



Meeting of the Village of Buffalo Grove Planning and Zoning Commission

Regular Meeting
August 4, 2021 at 12:00 AM

Fifty Raupp Blvd
Buffalo Grove, IL 60089-2100
Phone: 847-459-2500

I. Call to Order

II. Public Hearings/Items For Consideration

III. Regular Meeting

A. Other Matters for Discussion

1. Workshop- Proposed Multi-Family Development at 16051 Deerfield Parkway (Concrete Erectors) (Trustee Johnson) (Staff Contact: Nicole Woods)

B. Approval of Minutes

1. Planning and Zoning Commission - Regular Meeting - Jul 21, 2021 7:30 PM

C. Chairman's Report

D. Committee and Liaison Reports

E. Staff Report/Future Agenda Schedule

F. Public Comments and Questions

IV. Adjournment

The Planning and Zoning Commission will make every effort to accommodate all items on the agenda by 10:30 p.m. The Board, does, however, reserve the right to defer consideration of matters to another meeting should the discussion run past 10:30 p.m.

The Village of Buffalo Grove, in compliance with the Americans with Disabilities Act, requests that persons with disabilities, who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of the meeting or facilities, contact the ADA Coordinator at 459-2525 to allow the Village to make reasonable accommodations for those persons.



**Information Item : Workshop- Proposed Multi-Family Development
at 16051 Deerfield Parkway (Concrete Erectors)**

Recommendation of Action

Both staff and the Developer are seeking the PZC's thoughts and comments concerning the plan.

MZ Capital Partners (MZ) is the contract purchaser of the unincorporated 8.98 acre industrial property located at 16051 Deerfield Parkway. The existing property is improved with an older industrial building with a mix of uses. MZ is proposing a residential development consisting of a mix of six (6) 2-story multi-family buildings with 20 units in each building. Prior to the required public hearing, the developer is seeking comments from the PZC regarding their plans. This item was referred by the Village Board.

ATTACHMENTS:

- Staff Report (DOCX)
- Plan Set (PDF)

Trustee Liaison
Johnson

Staff Contact
Nicole Woods, Community Development

Wednesday, August 4, 2021

VILLAGE OF BUFFALO GROVE



MEMORANDUM

DATE: August 4, 2021

TO: Planning & Zoning Commission

FROM: Rati Akash, Village Planner

SUBJECT: **Workshop** - Proposed Multi-Family Development at 16051 Deerfield Parkway (Concrete Erectors))

Background

On June 21, 2021, the developer presented an overview of the concept plan to the Village Board for the proposed multi-family development at 16051 Deerfield Parkway.

MZ Capital Partners (MZ) is the contract purchaser of the unincorporated 8.98 acre industrial property located at 16051 Deerfield Parkway. The existing property is improved with an older industrial building with a mix of uses.



During the Village Board meeting, the Trustees discussed the cross-access with the adjoining Industrial site and to provide landscaping backing up to the homes along Marvins Way and Horatio Blvd. Overall, the Trustees were supportive of the use and density of the proposed multi-family development.

MZ is finalizing their plans for a new multi-family development on the property and is seeking comments from the Planning & Zoning Commission.

The following memorandum provides a brief summary of their project.

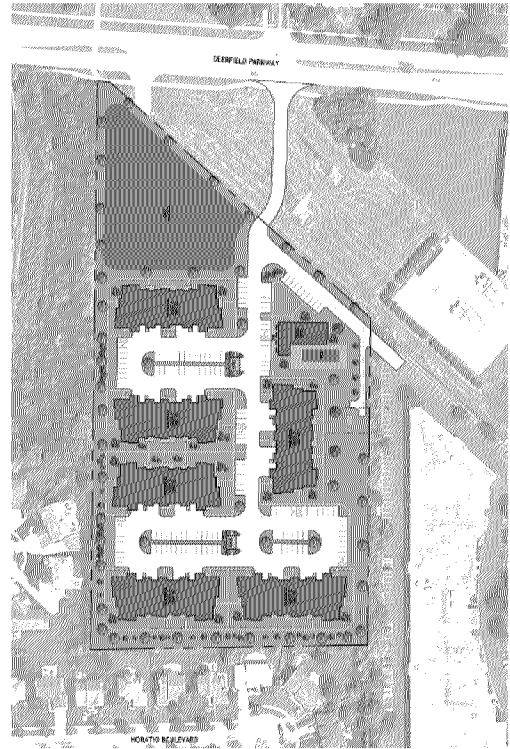
Proposed Plan

MZ is proposing a residential development consisting of a mix of six (6) 2-story multi-family buildings with 20 units in each building. The proposed development would consist of a total of 120 units (13.36 units/acre). As currently proposed, the product would be approximately 34.9' high at

the peak. The proposed height is similar to 2-story single family homes. The development would also include a clubhouse with a swimming pool.

The southernmost units would be setback between 45'-50' from the southern lot line (adjacent residential on Horatio Blvd) and 35' from the east line (adjacent to Marvin's Way). There are 2 existing homes on Marvin's Way that would back up to the proposed units. Based on the current plan, those homes would be setback approximately 65' from the proposed units. There are also another 6 homes along Horatio that would back up to the development. At the closest point, those homes would be setback approximately 75' from the nearest unit. The developer has indicated they intend to provide additional landscaping screening from the adjacent residential.

As part of the PZC process, staff and the PZC will work with the developer to maximize screening and setbacks.



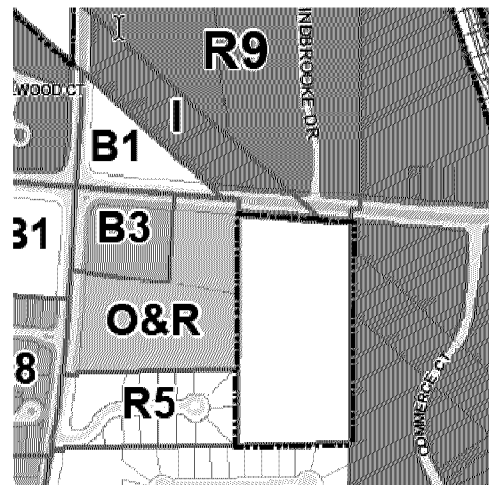
Parking

The Zoning Ordinance requires a minimum of 204 parking spaces for multi-family projects. The developer is proposing a total of 254 parking spaces. This includes 60 garage spaces integrated into each building. Overall, Staff finds that the proposed concept meets Code requirements.

2009 Comprehensive Plan/Zoning

The Village's Comprehensive Plan identifies the entire site to be multiple-family housing with a density of 10-15 units/acre given the proximity to the existing Metra Station. As proposed, the project would be 13.36 units/acre. Overall, staff finds that the proposed project would meet the recommendations of the comprehensive plan. Furthermore, the density is similar to the Windbrooke Apartments directly to the north.

As for zoning, the project would require a rezoning to R9 multiple-family zoning district with a Special Use for a Planned Development. This zoning classification is currently located to the north for the existing Windbrooke Apartments.



