 square feet) cannot directly be addressed at this time because it will be based on total number of employees of the future tenant. The requirement is likely to be satisfied as 39 spaces would accommodate approximately 60 employees. When a final user is identified, further review and analysis will be completed.

The petitioner will utilize the existing vehicular point of access onto Busch Parkway for the development. They have provided a brief analysis from their traffic engineer which finds that the traffic and circulation will meet Village requirements.

Stormwater

When the Corporate Grove development was constructed, stormwater detention was provided for this parcel. Consequently, the existing system can sufficiently serve the proposed building. All required stormwater is being provided and the proposed project would comply with both the Village's Development Ordinance and the Lake County Watershed Development Ordinance.

Landscaping

The applicant has provided a preliminary landscape plan for the overall site. The plan includes landscaping around the new building as well as within the parking lot. At the request of the Corporate Grove Association, the petitioner is also providing extension landscaping along the eastern boundary to effectively screen the truck docks from the existing office uses to the east.

Elevations

The proposed new building would be 2-stories and have a height of approximately 37.5 feet at the highest point. The material of the building would consist of pre-cast materials. In an effort to screen the loading docks from Busch Parkway, the petitioner is providing a 14 foot high screen wall that will be covered with ivy. Overall, staff finds the elevations to be acceptable and meet the Village's requirements. Further evaluation will be done as part of the final building permit process. Signage for the building has not been identified yet; however they fully intend to meet Village Code.

DEPARTMENTAL REVIEWS

Village Department	Comments
Engineering	The Village Engineer has reviewed the proposed plans and has no specific comments regarding the preliminary plans. The Village Engineer does note that the Developer still needs to complete final engineering.
Fire Department	The Fire Department has reviewed the proposed plans and does not have any objections. Further review will be required at time of the building permit submittal.

STAFF RECOMMENDATION

Staff recommends approval subject to the following conditions:

1. The proposed development shall be developed in substantial conformance to the plans attached as part of the Ordinance and in accordance to Section 16.20.070 of the Development Ordinance.
2. The petitioner shall provide samples of the building materials prior to the issuance of a building permit. Following a review and analysis of the staff Appearance Review Team (ART), the elevations may need to be revised in a manner acceptable to the Village.

ACTION REQUESTED

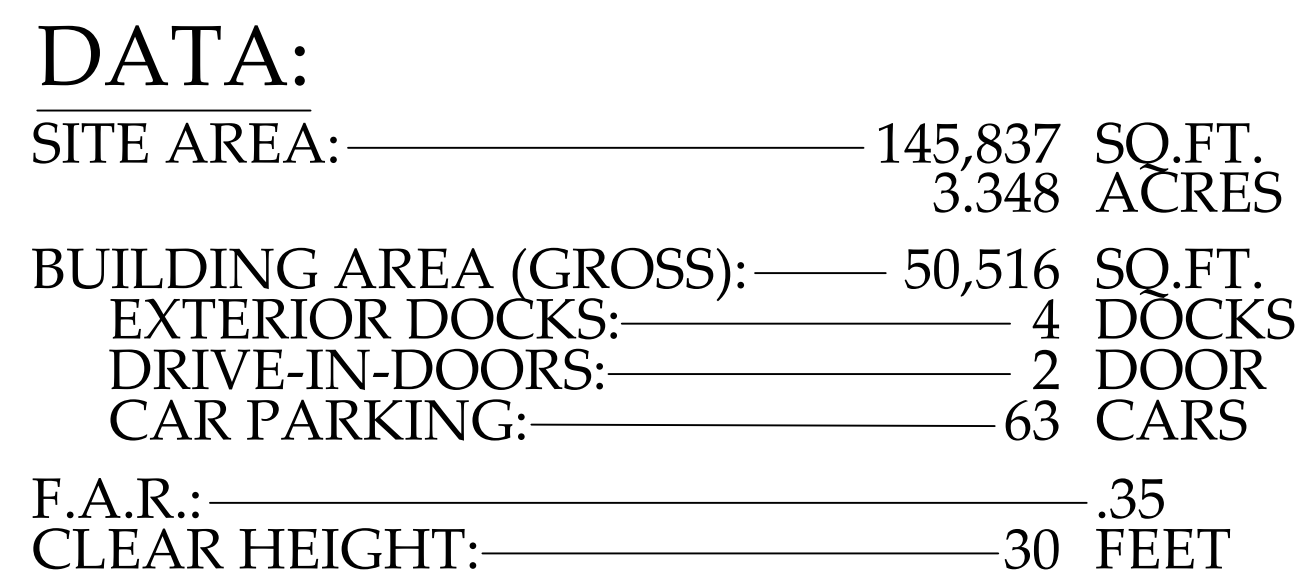
The Planning & Zoning Commission (PZC) shall review the plans and then make a recommendation to the Village Board.

1305 Busch Parkway Buffalo Grove, IL Speculative Industrial Facility

Our proposed plan for 1305 Busch Parkway entails:

- Constructing an approximately 43,146 sf footprint precast facility
- Approximately 30' clear-height
- 4 or 5 exterior dock positions on east elevation
- 2 Drive-In-Doors
- Main office on Busch Frontage and spec office for tenant on south
- Storefront glass and Faux wood entry features
- Façade design to be appropriate for the park
- Designed for two-tenants (Premier Design + Build Group and TBD)
- Re-use of existing parking lot geometry as allowable with new site layout

