

**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, FEBRUARY 1, 2023**

Call to Order

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

Public Hearing/Items for Consideration

1. A Public Hearing to Consider a Request to the Village of Buffalo Grove for Approval of a Preliminary Plan to Construct an Off-Street Parking Facility at 901 Corporate Grove Drive. (Trustee Pike) (Staff Contact: Andrew Binder)

A Public Hearing to Consider a Request to the Village of Buffalo Grove for Approval of a Preliminary Plan to Construct an Off-Street Parking Facility at 901 Corporate Grove Drive. (Trustee Pike) (Staff Contact: Andrew Binder)

Binder, Associate Planner, presented the Planning and Zoning Commission with an overview of the petitioners request for approval of a preliminary plan to construct an off-street parking facility at 901 Corporate Grove Drive.

The petitioners were sworn in.

Com. Richards asked staff if there were any variations being requested by the petitioners.

Binder said no.

Chairperson Cesario asked staff if there were any ground water issues with the construction of the off-street parking.

Binder said no.

Com. Worlikar asked the petitioners if there was any proposed lighting for the parking lot.

Gano, petitioner, said there would be sufficient lighting as well as emergency call centers throughout the parking lot for their employees.

Com Worlikar asked if there are any parking restrictions and how they will make sure it is just staff.

Gano said they have their own security.

Com. Au asking if there is clear signage for the parking lot.

Gano spoke to the design of the lot and the additional landscaping and signage.

Com. Au asked if there was a cross walk for the employees to cross the street.

Gano said there will be sidewalks and a cross walk on each side.

Com. Au asked how busy the street is.

Gano said the road they are located on is not a short cut for drivers and is also located in an industrial area that does not see high traffic.

com. Spunt asked about lighting.

Gano said there would be sufficient lighting, comparable and consistent with the other parking lots.

Com. Spunt asked if there had been any complaints.

Gano said they have received no complaints about the lighting.

Com. Weinstein reference a photo including in the staff's presentation and asked if employees are parking on the street.

Gano explained the picture used in staff's presentation was old and was taken during at time when they had an event with approval from the Village to park on the street/

Com. Weinstein asked about the main entrance to the building and how staff who parking in the new lot will navigate to the entrance.

Gano pointed out the different entrances to their building and the parking assignments they are currently working on for their staff that makes sense.

The village staff report was entered as exhibit one.

Gano thanked the Planning and Zoning Commission for their time.

The public hearing was closed at 7:47 PM.

Com. Weinstein made a motion to recommend approval to the Village Board for the Preliminary Plan for an off-street parking facility at 901 Corporate Grove Drive, subject to the following conditions:

- 1. The proposed development shall be developed in substantial conformance with the plans attached and in accordance with Section 16.20.070 of the Development Ordinance.*
- 2. Any incidental or directional signage for the site will be reviewed and administratively approved by Village staff.*
- 3. The landscaping and parking lot screening shall be maintained by the property owner or tenant in perpetuity.*
- 4. Final Engineering plans shall be revised in a manner acceptable to the Village as required.*

Com. Richards seconded the motion.

Chairperson Cesario spoke to the commonality of the parking lot in these zoning areas.

Com. Richards spoke in favor of the motion.

RESULT:	RECOMMENDATION TO APPROVE [UNANIMOUS]
	Next: 2/6/2023 7:30 PM
AYES:	Spunt, Cesario, Khan, Weinstein, Au, Richards, Worlikar, Davis
ABSENT:	Adam Moodhe

2. A Public Hearing to Consider Requests for a Text Amendment, Special Use, Preliminary Plan, and Zoning Variations to Allow the Relocation of the Village of Buffalo Grove's Public Works Department to a Facility Located at 1650 Leider Lane, and to Allow Construction of New Accessory Structures on the Property for the Storage of Salt and Other Dry Materials (Trustee Johnson) (Staff Contact: Kelly Purvis)

Purvis, Deputy Community Development Director, presented the Planning and Zoning Commission with an overview of the petitioners request for Text Amendment and a

Special Uses to allow a Public Works Facility on the subject property with outside storage of materials, Preliminary Plan approval, and Variations from the Zoning Code related to the placement of accessory structures on the property and outside storage of materials.

The petitioners were sworn in.

Monico, Buffalo Grove Village Engineer, provided additional information regarding the proposed special uses.

Com. Richards asked about the tenant that is situated to the south of the building, who will be very close in proximity to their operation.

