

**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, OCTOBER 16, 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 Moodhe, PZC Commissioner Spunt, PZC Commissioner Davis, PZC Commissioner Saxena, PZC Commissioner Schwartz.

Absent: PZC Commissioner Au

Also present were: Trustee Weidenfeld, Village Attorney Brankin, Deputy Director of Community Development Purvis, Associate Planner Binder, and Civil Engineer Larson

PUBLIC HEARINGS/ITEMS FOR CONSIDERATION

- A. **Consideration of a Plat of Consolidation, a Zoning Map Amendment, and an Amendment to the Special Use and Preliminary Plan approved by Ordinance No. 2017-035 as amended by Ordinance No. 2024-010 to accommodate a proposed parking lot expansion at Aptakisic Junior High School at 1231 Weiland Road, 1351 Abbot Court, and Aptakisic Park.**

Associate Planner Binder provided an overview of the School District's requests, indicating that staff is supportive of the project.

Claudia Welp from Cage Engineering, Jeff Minor, Evan Tiberi, Jessica McIntyre, Scott Blumberg, were all sworn in on behalf of D102.

Welp indicated that the presentation covered the request and the team is happy to answer any questions the Commission may have.

Com. Worlikar asked how the School District is planning to address future growth.

McIntyre indicated that D102 recently completed an addition on the building connecting the Jr. High to the administrative offices. She noted that there is additional space to expand in the admin office building. She also noted that the parking lot will provide room to grow as well.

Com. Worlikar asked where crossing guards will be stationed to help reduce pedestrian and car conflicts.

Welp provided an overview of where the crossing guards would be located.

Com. Worlikar asked about the traffic study and the analysis that was done.

Minor spoke about some of the issues that occur during the drop-off and pick-up

operations. He specifically noted the issues created by the bike rack being on the south side of the parking lot and queue line.

Com. Worlikar asked about plans for snow removal.

Tiberi indicated that most of the snow will be pushed to the south and east of the property to the landscape areas.

Com. Worlikar asked about the secondary access, its purpose and how traffic flow would be managed.

Tiberi noted that buses cannot turn right on red. One of the issues is that buses get stuck. He indicated that the secondary access could help to reduce bus congestion.

Com. Worlikar asked how the right-in/right-out access would be signed.

Welp indicated that this will need to be thought through if approval is granted by ComEd.

Com. Worlikar asked about posting signage in the Veteran's Park parking lot.

Village Attorney Brankin indicated that permission to post the signage would need to be granted by the Park District.

McIntyre indicated that drop-off in the lot really impacts the flow of the drop-off queue due to the number of kids crossing Weiland Road.

Com. Worlikar asked if cars and buses will enter and exit in the same way they currently do and if any consideration has been given to changing this.

McIntyre noted that is correct, and does not think that this needs to be adjusted.

Blumberg noted that the main goal was to get cars off the road and onto the property.

Vice Chairperson Richards asked if the Commission will be approving the secondary access as part of the request.

Binder stated, yes. Staff will fully review the access if it is granted by ComEd, but staff did not want D102 to have to return for another public hearing for just an access point.

Vice Chair Richards asked about how the park is currently used.

Tiberi indicated that there is field space and a new gym on the east side of the property that will supplement the removal of the park.

Vice Chair Richards asked about the number of trees being removed as compared to the number of trees going in.

Tiberi noted that he walked the site with the Village Forester. He noted the trees to be removed were invasive. The trees that will be used to replace those removed will be native trees with some variety.

Com. Davis asked about the moving of the bike rack and how it will improve operations.

McIntyre and Tiberi explained the new flow of cyclist traffic and locations they will cross.

Chairperson Weinstein asked how many kids ride their bikes.

McIntyre indicated that it can be up to 80 cyclists.

Chairperson Weinstein asked if it would make sense to add more bike racks.

McIntyre noted an additional space where another rack could be located.

Com. Saxena asked if the additional access point has been studied - in terms of impact it might have on the traffic flow.

Welp noted that it has not been studied, but would be looked at closely if ComEd approved the access.

Com. Spunt asked about two-way traffic arrows north of the parking lot.

Tiberi indicated that two-way traffic would be blocked during pick-up/drop-off operations.

Com. Spunt asked about parking and exiting from the lot during pick-up/drop-off times.

McIntyre indicated that staff could be parked in the lot, but they will be assisting with student dismissal and would not be leaving at the same time.

Com. Spunt noted that he thinks the additional access will create more conflict and may not be beneficial.

Com. Schwartz asked about the merging of the traffic.

Tiberi responded that it is fairly common place at schools.

Com. Schwartz asked about where crossing guards will be stationed to assist with merging.

McIntyre noted there would likely be three crossing guards stationed in various locations.