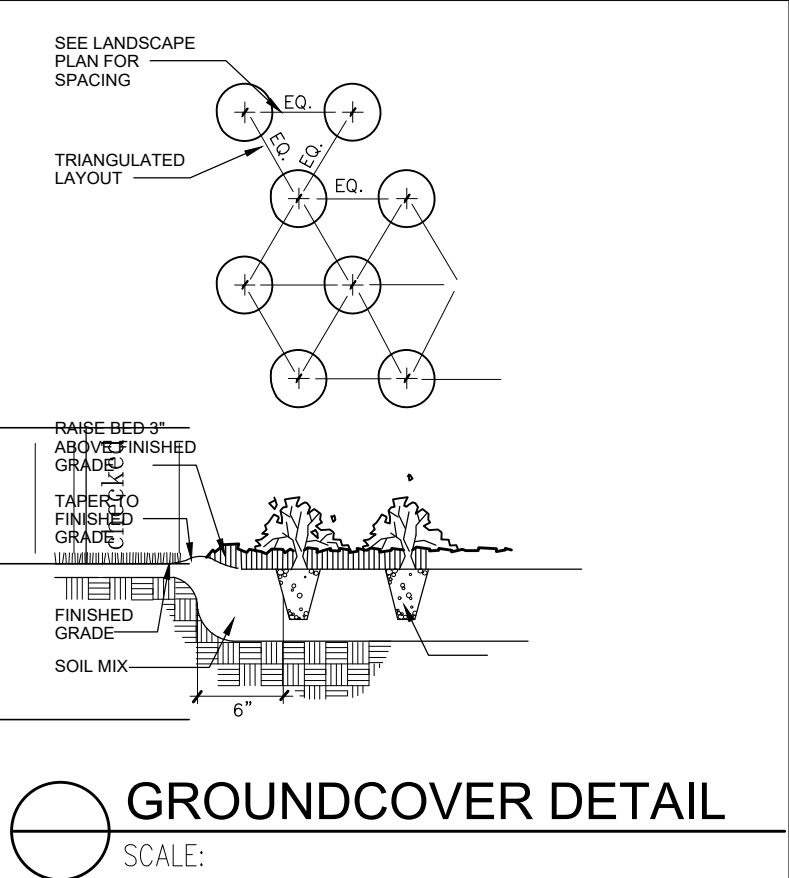
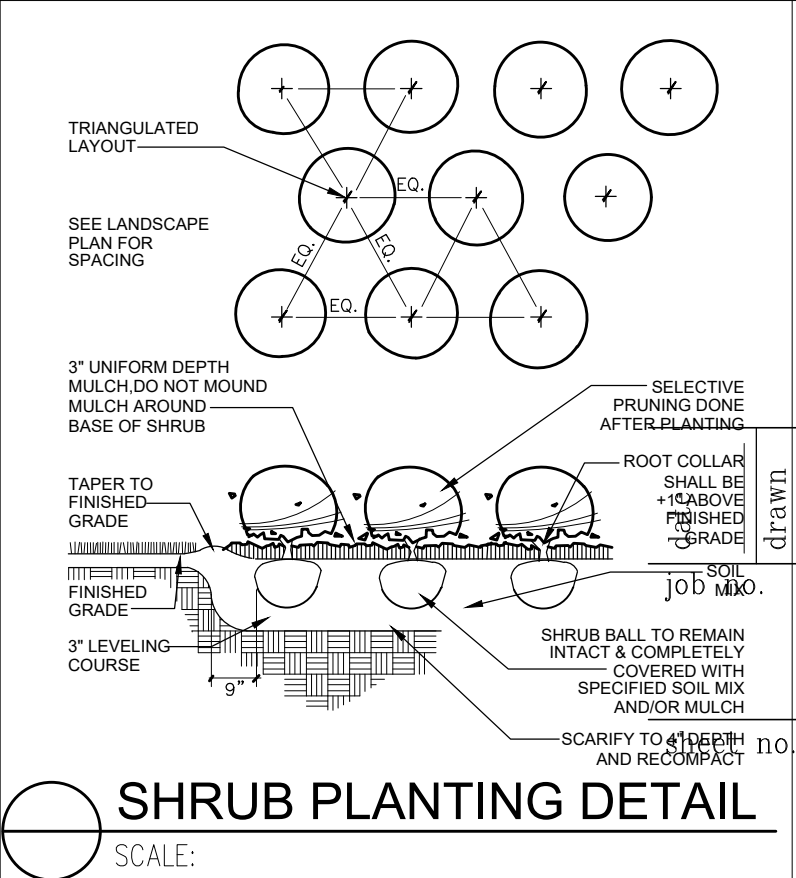
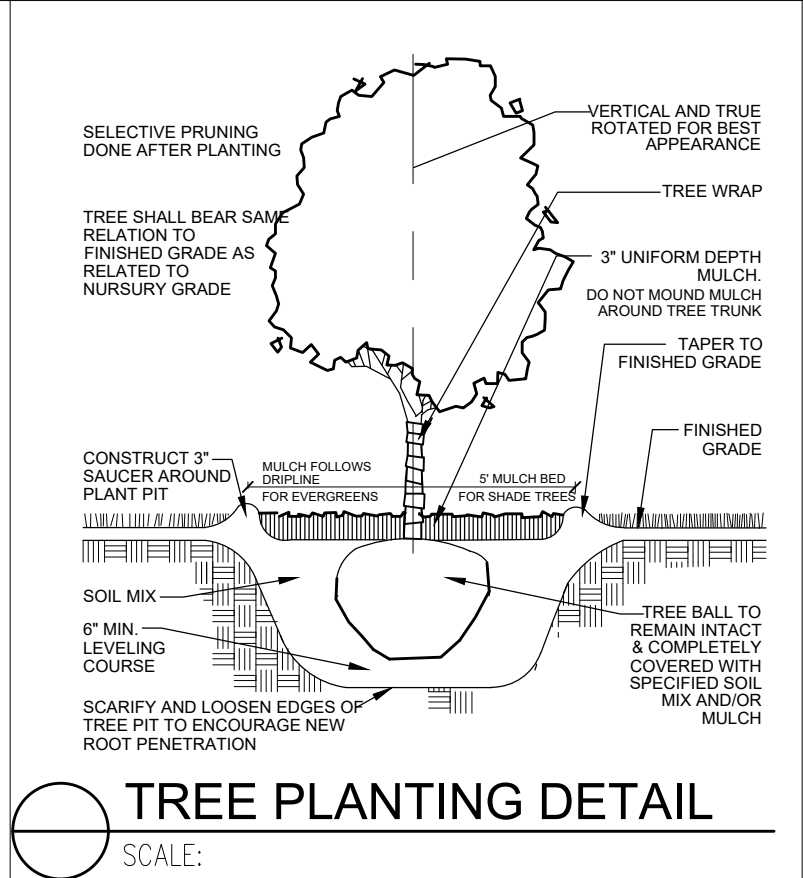
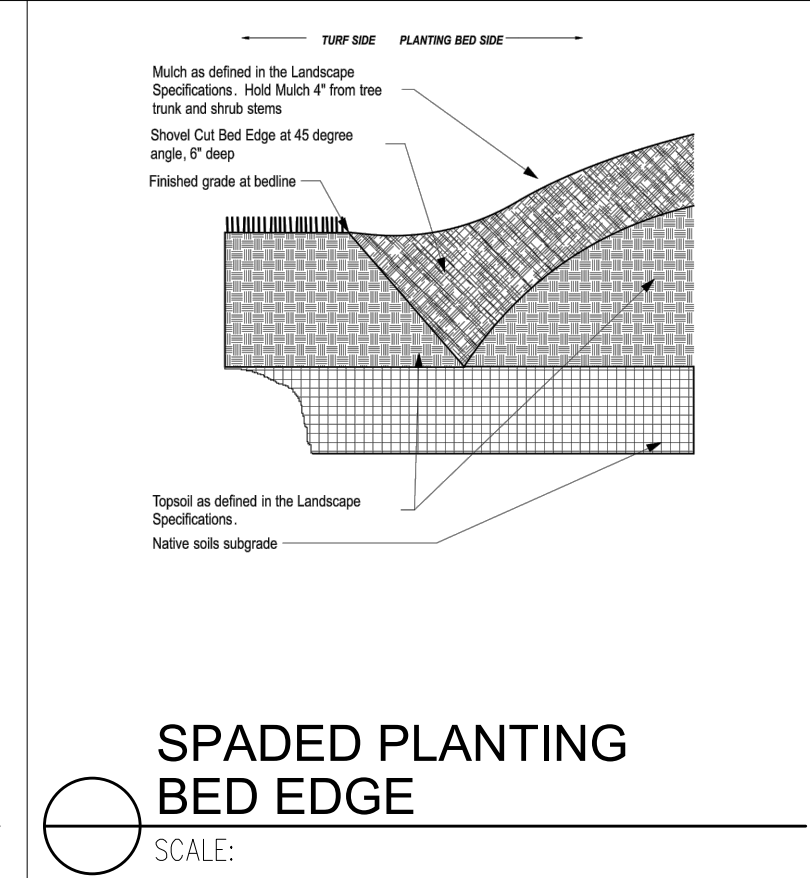
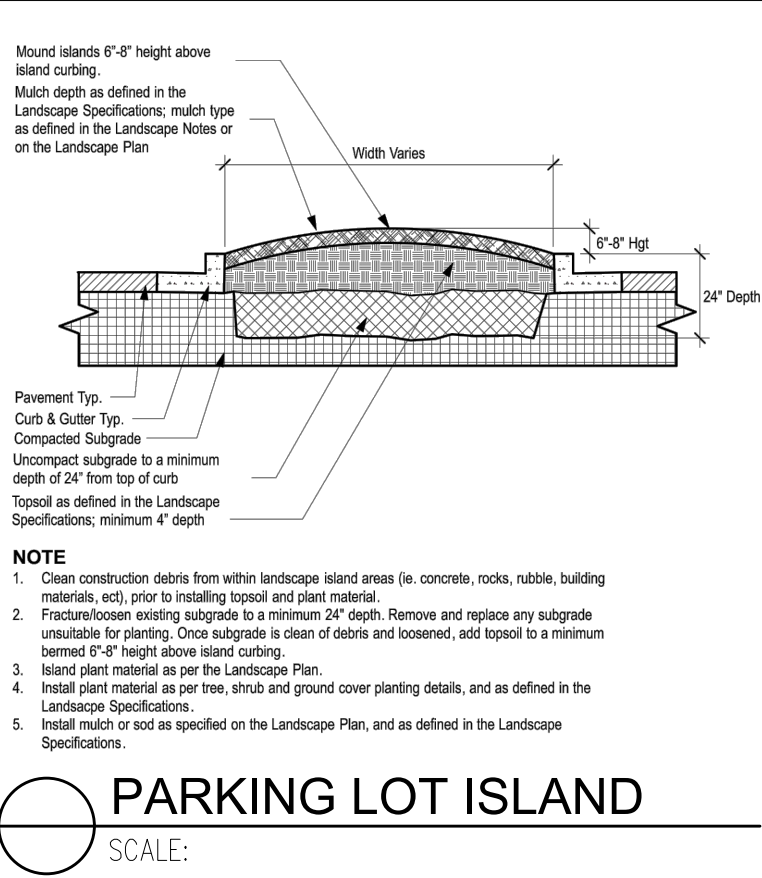
We believe the target user for the rentable space would be a light manufacturer, light process or a service (plumber, HVAC, etc.) company. The expectation is that this would not be a heavy distribution user as this would be unusual for the park.





