

**Meeting of the Village of Buffalo Grove
Comprehensive Plan Steering Committee
Minutes & Notes**

September 11, 2024 at 6:00 PM

I. Call to Order

The Steering Committee Meeting was called to order at 6:00PM

II. Welcome and Introductions

Nicole Woods, Director of Community Development, welcomed everyone and everyone introduced themselves.

III. Presentation

Woods presented an overview of the Existing Conditions Reports for the Buffalo Grove Comprehensive Plan, discussing existing nodes, land use, future land use, Dundee Road, and Milwaukee Avenue corridors.

Woods presented an overview of the Comprehensive Plan Visioning. She noted the Vision includes neotraditional planning principles, such as welcoming neighborhoods, walkability, livability, open and green spaces, mix of development and uses, and central gathering places. At the same time, the vision integrates modern and progressive principles that revolve around technology, aging-in-place, redevelopment, market demands, infrastructure, and environmentally sustainability.

Woods provided noted the vision includes four guiding principles: 1.) Nurturing the Village's assets, 2.) facilitating growth and/or transition in key elements and areas, 3.) modernizing planning and development tools, and 4.) monitoring and leaning into technology and real estate markets.

IV. Discussion

Participants had an open discussion regarding various topics.

Trustee Stein asked about the properties in Unincorporated Lake County and potentially incentivizing property owners to annex into the Village.

Trustee Weidenfeld asked about the Aptakisic Corridor development concept, which included attached and detached single family residential development, in regard to school capacity to handle an influx of school-aged children. He indicated he was glad that someone from the School District is in attendance.

Tim Beechick discussed how the typical family has changed, noting that the percentage increase in children has not increased at the same rate as the overall population. He stated that the village should consider the mix of housing types and what households would look like.

Scott Blumberg, representing School District 102, noted that cultivating the relationship with the Village, allows them to plan ahead for future growth appropriately.

Trustee Weidenfeld discussed the diverse age groups in his neighborhood. He mentioned that half of the residents do not have children, while the other half have young children. He emphasized the need for the Village to continue exploring different types of senior housing. He also stressed the importance of reaching a consensus on the impact of students on new residential housing in the future and proceeding with caution.

James Sayegh talked about dedicated aging-in-place housing and the need for housing with no school impact and very little impact on parks, such as senior houses (55+ restricted) or housing type for young professionals, which is a big need. He suggested these types of housing should be along the corridors.

A general discussion was had about updating the building code for new developments and the need to add fire sprinkler requirements to new and/or modified developments.

Gordon Lamphere mentioned his preference for working in communities with consistent building codes, highlighting Buffalo Grove as a great location for that. He also expressed that developers are seeking to establish in an investible community for the future.

A general discussion was had about Buffalo Grove's antiquated parking requirements and multi-modal transportation along Dundee Road.

Deputy Director, Kelly Purvis noted that one of the big ideas coming out of the visioning for the proposed Comp Plan is about creating some mixed-use districts along Milwaukee Avenue and Dundee Road. She asked the Steering Committee for their feedback on this idea.

Gordon Lamphere mentioned that the mixed-use designation could result in a good trade-off. However, he suggested that the wording in the code should be very clear so that developers and investors know what to expect, as they are the ones taking the risk.

Tim Beechick stated that the trend over the last decade has been towards mixed-use developments, which offer more amenities and parks from the outset. These amenities can be complementary and implied. He mentioned that this approach has been successful in hot development areas such as Florida, Denver, and Arizona. Allowing for flexibility is beneficial for land development.

Mitch Weinstein stated that you want to have flexibility, but asked how we prevent conflicting uses right next to one another.

Tim Beechick stated that the mixed-use developments would need to be executed carefully and sensibly in collaboration with the Village, developers, residents and surrounding users to ensure its success.

Mitch Weinstein mentioned that he favors the mixed-use designation, especially along Milwaukee Avenue, particularly the Land and Lake site, as it could be used for commercial, industrial, or residential purposes. He also noted the potential for floodplain issues along Milwaukee Avenue due to its proximity to the Des Plaines River.

V. Next Steps

Nicole Woods provided the group the next steps including starting to draft the initial Draft of the Comprehensive Plan. The meeting was concluded at 7:04pm.