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, JANUARY 15, 2025

CALL TO ORDER

Chairperson Weinstein called the meeting to order at 7:31 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 Saxena, PZC Commissioner Schwartz.

Absent: PZC Commissioner Davis

Also present were: Trustee Liaison David Weidenfeld, Village Attorney Patrick Brankin, Deputy Director Kelly Purvis, and Associate Planner Andrew Binder

PUBLIC HEARINGS/ITEMS FOR CONSIDERATION

A. **Consideration of a Special Use in the Industrial District (I) to open Child Care Center at 1390 Busch Parkway**

Associate Planner Binder provided an overview of the special use request, and the anticipated operations of the after school tutoring program. He indicated that staff is in support of the request.

The Real Estate Broker, Anna Linscheid and the petitioner,Tatiana Khatamova were sworn in.

Linscheid indicated that the tutoring business would be operating the opposite hours of most other businesses in the multi-tenant building. She noted there is plenty of parking available at this location and the use will complement the community.

Khatamova stated the business will aim to assist in the growth and development of kids and their families.

Com. Richards asked what the proximity of the brewery is to the after-school tutoring facility and if it would impede the liquor license.

Binder indicated that Liquid Love Brewing is in the building to the south on the opposite end of the property.

Attorney Brankin noted that the use in question does not have any location restriction in relation to a brewery.

Com Richards asked how many students are anticipated?

Linscheid stated there would be 4 kids per classroom with a total of 3 classrooms.

Khatamova stated that the subjects offered will be math, art, and language.

Com Richards asked the petitioner to walk through the parking demand.

Linscheid indicated that there are so many parking spaces available during the day and the hours of the use are complementary to the other uses in the center.

Com Au asked if there is an existing location or if this would be the first?

Linscheid stated yes, they have a waiting list of students and are currently renting a small space that they have outgrown.

Com Moodhe asked if they would anticipate people waiting in the parking lot?

Linscheid stated that would not be ideal. We think parents will want to run errands while the kids are in class.

Com Spunt asked about the dance studio next door, and if they thought that use could disturb their classes?

Linscheid responded that they do not anticipate it will be an issue and hope they will complement one another.

Com Worlikar asked about the student to staff ratio and number of students.

Linscheid stated 1 staff member would be assigned to each classroom. To begin they will have 4 staff with 3-4 students per classroom.

Com Saxena asked for clarification of the use and whether it is a tutoring location or childcare facility.

Linscheid responded that it is an afterschool program offering math, art and language tutoring.

The village staff report was entered into the record as Exhibit 1.

At 7:46pm the public hearing was closed.

Com Richards made a motion to recommend approval of the special use for a child care center at 1390 Busch Pkwy, subject to the conditions listed in the staff report. The motion was seconded by Com Worlikar.

The floor was opened for commissioner discussion.

Com Moodhe indicated that he remembered when the dance studio came forth for their special use request and the location of the brewery was discussed. He noted that the brewery is on the complete other side of the property and that there is an alley between the two buildings. He stated that it is far enough away from this use.

Moved by Kevin Richards, seconded by Neil Worlikar to recommend approval. Upon roll call, Commissioners voted as follows:

AYES:	8	Mitchell Weinstein, Kevin Richards, Amy Au, Adam Moodhe, Neil Worlikar, Marc Spunt, Sujat Saxena, Don Schwartz
NAYS:	0	None
ABSENT:	1	Jason Davis

Motion declared Passed.

REGULAR MEETING

A. **Other Matters for Discussion**

B. **Approval of Minutes**

1. **Draft Minutes of the November 20, 2024 Planning and Zoning Commission Meeting**

Moved by Kevin Richards, seconded by Marc Spunt to approve the minutes of the November 20, 2024 meeting. Upon roll call, Commissioners voted as follows:

AYES:	8	Mitchell Weinstein, Kevin Richards, Amy Au, Adam Moodhe, Neil Worlikar, Marc Spunt, Sujat Saxena, Don Schwartz
NAYS:	0	None
ABSENT:	1	Jason Davis

Motion declared Passed.

C. **Chairperson's Report**

None.

D. **Committee and Liaison Reports**

Com Richards indicated that contracts for the fire station projects were approved.

Com Au indicated that she attended the meeting that took place in December where the fire station projects were approved.

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

Staff indicated that the first meeting in February would be canceled.

Deputy Director Purvis also noted that staff is still working to put together a PZC member training session, and more information about this will be shared soon.

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 7:51pm.