OVERALL LANDSCAPE PLAN

SCALE: 1" = 30'-0"



Master Plant List					
Symbol	Quantity	Botanical Name	Common Name	Size	Notes
Shade Trees					
AEH		AESCULUS HIPPOCASTANUM	COMMON HORSECHESTNUT	3" BB	NATIVE
ALG		ALNUS GLUTINOSA	EUROPEAN BLACK ALDER	3" BB	NATIVE
CAT		CATALPA SPECIOSA	NORTHERN CATALPA	3" BB	NATIVE
CEO		CELTUS OCCIDENTALIS	HACKBERRY	3" BB	
GBI		GINKGO BILOBA	GINKGO	3" BB	MALE SPEC. ONLY
GTI		GLEDITSIA TRIACANTHOS F. INERMIS	THORNLESS HONEYLOCUST	3" BB	
GYD		GYMNOCLADUS DIOICIS	KENTUCKY COFFEETREE	3" BB	NATIVE
LIT		LIRODENDRON TULIPIFERA	TULIP TREE	3" BB	NATIVE
NYS		NYSSA SYLVATICA	BLACK TUPELO	3" BB	NATIVE
PLA		PLATANUS x ACERIFOLIA 'MORTON CIRCLE'	EXCLAMATION LONDON PLANETREE	3" BB	
QBI		QUERCUS BICOLOR	SWAMP WHITE OAK	3" BB	NATIVE
QMA		QUERCUS MACROCARPA	BUR OAK	3" BB	NATIVE
TAX		TAXODIUM DISTICHUM	BALD CYPRESS	3" BB	NATIVE
UCU		ULMUS CULTIVAR 'ACCOLADE' 'TRIUMPH'	ACCOLADE ELM	3" BB	
Evergreen Trees					
ACO		AIBES CONCOLOR	WHITE FIR	8" BB	NATIVE
JUV		JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	8" BB	NATIVE
PAS		PICEA AIBES	NORWAY SPRUCE	8" BB	
PAS12		PICEA AIBES	NORWAY SPRUCE	12" BB	
POM		PICEA OMORIKA	SERBIAN SPRUCE	8" BB	
POM12		PICEA OMORIKA	SERBIAN SPRUCE	12" BB	
TSU		TSUGA CANADENSIS	CANADIAN HEMLOCK	8" BB	NATIVE
Ornamental Trees					
AC		AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	6" BB	NATIVE
BN		BETULA NIGRA	RIVER BIRCH	8" BB	NATIVE
CC		CERCIS CANADENSIS	EASTERN REDBUD	8" BB	NATIVE
CC		CRATAEGUS CRUGALLI	COCKSPUR HAWTHORN	6" BB	NATIVE
HV		HAMAMELIS VIRGINIANA	COMMON WITCH-HAZEL	6" BB	NATIVE
MV		MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	6" BB	NATIVE
SR		SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	8" BB	
Evergreen Shrubs					
JCP		JUNIPERUS CHINENSIS 'PFITZER COMPACT'	COMPACT PFITZER JUNIPER	5 GAL	
TD		TAXUS x MEDIA 'DENSIF'	DENSE YEW	24" BB	
Deciduous Shrubs					
AM		ARONIA MELANOCARPA 'IROQUOIS BEAUTY'	IROQUOIS BEAUTY BLACK CHOKEBERRY	24" BB	NATIVE
CA		CLETHRA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD CLETHRA	5 GAL	NATIVE
CS		CORNUS SERICEA 'SANT'	ISANTI RED TWIG DOGWOOD	24" BB	NATIVE
FG		FOTHERGILLA GARDENII	DWARF FOTHERGILLA	24" BB	NATIVE
HV		HAMAMELIS VERNALIS	VERNAL WITCH-HAZEL	48" BB	NATIVE
HA		HYDRANGEA ARBORESCENS	ANNABELLE HYDRANGEA	5 GAL	NATIVE
PF		POTENTILLA FRUITICOSA 'GOLD DROP'	GOLD DROP POTENTILLA	5 GAL	NATIVE
RA		RHUS AROMATICA 'GRO LOW'	GRO LOW SUMAC	5 GAL	NATIVE
RD		ROSA 'DRIFT SWEET'	GROUNDCOVER ROSE	2 GAL	PINK
VD		VIBURNUM DENTATUM 'CHICAGO LUSTRE'	CHICAGO LUSTRE ARROWWOOD VIBURNUM	48" BB	NATIVE
Groundcover					
ef		EUONYMUS FORTUNEI 'COLORATUS'	PURPLELEAF WINTERCREEPER	3" POTS	
Perennials					
ep		ECHINACEA PALLIDA	PALE PURPLE CONEFLOWER	1 GAL	24" PINK
gi		GERANIUM X 'JOHNSONS BLUE'	JOHNSONS BLUE GERANIUM	1 GAL	18" BLUE
hs		HEMEROCALLIS 'STELLA DORO'	SELLA DORO DAYLILY	1 GAL	18" YELLOW
ls		LEUCANTHEMUM X SUPERBUM 'BECKY'	SHASTA DAISY	1 GAL	24" WHITE
lk		LIASTRIS SPICATA 'KOBOLD'	GAYFEATHER	1 GAL	24" LAVENDER
nf		NEPETA X 'FAASSEN'	FAASSENS CATMINT	1 GAL	12" LAVENDER
rf		RUBROCKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	1 GAL	24" YELLOW
vs		VERONICA SPICATA 'ROYAL CANDLES'	SPEEDWELL	1 GAL	12" VIOLET BLUE
Grasses					
pv		PANICUM VIRGATUM 'NORTH WIND'	SWITCH GRASS	3 GAL	4'
pa		PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	1 GAL	2'

