**MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION HELD AT JEFFREY S. BRAIMAN COUNCIL CHAMBERS FIFTY RAUPP BLVD BUFFALO GROVE, IL 60089-2139, WEDNESDAY, JUNE 19, 2024**

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## CALL TO ORDER

Chairperson Weinstein called the meeting to order at 7:30 PM.

Present: Chairperson Weinstein, Vice Chairperson Richards, Commissioners Davis, Moodhe, Worlikar, Au and SaxenaAbsent: Spunt

A quorum was established.

Also in attendance: Associate Planner Andrew Binder, Deputy Community Development Director Kelly Purvis, Village Attorney Nick Standiford

## PUBLIC HEARINGS/ITEMS FOR CONSIDERATION

A. **Buffalo Grove Branding Presentation**

Molly Gillespie, Village of Buffalo Grove's Director of Communications and Engagement, gave an overview of the Village's new branding initiative.

Commissioners discussed how the new Village branding will be implemented and how it can be used for placemaking and signage.

Wayne Williams, Envy Home Services, stated that businesses could include the new logo on their website to help promote the Village's new branding initiative.

B. **Consideration of a Zoning Variation for the Purpose of Constructing a Three-Season Room that Would Encroach into the Required 30-Foot Rear Yard Setback at 1343 Logsdon Lane**

Associate Planner Binder, provided a background on the subject property and the request.

Zach Zielinski, the Petitioner 2601 Elkhart Lane, Waukesha, WI and Nikhil Turang, property owner, were sworn in. Mr. Zielinski and Mr. Turang provided an overview of the request.

Com. Richards asked Staff if they have gotten any calls, comments or feedback from the surrounding properties regarding the requested variation.

Mr. Binder stated that the Village had not received any calls or comments regarding the requested variation request.

Com. Richards asked if the proposed addition would be the same size as the existing deck on the property.

Mr. Zielinski confirmed that the proposed sunroom is about the same size as the existing deck.

Chairperson Weinstein asked Staff who the applicant or petitioner is for the request.

Mr. Binder stated that the Petitioner is the builder on behalf of the homeowner/property owner.

Mr. Standiford stated that Staff will ensure the documents reflect that the variation is granted to the property and the owner.

Com. Saxena asked Staff if they have approved similar variation requests in the past.

Mr. Binder stated that the PZC has approved similar variations in the past, and the last one that was approved was 2 meetings ago, where the setback of the home was encroaching about 27% into the rear yard setback, and the variation request being presented tonight is about 13% into the rear yard setback.

Com. Saxena asked if the structure was detached, it would not require a variation?

Mr. Binder confirmed as detached structures must not exceed 20% of the rear yard and must be setback at least 5 feet from the rear property line and 3 feet from the side property line. He stated that if the requested sunroom was detached from the house, it would be permitted outright.

Com. Au asked if the current deck meets the setback requirement.

Mr. Binder explained that a deck would be considered an accessory structure and the proposed sunroom is an addition to the house and would be considered a primary structure, which must meet the setback requirements.

Com. Richards made a motion to approve the requested rear yard setback variation. The motion was seconded by Com. Davis.

Com. Worlikar spoke in favor of the motion, stating precedent and that the requested variation has plenty of room in the rear, it is a value improvement, and there were no comments from the neighboring properties.

Com. Moodhe spoke in favor of the motion, stating that the addition fits in with the neighborhood and the PZC has approved many of these in the past.

Moved by Kevin Richards, seconded by Jason Davis to approve. Upon roll call, Commissioners voted as follows:

| | | |
|---|---|---|
| AYES: | 7 | Mitchell Weinstein, Kevin Richards, Amy Au, Adam Moodhe, Neil Worlikar, Jason Davis, Sujat Saxena |
| NAYS: | 0 | None |
| ABSENT: | 1 | Marc Spunt |

Motion passed.

C. **Consideration of a Petition for Approval of a Lot Consolidation Plat, an Amendment to the Special Use and Preliminary Plan Approved by Ordinance No. 2019-036 with Variations from the Zoning Code to Allow a Combined Water Fill and Weigh Station and Construction of a New Surface Parking Lot on the Combined Area Fire Training (CAFT) Facility Property at 851 Krause Drive.**
Deputy Director Purvis, provided a background on the subject property and the request.

Kyle Johnson, Deputy Public Works Director and Village Engineer Village of Buffalo Grove, Adam Dow, Buffalo Grove Civil Engineer, and Brian Wesolowski, GHA Engineering, provided a background on the subject property and request.

Com Worlikar asked about the mobile scales in the Village and how this new scale will be an improvement.

Mr. Johnson stated that the new scale would be safer and have less risk of injury by having a dedicated lane that is more efficient and safer with a calibrated scale that will be easy to access.

Com Worlikar asked if there are any concerns with traffic as trucks making right turns into the site.

