



Meeting of the Village of Buffalo Grove Planning and Zoning Commission

Regular Meeting
February 3, 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/86868567548>:

When: Feb 3, 2021 07:30 PM Central Time (US and Canada)

Topic: PZC

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/86868567548>

Or iPhone one-tap :

US: +13126266799,,86868567548# or +13017158592,,86868567548#

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 +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782

Webinar ID: 868 6856 7548

International numbers available: <https://us02web.zoom.us/u/keyPBGe1FD>

II. Public Hearings/Items For Consideration

1. Consider a Variation to the Fence Code to Replace an Existing Fence with a 6 Foot Solid Fence Installed in the Rear Yard at 677 Aspen Drive. (Trustee Weidenfeld) (Staff Contact: Nicole Woods)
2. Consider a Variation to Allow a Three Season Room Encroach into the Side Yard Setback at 891 Dunham Lane. (Trustee Johnson) (Staff Contact: Nicole Woods)

III. Regular Meeting

A. Other Matters for Discussion

1. Workshop- Proposed Redevelopment of 700 E Lake Cook Road (Trustee Weidenfeld) (Staff Contact: Nicole Woods)

B. Approval of Minutes

1. Planning and Zoning Commission - Regular Meeting - Jan 6, 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.

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 : Consider a Variation to the Fence Code to Replace an Existing Fence with a 6 Foot Solid Fence Installed in the Rear Yard at 677 Aspen Drive.

Recommendation of Action

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

The Petitioner, who resides at 677 Aspen Drive, is requesting to have a 6 foot wood privacy fence installed on three sides enclosing the rear yard. Pursuant to fence code any fence that abuts single-family lots that is greater than five (5) feet must be of an open design. As the Petitioner is proposing a solid fence greater than five (5) feet, a variation is required.

ATTACHMENTS:

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

Trustee Liaison
Weidenfeld

Staff Contact
Nicole Woods, Community Development

Wednesday, February 3,
2021

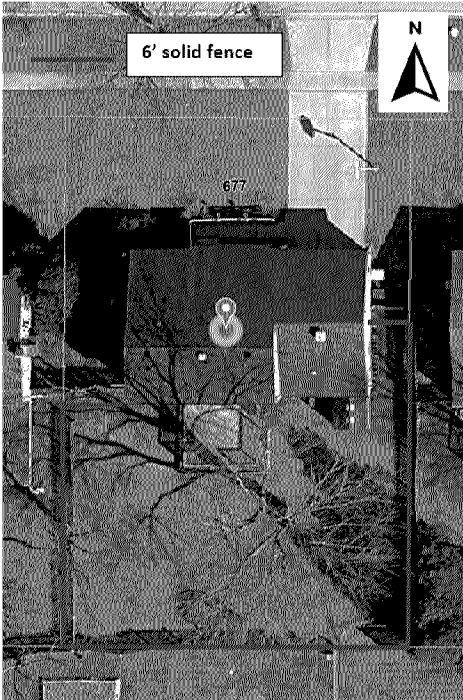
MEETING DATE:	February 3, 2021
SUBJECT PROPERTY LOCATION:	677 Aspen Drive
PETITIONER:	Fence solutions on behalf of the homeowner Paul Deahl
PREPARED BY:	Rati Akash, Village Planner
REQUEST:	A variation to install a 6 foot solid fence in the rear yard.
EXSITING LAND USE AND ZONING:	The property is improved with a single-family home currently zoned R4A.
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 to have a 6 foot solid white vinyl fence installed on three sides enclosing the rear yard. Pursuant to fence code any fence greater than 5 feet must be of an open design. As the Petitioner is proposing a solid fence greater than 5 feet, a variation is required.

PLANNING & ZONING ANALYSIS

- The Petitioner is proposing a have a 6 solid white vinyl fence installed on three sides enclosing the rear yard.
- There is an existing 5 foot open style fence on the property which is in a poor condition, and many sections of this fence have fallen down.
- The Fence Code was recently updated to allow for 6 foot solid fences that abut major arterial roads, railroad right of ways, multi-family, parks or non-residentially zoned lots. In this case, the fence abuts single-family lots and hence requires a variance.
- The Petitioner is requesting this 6 foot solid fence for privacy and the unique character of the slope on the site.
- Other than the variation for the height, the proposed fence meets all outlined fence code requirements.



VARIATIONS REQUESTED

A fence height variation from **Section 15.20** from the Buffalo Grove fence code states that *fencing material that is over five feet in height shall be of a design that is open so as to allow visibility.*

The following is a list of approved fence height variations in the rear yard:

Address	Year Approved	Approved Fence Height	Material and Type
466 Raphael	2019	6'	Solid vinyl fence
23 Columbus Pkwy	2018	6'	Solid wood fence
5 Cambridge Ct	2016	6'	Solid vinyl fence
6 Strathmore	2015	6'	Solid wood fence
7 Strathmore Ct	2015	6'	Solid fence

DEPARTMENTAL REVIEWS

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

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 two calls inquiring about the proposed fence, however no objections were expressed.

STANDARDS

The Planning & Zoning Commission is authorized to grant variations of the Fence 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 this packet.

STAFF RECOMMENDATION

Village staff recommends approval of a variation for the installation of a 6 foot solid white vinyl fence for the property at 677 Aspen Drive, subject to the following condition:

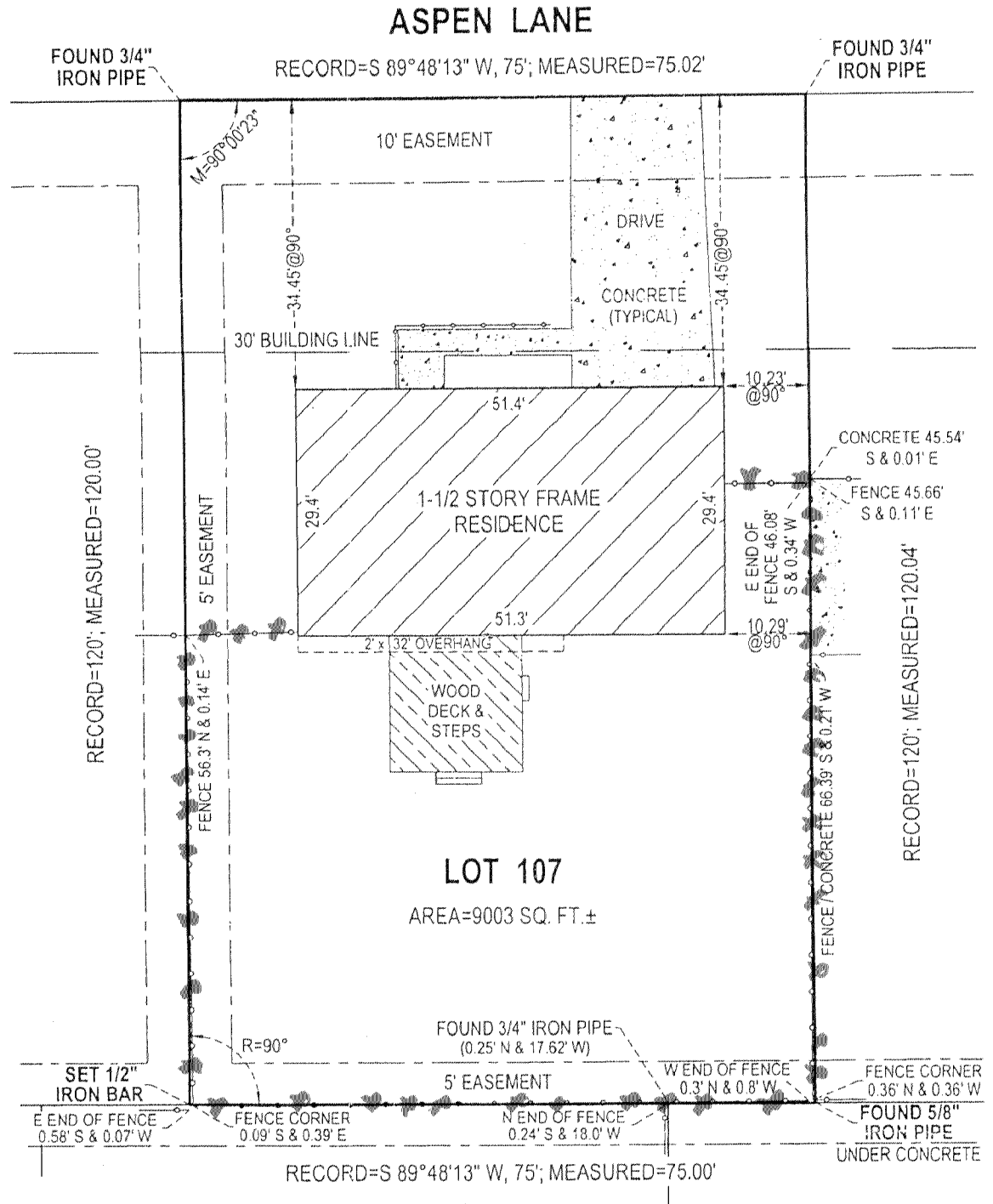
- 1) The fence shall be installed in accordance with the documents and plans submitted as part of this petition.

