

**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, WEDNESDAY, JULY 10, 2024**

CALL TO ORDER

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

Present: Chairperson Weinstein, Vice Chairperson Richards, Commissioners Davis, Moodhe, Worlikar, and Saxena

Absent: Au, Spunt

A quorum was established.

Also in attendance: Associate Planner Andrew Binder, Deputy Community Development Director Kelly Purvis, Village Engineer Kyle Johnson, Village Attorney Patrick Brankin

PUBLIC HEARINGS/ITEMS FOR CONSIDERATION

- A. **655 Golfview Terrace - Joyce Kilmer School and Park - Consideration of a Petition for approval of an Amendment to the Planned Unit Development and Preliminary Plan for Joyce Kilmer School and Park with Variations.**

Deputy Director Purvis, provided a background on the subject property and the request.

Micheal DeBartolo, Assistant Superintendent for School District 21, and Claudia Welp, the petitioner from CAGE Engineering, were sworn in and fielded questions from the Planning and Zoning Commission.

Com. Richards asked about the dumpsters and where they will be moved to accommodate the modular classrooms.

Mr. DeBartolo stated that the dumpsters they use during the school year are in the front of the building, and the dumpsters that are in the back of the building now will be moved to accommodate the modular building.

Com. Richards asked fire truck access to the modular buildings and corresponding signage.

Ms. Welp provided information on how the fire trucks will maneuver the site and access the modular classrooms with fire lanes put in place. She indicated that the Fire Department would approve all signage.

Com. Richards asked about the proposed awnings and safety and if there is anything different from the previous plan.

Mr. DeBartolo stated that they are still determining whether the awning will be fully enclosed and ensuring that it meets all fire codes. If it is not enclosed, he mentioned that they will take precautions to meet safety requirements, such as using cameras and supervision.

Com. Worlikar asked if the modular buildings would be the same size as last time.

Ms. Welp confirmed they are the same size as last approval.

Com. Worlikar asked if the awning is not fully enclosed, will there be any fencing that can be used to limit access from people off the street.

Mr. DeBartolo stated that cones will be used as fencing, similar to what is used for students out for recess. He stated that there will be adult supervision, cameras around the building, and badge access will still be intact for both the school building and the modular building.

Com. Moodhe asked if student release at the end of the day would be on the same side of the building as the modular classrooms.

Mr. DeBartolo said the area of the modular classrooms is the teacher parking area, and after-school release will be in the front of the building.

Com. Moodhe asked during recess, are students going out of this side of the school, out the back?

Mr. DeBartolo stated that there is a door on the side where the modular building is in the back of the building. Students will still utilize that same door when going outside for recess.

Com. Moodhe asked about the changes to the parking area, and asked if they are losing 19 spaces and how many they are going to replace them.

Mr. DeBartolo stated that they will have a total of 60 parking spaces, which will meet the required number of parking spaces per Village Code.

Com. Moodhe asked about event parking.

Mr. DeBartolo stated that parking is always at a premium in any building, whether we have double the spaces or not. When parents come, there is parking along the street as it is much easier for them to do so. He stated that as far as the 19 spots that we'll lose, for events they may have people park next to the library and the basketball courts.

Chairperson Weinstein asked how close the access door of the modular classroom will be to the property line.

Mr. DeBartolo stated that the main door to the classrooms will be on the other side, away from the property line and the door adjacent to the property line will be for

emergency access only.

Chairperson Weinstein asked if right next to the classroom is an adjacent parking lot.

Mr. DeBartolo confirmed and stated that the classrooms meets all the setback requirements and the proposed location of the classroom meets all the State Fire Marshall standards.

Chairperson Weinstein asked if there has been any ideas to add a barrier next the classrooms due to the adjacent property's parking lot being so close.

Mr. DeBartolo stated they they will not be adding barriers and the back end would be where the bathrooms are.

Harris Mendez, resident at 284 Dundee Parkway, asked where the 60 parking stalls will be added. He stated concerns about parking in the street for teacher parking, snow in the street, congestion, and where kids would enter the school.

Mr. DeBartolo reiterated that they will not add 60 spots, but they will have a total of 60 parking stalls with the removal of 19 parking stalls.

Mr. Mendez stated that there will not be enough parking, and it will be a mess for the neighborhood, with congestion from parking and parents dropping off and picking up their kids.

When asked to summarize or add anything further by Chairperson Weinstein, Mr. DeBartolo thanked the Village and their staff for their cooperation, support and efforts.

Moved by Kevin Richards, seconded by Jason Davis was a motion to recommend approval of an Amendment to the Planned Unit Development and Preliminary Plan for Joyce Kilmer School and Park, with Variations from the R-5 One Family Dwelling District and the accessory structure requirements related to setbacks, to accommodate a temporary awning and modular classroom on the school property, and to allow a portion of the existing school building to encroach onto the park property located at 655 Golfview Terrace, subject to the conditions in the staff report page 6.

Com. Richards spoke in favor of the motion. He stated that this balances the needs of the students and the residents, and it fits the school's need to take care of the students.

Chairperson Weinstein spoke in favor of the motion, primarily because it's temporary, and the school district will have to come back if further time is needed and address all open issues with a long-term plan. He stated they meet the standards from last time and the proposed changes.

Upon roll call, Commissioners voted as follows:

AYES: 6 Mitchell Weinstein, Kevin Richards, Adam Moodhe, Neil Worlikar,
Jason Davis, Sujat Saxena

NAYS: 0 None

ABSENT: 2 Amy Au, Marc Spunt

Motion declared Passed.

REGULAR MEETING

A. Other Matters for Discussion

B. Approval of Minutes

1. Draft Minutes from the June 19, 2024 Planning & Zoning Commission Meeting

Moved by Adam Moodhe, seconded by Kevin Richards to approve the minutes from June 19, 2024. Upon roll call, Trustees voted as follows:

AYES: 6 Mitchell Weinstein, Kevin Richards, Adam Moodhe, Neil Worlikar,
Jason Davis, Sujat Saxena

NAYS: 0 None

ABSENT: 2 Amy Au, Marc Spunt

Motion declared Passed.

C. Chairperson's Report

D. Committee and Liaison Reports

E. Staff Report/Future Agenda Schedule

Staff provided an overview of the items for the next regular scheduled meeting.

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 and not on the regular agenda for discussion.

ADJOURNMENT

The meeting was adjourned at 7:53 PM.