GENERAL CONSTRUCTION NOTES

- REQUIRED LANDSCAPE MATERIAL SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND BE STAKED, WRAPPED, WATERED AND MULCHED PER ORDINANCE.
- BEFORE ANY EXCAVATION ON THE SITE, CALL TO LOCATE ANY EXISTING UTILITIES ON THE SITE. THE CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LOCATIONS OF ALL BURIED UTILITIES IN THE AREAS OF WORK BEFORE STARTING OPERATIONS. THE CONTRACTOR SHALL BE LIABLE FOR THE COST OF REPAIRING OR REPLACING ANY BURIED CONDUITS, CABLES OR PIPING DAMAGED DURING THE INSTALLATION OF THIS WORK.
- FOUR FOOT HIGH FENCING OR OTHER RIGID MATERIAL IS TO BE ERECTED AROUND THE DRIP-LINE OF ALL TREES TO BE SAVED.
- PLANT QUANTITIES ON PLANT LIST INTENDED TO BE A GUIDE. ALL QUANTITIES SHALL BE CHECKED AND VERIFIED ON PLANTING PLAN. ANY DISCREPANCIES SHALL BE DISCUSSED WITH THE LANDSCAPE ARCHITECT.
- ANY DEVIATIONS FROM OR MODIFICATIONS TO THIS PLAN SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT UPON DELIVERY OF PLANT MATERIAL TO THE SITE. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THAT DOESN'T MEET STANDARDS OR SPECIFICATIONS OF THE PROJECT.
- ALL PLANT MATERIAL TO BE INSTALLED PER THE PLANTING DETAILS PROVIDED ON THIS PLAN SET.
- ALL BED EDGES TO BE WELL SHAPED, SPADE CUT, WITH LINES AND CURVES AS SHOWN ON THIS PLAN SET.
- ALL PLANTING BEDS TO BE PREPARED WITH PLANTING MIX: 50% TOPSOIL, 50% SOIL AMENDMENTS (3 PARTS PEATMOSS, 1 PART COMPOST, 1 PART SAND)
- ALL PARKING LOT ISLANDS SHALL BE BACKFILLED WITH THE FOLLOWING: 2' OF BLENDED GARDEN SOIL MIX (60% TOPSOIL, 30% COMPOST, 10% SAND) OR 6" OF ONE STEP BY MIDWEST TRADING, TOP DRESSED AND TILLED INTO 18" OF TOPSOIL.
- ALL SPECIFIED LANDSCAPE MATERIAL INDICATED ON THE CONSTRUCTION DOCUMENTS WILL BE REQUIRED TO BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT AND MUST BE REPLACED SHOULD IT DIE OR BECOME DAMAGED.
- ALL PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE FROM SUBSTANTIAL COMPLETION AS DETERMINED BY THE LANDSCAPE ARCHITECT, AND SHALL BE REPLACED SHOULD IT DIE WITHIN THAT PERIOD.
- PROTECT STRUCTURES, SIDEWALKS, PAVEMENTS AND UTILITIES TO REMAIN FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUTS AND OTHER HAZARDS CAUSED BY SITE IMPROVEMENT OPERATIONS.
- ALL LAWN AREAS TO BE SEEDED WITH STANDARD TURF GRASS SEED AND COVERED WITH EROSION CONTROL BLANKET. UNLESS OTHERWISE SPECIFIED ON THE PLAN.
- CAREFULLY MAINTAIN PRESENT GRADE AT BASE OF ALL EXISTING TREES TO REMAIN. PREVENT ANY DISTURBANCE OF EXISTING TREES INCLUDING ROOT ZONES. USE TREE PROTECTION BARRICADES WHERE INDICATED. PROTECT EXISTING TREES TO REMAIN AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, BRUISING OF BARK OR SMOTHERING OF TREES. DRIVING, PARKING, DUMPING, STOCKPILING AND/OR STORAGE OF VEHICLES, EQUIPMENT, SUPPLIES, MATERIALS OR DEBRIS ON TOP THE ROOT ZONES AND/OR WITHIN THE DRIPLINE OF EXISTING TREES OR OTHER PLANT MATERIAL TO REMAIN IS STRICTLY PROHIBITED.
- THE CONTRACTOR AT ALL TIMES SHALL KEEP THE PREMISES ON WHICH WORK IS BEING DONE, CLEAR OF RUBBISH AND DEBRIS. ALL PAVEMENT AND DEBRIS REMOVED FROM THE SITE SHALL BE DISPOSED OF LEGALLY.
- ALL WORK AND OPERATIONS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.

Kathryn Talty
landscape architecture

Winnetka, Illinois 60093
847.612.5154
www.kmtaltdesign.com

PROPOSED FACILITY

1305 BUSCH PARKWAY
BUFFALO GROVE, ILLINOIS

Attachment: Plan Set (Preliminary Plan Approval for a New Industrial Building at 1305 Busch Parkway)

LANDSCAPE PLAN

PLANTING DETAILS
PLANT LIST

date:	04-01-21	drawn:	KMT	checked:	KMT
job no.	21140				
sheet no.	L1.1				

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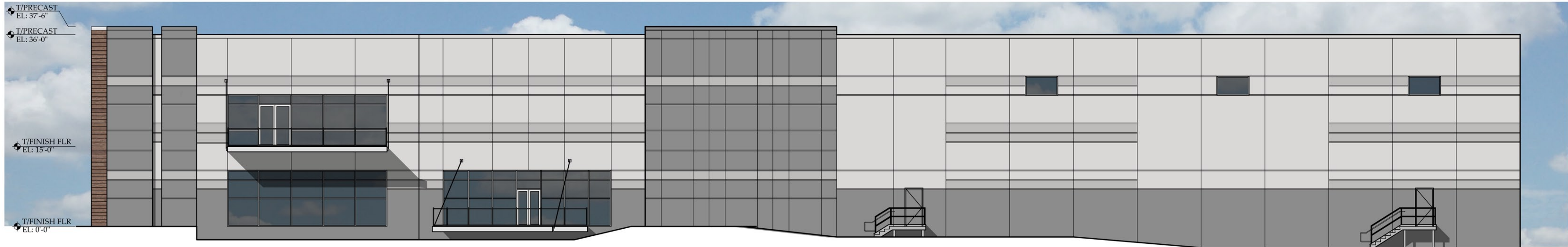
Packet Pg. 9



EAST ELEVATION:



NORTH ELEVATION:



WEST ELEVATION:



SOUTH ELEVATION:

ELEVATIONS:

SCALE: 3/32" = 1'-0"