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

PZC moves to grant a variation to Section 15.20 of the Buffalo Grove Zoning Code to allow for a 6 foot solid fence to be installed for the property at 677 Aspen Drive; provided the fence shall be constructed in accordance with the documents and plans submitted as part of this petition.



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

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

Dated JANUARY 3, 2007

MID WEST SURVEY COMPANY

By *[Signature]*
Illinois Professional Land Surveyor. My license expires 11/30/2008

All Distances shown in feet and decimal parts thereof. No distances are to be determined by scaling. Field work completed on

Job no. 314496

Attachment: 677 Aspen Plan Set (Consider a Variation to the Fence Code to Replace an Existing Fence with a 6 Foot Solid Fence Install)

During your testimony at the public Hearing you need to testify and present your case for the variance being requested. During your testimony you need to affirmatively address the four (4) standards listed below. I have completed the first one for you since it is not applicable. I have left you room to write down your statements in advance of the meeting.

The Planning & Zoning Commission is authorized to grant variations to the regulations of the Fence Code based upon findings of fact which are made based upon evidence presented at the hearing that:

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

Your Evidentiary Statement:

We have a significant slope that begins mid-way through the sides of our yard and slopes all the way to the back of our yard. With the degree of the slop the standard 5'H privacy fence will give less privacy than a 4'H privacy fence if it were installed on level ground.

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

Your Evidentiary Statement:

Neighbors all over have privacy fences. The back of the property also backs up to Arlington Heights where 6'H privacy fences are already allowed. Due to the nature of the slope the proposed 6'H would offer the same if not less privacy than the standard 5'H privacy fence allowed in our community. Not to mention this fence matches nicely with the house and offers a limited lifetime warranty. PVC fences are made to last so it will add value to the neighborhood by always looking new and not going into any sort of decay.

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:

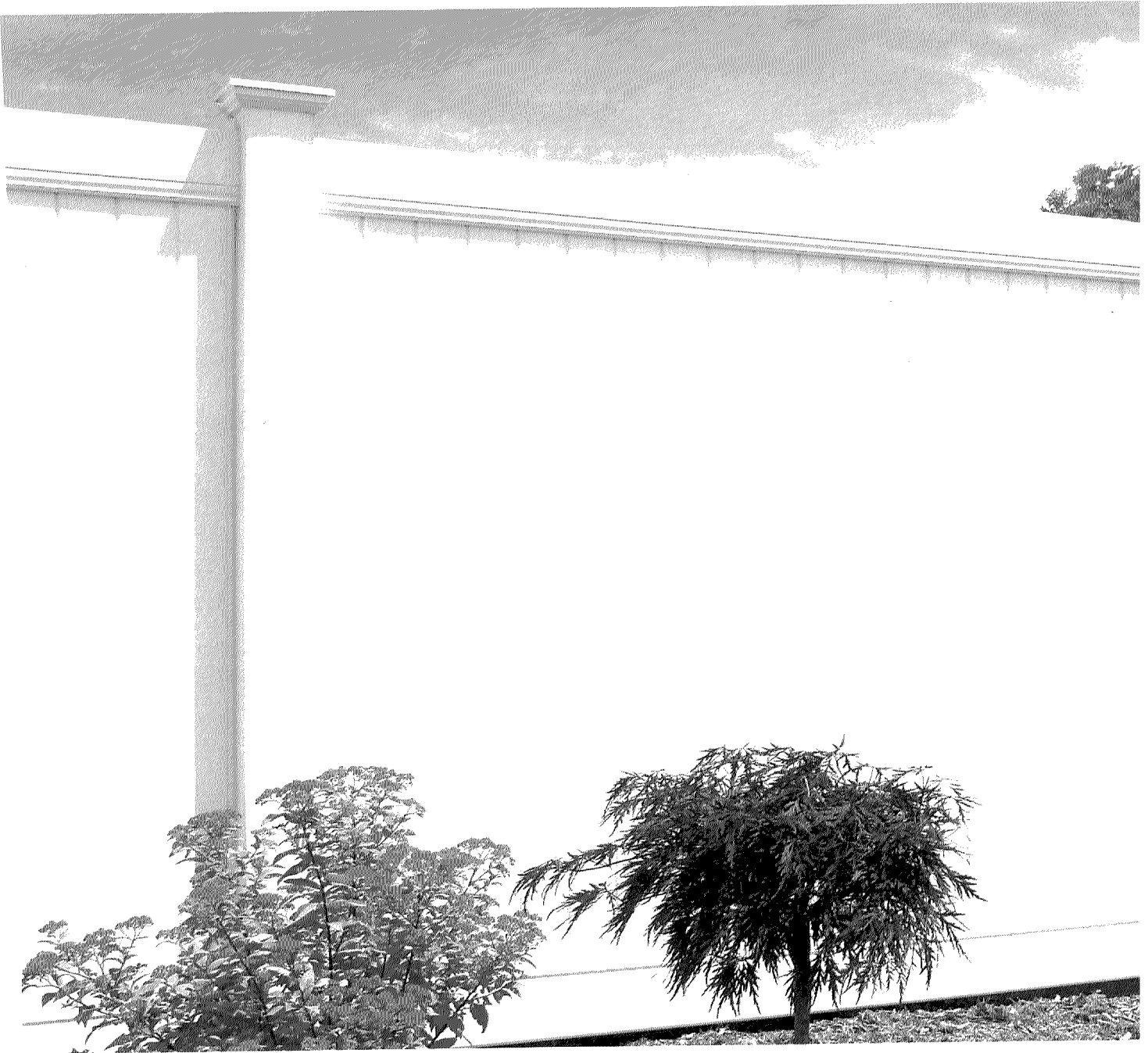
There are no practical difficulties or hardships

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

Your Evidentiary Statement:

This fence has no public health and safety risks.

New Lexington



White

Almond

New Lexington

New Lexington offers dependable performance at an economical price with features you'd expect to find on higher-end fence products. New Lexington includes Bufftech's signature "v" groove picket and Classic Curve deco rail design.

Heights: 4', 5' & 6'

Picket Style: 5/8" x 11-3/8" Tongue & Groove
Steel Reinforced Bottom Rail

Attachment: 677 Aspen Plan Set (Consider a Variation to the Fence Code to Replace an Existing Fence with a 6 Foot Solid Fence Install)



Action Item : Consider a Variation to Allow a Three Season Room Encroach into the Side Yard Setback at 891 Dunham Lane.

Recommendation of Action

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

The Petitioner, who resides at 891 Dunham Lane, is proposing to install a three season room, which would encroach into the side setback on the west portion of the subject property. The proposed three season room will be located approximately 5 feet from the western property line.

