

**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, SEPTEMBER 18, 2024**

CALL TO ORDER

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

Roll call indicated the following were present: PZC Chairperson Weinstein, PZC Vice Chairperson Richards, PZC Commissioner Au, PZC Commissioner Moodhe, PZC Commissioner Worlikar, PZC Commissioner Spunt, PZC Commissioner Davis, PZC Commissioner Saxena, PZC Commissioner Schwartz.

A quorum was established.

Also in attendance: Associate Planner Andrew Binder, Deputy Community Development Director Kelly Purvis, Village Attorney Patrick Brankin, Trustee Liaison Stein, and Trustee Cesario (as an audience member)

PUBLIC HEARINGS/ITEMS FOR CONSIDERATION

A. Consideration of a Request for a Special Use for a Home Daycare at 11 Chevy Chase Drive.

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

Akshaya Subramani, the Petitioner, and Nithyanathan Sellakumarasamy were sworn in.

Ms. Subramani and Mr. Sellakumarasamy provided an overview of the request. She indicated that the final inspections will be completed in the coming weeks.

Com. Davis asked about the first round of inspections and what the issues were.

Ms. Subramani indicated that there were concerns about the deck steps and railings. She noted all issues had been fixed.

Vice-Chairperson Richards asked if they had any conversations with their neighbors.

Ms. Subramani indicated that they did talk to their neighbors, and the neighbors had general questions about the home daycare operation.

Com. Spunt asked about the slope of the driveway and kids playing in the yard.

Ms. Subramni stated that the kids would be playing in the rear yard.

Mr. Binder stated there are no photos of the backyard.

Com. Moodhe asked about the pick-up time and noted that the DCFS license states until 11:30 p.m.

Ms. Subramani confirmed that the pick-ups would be no later than 4:30 pm.

Chairperson Weinstein confirmed that the pick-up time could be no later than 8pm, per the Village's Code.

Chairperson Weinstein asked if the petitioner agrees to the conditions of approval.

Ms. Subramani confirmed.

Chairperson Weinstein asked about the process regarding the State Department of Children and Family Services (DCFS) license for a daycare and how long the process was.

Ms. Subramani stated that she loves kids and worked at a school for a couple of years and completed a few trainings for child care. She stated they had to make modifications to their home and outside modifications. There was a few trainings and similar inspections like the Village has conducted.

Chairperson Weinstein asked if it was a long process to get the DCFS license.

Ms. Subramani and Mr. Sellakumarasamy confirmed and said it took almost a year to get the license.

Com. Worlikar asked about the ages and number of children.

Ms. Subramani stated that they plan to have 2-3 kids under two years old.

Com. Richards made a motion to approve the Special Use for a home daycare for the property at 11 Chevy Chase Drive, subject to the conditions in the staff report.

Com. Moodhe seconded the motion.

Chairperson Weinstein stated that he was in support of the motion. He indicated that the petitioners have gone through a lot to get the appropriate licenses and approvals. He thanked them for speaking with their neighbors, and wished them luck with the business.

Com. Davis noted that this is the kind of business that is really easy to do off the books and thanked the petitioners for going through the process the right way.

Moved by Kevin Richards, seconded by Adam Moodhe to recommend approval.

Upon roll call, The Commissioners voted as follows:

AYES: 9 Mitchell Weinstein, Kevin Richards, Amy Au, Adam Moodhe, Neil Worlikar, Marc Spunt, Jason Davis, Sujat Saxena, Donald Schwartz

NAYS: 0 None

ABSENT: 0

Motion declared Passed.

REGULAR MEETING

A. Other Matters for Discussion

1. Comprehensive Plan Update

Deputy Community Development Director Purvis provided an overview of the Village's Existing Conditions Report.

Commissioners had a general discussion regarding population projections, school aged children projections and Buffalo Grove's age in comparison to the region.

Purvis provided an overview of the Village's Visioning Document. She stated the next steps will be to complete a draft of the Comprehensive Plan and we anticipate full adoption of the plan this winter.

Com. Spunt asked if the Weiland/Aptakisic Road Extension is still on the table.

