

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, APRIL 21, 2021

Call to Order

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

2. Open Meetings Act Compliance

Pursuant to orders issued in response to the COVID-19 pandemic, this Public Hearing is closed to in-person, public attendance. The hearing is being held via Zoom web conference meeting, which permits the public to fully participate in the virtual Public Hearing via Zoom on a computer, tablet or phone. Details on how to access and participate in this online virtual hearing are available below. More information pertaining to the meeting information and links to the virtual meeting can be found at

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Public Hearings/Items For Consideration

Regular Meeting

Other Matters for Discussion

1. Preliminary Plan Approval for a New Industrial Building at 1305 Busch Parkway (Trustee Johnson) (Staff Contact: Nicole Woods)

Village Planner Akash provided a brief description of the preliminary plan design for discussion.

Deputy Community Development Director Woods provided the Commissioners with additional detail regarding the item for discussion.

Mr. Paul provided an overview for the preliminary plan approval for a 50,516 square foot office industrial building. Building, parking, stormwater, landscaping and elevation plans were included in the overview.

Chairperson Cesario shared that the plan design is great and looks like a really nice building. He noted that his plan design is subject to approval of final plans.

Com. Richards thanked Mr. Paul. He asked if he could clarify the landscape plan.

Mr. Paul provided more detail on the landscape and stormwater.

Com. Richards asked if they had any ideas on a tenant.

Mr. Paul responded that it would most likely be someone already in the park, but noted there was nothing at this time.

Chairperson Cesario referenced packet page 8 and asked Mr. Paul to walk through the mechanics.

Mr. Paul explained the parking lot and the doors the employees would use. He also explained the docks for the big trucks. He noted that there will not be a high quantity of trucks maneuvering there.

Chairperson Cesario reference packet page 15, the preliminary truck movements.

Mr. Paul explained the preliminary truck movements and noted that one of the preliminary truck movements included a fire truck on packet page 16.

Com. Au reference packet page 18.

Com. Au asked about the use of the deck/patio spaces.

Mr. Paul explained they are not near any other buildings and would be used as a place employees can go outside with their laptop or take a break.

Com. Weinstein asked about handicap accessible parking spots.

Mr. Paul responded that the number of handicap accessible parking spots is correct.

Chairperson Cesario asked Mr. Paul if he had any questions for the Commission.

Mr. Paul thanked the Commission for their input.

Com. Spunt reference packet page 15.

Com. Spunt asked if there was enough room for two trucks to maneuver at the same time.

Mr. Paul responded that there is room, but unlikely that trucks will be passing each other at any given time.

Com. Goldspiel commented that the plan is very thought out and overall a very nice plan.

Com. Weinstein made a motion for a positive recommendation to the Village Board for a preliminary plan approval for a 50,516 square foot industrial building at 1305 Busch Parkway subject to the conditions listed on packet page 6.

Com. Richards seconded the motion.

Chairperson Cesario commented in favor of the motion.

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

Approval of Minutes

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

RESULT:	ACCEPTED [6 TO 0]
AYES:	Spunt, Cesario, Goldspiel, Weinstein, Au, Richards
ABSTAIN:	Neil Worlikar
ABSENT:	Adam Moodhe, Zill Khan

Chairman's Report

Chairperson Cesario spoke briefly about virtual PZC meetings and the reason they will continue.

Deputy Community Development Director noted staff will continue to evaluate the situation as it changes.

Committee and Liaison Reports

Com. Worlikar provided a brief report.

Staff Report/Future Agenda Schedule

Village Planner Akash provided details on the upcoming PZC schedule.

Deputy Community Development Director Woods spoke to the commission about the new liaison assignments. Additionally she spoke about the projects the Community Development department is working on including the Comprehensive plan.

Public Comments and Questions

Adjournment

The meeting was adjourned at 8:10 PM

Chris Stilling

APPROVED BY ME THIS 21st DAY OF April, 2021