PROPOSED FACILITY

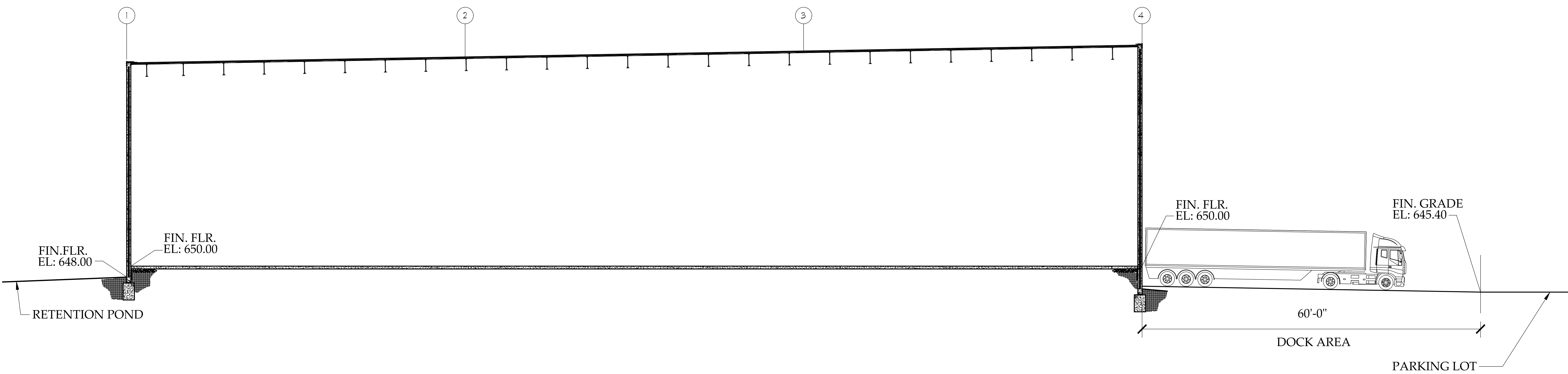
BUFFALO GROVE, ILLINOIS

APRIL 5, 2021 #14163

PREMIER
DESIGN + BUILD GROUP

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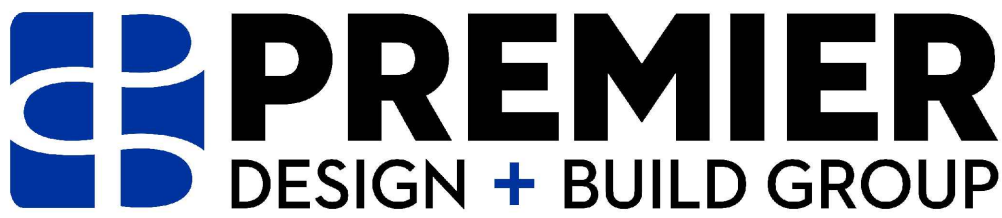
Cornerstone
Architects Ltd.



Attachment: Plan Set (Preliminary Plan Approval for a New Industrial Building at 1305 Busch Parkway)

BUILDING SECTION
SCALE: 1/8" = 1'-0"

PROPOSED FACILITY
BUFFALO GROVE, ILLINOIS



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APRIL 5, 2021 #14163

April 1, 2021

Mr. Brian Paul
Managing Principal
Premier Design + Build Group
1000 W. Irving Park Road, Suite 200
Itasca, Illinois 60143

Re: 1305 Busch Parkway
Buffalo Grove, Illinois

Dear Brian:

Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) has reviewed the site plan prepared by SPACECO, Inc. dated April 1, 2021 for the proposed office/warehouse building to be located at 1305 Busch Parkway in Buffalo Grove, Illinois. The site is currently occupied by a surface parking lot. As we understand it, the plans call for an approximate 53,000 square-foot building of which approximately 15,000 square feet will be for office use. The building will also be provided with five loading docks. Access is proposed off Busch Parkway at the same location of the existing access drive serving the parking lot.

Based on a review of the site plan and the truck AutoTurn diagrams prepared by SPACECO, Inc. (enclosed), the proposed development will be appropriate from a traffic standpoint for the following reasons:

- Busch Parkway is a multi-lane major collector that carries an Annual Average Daily Traffic (AADT) volume of approximately 21,700 vehicles, of which approximately 3,050 vehicles (14 percent) are trucks.
- The site is currently occupied by a surface parking lot with access off Busch Parkway in alignment with the access drive serving the existing office building on the north side.
- The proposed development will be a low traffic generator with 270 estimated daily trips, which will increase traffic on Busch Parkway by less than one percent.
- This low increase in traffic indicates that the proposed development will not have a significant impact on the traffic operations along Busch Parkway.
- The proposed access drive providing one inbound lane and one outbound lane in alignment with the existing access drive on the north side will be adequate in accommodating the traffic movements in and out of the site. Outbound movements should be under stop sign control.

Mr. Brian Paul
April 1, 2021
Page 2

- Based on the AutoTurn exhibits prepared by SPACECO, Inc., trucks will be able to maneuver internally to access the five loading docks without encroachment or conflicts. The four southern docks will accommodate large semi-trailers whereas the northernmost dock will be restricted to single-unit trucks.

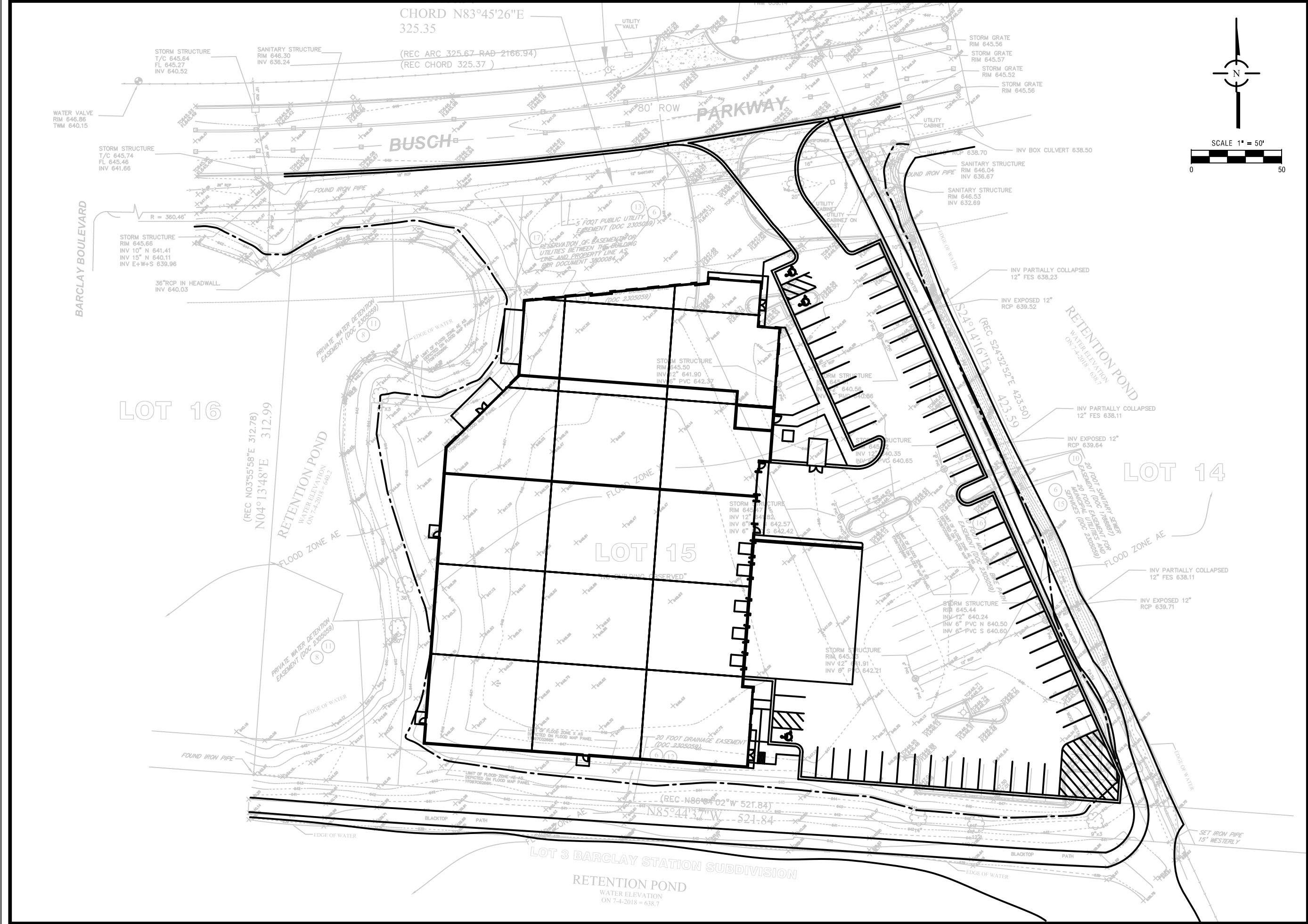
Should you have any questions or require additional information, please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read 'L. Aboona', written over a horizontal line.