Mr. Wesolowski stated that the facility poses challenges with turning movements for trucks, but he explained how they will address this by having police presence and signage for trucks entering and leaving the site. He assured that they will comply with all LCDOT requirements and operate effectively. He also mentioned that the police will assist larger vehicles to navigate effectively. This site is one of the few in the village that meets the necessary turning movement criteria.

Com. Richards asked how passenger cars will access the site.

Mr. Wesolowski stated that they will access the site from the south and that there is an access between the station and the parking lot. He stated that it will be gated and can be opened for fire personnel to exist after a training session.

Com. Moodhe asked about the gate and if the proposed gate would be a rolling gate.

Mr. Johnson stated that they are going to be repurposing the existing gate.

Com. Moodhe asked if they were going to be dredging the pond.

Mr. Wesolowski stated no.

Com. Saxena asked if the weigh station and the water station can operate concurrently and if there could be a traffic backup.

Mr. Dow confirmed and noted that the stations are staggered and stated that the low levels of traffic will not cause any traffic backup.

Chairperson Weinstein asked if there will be any impact on the fire training outside.

Mr. Johnson stated no, as it is all designed and set up so that all the activities could take place at the same time.

Chairperson Weinstein asked where do trucks currently fill up for water.

Mr. Johnson stated that they use a fire hydrant in front of the existing public works facility at 51 Raupp Blvd. He stated it is critical to our use.

Chairperson Weinstein asked about truck weighing enforcement.

Mr. Johnson indicated that the Village Police Department has a whole system and process in place, and the new station will help make it safe and move the trucks off the main roads for weighing.

Com. Moodhe asked what the width of the roadway and width of the current Public Works entrance.

Mr. Wesolowski stated 30 feet for the proposed roadway.

Mr. Johnson stated that the Public Works entrance is approximately 24 feet.

An employee at Nagano International Corporation, located across the street from the site, has raised concerns about traffic and safety at the intersection, particularly regarding the westbound truck turn. The company is worried that some drivers might encroach onto the curb of their property (which is west of Krause Drive) as the trucks make the turn. Additionally, they are concerned about potential traffic backups due to trucks coming in and out of their facility. There is also a bus stall on eastbound Deerfield Parkway.

Mr. Wesolowski mentioned that they have data from the police department showing that less than one truck per day is being ticketed. They don't expect many more trucks. He mentioned that they used a very large truck to model the turn and that it is likely that very few trucks this size would be brought into the facility. He stated that auto-turn represents the worst-case scenario and smaller trucks will have an easier time making this turn.

Vice Chairperson Richards made a motion to recommend approval of an Amendment to the Special Use and Preliminary Plan approved by Ordinance No. 2019-036, and Zoning Variations from the Front Yard Setback Requirements to allow the construction of a combined water and weigh station and a surface parking lot on the property located at 851 Krause Drive, subject to the conditions listed in the staff report. Com Moodhe seconded.

Com Moodhe explained that this facility is unique. He noted that he has observed the challenges water trucks face while maneuvering across the street at Public Works. He clarified that this is not an interstate weigh station but more of an enforcement type station. Removing trucks from the street would improve safety, and the parking lot would also help clear all the cars from Krause Road. He expressed strong support for the proposal, emphasizing that only a small number of vehicles would enter the site daily. He noted, originally, the site was designed to accommodate large fire trucks.

Chairperson Weinstein expressed support for the motion, noting that it represents a current public use and does not entail a major change from the current situation. He suspects that if any of the turning movements become problematic, the Village will address those changes at that time.

Moved by Kevin Richards, seconded by Adam Moodhe to recommend approval of the requests. Upon roll call, Commissioners voted as follows:

| | | |
|---|---|---|
| AYES: | 7 | Mitchell Weinstein, Kevin Richards, Amy Au, Adam Moodhe, Neil Worlikar, Jason Davis, Sujat Saxena |
| NAYS: | 0 | None |
| ABSENT: | 1 | Marc Spunt |

Motion passed.

**REGULAR MEETING**

A. **Other Matters for Discussion**

B. **Approval of Minutes**

Moved by Kevin Richards, seconded by Adam Moodhe to approve the draft minutes. Upon roll call, Commissioners voted as follows:

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|---|---|---|
| AYES: | 5 | Mitchell Weinstein, Kevin Richards, Adam Moodhe, Neil Worlikar, Sujat Saxena |
| NAYS: | 0 | None |
| ABSENT: | 1 | Marc Spunt |

Motion declared Passed.

C. **Chairperson's Report**

None

D. **Committee and Liaison Reports**

E. **Staff Report/Future Agenda Schedule**

Staff provided information regarding the upcoming future agenda schedule, noting a special meeting will be held on July 10, 2024.

F. **Public Comments and Questions**

**All comments will be limited to 5 minutes and should be limited to concerns or**

**comments regarding issues that are relevant to Planning and Zoning Commission business.**

## ADJOURNMENT

The meeting was adjourned at 8:49 PM