Transportation

The main access into the development would be from Deerfield Road. The new road would cross through the existing ComEd right-of-way. All roads within the proposed development would be private. The developer will still to work with ComEd regarding the realignment of the new access road. At the request of the Village, the developer is proposing an emergency access connection to the east. This access drive would only be accessible by emergency personnel. This access drive would connect to the existing access drive for the industrial building to the east. The developer has a tentative agreement with the property owner concerning the access drive and feels confident that a final agreement can be reached. This final agreement will be required prior to final action by the Village Board.

Existing Cell Tower

The property currently has an existing 108' monopole cell tower with 2 antennas located along the east side of the site. According to the developer, the current property owner has multiple long-term leases on the tower. Due to the current leases, the developer has indicated that the tower cannot be removed as part of the development. Therefore, the developer has designed their site around the existing tower. The nearest unit is approximately 60' from the base of the tower.

Process

The Village Board has provided positive feedback for the proposed multi-family development at 16051 Deerfield Parkway. Once the Planning and Zoning Commission provides feedback, this item will go before the Planning and Zoning Commission as a Public Hearing item to discuss specific details concerning parking, setbacks, building design, signage and other bulk regulations.

Based on the current configuration, the following approvals will be required:

- Annexation
- Rezoning to R9 Multi-Family Residential Zoning District
- Special Use request for a PUD
- Preliminary Plan Approval
- Potential variations to the sign package (Ground sign)

Action Requested

Staff and the Developer are seeking comments from the Planning and Zoning Commission related to the proposed plan. Once the Planning and Zoning Commission supports the proposed concept plan; this item will go before the Planning and Zoning Commission as a Public Hearing item to discuss in further length specific details concerning parking, setbacks, landscaping and other bulk regulations.



MZ Capital Partners

Private Equity Real Estate Investment

Northbrook based MZ Capital Partners, an award winning national multifamily development firm, proposes to redevelop the current site with a high-end luxury low density rental apartment community. The proposed townhome-style apartments consist of 120 units contained in 6 low-rise two-story buildings, with 250 parking spaces. Additionally, an amenity rich curated clubhouse would contain a leasing center/management office, top of the line fitness center, work from home private suites, and a resort style swimming pool and deck. The well landscaped lush treed and aesthetically pleasing site plan and elevation renderings are provided for further context.

MZ Capital Partners has been recognized as one of the fastest growing private companies in American by INC Magazine by inclusion of the INC 500 list and was recognized as the Best Place to Work in the multifamily business by the National Apartment Association. The firm develops and owns multifamily properties nationwide, however, corporate offices are based in Illinois and company principals were born and raised and continue to reside in the Chicago area. The company brochure is attached for an overview of further background and experience.

The site was identified for purchase and redevelopment due to the positive demographics and increasing demand for high end rentals within the Buffalo Grove market and the desire of MZ Capital principals to proudly develop a showplace community within their own community and a short ride from their office and homes. The submarket proximate to the site and the close proximity to the Sid Mathias Buffalo Grove Metra stop serve as major drivers of rental demand for the location.

The proposed community, intentionally is designed in a two-story townhome like suburban design rather than the more common 21st century suburban garden style bulk three story construction concepts typically built. The building heights are consistent with the single-family residential property heights that adjoin the site. While the Buffalo Grove Code set back requirement is 35' from adjacent lots, the entire South property line proposed set back has been increased by an additional 11'to 15' for a total setback of between 46' to 50'. Furthermore, landscaping has been greatly enhanced throughout the proposed community as shown on the site plan. In particular, more robust landscaping has been added along the property site lines to the South and West as an additional buffer between the adjacent residential properties.

Outreach and agreement with the adjacent industrial property owner has occurred and the concept of an emergency access road between the adjoining properties has been agreed to. Initial communication with ComEd regarding moving of the existing right of way easement for entry to the site to the area shown on the proposed site plan has been made and we are confident of our ability to get sign off on the proposal with ComEd as part of the zoning and annexation process. Our professional team, engineering, and legal representatives have dealt with ComEd in the past on similar issues and we are confident in a favorable conclusion.

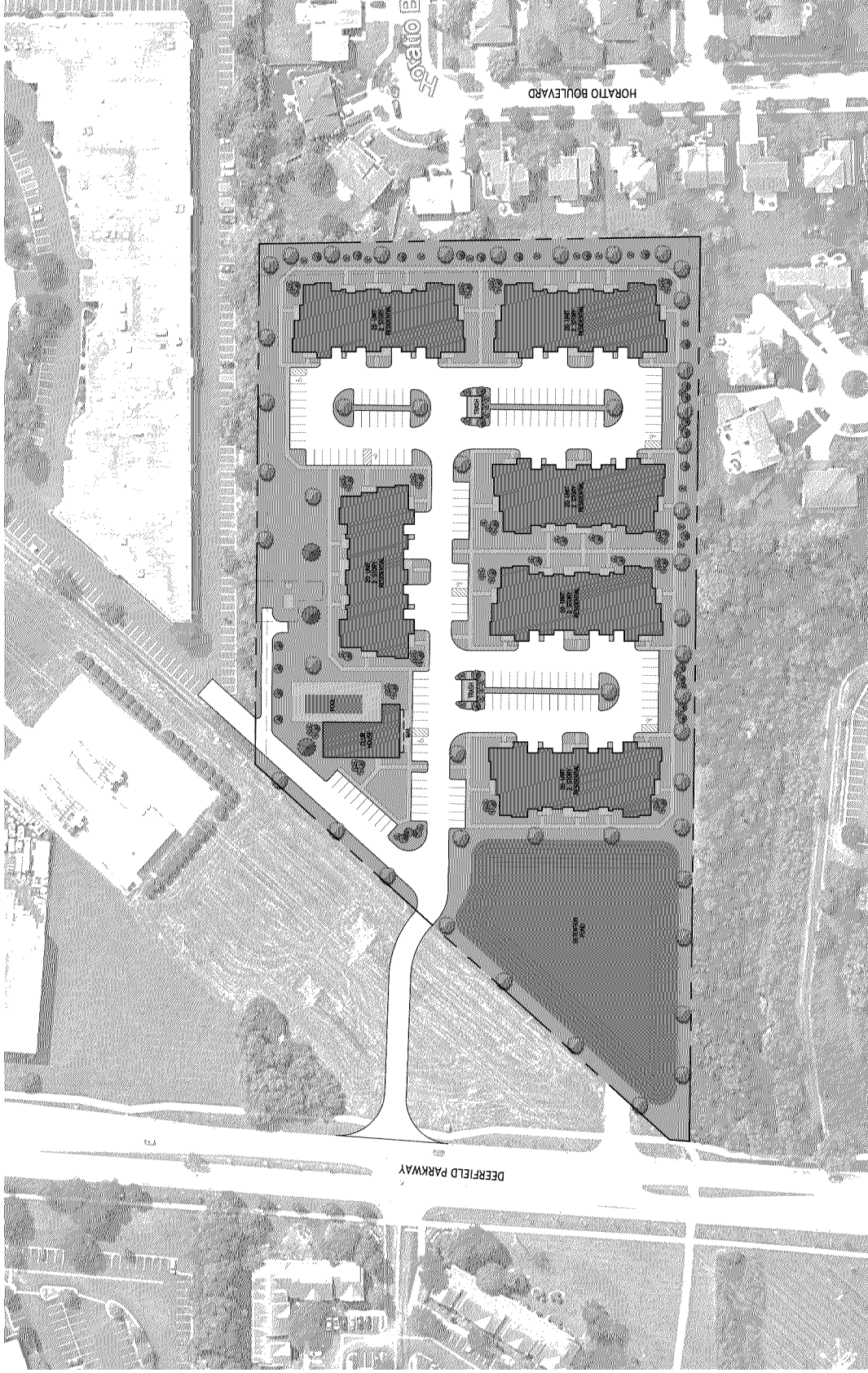
The proposed redevelopment is low density by today's development standards as well as compared to surrounding existing Buffalo Grove multifamily use sites.