Warnstedt, Buffalo Grove Assistant Public Works Director, said they met with their neighbors to the south to talk about the proposed work and they were receptive to them

Com. Richards asked the petitioner asked about runoff that may come from their site.

Wesolowski, engineer from GHA, spoke to the stormwater plan. He described the roof that will overhang the raw to help mitigate those issues. He explained that the water will be directed away, which will be drained to the storm sewer.

Johnson, Buffalo Grove Assistant Public Works Director, said the public works department also uses inlet filters as a best practice that will catch any debris and dispose of it properly.

Com. Richards asked about the other chemicals and materials that may spill.

Warnstedt provided additional detail on their triple basins and wash stations.

Chairperson Cesario asked if there is any runoff or discharge at their current facility.

Johnson explained their spill protection plan.

Com. Spunt asked if there would be any smell coming from their operation.

Johnson said there is a smell, but as material settles so does the smell. He noted the material and smell is contained and would not be noticable unless very close by.

Com. Spunt asked about the design of the salt dome.

Warnstedt reviewed the design of the new salt dome, which is very similar to what they have at their current location.

Com. Spunt asked if there were going to be any charging stations for electric vehicles.

Johnson commented on the charging stations.

Com. Weinstein referenced packet page 28.

Com. Weinstein asked about the boundary between their building and the building right next door.

Monico said there is currently a 10-foot fence, and they will be reducing it to 8 foot fence.

Com. Worlikar asked about the "blue box" shown on the plans as - temporary storage - and the materials for it.

Johnson said it is paved area, but it will be replaced with mountable stone.

Chairperson Cesario asked about parking availability.

Purvis confirmed the parking was adequate.

Chairperson Cesario talked about the permitted use in that district and believed the new public works operation would fit in to the neighborhood.

The public hearing was closed at 8:21 PM.

The Commissioners spoke in favor of the motion.

Com. Weinstein made a motion to recommend approval for the following requests in order to allow the relocation of the Village of Buffalo Grove's Public Works Department to a new facility located at 1650 Leider Lane, and to allow construction of new accessory structures on the property for the storage of salt and other dry materials:

- 1. A Zoning Code Text Amendment to Section 17.48.020 - Industrial District, to add "Public Works Facility" to the list of Special Uses for the district;*
- 2. A Special Use to allow a Public Works facility in the Industrial District;*
- 3. A Special Use for outside storage of materials;*
- 4. The following Zoning Variations:*
 - a. A Variation from Section 17.32.020 to allow a salt storage dome to be constructed in the rear yard, closer than 3 feet from the interior property line;*
 - b. A Variation from Section 17.32.020 to allow material storage structures to be constructed within the required side yard setback and closer to the street than the midpoint of the principal building;*
 - c. A Variation from Section 17.48.020(C)9 to allow outside storage of materials that will not be fully enclosed; and*
 - d. Preliminary Plan approval;*

Subject to the following conditions:

A. The proposed development shall be developed in substantial conformance with the plans attached as part of the petition.

B. The Final Engineering plans shall be submitted in a manner acceptable to the Village.

C. Any directional or incidental signage added to the sign package shall be reviewed administratively by staff.

D. The Special Use is granted to the Village of Buffalo Grove Public Works Department to operate at 1650 Leider Lane, which shall not run with the land.

E. The Special Use granted to the Buffalo Grove Public Works Department is assignable to subsequent petitioners seeking assignment of this special use as follows:

i. 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.

ii. 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.

RESULT:	RECOMMENDATION TO APPROVE [UNANIMOUS]
	Next: 2/21/2023 7:30 PM
AYES:	Spunt, Cesario, Khan, Weinstein, Au, Richards, Worlikar, Davis
ABSENT:	Adam Moodhe

Regular Meeting

Other Matters for Discussion

Approval of Minutes

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

RESULT:	ACCEPTED [7 TO 0]
AYES:	Spunt, Cesario, Khan, Weinstein, Richards, Worlikar, Davis
ABSTAIN:	Amy Au
ABSENT:	Adam Moodhe

Chairman's Report

Chairperson Cesario discussed the Village Board meeting he attended.

Committee and Liaison Reports

Staff Report/Future Agenda Schedule

Purvis provided updates on the future meeting schedule.

Public Comments and Questions

Adjournment

The meeting was adjourned at 8:27 PM

Action Items

Kelly Purvis

APPROVED BY ME THIS 1st DAY OF February, 2023