Luay R. Aboona, PE, PTOE
Principal

Enc.



PRELIMINARY SITE PLAN

BUSCH PARKWAY
BUFFALO GROVE, ILLINOIS

CONSULTING ENGINEERS

SITE DEVELOPMENT ENGINEERS

LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

FILENAME: 11042PRELIM-SITE-PLAN

DATE: 04/01/2021

JOB NO: 11042





SPACECO INC.

CONSULTING ENGINEERS

SITE DEVELOPMENT ENGINEERS

LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

JOB NO: 11042

FILENAME: 11042PRELIM-TRUCK-MOVEMENTS

DATE: 04/01/2021

PRELIMINARY TRUCK MOVEMENTS

BUSCH PARKWAY BUFFALO GROVE, ILLINOIS

Attachment: Plan Set (Preliminary Plan Approval for a New Industrial Building at 1305 Busch Parkway)



CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

FILENAME: 1104PRELIM-FIRETRUCKMOVEMENTS
JOB NO: 11042

PRELIMINARY FIRETRUCK MOVEMENTS

BUSCH PARKWAY
BUFFALO GROVE, ILLINOIS

04/7/2021

**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, APRIL 7, 2021**

Call to Order

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

2. Open Meetings Act Compliance

Pursuant to orders issued in response to the COVID-19 pandemic, this Public Hearing is closed to in-person, public attendance. The hearing is being held via Zoom web conference meeting, which permits the public to fully participate in the virtual Public Hearing via Zoom on a computer, tablet or phone. Details on how to access and participate in this online virtual hearing are available below. More information pertaining to the meeting information and links to the virtual meeting can be found at:

[<https://us02web.zoom.us/j/82722018540>](https://us02web.zoom.us/j/82722018540)

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Or iPhone one-tap :

US: +13126266799,,82722018540# or +13017158592,,82722018540#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 301 715 8592 or +1 929 436 2866 or +1 253 215 8782 or +1 346 248 7799 or +1 669 900 6833

Webinar ID: 827 2201 8540

International numbers available: [<https://us02web.zoom.us/j/82722018540>](https://us02web.zoom.us/j/82722018540)

The Planning and Zoning Commission recording secretary called the roll. In Attendance was Chairperson Cesario, Com. Weinstein, Com. Goldspiel, Com. Moodhe, Com. Au, Com. Richards, and Com. Spunt. Absent were Com. Khan and Com. Worlikar.

Public Hearings/Items For Consideration

1. Consider Variations from the Sign Code to Allow for Three Wall Signs at 745 S Buffalo Grove Rd. (Trustee Johnson) (Staff Contact: Nicole Woods)

Village Planner Akash provided background on the proposed variations to the Villages Sign Code for the Ace Hardware store at 745 S. Buffalo Grove Road.

Mr. Sheahen, owner of the Ace Hardware, provided additional background on the signage he is requesting.

Com. Moodhe asked for clarification on the variations.

Minutes Acceptance: Minutes of Apr 7, 2021 7:30 PM (Approval of Minutes)

04/7/2021

Village Planner Akash provided clarification on the variations and the calculations used for the signage.

Com. Moodhe asked if the rental and backyard BBQ sign would be lighted.

Village Planner Akash replied that they would not be.

Com. Goldspiel asked about the visibility of the ground sign expressing concerns that it is blocked by the other tenant signs.

Chairperson Cesario asked the petitioner if he intends to change the structure of the ground sign.

Mr. Sheahen replied that he does not intend to change the structure of the ground sign.

Chairperson Cesario referenced packet page 12 and confirmed with the petitioner about the changes to the façade of the building.

Mr. Sheahen explained that his is renovating the outside with like materials to match the rest of the building and going away with the triangle front.

Com. Weinstein commented on the ground sign on packet page 12.

Com. Weinstein expressed that he agrees the Ace sign should be larger on a building of that size, and thinks the additional signage is not aggressive.

Com Weinstein asked the petitioner what the additional signage accomplishes.

Mr. Sheahen explained the additional signage highlights the unique goods and services they offer.

Com. Au asked the petitioner if his other stores have the additional signage.

Mr. Sheahen replied that he does at the Highland Park store and will soon have the additional signs on Palatine store in the fall as it is approved.