The existing multifamily site across the street, commonly known as Windbrooke Crossing, with the street address 1160 Windbrooke is 13.78 acres and holds 236 apartments. (13.78 dwellings per acre)

The next closest multifamily use to the proposed new development site is the Wheatlands located just east at 1200 Deerfield Parkway. That site is 17.61 acres and holds 352 apartments. (19.98 dwellings per acre)

The proposed site development concept plan is on 8.98 net acres holding 120 units, is less dense than the two nearby multifamily approved and built developments and, subjectively, is a much more aesthetically pleasing upscale proposal. (13.36 dwellings units per acre).

It is believed that the proposed low-density development will improve the community, provide for the increased need for high end luxury rental housing near transit within Buffalo Grove, and significantly enhance the site as compared to the current use.



CONCEPT SITE PLAN WITH SURROUNDING AREAS
1" = 100'-0"



FRONT ELEVATION

DEERFIELD PARKWAY
NEW MULTI-FAMILY
DEVELOPMENT

BUFFALO GROVE
ILLINOIS



REAR ELEVATION

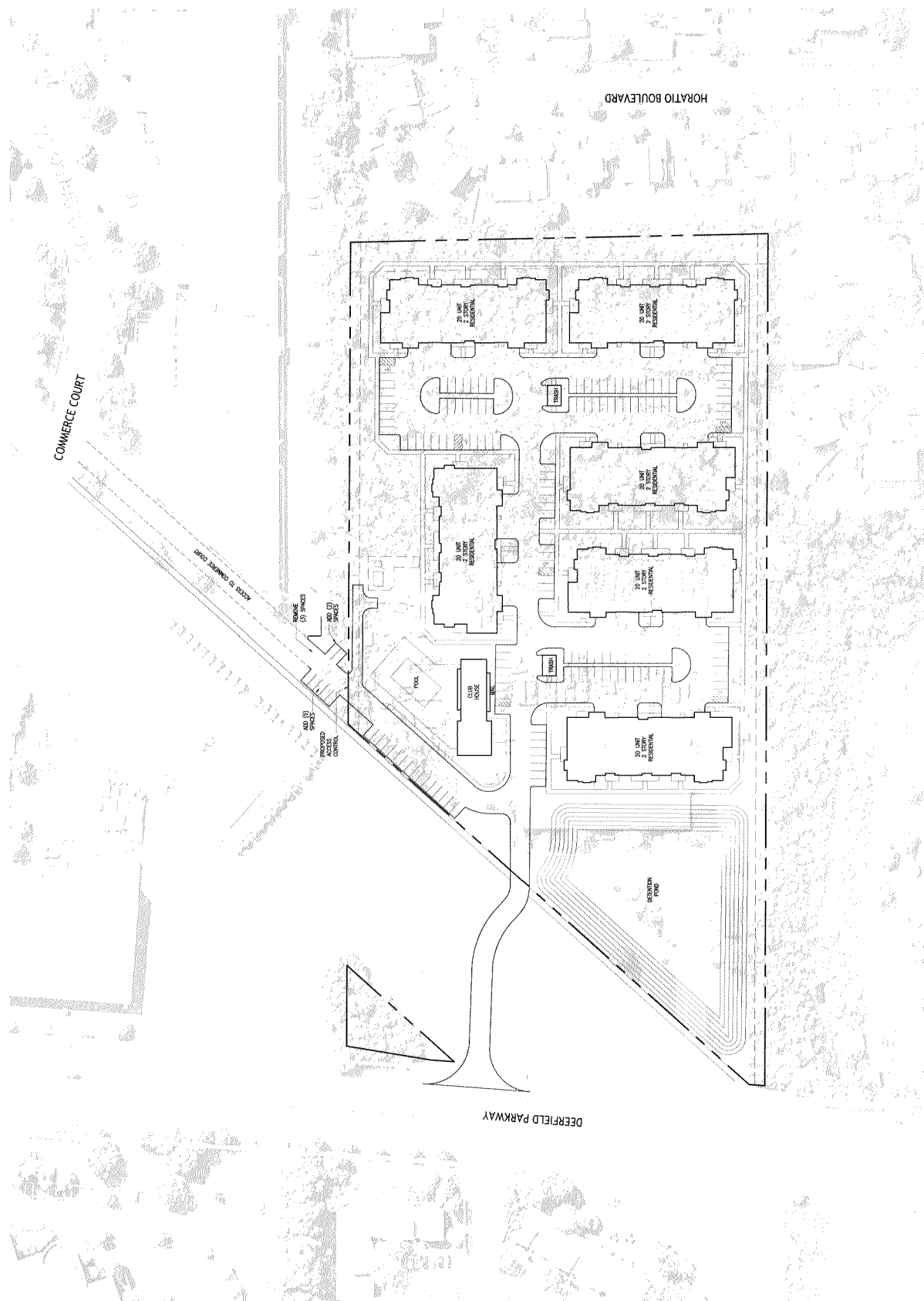
CONCEPT SITE PLAN WITH SURROUNDING AREAS

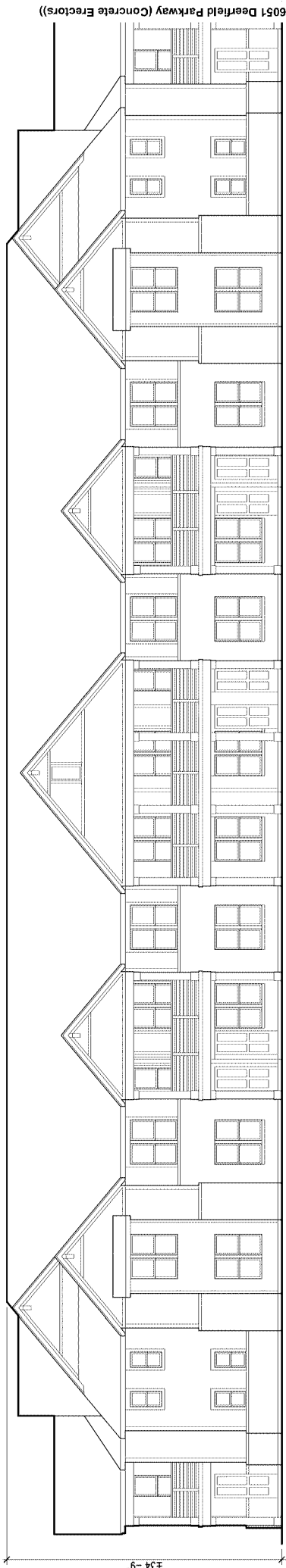
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DEERFIELD PARKWAY
NEW MULTI-FAMILY
DEVELOPMENT