ATTACHMENTS:

- 891 Dunham Ln Staff Report (DOCX)
- 891 Dunham Ln Plan Set (PDF)

Trustee Liaison
Johnson

Staff Contact
Nicole Woods, Community Development

Wednesday, February 3,
2021

MEETING DATE:	February 3, 2021
SUBJECT PROPERTY LOCATION:	891 Dunham Lane
PETITIONER:	Paul and Diana Vaysberg
PREPARED BY:	Rati Akash, Village Planner
REQUEST:	A variation for a proposed three-season porch which encroaches into side yard setback on the west portion of the subject property
EXSITING LAND USE AND ZONING:	The property is improved with a single-family home currently zoned R4A.
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 the proposed three-season porch which encroaches into the side yard setback of the subject property on the west. The R4A Zoning Code requires an approximately 7.6’ side yard setback, and hence a variation is required to install the porch.

PLANNING & ZONING ANALYSIS

- The subject property has an existing patio in the rear yard.
- The proposed porch will be located in the rear and west side yard of the subject property as shown in *Image A*.
- This proposed three-season porch measures 14’ in length and 18’ in width, with is a total area of 252 square feet.
- The northwest corner of the porch will encroach 2.6’ into the estimated 7.6’ side yard setback.
- The proposed porch will be located approximately 5’ from the west property line.
- This proposed porch opens out into a proposed deck to the east. This proposed deck meets Code.



Image A

DEPARTMENTAL REVIEWS

Village Department	Comments
Engineering	The Village Engineer has reviewed the proposed porch, and does not have any engineering concerns with the location of the proposed porch.

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 side 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 this packet.

STAFF RECOMMENDATION

Village staff recommends approval for the purpose of constructing a porch that would encroach 2.6' into the side yard setback:

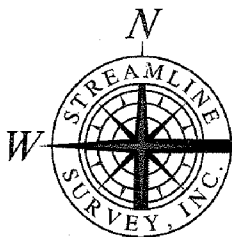
- 1) The proposed porch shall be installed in accordance with the documents and plans submitted as part of this petition.

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

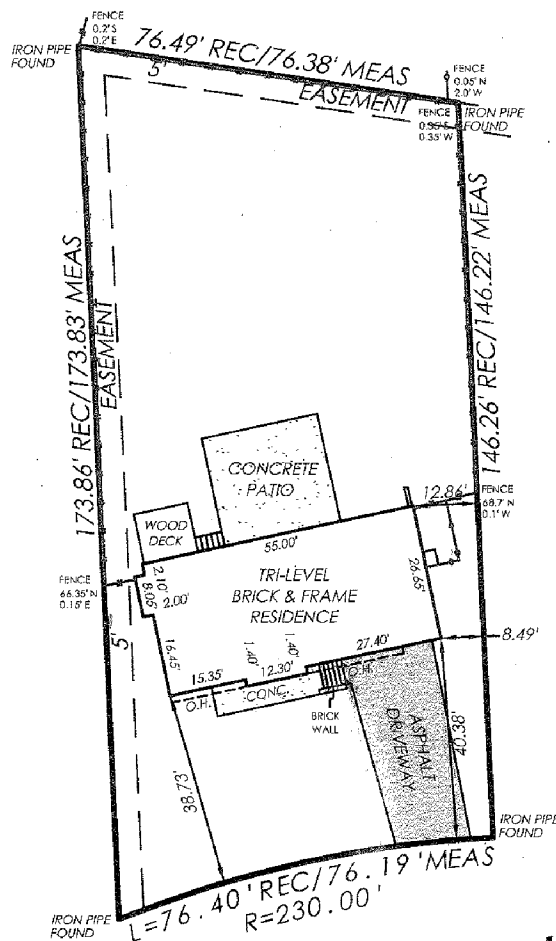
PZC moves to grant a variation to Section 17.40 of the Buffalo Grove Zoning Code to allow for a proposed porch in the side yard which encroaches approximately into the 2.6' into the required side yard setback on the subject property. The porch shall be constructed in accordance with the documents and plans submitted as part of this petition.



PLAT OF SURVEY

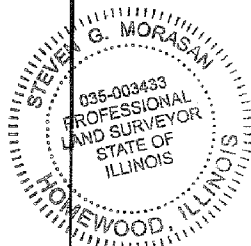
18148 S. MARTIN AVE. HOMEWOOD, IL 60430 708-I-SURVEY (478-7839) 708-478-4076 FAX

LOT 26 IN BLOCK 19 IN STRATHMORE IN BUFFALO GROVE UNIT 10, BEING A SUBDIVISION OF PART OF SECTION 29, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 18, 1969 AS DOCUMENT 1414389 IN BOOK 46 OF PLATS PAGE 41, IN LAKE COUNTY, ILLINOIS.



DUNHAM LANE

LOT AREA:
11,843.6 SQ. FT.
0.27 ACRES



☐ AS PER CLIENT/AGENT, MONUMENTS NOT RECOVERED AT THE TIME OF THIS SURVEY WERE NOT RESET.

STATE OF ILLINOIS)

STATE OF ILLINOIS REG. # 184-002702

COUNTY OF COOK, ILL.

ON BEHALF OF STREAMLINE SURVEY, INC., I HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

STREAMLINE SURVEY, INC.

BY: [Signature] REGISTERED ILLINOIS LAND SURVEYOR

DATED: 06-12-17

DATE OF LICENSE EXPIRATION: NOVEMBER 30, 2018

DATE OF FIELD WORK COMPLETION: JUNE 12, 2017

REVIEW YOUR DESCRIPTION AND PHYSICAL EVIDENCE WITH THIS PLAT AND REPORT ANY DIFFERENCES YOU MAY FIND.

ALL DISTANCES AS SHOWN ARE IN FEET AND DECIMAL PARTS THERE; NO ANGLES OR DISTANCES ARE TO BE DETERMINED BY SCALING.

SCALE: 1"=30'

JOB NO.: 17-0936

ADDRESS: 891 DUNHAM LN.

BUFFALO GROVE, IL

P.L.N.: 15-29-313-024

TOWNSHIP: [Blank]

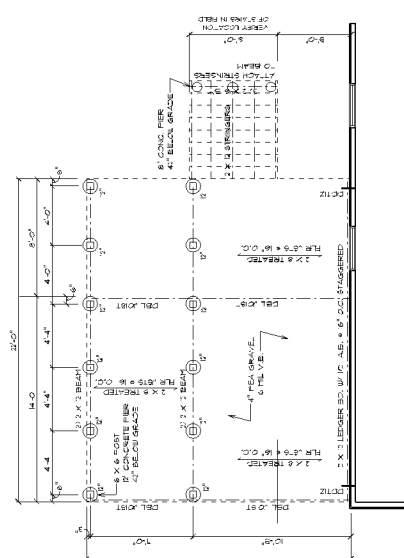
ORDERED BY: KENNELLY & ASSOC.