Purvis did not think that the plan is moving forward.

Com. Schwartz asked what aging in place is.

Purvis stated that aging in place is providing appropriate housing for your older population, so allowing people to downsize to what's appropriate for them as they age. She provided examples of maintenance free homes, first floor master suites, etc.

Com. Schwartz asked about the growth of the Asian population in Buffalo Grove, and if there is a direct correlation to the type of house they would need.

Purvis stated that staff has seen intergenerational housing within the Asian community. So, providing homes that have the capability of housing multiple generations within one home. Things like Granny Flats or accessory dwelling units, where you could have a senior member of your family move in and still give them their privacy with separate entrances.

Com. Worlikar asked whether, with the projected increase in the number of school children and with the new residential developments coming in, is any consideration of adding more schools.

Purvis stated that, unfortunately, that is a school district initiative as the Village does not plan schools or develop them. She stated that we do have school district board members on the comp plan steering committee. She stated that they are aware of the potential for new residential development and we are always communicating with them about new projects that are coming in and providing the appropriate analysis at that time.

Trustee Cesario stated that the Village should be providing homes for older folks to stay and younger folks to start, and stated that some of the more dense development we are seeing are not producing a lot of school-aged children.

Chairperson Weinstein stated that the school boards are aware, they are on the steering committee, they're part of the planning process, they see the developments that are coming, and it's up to them to respond accordingly and possibly budget and acquire more land.

Com. Au stated that these housing developments provide school impact studies, and the PZC is tasked with approving or denial of the project based on the studies. She states that the studies are not done for Buffalo Grove, and she would like to know what these developments actually generate for school children.

Further discussion was made regarding school district projections, future housing developments and types, and the kind of people we are trying to attract to Buffalo Grove.

Purvis asked the Commissioners their thoughts on the mixed-use designation that was presented in the areas that might be tough to develop which consists of about 20% of the area in the village.

Com. Spunt spoke in favor of the mixed-use designation, stating that if a developer can come in and collaborate on a development to fill in gaps, that would be a good thing.

Vice-Chairperson Richards stated that mixed-use makes sense and the development in the mixed-use areas would have to be done in a way that would make sense and not be a nuisance to the adjacent uses outside or inside the developments.

Purvis stated that there would be criteria set for the mixed-use designation to ensure the developments meet the goals and needs of the Village but give flexibility.

Com. Worlikar asked how these types of developments may impact the adjacent residential areas with the mixed-use designation.

Purvis stated that these proposed mixed-use designation areas are already mixed in nature and having a different zoning would not change much of what is currently there. She stated there would be a public hearing process at such time that any actual development would be proposed.

Com. Moodhe asked if the Mixed-Use developments are the "flavor of the month" and if we are trying to find builders to find the next flavor of the month.

Purvis stated that with the mixed-use development that we are going back to the basics by having a mix of appropriate uses next to each other that are typically more walkable, like traditional downtown areas. She stated that she doesn't necessarily

think these mixed-use developments are the flavor of the month, but more coming back to what makes sense.

Further general discussion was had about the nodes, mixed-use developments, and parking.

Purvis provided an overview of the next steps and indicated no action is required of the Plan Commission related to this item this evening.

B. Approval of Minutes

1. September 4, 2024 Draft Planning & Zoning Commission Meeting Minutes

Moved by Adam Moodhe, seconded by Marc Spunt to approve. Upon roll call, The Commissioners voted as follows:

AYES: 7 Mitchell Weinstein, Kevin Richards, Amy Au, Adam Moodhe,
Marc Spunt, Jason Davis, Sujat Saxena, Donald Schwartz

NAYS: 0 None

ABSENT: 0

Motion declared Passed.

C. Chairperson's Report

Chairperson Weinstein welcomed the Com. Schwartz to the Plan Commission.

D. Committee and Liaison Reports

E. Staff Report/Future Agenda Schedule

Deputy Director Purvis provided an overview of upcoming projects.

Associate Planner Binder reminded the Commission that the next PZC meeting will take place on a Tuesday instead of a Wednesday due to Rosh Hashanah.

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