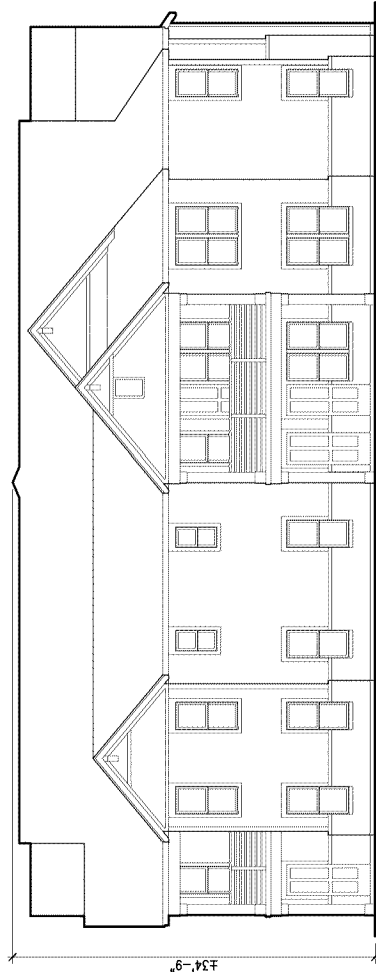
BUFFALO GROVE

Packet Pg. 11



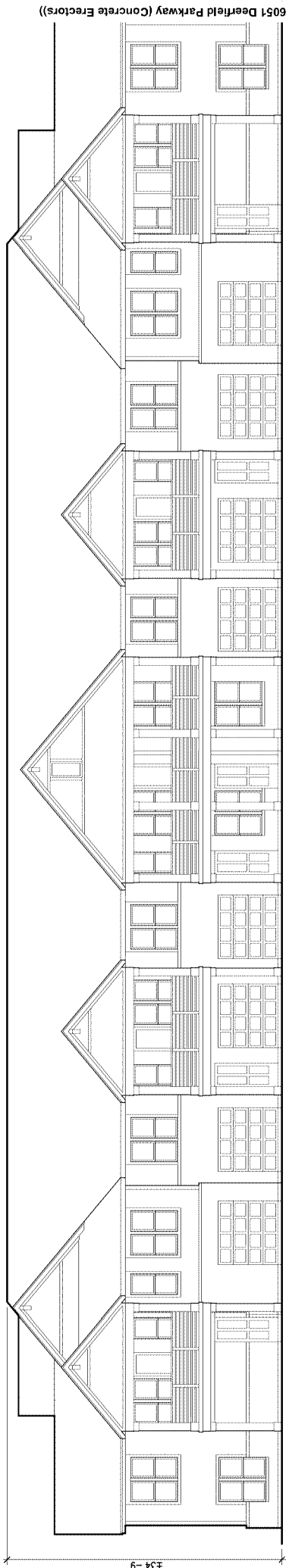


FRONT ELEVATION
3/32" = 1'-0"

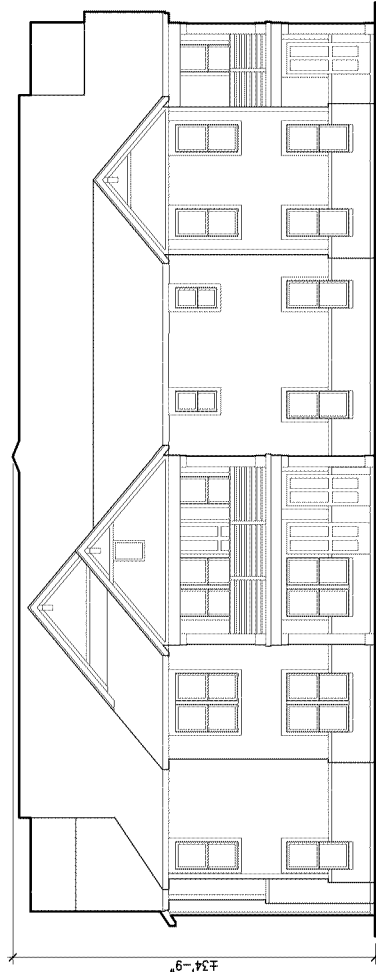


LEFT ELEVATION
3/32" = 1'-0"

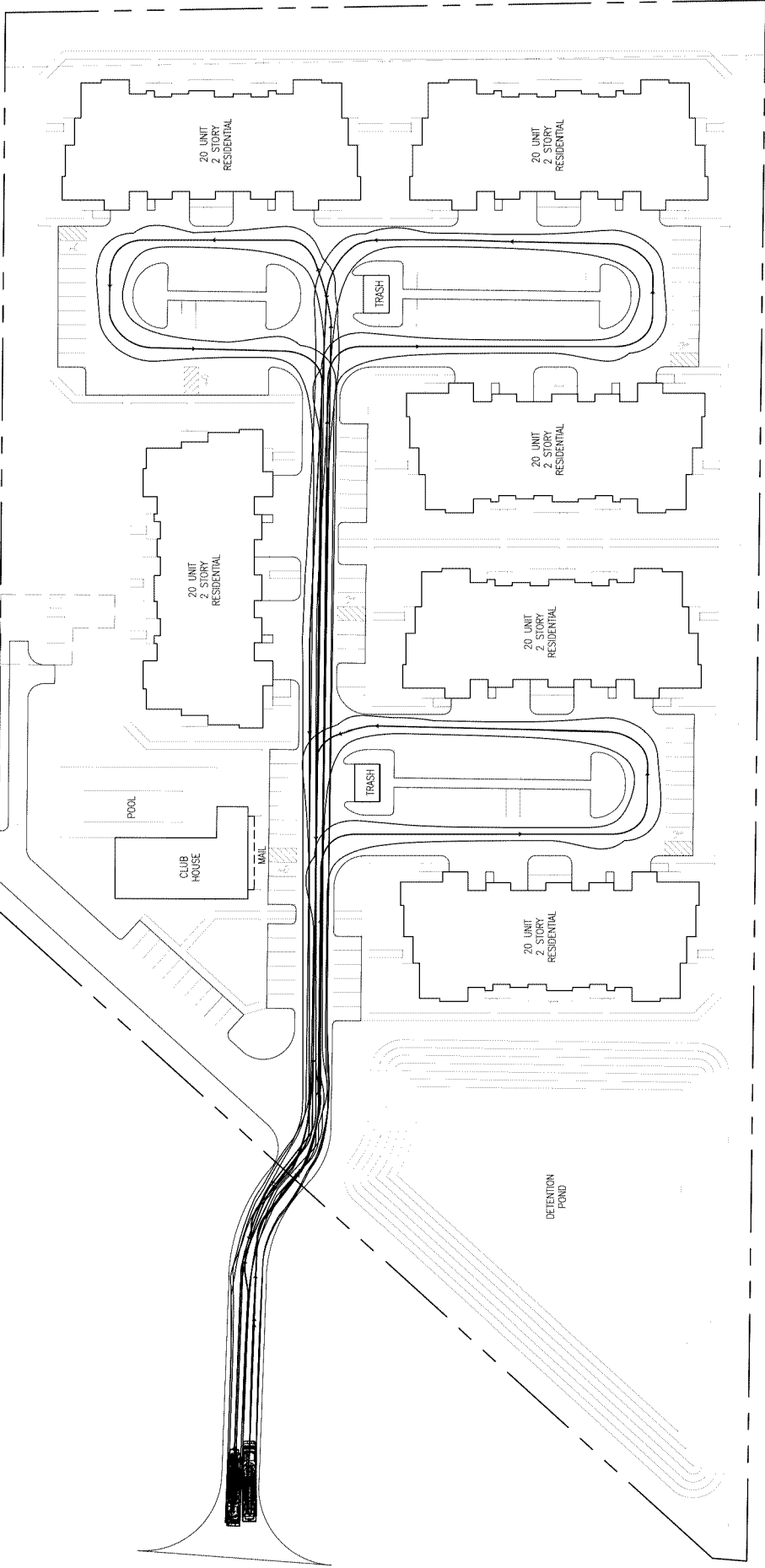
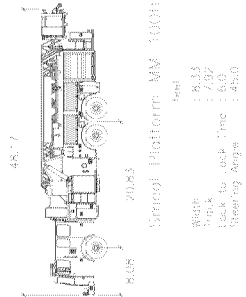
Attachment: Plan Set (Workshop-Proposed Multi-Family Development at 16051 Deerfield Parkway (Concrete Erectors))