Packet Pg. 14

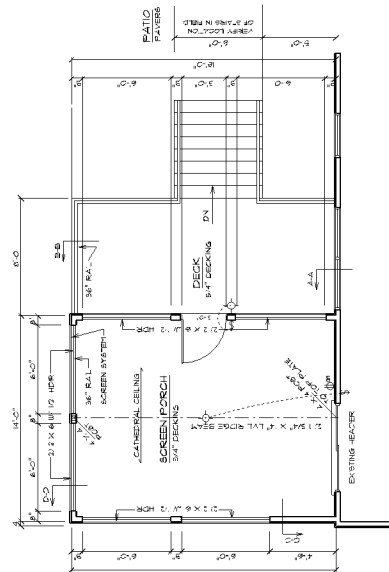


S

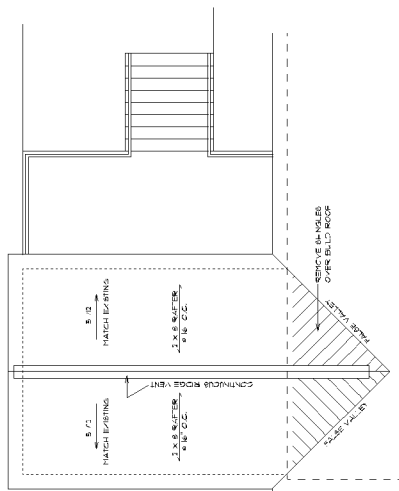
Attachment: 891 Dunham Ln Plan Set (Consider a Variation to Allow a Three Season Room Encroachment into the Side Yard Setback at 891 Dunham)



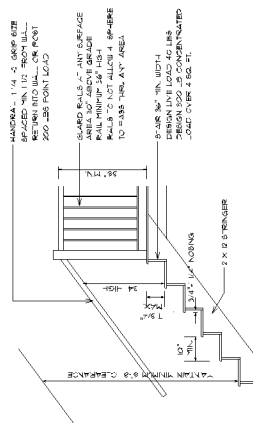
$\frac{1}{4} = \frac{1}{2} - \frac{1}{4}$



FEEL YOUR SCALP



FOR FURTHER INFORMATION CONTACT:



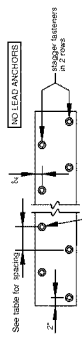
STAIR & RAIL DETAIL

SCALE 1/2" = 1'-0"

LEDGER BOARD FASTENERS: SHOW ON PLANS

ALTERNATE ATTACHMENT OPTIONS: SHOW ON PLANS

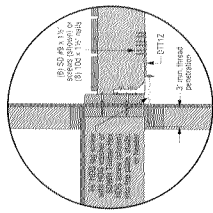
1. Hold-down devices attached to interior floor joists.
2. Self-supporting deck design.



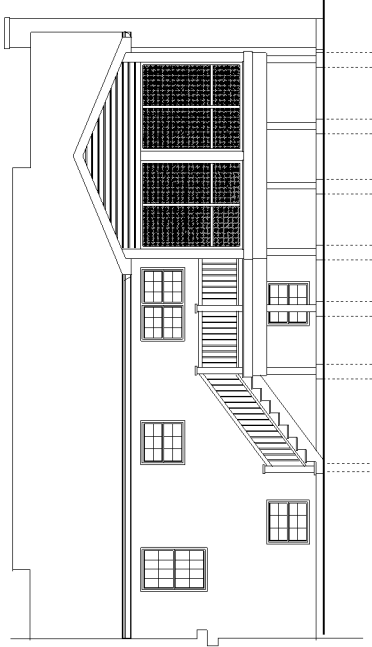
MARI FRS02221 • EDGER BOARD FASTENER SPACING

PLOT GAIN	On-Center Slowing of Fungus*					
	10-20 ft ² 10-20 ft ²	20-30 ft ² 10-20 ft ²	30-40 ft ² 10-20 ft ²	40-50 ft ² 10-20 ft ²	50-60 ft ² 10-20 ft ²	60-70 ft ² 10-20 ft ²
Coniferous Decid.	36	24	12	13	11	10
10 ft ² Western larch with 20 ft ² Western larch	36	36	36	49	24	11
10 ft ² Western larch with 20 ft ² Western larch	36	36	36	36	36	16
10 ft ² Western larch with 20 ft ² Western larch	36	36	36	36	36	16

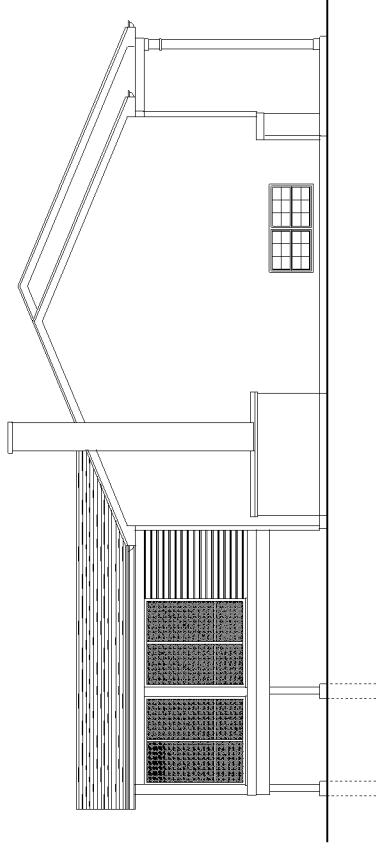
- [illegible]



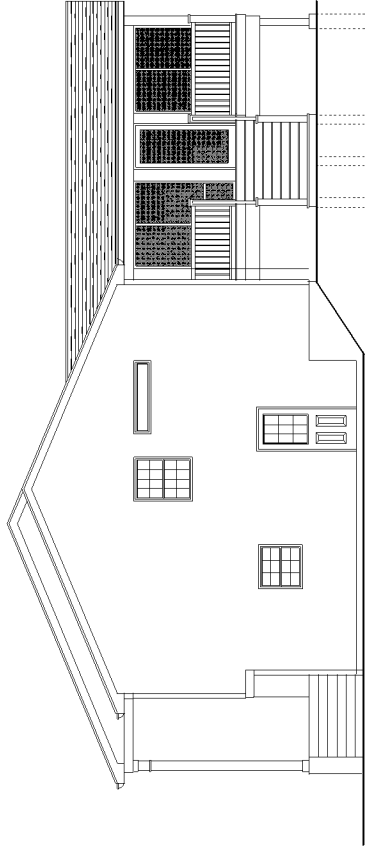
Typical OTT1Z Deck-to-Mouse
Lateral-Load Connection



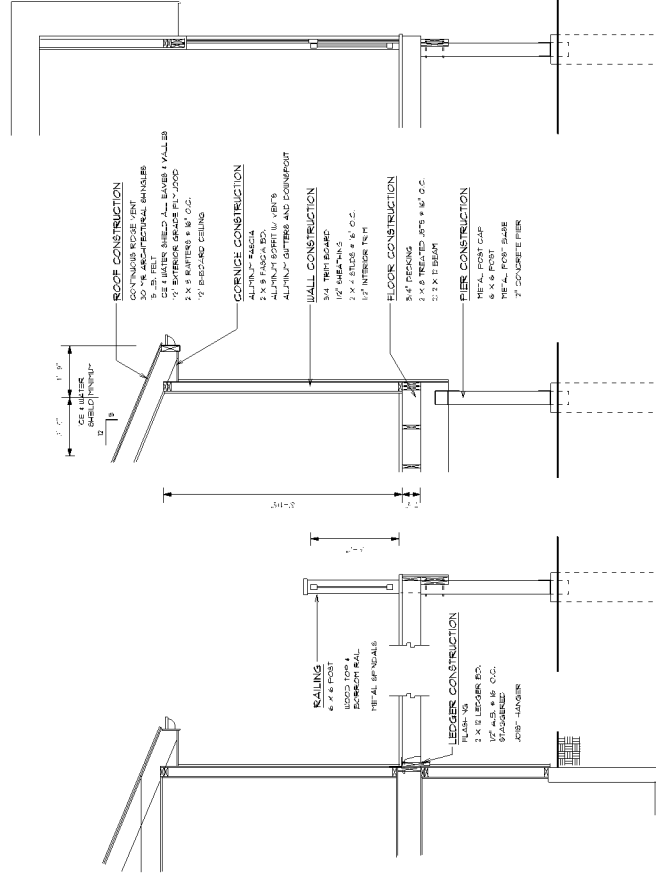
REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION
SCALE 1/4" = 1' - 0"



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0
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A - A

TYPE. WALL SECTIONS

Response to Standards

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

Your Evidentiary Statement:

My home is angled to the property line in such a way that neither the current deck or the fireplace brick work meet the 10% side yard setback. My ask is to remove and replace the current deck with a covered that is a visually pleasing and tasteful addition to the home

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

Your Evidentiary Statement:

There are many screened in decks that I have seen through the neighborhood. I don't feel that this is anything that would be unusual to find in our 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,

Your Evidentiary Statement:

The main problem is that the home is angled with regard to side yard which is already close to it. This makes it un-reasonable to build a deck out the back of the home that would abide with the 10% rule while being architecturally and functionally appropriate.