Com. Spunt asked if the inside was also going to be remodeled.

Mr. Sheahen replied that it has been rearranged and has had some cosmetic changes.

Village staff report was entered as exhibit one.

Mr. Sheahen thanked the Commission for their time and consideration.

Public hearing was closed at 7:55 PM.

Com Weinstein made a motion to recommend approval for variations to Section 14.16 of the Buffalo Grove Sign Code to allow for the main sign to exceed the permissible length of the wall sign by 10' and the permissible area of wall sign by 152 square feet; and to allow for two secondary signs on the west building façade of the Ace Hardware building shall be installed in accordance with the documents and plans submitted as part of this petition.

Com. Richards seconded the motion.

Chairperson Cesario spoke in favor of the petition.

Com. Moodhe spoke in favor of the petition.

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

2. Consider an Amendment to a Special Use Ordinance and Zoning Code Variations for Height and Encroachment into a Setback for an Extension of a Communication Antenna Tower at 1700 Estonian Lane. (Trustee Weidenfeld) (Staff Contact: Nicole Woods)

Village Planner Akash provided background on the Special Use amendment for a Communication Antenna Tower in the B4 Business District at 1700 Estonian.

Mr. Gasser, representative of Crown Castle, provided background a on the petition and AT&T's desire to collocate on their existing tower. Crown Castle sees it as a great opportunity instead of building a new tower.

Ms. Lewandowski, Council with Crown Castle, mentioned that the location of the tower is in a wooded area.

Ms. Lewandowski reference packet page 18 and clarified the roles listed in the conditions.

Attorney Stanford explained the purpose of those conditions.

Mr. Gasser noted that he understood the conditions.

Com. Weinstein asked for clarification on who the petitioner is.

Mr. Gasser replied that AT&T is the petitioner and Crown Castle is the service entity and representing AT&T.

Com. Weinstein asked Mr. Stanford for additional explanation.

Mr. Stanford provided clarifications.

Com. Weinstein asked why the third tower cannot be below the two existing antennas.

Mr. Flowers, Sr. Real Estate Manager and Construction Manager for AT&T Mobility, replied that the third antenna could not be placed below because of the tree line.

Com. Weinstein asked how tall these towers can go.

Mr. Flowers replied that out in the country they are as high as 350 feet. He explained in urban areas, towers need to closer together due to the cellphone usage and that typical height is around 100 feet.

Com. Weinstein asked about FCC guidelines as it pertains to the height of the tower.

Mr. Flowers responded to Commissioner Weinstein about the FCC guidelines.

Mr. Stanford ask the Commission to move on for the FCC conversation as it is not necessary since the petitioner already has approval from that entity.

Chairperson Cesario concurred with Village Council.

Com. Moodhe asked staff about the present variations on the property

Village Planner Akash replied that the new variation is required because of the extension.

Com. Richards asked if there is a maximum height this structure could be and support.

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Village Planner Akash replied with the specifications within the Village Code noting the contingencies within the setback based on the height of the pole and its proximity to residential areas.

Mr. Gasser replied that each time a structure is modified an analysis of the towers is done for many reasons included structural integrity.

Com. Goldspiel asked about the structural analysis and the wind the tower can withstand.

Mr. Gasser replied he is not an engineer, but commented that they are designed to withstand a great deal of force from nature. They built in the same manner as bridges.

Mr. Flowers replied that he oversees all the engineering reports for these poles and discussed the sway factor of the towers.

Chairperson Cesario confirmed with the petitioners that the width of the tower would not change, only the height.

Mr. Gasser replied yes.

Com. Spunt asked if there would be any noticeable noise.

Mr. Gasser replied there should be no additional noise past the property line.

Chairperson Cesario entered the Staff Report as exhibit one.

The petitioners thanked the Commission for their time.

The Public Hearing was closed at 8:42 PM

Com. Weinstein made a motion to recommend approval for variations to section 17.44 of the Buffalo Grove Zoning Code to allow for communication antenna tower extension by 10 feet in height and to encroach into the north property setback by 22 feet for a Public Utility Facility provided; the special use is granted to the petitioner and said special use does not run with the land, the special use granted may be assignable to subsequent petitioners seeking assignment of this special use as follows: Upon application of a petition seeking assignment of this special use, the Village of Buffalo Grove, in their sole discretion, may approve the assignment administratively, or may refer it to the Planning and Zoning Commission and/or the Village Board for a Public Hearing. Such assignment shall be valid only upon the written approval of the Village of Buffalo Grove granting said assignment, which may be granted or denied for any reason, and the communication antenna tower extension shall be installed in accordance with the documents and plans submitted as part of this petition, and all other conditions associated with the special use Ordinance 2000-66, as amended by Ordinance 2010-52 for a Public Utility Facility shall remain in full force and effect, unless modified by the petition.

Com. Richards seconded the motion.

Com. Moodhe spoke in favor of the motion.

Chairperson Cesario spoke in favor of the motion.

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

Regular Meeting

Other Matters for Discussion

Approval of Minutes

1. Planning and Zoning Commission - Regular Meeting - Mar 3, 2021 7:30 PM

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

2. Planning and Zoning Commission - Special Meeting - Mar 24, 2021 7:30 PM

RESULT:	ACCEPTED [5 TO 0]
AYES:	Moodhe, Spunt, Cesario, Goldspiel, Richards
ABSTAIN:	Mitchell Weinstein, Amy Au
ABSENT:	Zill Khan, Neil Worlikar

Chairman's Report

Chairperson Cesario thanked staff, members of the Commission and Council for the Commission training on March 24.

Committee and Liaison Reports

None.

Staff Report/Future Agenda Schedule

Deputy Director of Community Development thanked the Commissioners for their participation in the training and reminded the Commission to complete their online Open Meetings Act training.

Public Comments and Questions

There was no public comment.

Chairperson Cesario made a motion to Adjourn.

The recording secretary called the roll.

The meeting was adjourned unanimously.

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Adjournment

The meeting was adjourned at 9:00 PM

Adjournment

The meeting was adjourned at 9:00 PM

Chris Stilling

APPROVED BY ME THIS 7th DAY OF April, 2021

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