REAR ELEVATION
3/32" = 1'-0"



RIGHT ELEVATION
3/32" = 1'-0"



FIRE TRUCK EXHIBIT
N/S

FIRE TRUCK EXHIBIT INFORMATION PROVIDED BY KIMLEY HORN DATED 4/20/2021

DEERFIELD PARKWAY
NEW MULTI-FAMILY
DEVELOPMENT

BUFFALO GROVE
ILLINOIS

Packet Pg. 14

MEMORANDUM TO: Brad Zaransky
MZ Capital Partners

FROM: Elise Purguette
Consultant

Luay R. Aboona, PE, PTOE
Principal

DATE: June 3, 2021

SUBJECT: Traffic Impact Statement
Apartment Development
Buffalo Grove, Illinois

This memorandum summarizes the results and findings of a site traffic evaluation conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed apartment development to be located in Buffalo Grove, Illinois. The site, which is currently occupied by Lamb's Automotive, is located on the south side of Deerfield Parkway east of Weiland Road. As proposed, the site will be redeveloped with six two-story apartment buildings with 120 units and 250 parking spaces. Access will be provided via a full movement access drive off Deerfield Parkway aligned with Windbrooke Drive. In addition, an emergency access connection will be provided between the proposed development and the 975 Weiland Road office building site to the west. **Figure 1** shows an aerial view of the site.

The purpose of this evaluation is to determine the impact of the traffic generated by the proposed apartment development on the area roadway system and the adequacy of the proposed access.

Existing Traffic Conditions

The following provides a detailed description of the physical characteristics of the roadways including geometry and traffic control, adjacent land uses, and average daily traffic volumes along the adjacent area roadways.

Deerfield Parkway (Lake County Route 47) is an east-west minor arterial with a five-lane cross section that in the vicinity of the site provides two lanes in each direction divided by a landscaped median. At its unsignalized intersection with Windbrooke Drive, Deerfield Parkway provides an exclusive left-turn lane and two through lanes on the eastbound approach and an exclusive through lane and a shared through/right-turn lane on the westbound approach. Deerfield Parkway is under the jurisdiction of the Lake County Division of Transportation (LCDOT), carries an Annual Average Daily Traffic (AADT) volume of 21,700 (IDOT 2019), and has a posted speed limit of 40 miles per hour.



Aerial View of Site

Figure 1

Attachment: Plan Set (Workshop- Proposed Multi-Family Development at 16051 Deerfield Parkway (Concrete Erectors))

Windbrooke Drive is a north-south local roadway that provides access to the Windbrooke Crossing apartments on the north side of Deerfield Parkway. At its unsignalized intersection with Deerfield Parkway, Windbrooke Drive provides a combined left-turn/right-turn lane under stop sign control. Parking is prohibited on both sides of the road. Windbrooke Drive is under the jurisdiction of the Village of Buffalo Grove and has a posted speed limit of 20 miles per hour.

Traffic Characteristics of the Proposed Apartment Development

As indicated earlier, the site will be redeveloped with six two-story apartment buildings with 120 units and 250 parking spaces. Access will be provided via a full movement access drive off Deerfield Parkway that will be aligned with Windbrooke Drive to the north. This access drive will provide one inbound lane and one outbound lane with outbound movements under stop sign control. In addition, an emergency access connection will be provided between the proposed development and the 975 Weiland Road office building site to the west. Based on counts previously conducted in July 2016, an exclusive westbound left-turn lane will be warranted per the LCDOT Highway Access and Use Ordinance (which can be accommodated by the existing median). An eastbound right-turn lane will likely not be warranted. A copy of the site plan is provided in the Appendix.

Development Traffic Generation

The number of peak hour trips estimated to be generated by the proposed apartment development was based on vehicle trip generation rates contained in *Trip Generation Manual*, 10th Edition, published by the Institute of Transportation Engineers (ITE). The “Multifamily Housing Low Rise” (Land-Use Code 220) rate was used for the proposed apartment development. **Table 1** shows the estimated vehicle trip generation for the weekday morning and weekday evening peak hours as well as daily traffic.

Table 1
ESTIMATED PEAK HOUR VEHICLE TRIP GENERATION

ITE Land Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Daily Traffic
		In	Out	Total	In	Out	Total	
220	Apartments (120 units)	13	44	57	43	26	69	866

Evaluation

When the estimated peak hour traffic volumes anticipated to be generated by the proposed apartment development are compared to the total projected peak traffic volumes, the development-generated traffic will not have a detrimental traffic on the area roadway based on the following:

- The proposed apartment development will only generate approximately 57 trips during the weekday morning peak hour, 69 trips during the weekday evening peak hour, and 866 trips daily.
- The site-generated trips will increase the two-way traffic volume along Deerfield Parkway by approximately four percent daily.
- The site-generated trips will increase the two-way traffic volume along Deerfield Parkway by approximately three percent during the weekday morning and evening peak hours.

Access Evaluation

As previously indicated, access to the site will be provided via a full-movement access drive on Deerfield Parkway. The design of the access drive with one inbound lane and one outbound lane under stop sign control and the location of the access drive in alignment with Windbrooke Drive will ensure that an efficient and adequate access is provided. In addition, providing an emergency access connection to the 975 Weiland Road office building parking lot will ensure that a flexible and safe access is provided.