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

Your Evidentiary Statement:

This is a structure that will meet all applicable codes and is designed and approved as such by a licensed architect. In other words, I'm not looking to make anything that is unsafe in any way as my family and guests that are the ones using it. Furthermore, this is completely contained in my back yard and not to be accessed by the general public.



Action Item : Workshop- Proposed Redevelopment of 700 E Lake Cook Road

Recommendation of Action

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

Bluestone Single Tenant Properties (BSTP Midwest) (Developer) is seeking to redevelop a 7.6-acre parcel at 700 E. Lake Cook Road. The concept plan was first reviewed by the Village Board and was referred to the PZC for further review in September, 2020. On October 7th, 2020, the item was workshopped by the PZC for feedback. The petitioners have returned to the PZC for a second workshop to showcase a revised plan that has minor modifications. The original plan's proposed uses of gas station, retail, convenient store, and car wash remain, however the uses are somewhat redistributed on the site. Prior to the required public hearing, the developer is seeking comments from the PZC regarding these revised plans.

ATTACHMENTS:

- Staff Report 700 Lake Cook (DOCX)
- Revised Plan 700 E Lake-Cook Site Plan (PDF)
- Original Plan 700 E Lake-Cook Site Plan (PDF)
- Minutes from the 10.7.20 Workshop (PDF)

Trustee Liaison
Weidenfeld

Staff Contact
Nicole Woods, Community Development

Wednesday, February 3, 2021	
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VILLAGE OF BUFFALO GROVE



MEMORANDUM

DATE: January 29, 2021

TO: Planning & Zoning Commission

FROM: Nicole Woods, Deputy Director of Community Development

SUBJECT: **Workshop**- Proposed Redevelopment of 700 E Lake Cook Road

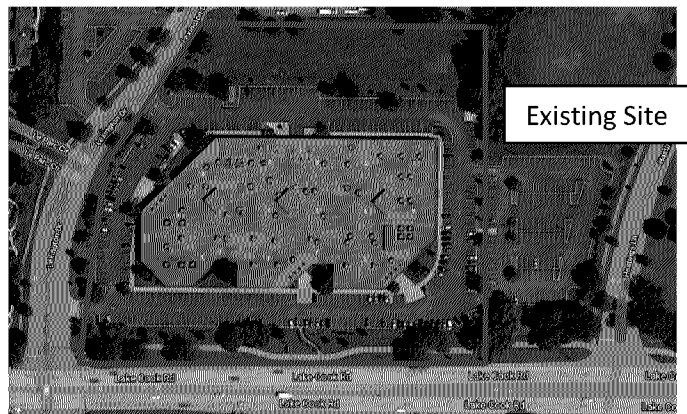
BACKGROUND

Presentation to Board of Trustees for Referral to the PZC - September 21, 2020

On September 21, 2020, Bluestone Single Tenant Properties (BSTP Midwest) (Developer) presented a concept Plan to the Village Board to redevelop the 7.6-acre parcel at 700 E. Lake Cook Road. The site was formerly improved with a 100,000 square foot office building, which was occupied by BMO Harris Bank. The proposal shows redeveloping the site for multiple uses including 8,720 square foot convenience store, fuel center and car wash complex (Rick Rockets Fuel Center), an 8,550 retail center, a quick service restaurant, and a self-storage facility.

The proposed changes would require a rezoning from Industrial to B-3 Planned Business District with a special use for planned development.

During this meeting, the Trustees discussed the transition of the site from industrial to commercial per the vision in the Lake Cook Corridor and the new Comprehensive Plan that is currently underway. Overall, the Trustees provided favorable comments towards the redevelopment project and proposed uses and no specific concerns were raised.



First PZC Workshop - October 7, 2020

On October 7th, 2020, the preliminary plan was presented as a workshop item for the PZC to discuss. During that meeting the PZC discussed issues of use, operations, and accessibility.

Second PZC Workshop – February 3, 2021

The petitioners have returned to the PZC for a second workshop to showcase a revised plan that has minor modifications, which are detailed below.

REVISED SITE AND CONCEPT PLAN

Revised Site Plan Overview

The overall proposed uses of gas station, retail, convenient store, and car wash remain, however the uses are somewhat redistributed on the site.

Lot 1 was slightly expanded from 2.08 acres to 2.23 acres. The revised plan still features the Ricky Rockets Fuel Center, however the fuel center will be slightly modified. The revised plan shows 12 automobile fueling positions (formerly 14), a 7,900 sf convenient store (formerly 8,720 sf), and attached to the convenient store will be a 6,000 sf retail establishment, instead of the 3,290 sq ft car wash proposed on the original plan. With these new uses and configuration, 58 parking spaces are proposed for this lot, which meet the minimum parking requirements.

The new proposal shows Lot 2 to be roughly 1.11 acres (formerly 1.17 acres) with a car wash instead of an 8,550 sf convenient store. The proposed car wash also includes 12 vacuum spaces.

Lot 3 is shown to be 1.09 acres which is slightly greater than 0.98 acres shown on the original site plan. The revised plan calls for a 2,450 sf quick service restaurant (identical to the original plan) and 37 parking spaces (formerly 32 spaces). These parking counts meet the minimum requirements.

The original plan proposed storage facilities on Lot 4. However, the developer has opted not to present plans to develop Lot 4 at this time. The developer will present plans and development proposals at a later phase of the project.

As with the former plan, the proposed development meets all code requirements regarding setbacks and building heights. A thorough signage review will be performed after the PZC Workshop prior to the public hearing to identify potential sign variations.

Rezoning

As the uses remain the same as the former proposal, the plan will still require rezoning from Industrial to the B3 Planned Business District with a special use for planned development. The developer will likely need to seek an amendment to the planned development at a later date when Lot 4 establishes plans for development.

Accessibility and Circulation

The revised plan retains the same right-in and right-out access from Lake Cook Road and right-in and right-out access from Lexington Drive as originally proposed. The internal circulation of the plan has been modified with cross-access generally occurring on the southern parts of Lots 1, 2, and 3. The modifications allows Lot 2 and 3 in particular, to have similar southern access points and counter-clockwise circulation patterns, which will enhance flow and safety.

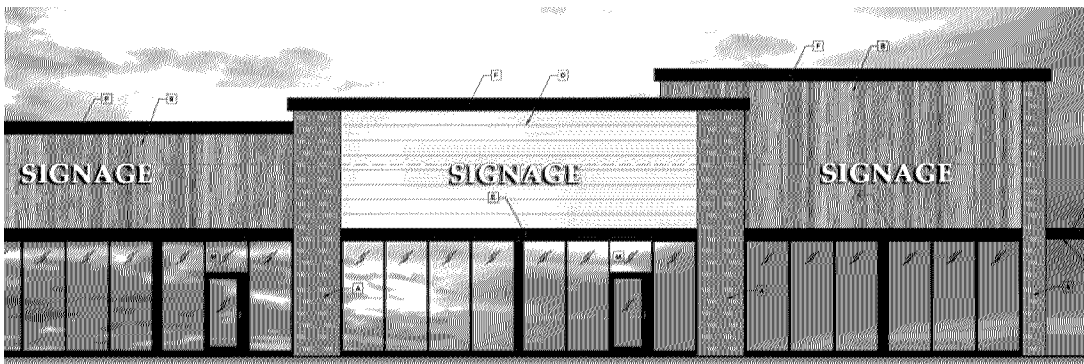
Preliminary Elevations

As the uses remain the same, the elevations shown are in the former plan remain. These elevations, which are from the gas station, have been provided below. Both staff and the PZC will work with the owner on refinements to the elevations as part of the process.

