

**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, AUGUST 4, 2021**

Call to Order

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

Public Hearings/Items For Consideration

Regular Meeting

Other Matters for Discussion

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

Village Planner Akash provided a background on the workshop with details pertaining to the zoning changes that would be required for the development. She noted that the petitioners have previously gone to the Village Board with positive marks in use and density.

Mr. Freedman introduced Mr. Michael Zaransky and Mr. Brad Zaransky.

Mr. M. Zaransky provided detail on their company, MZ Capital Partners. He spoke on the planned development and about the market, noting conversations he has had with nearby property owners who would welcome rental housing. He continued to talk about finishes and the club house which would include a swimming pool and a state-of-the-art fitness center, and private work from home suites.

Chairperson Cesario referenced packet page 8.

Chairperson Cesario asked them to walk through traffic flow.

Mr. B. Zaransky provided details on the traffic flow and details on parking.

Chairperson Cesario asked the petitioners to go over the trees and shrubs.

Mr. B Zaransky said they will have a landscape plan when they come to the public hearing to screen the property. Intends to put more than required.

Chairperson Cesario asked if the screening would be fencing or landscape.

Mr. B Zaransky said they haven't gotten that far.

Chairperson Cesario asked about the electrical substation and if there is any issues to proximity. He asked the petitioners how they were going to deal with it.

Mr. B Zaransky said he doesn't believe it will impact the development. He noted if it impacts anything it will impacts the pool, club house and one residential building. He commented that it makes sense to screen it.

Com. Richards asked about the east entrance and the potential impact to the neighboring industrial area.

Mr. B Zaransky said they will get a net of 4 parking spots.

Com. Richards asked if there are going to be any more zoning changes that will be needed other than the ones they are aware of currently.

Mr. Freedman said no and no setback variance.

Com. Richards asked if there is a minimum to build near an electrical substation.

Village Planner Akash said staff is not aware of any requirements.

Mr. B Zaransky said they have to maintain a clearance for the driveway, but it will be clear.

Com. Weinstein asked staff to talk about the impact on zoning and height.

Village Planner Akash said staff will look into it.

Mr. Weinstein asked about marketing issues and the impact the substation may have on the rentals.

Mr. B Zaransky said they do not believe the station will impact their ability to sell, noting the wires are usually more of a concern to the market.

Mr. Freedman talked about marketing.

Mr. M Zaransky talked about other builds they have built in similar circumstances.

Mr. Worlikar asked if parking will be covered.

Mr. B Zaransky talked about parking, noting only the garage parking will be covered.

Mr. Worlikar asked if there are any lights that will need to be installed for traffic.

Mr. B Zaransky talked about off sight work that will need to be done for the development

Mr. Worlikar asked the developments impact on the school district.

Mr. B Zaransky said their plan is to meet with the schools. He noted the impact on schools has been low in other places they have built in nice school districts.

Mr. Freedman said they intend to meet with the park district and schools.

Village Planner Akash said staff will be looking into those factors as well during review.

Com. Au commented on the importance of talking to the schools because of how desirable Buffalo Grove's School District is.

Com Au asked for details regarding the number of parking spaces vs units.

Mr. B Zaransky talked about their plans to monitor their parking lots.

Com Kahn referenced packet page 3.

Com. Khan asked about the property they own.

Mr. M Zaransky talked about the piece outside of the right of way that is part of the parcel purchase with a separate pin number.

Mr. B Zaransky talked about their intent and provide a sign plan use for elegant signage.

Chairperson Cesario referenced packet page 4.

Mr. M Zaransky referenced packet page 11, showing the triangle.

Com. Khan asked if the roads would be private ownership.

Mr. M Zaransky said all roads will be private within the development and will be maintained by them.

Com. Khan asked if they would be using the Village standards to develop and maintain them.

Mr. M Zaransky said yes and they will never come back to the Village to ask them to maintain the streets.

Com. Khan asked if any of the developments would be owner occupied.

Mr. M Zaransky said they were all rentals with no HOA.

Com. Khan asked if the developments had a second floor.

Mr. M Zaransky said they look like it, but they are two separate units.

Com. Khan asked who gets a garage.

Mr. M Zaransky said they have a plan for parking and garage assignments.

Com. Khan asked if it was connected to water and sewer.

Mr. M Zaransky said yes.

Com. Khan asked how close the connection is.

Mr. B Zaransky said right next door and the neighbor is giving them the easement for it.

Com. Moodhe referenced packet page 11. He asked if there was any chance to keep existing trees.

Mr. B Zaransky said they would like to keep as many as they can.

Com. Moodhe asked if fire looked at it the planned development.

Village Planner Akash said yes.

Com. Moodhe asked staff to have fire look at it again.

Mr. B Zaransky said the units will be fully sprinkled.

Com. Moodhe asked about the cost of the rentals.

Mr. M Zaransky said two bedroom will be near \$2,500 or slightly below and is aligned with market in the area.

Com. Moodhe talked about people who live by powerlines and said most don't even notice. He commented that he sees no market problem with the powerlines and substation.

Com. Goldspiel asked if there would be pedestrian walkways to public transit and if there is not, he suggests some kind of walk access that goes out to Deerfield parkway.

Mr. B Zaransky said there will be a lot of public walkaway access and a bike path that can connect right to the train station.

Com. Spunt asked if there were going to be any solar panels or electric car charging stations.

Mr. M Zaransky said no solar panels and plans to put in underground wiring for a number of charging stations for future use.

Com. Moodhe talked about the existing bike path.

Mr. Weinstein goes noted the existing bike path goes all the way to commerce drive.

Chairpersons Cesario said they read the traffic study and it does not worry him. He commented that he likes the density and walkability to the train station and believe it could be nice and the setbacks required are understandable.

Com. Khan asked staff if we have a village consultant that looks at the traffic study.

Village Planner Akash said the village engineer looks at it and provides comments.

Mr. M Zaransky said it is their intent to prepare the report and will have someone here at the public hearing to answer questions.

Com. Moodhe referenced page 4.

Com. Moodhe asked staff what we get from the annexed land

Deputy Community Development Director Woods talked about the Villages annexed plans.

Com. Au referenced a nearby substation that may be a good indicator about size and distance.

Deputy Community Development Director Woods said they can provide a good comparable for the commissioners.

Chairperson Cesario asked the petitioners if they wanted any additional feedback.

Mr. Freedman said they have nothing more they are looking for at this time and come back for the public hearing.

Approval of Minutes

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

RESULT:	ACCEPTED [8 TO 0]
AYES:	Moodhe, Spunt, Cesario, Goldspiel, Khan, Weinstein, Au, Richards
ABSTAIN:	Neil Worlikar

Chairman's Report

08/4/2021

Chairperson Cesario noted that the meetings will continue in person unless otherwise directed.

Committee and Liaison Reports

Staff Report/Future Agenda Schedule

Staff provided details on upcoming public hear items.

Public Comments and Questions

Adjournment

The meeting was adjourned at 8:38 PM

Chris Stilling

APPROVED BY ME THIS 4th DAY OF August, 2021