Com. Moodhe asked if they looked into how Longfellow handles their traffic flow and suggested they check it out.

Com. Moodhe asked about the placement of the northern bike rack by the STEM building.

Tiberi showed the location and noted which students would be likely to use it.

Com. Moodhe asked if any consideration has been given to staggering the drop off times.

McIntyre noted that they do that at the elementary schools, but it is harder to do at Junior High schools and would force them to shorten the school day. She noted it is a hard balance to do that.

Com. Moodhe asked about event parking.

McIntyre indicated that D102 will continue to work with the Park District on overflow parking when needed.

Com. Moodhe asked about the detention basin plantings.

Tiberi indicated that the Village Forester suggested that they use seed planting.

Com. Moodhe asked if it will be a detention pond or retention pond.

Welp indicated it will be a detention pond - it will not retain water.

Com. Moode noted that cones are your best friend and that students respond well to them.

Com. Worlikar asked about EV chargers.

Tiberi noted that it was something that was discussed. He noted that they may consider adding some closer to the building.

Com. Worlikar asked what their plan is to control the light timing.

Tiberi noted that D102 doesn't have control over the light.

Larson noted that it is a Village owned light but the timing is controlled by the County.

Chairperson Weinstein asked if anyone from the public would like to be heard.

Jordan Slansky, D102 Board President spoke in favor of the plan and noted that the School Board is fully supportive. He thanked the Park District for their partnership.

The public hearing was closed.

Vice Chairperson Richards made a motion to approve the proposed Plat of Consolidation, a Zoning Map Amendment, and an Amendment to the Special Use and Preliminary Plan approved by Ordinance No. 2017-035 as amended by Ordinance No. 2024-010 to accommodate a proposed parking lot expansion at Aptakisic Junior High School at 1231 Weiland Road and & 1351 Abbot Court, and the Aptakisic Park property, subject to the following conditions:

1. The proposed improvements shall be constructed in substantial conformance with the plans attached as part of the petition.
2. The Final Engineering Plans shall be submitted in a manner acceptable to the Village.
3. The Final Landscaping Plan shall be submitted in a manner acceptable to the Village.
4. The Plat of Consolidation shall be submitted in a manner acceptable to the Village.
5. Any directional or incidental signage added to the site shall be reviewed administratively by staff.
6. The potential suggested secondary access from Weiland Road, as depicted on the Secondary Access Exhibit, may change in scope and location, but shall be permitted if feasible and if approved by all parties. Staff shall review and approve any modifications to the plan administratively.

The motion was seconded by Com. Davis.

Com. Worlikar noted that he is in favor of the posting of the sign at Veteran's Park. He thinks the plan will address major safety issues and noted that this makes sense for event parking. He indicated that he doesn't love the secondary access.

Com. Moodhe noted he is impressed that D102 heard their concerns the last time they came before the Commission and have addressed them in this plan. He noted that he could see how the right-in/right-out would provide some additional relief. He thanked the School Board President for coming to the meeting to support the project. He further stated that we need pedestrian interval timing at the light.

Chairperson Weinstein stated that he appreciated all the thought and planning that went into this plan. He noted the only thing he didn't love was a park being changed into a parking lot. Overall, he is supportive of the plan and thinks the lot is needed.

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

AYES:	7	Mitchell Weinstein, Kevin Richards, Adam Moodhe, Marc Spunt, Jason Davis, Sujat Saxena, Don Schwartz
NAYS:	0	None

ABSENT: 1 Amy Au
Motion declared Passed.

REGULAR MEETING

A. Other Matters for Discussion

B. Approval of Minutes

1. September 18, 2024 - Draft Planning and Zoning Commission Minutes

Moved by Kevin Richards, seconded by Marc Spunt to approve the draft meeting minutes from September 18, 2024. Upon roll call, Commissioners voted as follows:

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

NAYS: 0 None

ABSENT: 1 Amy Au

Motion declared Passed.

2. October 1, 2024 - Draft Planning and Zoning Commission Minutes

Moved by Kevin Richards, seconded by Jason Davis to approve the October 1, 2024 draft minutes. Upon roll call, Commissioners voted as follows:

AYES: 6 Mitchell Weinstein, Kevin Richards, Adam Moodhe, Marc Spunt,
Jason Davis, Don Schwartz

NAYS: 0 None

ABSENT: 1 Amy Au

Motion declared Passed.

C. Chairperson's Report

None.

D. Committee and Liaison Reports

None.

E. Staff Report/Future Agenda Schedule

Staff provided an overview of the upcoming meeting schedule, noting that the November 6th meeting will be canceled and that the Fire Station 25 projects will be presented at the meeting on November 20th.

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 adjourned at 8:45pm.