Proposed Gas Station Elevation



Proposed Retail Elevation



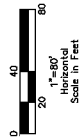
PROCESS

Based on the current configuration, the following approvals will be required:

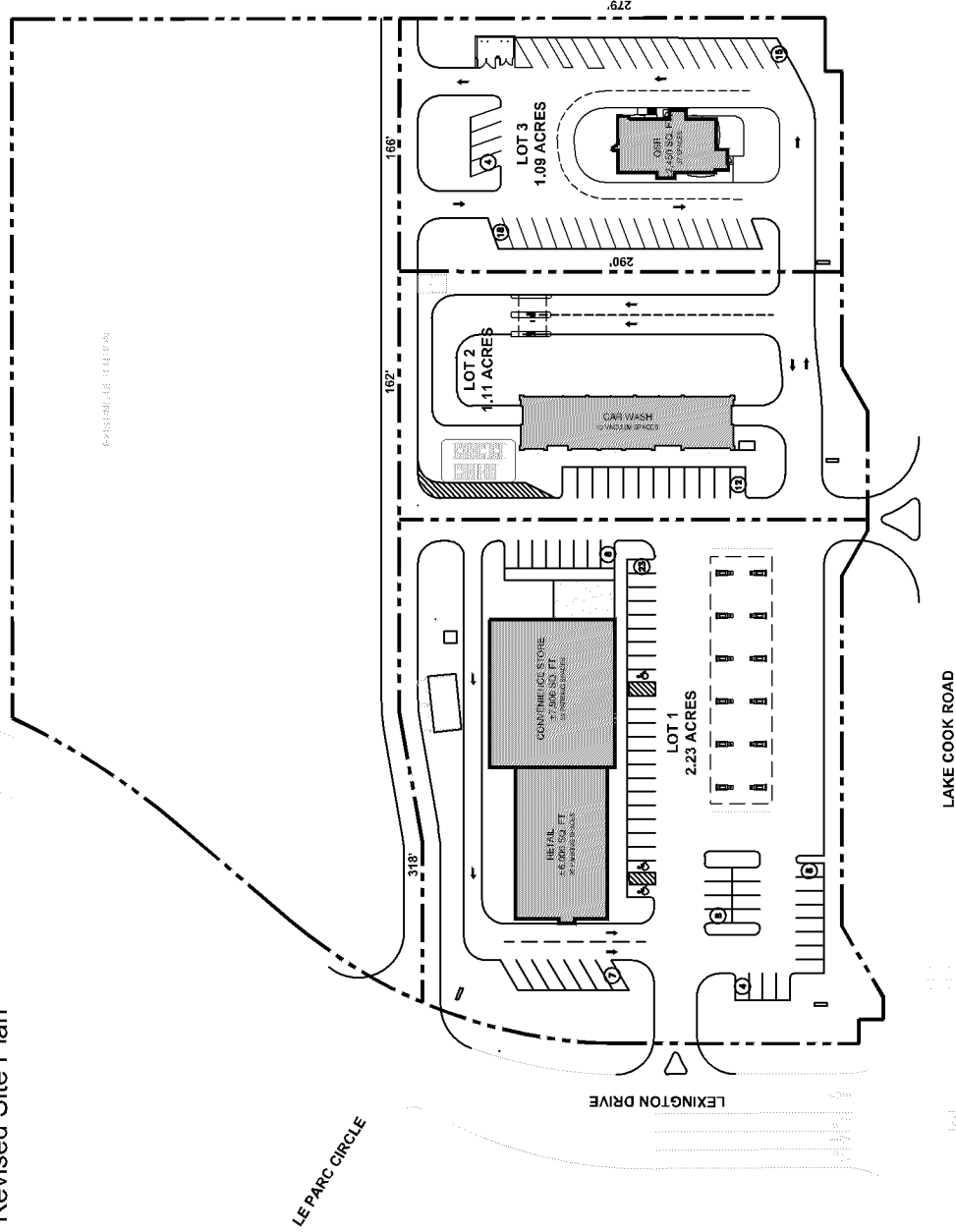
- Preliminary plan approval
- Rezoning approval
- Special use for a planned development
- Signage variations

ACTION REQUESTED

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



Revised Site Plan



PROJECT NAME
**BLUESTONE
DEVELOPMENT**

LOCATION
**BUFFALO GROVE
ILLINOIS**

SHEET TITLE
**CONCEPTUAL
SITE PLAN**

REVISIONS

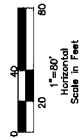
BLUESTONE SINGLE TENANT PROPERTIES, LLC
410 N. MICHIGAN AVENUE, SUITE 850
CHICAGO, IL 60611