Parking Evaluation

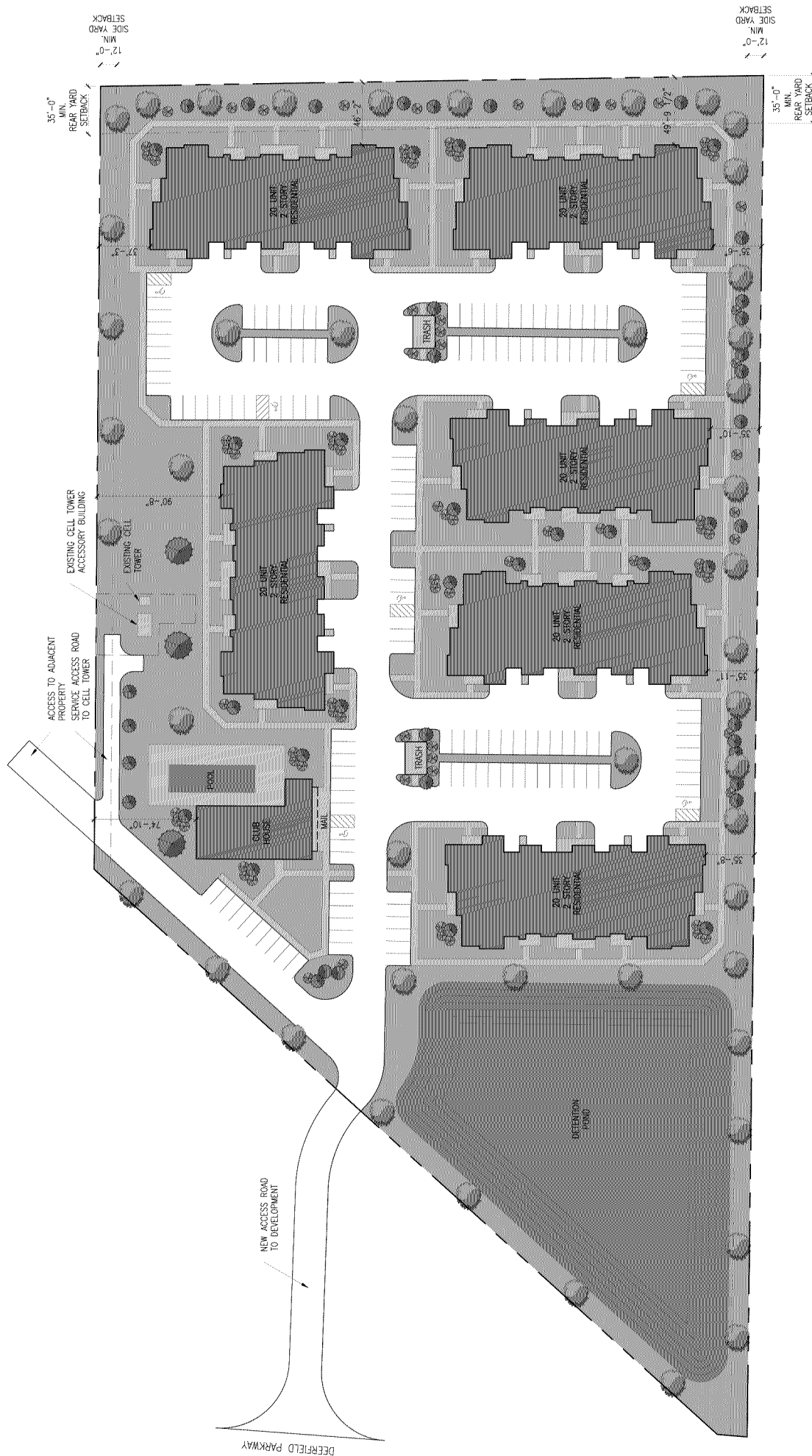
As previously indicated, the site will be redeveloped with six two-story apartment buildings with 120 units and 250 parking spaces which translates into a ratio of 2.08 spaces per unit. Based on the above and the requirements of the Village of Buffalo Grove, multifamily housing should provide a ratio of 1.7 parking spaces per unit, which translates into 204 parking spaces. As such, the proposed parking supply exceeds the parking requirement and will result in a surplus of 46 parking spaces.

Conclusion

Based on the proposed plan and the preceding evaluation, the following conclusions and recommendations are made:

- The traffic to be generated by the proposed apartment development will not be significant and can be accommodated by the existing roadway system.
- The proposed access system will ensure that flexible access is provided for traffic entering and exiting the site.
- The proposed parking supply will meet the Village parking code requirement.

Appendix



CONCEPT SITE PLAN

$$\lim_{n \rightarrow \infty} 60^n = 0$$

PARKING SUMMARY
148 STANDARD SURFACE SPACES
16 ACCESSIBLE SURFACE SPACES
36 DRIVEWAY SPACES
160 INTERIOR GARAGE SPACES
250 TOTAL PARKING SPACES



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NATIONAL
MULTIFAMILY
HOUSING
COUNCIL



Inc.
500





MZ Capital Partners is a demographically driven real estate investment firm with a specialty niche in multifamily assets throughout the United States.

MZ Capital Partners, an INC 500 company, is a demographically driven real estate investment firm with a specialty niche in multifamily assets throughout the United States. With a proven track record of performance in new development and the acquisition of existing properties, our well-capitalized entrepreneurial firm has the ability to execute transactions quickly while maintaining institutional investment discipline.

Company principals have a combined total of over 50 years of real estate investment experience and have acted as principals in the acquisition, financing, and disposition of in excess of \$800 million in transaction volume.

Our national and key regional market presence enhances our well established networking and on the ground knowledge. We increase yield by executing a fully integrated investment strategy. Our experienced hands-on approach includes direct oversight of the acquisition and disposition process, due diligence, entitlements, construction, asset management, leasing and marketing, and operations.



Who We Are



Michael is the founder and managing principal of MZ Capital Partners (an INC 500 Company) and the co- chief executive officer of Prime Property Investors, Ltd. Michael has a wide range of real estate, banking, and financial experience and has been a licensed real estate broker since 1979. Michael is a member of the Young Presidents' Organization (YPO-Gold), the National Apartment Association (NAA), the National Multifamily Housing Council (NMHC), and the Urban Land Institute (ULI).

He is a James Scholar graduate of the University of Illinois Urbana-Champaign and earned his J.D. at Northwestern University Pritzker School of Law. Michael has published numerous articles and lectured nationally on the subject of real estate investment. His real estate investment books "Profit by Investing in Student Housing" and "Purchase Rehab, and Reposition Commercial Investment Property", real estate category best sellers, were published by Kaplan Publishing and are sold in major bookstores and online booksellers.

Active in numerous trade, civic, and professional associations, Michael is a board member of the National Multifamily Housing Council (NMHC) and Michael Reese Health Trust. He serves on the Executive Committee, and is a past chairman of the board, of the Jewish Federation-Chicago/Jewish United Fund (JUF), one of the largest philanthropic organizations in the nation.



Brad Zaransky has a wide range of real estate investment and operational experience and has been a licensed real estate broker since 2005. He plays an integral role in day-to-day operations for MZ Capital Partners, which concentrates on institutional quality investment property acquisition and development with an emphasis on innovative multifamily projects nationwide. Brad is involved in all aspects of acquisitions, dispositions, underwriting, valuation, construction, operations, revenue enhancement and property repositioning.

A fourth-generation real estate entrepreneur, Brad is a graduate of the University of Iowa. He began his real estate career in college as an intern in the private client group of CBRE. Brad has been involved with a broad range of real estate activities including: leasing and management of over 5,000 apartment units; oversight of on-site property management teams; implementation and execution of large-scale construction and value-add programs; and as a portfolio asset manager for the national student housing and conventional multifamily portfolios of Prime Property Investors, Ltd.