BLUESTONE
SINGLE TENANT PROPERTIES

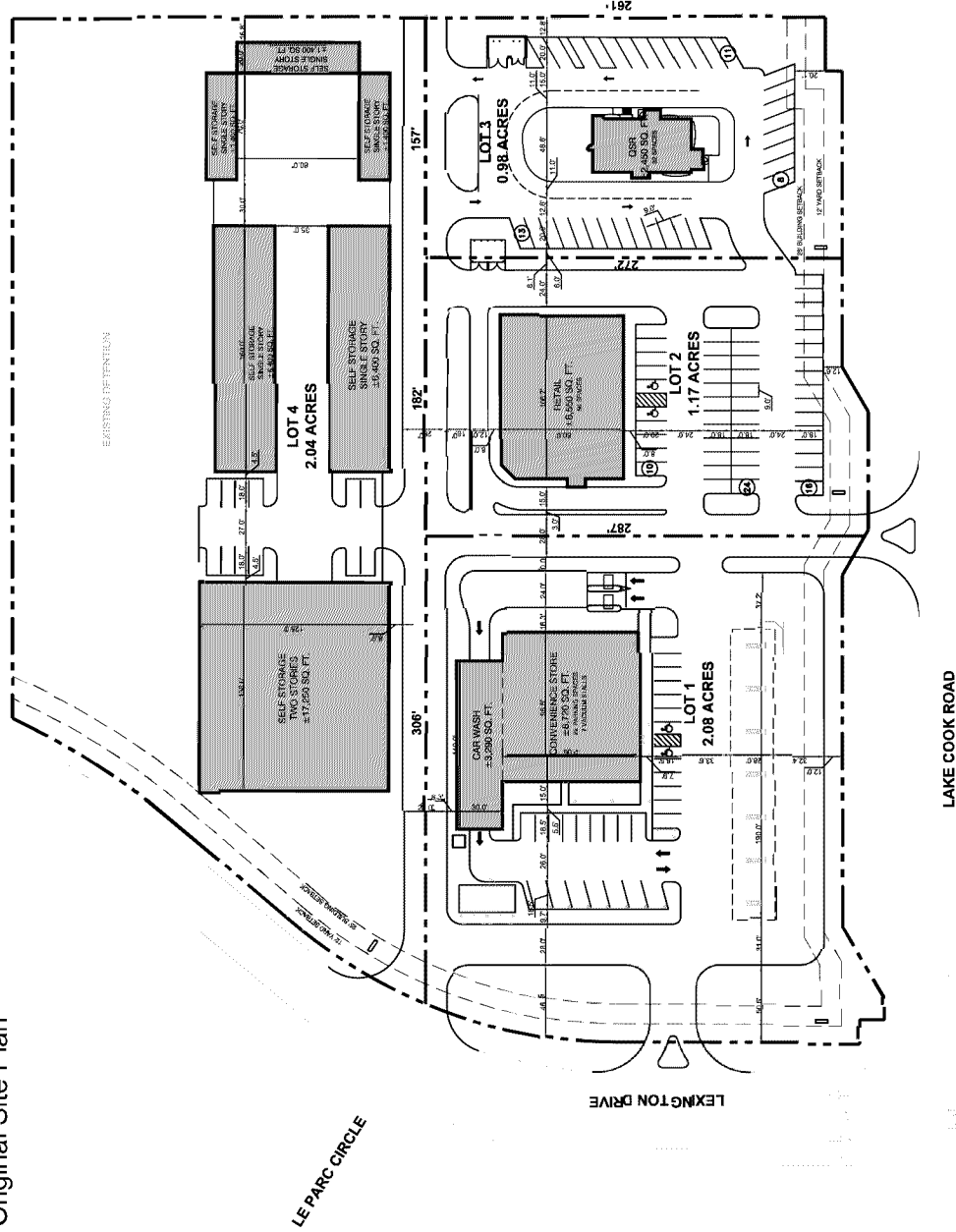
DRAWN BY TDP

DATE: January 07, 2021
PROJECT NO.: 2019-300
SCALE: AS SHOWN

Packet Pg. 23



Original Site Plan



PROJECT NAME
**BLUESTONE
DEVELOPMENT**

LOCATION
**BUFFALO GROVE
ILLINOIS**

SUBSET TITLE
**CONCEPTUAL
SITE PLAN**

REVISIONS

BLUESTONE
SINGLE TENANT PROPERTIES

410 N. MICHIGAN AVENUE, SUITE 850
CHICAGO, IL 60611

Attachment: Original Plan 700 E Lake-Cook Site Plan (Workshop-Proposed Redevelopment of 700 E Lake Cook Road)

DRAWN BY: TDP

DATE: July 13, 2020

PROJECT NO.: 2019-062

SCALE: AS SHOWN

Packet Pg. 24

10/7/2020

**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, OCTOBER 7, 2020**

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/84168623182>>

Please click the link below to join the webinar:

<<https://us02web.zoom.us/j/84168623182>>

Or iPhone one-tap :

US: +13126266799,,84168623182# or +13017158592,,84168623182#

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 +1 669 900 6833 or
+1 253 215 8782 or +1 346 248 7799*

Webinar ID: 841 6862 3182

International numbers available: <<https://us02web.zoom.us/j/kv6lwMW7Y>>

Public Hearings/Items For Consideration

1. Consider Variations for a Roofed-Over Front Porch and a Rear Yard Addition at 495 Bernard Drive. (Trustee Johnson) (Staff Contact: Nicole Woods)

Mr. Greiner described their petition for a roofed over porch in the front yard and a room addition in the rear yard of the subject property.

Com. Goldspiel asked if the front addition was further out than the existing porch.

Flubacker said it would be 3.5 feet further out than the existing porch

Com. Goldspiel asked if the porch would be open or enclosed.

Mr. Flubacker said it would be open.

Com. Goldspiel asked about the distance between the proposed room addition and the garage.

Mr. Flubacker said it was 5 feet apart.

10/7/2020

Com. Goldspiel noted that it could be a potential fire hazard and asked if anything was going to be done to keep fire from spreading.

Mr. Flubacker noted that they can put some fire retardant material as a preventative measure.

Com. Weinstein asked about the rear addition and the impact it may cause accessing the garage.

Mr. Flubacker said no because of the placement of the garage door and is a familiar action for the family.

Chairperson Cesario noted that this property is on a hill and not much can happen without encroaching.

Chairperson Cesario asked if there have been any concerns from the public.

Village Planner, Akash said they received one phone call, but no concerns were raised.

Com Weinstein asked about the motion and the addition of the fire retardant.

Mr. Flubacker said that they will follow current Fire Code and add jips board.

Village Attorney said any fire retardant material that meets Village Requirements, and the applicant would work with staff for the addition of fire retardant.

Chairperson Cesario thanked the petitioners.

Mrs. Greiner thanked the Commissioners and are hopeful to continue hosting events with their neighborhood friends.

Chairperson Cesario entered the Village Staff report at exhibit one.

Chairperson Cesario closed the Public Hearing at 7:51 pm.

Com. Weinstein made a motion to approve the construction of a roofed over front porch which encroaches 7' - 6" into front yard setback and a rear yard addition which encroaches 5' into the required 10' setback between the principal building and the detached garage subject to the following conditions:

- 1. The proposed front yard roofed over porch and the rear yard addition shall be install in accordance with the documents and plans submitted as part of this petition.*
- 2. Petitioners will work with staff to include fire resistant material to the rear yard addition.*

Com. Richards seconded the motion.

Com. Moodhe discussed the variations in this part of town are unavoidable due to the design of that neighborhood.

Chairperson Cesario spoke in favor of the petition and believes it is an improvement and a nice addition to the home.

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

2. Consider Variations for an Electronic Sign at 401 W Dundee Road. (Trustee Weidenfeld)
(Staff Contact: Nicole Woods)

10/7/2020

Ms. Dodge described their petition seeking variations from the Sign Code for a sign that is electronic and exceeds maximum restrictions regarding size and height, and encroaches into the front yard setback. The sign will be larger for motorist to read.

Com. Goldspiel asked about the restrictions that would be placed on the sign.

Village Planner, Akash went over the restrictions and said the petitioner outlines the restrictions on packet page 30.

Ms. Dodge said the hours of operation are 11:00 pm to 6:00 am with only church related content. She noted the sign is dimmable.

Com. Goldspiel noted the new signs on Dundee road. He asked how the size of the sign compares to the size of others signs in the area.

Village Planner, Akash said she drove by the sign and the sign will be similar to those in the business district. She also noted that this sign is not considerably larger than the existing sign.

Ms. Dodge said the total change is 6 square feet different and text size is a little smaller.

Com. Spunt asked about electrical and referenced packet page 27.

Ms. Dodge said they will use the existing electrical to power the new sign, nothing will need to be dug up.

Com. Au asked if the current sign was a lighted sign.

Village Planner, Akash said yes.

Com. Au asked about the hours of operation of the lighted sign.

Ms. Dodge said she does not know what the current hours of operation are for the current lighted sign.

Com. Au asked if there had been any complaints about the current lighted sign.

Ms. Dodge said she is not aware of any complaints.

Com. Au asked how much brighter this new sign will be from the existing sign.

Ms. Dodge said she doesn't think there will be much difference due to the distance from the property line.

Com. Au asked how far the closest residential line of site is to the sign.

Ms. Dodge said the closest is behind the church, but is blocked from the building. They face the bank and the fire department.

Com. Weinstein asked about the other side of Dundee referencing the strip center and noted that there is residential on both sides of the strip center, but thinks the sign would have to be incredible bright to reach them.

Chairperson Cesario asked if the petitioner wanted to refute their statement about the residential line of site.

Ms. Dodge said she does not believe they will be directly impacted.

Com. Weinstein asked staff if there was any comments from the public.

10/7/2020

Village Planner, Akash said she received one phone call and it was from someone who lived in one of those adjacent residential properties. They didn't have any concerns.

Deputy Community Development Director, Woods noted for clarification that the distance to the closest residential property is between 250 and 300 feet.

Chairperson Cesario thanked Ms. Woods for the clarification.

Com. Weinstein commented on other lighted signs near residences in Buffalo Grove and there have been no comments regarding those. Given the facts for the proposal he believes this will not be an issue.

Village Planner, Akash brought up the recent Park District sign which is also near residence and that has never had any complaints.

Com. Goldspiel commented on the past signs they have approved and has hopes that this sign will be better than the ones previously approved in the commercial area.

Com. Worlikar commented on packet page 30. He asked if there is a standard brightness.

Ms. Dodge said she is not sure of the standard is.

Village Planner, Akash said it followed the Code at 40%.

Com Au asked for clarification on the type of messaging that is allowed on the sign.

Village Planner, Akash said there will only be information on events at the church.

Mr. Dodge said correct. It is on packet page 30 for reference.

Chairperson Cesario entered the Staff Report as exhibit one.

Ms. Dodge thanked the commission for their time.

The Public Hearing closed at 8:12 pm.