Brad serves as a Commissioner on the City of Highland Park, Illinois Zoning Board of Appeals and is a member of the National Apartment Association (NAA) and a board member of the National Multifamily Housing Council (NMHC).



What We Do

We focus on developing and acquiring multifamily communities positioned to serve the growing number of by choice and by necessity renters seeking high quality rental housing at an approachable price point. Creating high occupancy innovative and award-winning communities is our passion and expertise.



Acquisition opportunities submitted for consideration will be treated confidentially and responded to rapidly. Sellers, or their brokers, deal direct with company principals as bureaucratic investment committee approvals are not required to proceed to closing.

We take pride in moving quickly on evaluation of acquisition opportunities, entering uncomplicated contracts without financing contingencies, and closing transactions on time and as agreed.

Our Current Focus

Acquisition of existing apartment communities in high growth markets with the opportunity to enhance value through renovation, repositioning or management efficiencies.

Acquisition of demographically desirable land sites for development of innovative multifamily rental housing concepts.







**MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE
VILLAGE OF BUFFALO GROVE HELD IN THE COUNCIL CHAMBERS, 50 RAUPP BOULEVARD,
BUFFALO GROVE, ILLINOIS ON WEDNESDAY, JULY 21, 2021**

Call to Order

The meeting was called to order at 7:30 PM by Chairman Frank Cesario

Public Hearings/Items For Consideration

1. Consider a Variation for a Proposed Sunroom Addition Which Encroaches into Rear Yard Setback of the Subject Property 1237 Sandhurst Drive. (Trustee Pike) (Staff Contact: Nicole Woods)

Village Planner Akash provided background on the proposed addition. She included a definition of a sunroom and explained the R4 zoning district in which the subject property sits.

Village Planner Akash noted that the petitioner did speak to all his neighbors and got signatures from them.

Mr. Block explained his variation for a proposed sunroom addition. He noted that the architect said the location that is proposed was recommended as the best location.

Chairperson Cesario referenced Packet page 14.

Chairperson Cesario asked if anyone objected to his proposal while collecting signatures.

Mr. Block said no.

Com. Weinstein asked if the immediate neighbors to the south had signed his request.

Mr. Block said yes.

Com. Weinstein asked about the unique circumstance regarding the sunroom?

Mr. Block explained his circumstances.

Com. Moodhe asked about a neighbor on the corner and if they had signed his request for a sunroom.

Mr. Block said yes

Com. Goldspiel asked if there were any concrete slabs in the backyard.

Mr. Block said said no.

Village Planner Akash explained the plat of survey.

Chairperson Cesario entered the staff report as exhibit 1.

Chairperson Cesario entered the petitioners collected signatures as exhibit 2.

The Public Hearing was closed at 7:45 PM.

Com. Weinstein made a motion to grant a variation to Section 17.40 of the Buffalo Grove Zoning Code to allow for a proposed sunroom addition in the rear yard which encroaches 12'-6" into the required rear yard setback on the subject property. The sunroom shall be constructed in accordance with the documents and plans submitted as part of this petition.

07/21/2021

Com Moodhe seconded the motion.

Com. Moodhe commented on the beautiful landscaping at the subject property. He noted the sunroom goes with the setting.

Com Au asked if there were any other variances on the property.

Village Planner Akash said the addition was in code.

Com. Au noticed the two plats look different.

Mr. Block and Village Planner Akash provided clarification.

Chairperson Cesario spoke in favor of the motion.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Moodhe, Spunt, Cesario, Goldspiel, Khan, Weinstein, Au, Richards
ABSENT:	Neil Worlikar

2. Consider a Special Use Amendment to Allow the Existing Golf Dome in Mike Rylko Community Center to Operate Year-Round and Expand the Park District Activities Offered There. (Trustee Johnson) (Staff Contact: Nicole Woods)

Village Planner Akash provided a brief background on the Special Use amendment for the park district to have services year-round and expand park district services. She noted everything else will remain the same.

Mr. Risinger added that they replaced the dome in 2017 and the new tech that came with the new dome really allows them to be year-round. He added they have been asked by many organizations to use the dome for other occasions and have noticed they have a hard time meeting demand for those services. Mr. Risinger explained having the dome year-round would increase revenue and provided additional revenue sources.

Com. Richard asked why it was limited to just winter in 2009.

Mr. Risinger said when it was built it would be deflated and inflated at an incredible cost of \$30,000. He explained the history of the dome and the various amendment they have made in the past since 2009.

Com. Richards asked if there were any negative reasons to keeping it up year-round.

Mr. Risinger said no.

Com. Goldspiel asked if it was air supported.

Mr. Risinger said yes.

Com. Goldspiel asked how it handles snow and ice.

Mr. Risinger said it has held up well over the past twenty years. He explained the mechanics of the blower system noting that the blower recognizes the snow and ice on the dome and will increase air.

Com. Goldspiel asked about much weight the dome can hold.

Mr. Risinger said he does not know the weight it can hold.

Com. Goldspiel asked how long it has been up year-round.

Mr. Risinger said at least 12 years.

Com. Goldspiel asked if there had ever been any problems during that time.

07/21/2021

Mr. Risinger said no and that was with the original fabric.

Com. Goldspiel asked if the dome was heated.

Mr. Risinger said no but some heat does come into the dome from the structure it is attached to.

Com. Goldspiel asked if engineers looked at it.

Mr. Risinger said yes and noted it has been through 20 winters with no issues.

Com. Goldspiel said he is comfortable that the engineers looked at it.

Mr. Risinger said it is safe.

Com. Goldspiel asked if there was a standby system to keep it inflated.

Mr. Risinger said yes.

Com. Goldspiel asked about outside temp limits.

Mr. Risinger said no, he was unaware of temperature limits.

Com. Moodhe asked when the dome is in normal operation.

Mr. Risinger said during the winter.

Com. Moodhe asked about the new dome and clarified what the Buffalo Grove Park District was asking for.

Mr. Risinger confirmed they want to be able to offer full year programs and expand the programs they offer.

Com. Moodhe asked if he could expand upon the services/programs they would like to provide.

Mr. R provided additional detail on the services they would like to provide.

Com. Moodhe asked if presently they can use the office space for camps.

Mr. Risinger said yes but the space is limited.

Com. Moodhe asked if the structure it is attached to is safe for activities.

Mr. Risinger said yes and noted it is one of the safest places.

Com. Moodhe asked if it was okay with the Fire department.

Mr. Risinger said yes before they got to PZC.

Com. Moodhe clarified the special use is just on number of days.

Village Planner Akash said yes.

Chairperson Cesario asked about parking.

Mr. Risinger said they are good.

Chairperson Cesario spoke in favor of the petition

Com. Goldspiel provided some history on why the original special use was given the restrictions it was.

Chairperson Cesario entered the staff report was exhibit 1.

Minutes Acceptance: Minutes of Jul 21, 2021 7:30 PM (Approval of Minutes)

07/21/2021

The Public Hearing was closed at 8:07 PM.