Com. Weinstein made a positive recommendation to the Village Board for the approval of the variation for the location, size, height, and changeable copy standards for proposed digital sign for Kingswood United Methodist Church subject to the following conditions:

1. *The proposed ground signs must be installed in accordance with the documents and plans submitted as part of this petition.*

Com. Khan seconded the motion.

RESULT:	RECOMMENDATION TO APPROVE [UNANIMOUS]
AYES:	Next: 10/19/2020 7:30 PM Moodhe, Spunt, Cesario, Goldspiel, Khan, Weinstein, Au, Richards, Worlikar

Regular Meeting

Other Matters for Discussion

1. Workshop- Proposed Redevelopment of 700 E Lake Cook Road (Trustee Johnson) (Staff Contact: Nicole Woods)

10/7/2020

Deputy Community Development Director Woods introduced the Ricky Rockets Fuel Center proposed development at the vacant BMO Harris location.

Mr. MacKinnon discussed the status of the demolition of the BMO Harris Bank and described the development and the tenants of the building.

Com. Spunt commented on the brightness of their buildings.

Mr. MacKinnon said the one they are planning to build is duller in terms of brightness than their locations in other towns nearby and more consistent with the surrounding developments.

Com. Au commented on the sign located on top of the building and noted that she believe's the current Sign Code does not allow for signs on top of buildings. She asked if the sign can be move.

Mr. MacKinnon said they are working with staff on that.

Com. Worlikar asked if any traffic studies have been done.

Mr. MacKinnon said a full traffic study is underway.

Com. Moodhe asked about hours of operation.

Mr. MacKinnon said the hours of operation for the gas center is 24 hours and the hours of operation are from 7:00 am to 10:00 am.

Com. Moodhe asked about the proposed retail and self-storage.

Mc. MacKinnon said they would be normal retail hours depending on the tenants of the buildings.

Com. Weinstein ask if they can compare this to the car wash off of Arlington Heights. He is concerned about the noise of the car wash.

Mr. Heidner described the car wash and how it operates.

Chairperson Cesario asked staff to bring up Google Earth to discuss how the proposed development compares to the development that is across the street in relation to traffic flow.

Mr. MacKinnon said that it is no different.

Chairperson Cesario asked about an exit on the property.

Mr. MacKinnon said they have tried unsuccessfully to secure that property next to them to utilize that space.

Chairperson Cesario believes that an important aspect and concern to the development is the traffic flow.

Com. Weinstein commented on the Google Earth image. He asked about the landscape buffer and what their plan is.

Mr. MacKinnon discussed the proposed curb line which will keep the grass area.

Com Au asked about the outlot on Hastings.

Mr. MacKinnon said that BMO Harris had a lease on that property, but is owned by a separate property owner. They don't intend to sell it.

10/7/2020

Mr. Heidner said that when they are will to develop that property they may be able to work with them for dual access.

Com. Goldspiel asked about the right in right out restriction.

Mr. MacKinnon talked about their plans with Lake County DOT to remove that access restriction.

Com. Goldspiel commented on the traffic and is interested in what the study will say.

Deputy Community Development Director Woods discussed next steps that will occur.

The petitioners thanked the petitioners for their time and all of the information.

**This item was an information item thus no vote was taken.*

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

Approval of Minutes

1. Planning and Zoning Commission - Regular Meeting - Sep 16, 2020 7:30 PM

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

Chairman's Report

None.

Committee and Liaison Reports

None.

Staff Report/Future Agenda Schedule

Discussed upcoming projects.

Public Comments and Questions

None.

Adjournment

The meeting was adjourned at 9:15 PM

Chris Stilling

10/7/2020

APPROVED BY ME THIS 7th DAY OF October, 2020

Attachment: Minutes from the 10.7.20 Workshop (Workshop- Proposed Redevelopment of 700 E Lake Cook Road)

01/6/2021

**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, JANUARY 6, 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/83276063905>>:

When: Jan 6, 2021 07:30 PM Central Time (US and Canada)

Please click the link below to join the PZC Public Hearing:

<<https://us02web.zoom.us/j/83276063905>>

Or iPhone one-tap :

US: +13126266799,,83276063905# or +19294362866,,83276063905#

Or Telephone:

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 +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799

Webinar ID: 832 7606 3905

International numbers available: <<https://us02web.zoom.us/j/83276063905>>

Public Hearings/Items For Consideration

1. Consider a Variation for the Proposed Sunroom Addition Which Would Encroach into the Rear Yard Setback at 467 Thorndale Avenue. (Trustee Johnson) (Staff Contact: Nicole Woods)

Mr. Kingen, architect for the project at 467 Thorndale Ave, described the petition requesting a variation for the purpose of the construction of a sunroom addition which encroaches into the rear yard setback.

Minutes Acceptance: Minutes of Jan 6, 2021 7:30 PM (Approval of Minutes)

01/6/2021

Mr. Soloman provided additional information regarding their request for to construct a sunroom in the rear yard.

Com. Goldspiel asked the petitioners about the additional small deck and where it would be located.

Mr. Kingen responded and referenced packet page 8, which shows the location of the proposed sunroom in yellow and the additional small desk in blue.

Com Goldspiel ask the petitioners how they came up with the footprint.

Mr. Soloman said the footprint is the same footprint as the existing, however, now there is a sunroom covering part of it.

Com. Weinstein asked the petitioners if anyone asked what they were doing.

Mr. Soloman said no, no one has asked mostly because it is cold and many other people in the area also have sunrooms or something similar.

Com. Weinstein asked about his neighbors behind his property.

Mr. Soloman said they have a screened in porch.

Village Planner, Akash noted that the surrounding resident have been sent a notice regarding the petitioners variation for a sunroom, including their neighbors in the rear.

Chairperson Cesario asked if their property was a little pushed back and noted how that impacts the rear setback and makes this a unique situation for the petitioners.

Village Planner, Akash confirmed that the property is slightly setback and is also in zoning R4 and has a larger lot.

Com. Moodhe commented that he also noticed the slight setback and angle of the property. He noted that the sunroom addition at 467 Thorndale Ave is consistent with the neighborhood and it is not actually that close to the other neighbor.

The Village staff report was entered as exhibit one.

The petitioners thanked the commissioners for their time.

The public hearing closed at 7:44 PM.

Com Weinstein made a motion to approve a variation to Section 17.40 of the Buffalo Grove Zoning Code to allow for a proposed sunroom addition in the rear yard which encroaches 10'-6" into the required rear yard setback on the subject property. The sunroom shall be constructed in accordance with the documents and plans submitted as part of this petition.

Com. Richards seconded the motion.

Com. Weinstein spoke in favor of the motion.

Com. Richards spoke in favor of the motion.

Com. Moodhe wanted to point out that the builder did a good job of working within the guidelines to minimize the number of variations that might have been required otherwise.

Chairperson Cesario commented on the sunroom addition and why it works for the property in question. He noted he has no concerns.

Minutes Acceptance: Minutes of Jan 6, 2021 7:30 PM (Approval of Minutes)

01/6/2021

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

Regular Meeting

Other Matters for Discussion

None.

Approval of Minutes

1. Planning and Zoning Commission - Regular Meeting - Nov 18, 2020 7:30 PM

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

Chairman's Report

None.

Committee and Liaison Reports

Com. Khan provided updates for the last Village Board meeting on January 4.

Staff Report/Future Agenda Schedule

Deputy Community Development Director Mrs. Woods provided a brief update on a community development software that the Village will be transition to over the next year to help streamline the permits and other work done throughout the Village.

Mrs. Woods noted that the next meeting may be canceled.

Public Comments and Questions

None.

Adjournment

The meeting was adjourned at 7:53 PM

Action Items

Chris Stilling

APPROVED BY ME THIS 6th DAY OF January, 2021

Minutes Acceptance: Minutes of Jan 6, 2021 7:30 PM (Approval of Minutes)