Com. Weinstein made a motion to grant a positive recommendation to the Village Board for a Special Use amendment to Ordinance No. 2007-35, as amended by Ordinance No. 2009-4, and as amended by Ordinance No. 2014-48; to allow for an existing Golf Dome in Mike Rylko Community Center to operate year-round and to expand Park District activities offered there, subject to the following conditions:

- 1. The special use allows year-round Park District activities at the existing Golf Dome in Mike Rylk Community Center*
- 2. The special use is granted to the Buffalo Grove Park District and the said special use does not run with the land.*
- 3. The special use granted may be assignable to subsequent petitioners seeking assignment of the special use as follows: Upon application of petition seeking assignment of this special use, the Village of Buffalo Grove, in their sole discretion, may approve the assignment administratively, or may refer it to the Planning and Zoning Commission and/or the Village Board for public hearing; and such assignment shall be valid only upon the written approval of the Village of Buffalo Grove granting said assignment, which may be granted or denied for any reason.*

Com. Moodhe spoke in favor of the motion

Com. Weinstein spoke in favor of the motion

RESULT:	RECOMMENDATION TO APPROVE [UNANIMOUS]
	Next: 8/16/2021 7:30 PM
AYES:	Moodhe, Spunt, Cesario, Goldspiel, Khan, Weinstein, Au, Richards
ABSENT:	Neil Worlikar

Regular Meeting

Other Matters for Discussion

1. Workshop - Proposed Speedway Expansion at 201 N Milwaukee (Trustee Pike)
(Staff Contact: Brett Robinson)

Village Planner Akash provided a brief background on the parcel. She noted they were before the Village Board on June 21, and the Village Board was in support of it.

Mr. Kalischefski, the Architect with Speedway provided detail on the site plan and referenced to packet page 37 and 42. He discussed traffic flow, fueling stations, material used for the facility, and landscape.

Com. Spunt asked about truck parking for people who want to go in and play video gaming.

Mr. Kalischefski pointed to the black line on packet page 37, noting they can pull forward to allow other trucks to move and fuel.

Mr. Hallick added that truckers are not the ones gaming and don't typically use the slots. Video gaming is typically popular with residents.

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Com. Spunt asked if there was a curb-cut at Riverwalk.

Mr. Kalischefski said yes. Left in and out, right in and out.

Com. Spunt asked how they will advertise for trucks to let them know they can stop there.

Mr. Kalischefski said through signage, and signage that says truck entrance and exit.

Com. Richards thanked them for the presentation. He went over the variations they will be coming to them for and asked if there would be additional variations they will need.

Mr. Kalischefski said they will be looking for a variation on the number of signs. He spoke to size of signs and how they would be broken up.

Com. Richards referenced packet page 42.

Mr. Kalischefski talked about the breakdown they will have for the public hearing for the sign.

Village Planner Akash said staff will review the signs and lights prior to their next public hearing.

Com. Au asked about the building they will be taking down and if it would be displacing any residents.

Mr. Hallick said they are working on termination of tenants.

Com. Au asked if the tenants are being incentivized to stay in BG.

Staff noted they were looking into it.

Com Au asked if they are meeting all other standards for a truck stop.

Mr. Hallick said yes.

Com. Au asked about the landscape plan, and if that is how it is going to look.

Mr. Kalischefski said yes and the landscape was picked to withhold salt and other conditions experienced in Illinois.

Com. Au asked if speedway was going to be maintaining the landscape.

Mr. Hallick said they will take care of it via a contract.

Com Au commented on the style of the building and noted the building style in that area was more modern then their planned development. She asked why they were going with standard brown.

Mr. Kalischefski said they went with the brown to sensitive to the community across the street.

Mr. Hallick commented on the standards they keep store to store. He noted by keeping the same style passerby's know it as a speedway facility.

Com. Khan asked if they will have a full traffic impact report.

Mr. Kalischefski said yes they will include the final report.

Com. Khan asked if they know that IDOT maintains that road.

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Mr. Kalischefski said yes.

Com. Khan asked if there is written approval and if IDOT liked their plan.

Mr. Kalischefski said they have an email with no concerns.

Com. Khan asked about increased traffic.

Mr. Kalischefski said with the initial studies, traffic would increase by 1%.

Com. Khan asked if they were foot access points.

Mr. Kalischefski said no, and continued to talk about the access points on packet page 37.

Com. Moodhe asked about the distance from the sidewalk to the pump.

Mr. Kalischefski said typically it is 40 feet. He explained the center of the dispenser is between 65 feet and 62 feet which allows cars to go around two-way traffic.

Com. Moodhe asked about the two gray pavements on packet page 37.

Mr. Kalischefski said they have different support for vehicles.

Com. Moodhe asked where the tanks are now and where they will be.

Mr. Kalischefski provided detail on the tanks new position. He referenced packet page 37.

Com. Moodhe asked if they will be putting more landscape than shown.

Mr. Kalischefski said will be placing it more strategically and have a more enhanced landscape plan for the final hearing.

Com. Moodhe asked how long the building would be shut down.

Mr. Hallick said they will try to keep it operating as long as possible.

Mr. Kalischefski provided additional detail on the closure of the store.

Com. Moodhe asked how many dispensers there were going to be.

Mr. Hallick said 6 dispensers to 10

Com. Moodhe asked about diesel dispensers.

Mr. Hallick said 4 to 2

Com. Moodhe asked if there will be any communication to keep the rumors at bay regarding the development.

Mr. Hallick said they feel the pain as calling it a truck stop.

Com. Goldspiel asked if they will have any charging stations.

Mr. Hallick said no, but they have investigated it.

Com. Goldspiel asked about the number of gaming stations.

Mr. Hallick spoke briefly about the setup of the gaming stations.

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Com. Weinstein commented on the existing building and believes this will be an upgrade in facility. He commented on the proposal stating that it looks like a pretty good proposal and hopes the landscape looks like the proposal does.

Com. Spunt spoke more about car charging stations and told them it is something to think about it.

Mr. Hallick thanked them for your recommendation.

Chairperson Cesario made a clarification on video gaming at the new Speedway.

Village Attorney Brankin said the topic fair game for workshop but not really for the public hearing.

Com. Moodhe commented on the landscape plan. He recommended they coordinate with village arborists for landscape.

Mr. Kalischefski and Mr. Hallick thanked him for his recommendation.

Chairperson Cesario said it is a nicer fueling center and spoke in favor of the petition.

RESULT:	RECOMMENDATION TO APPROVE [UNANIMOUS]
AYES:	Moodhe, Spunt, Cesario, Goldspiel, Khan, Weinstein, Au, Richards
ABSENT:	Neil Worlikar

Approval of Minutes

1. Planning and Zoning Commission - Regular Meeting - Jun 16, 2021 7:30 PM

RESULT:	ACCEPTED AS AMENDED [UNANIMOUS]
AYES:	Moodhe, Spunt, Cesario, Goldspiel, Khan, Weinstein, Au, Richards
ABSENT:	Neil Worlikar

Chairman's Report

Committee and Liaison Reports

Commissioner's provided reports from the past Village Board meetings as it pertained to the Planning and Zoning Commission.

Staff Report/Future Agenda Schedule

Village Planner Akash provided the commissioners with items they will begin to see in the near future.

Public Comments and Questions

Adjournment

The meeting was adjourned at 9:11 PM

Chris Stilling

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APPROVED BY ME THIS 21st DAY OF July, 2021

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