

**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 20, 2022**

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 16606 W Highway 22, Prairie View (Fiore Property) (Trustee Pike) (Staff Contact: Nicole Woods)
Community Development Director Woods provided a brief background on the proposed Multi-Family Development at 16606 W. Highway 22, Prairie View. She referenced the Prairie View plan.
Mr. Plencner introduced the Arden Residences, describing what is currently there, and what plans to be brought to the area. He noted the success they have had in other communities. He touched on the minimal impact the development will bring to the schools due to the demographics they attract and how the plan reflects what the Metro Area plan conceptualized.
Chairperson Cesario asked the petitioner to walk through the number of parking spaces and the number of residents they intend to see.
Mr. Plencner said they will far exceed the Village requirement with 500 parking spaces and tentatively believes there are 450 tenants.
Chairperson Cesario asked about the proximity of the development to route 22.
Mr. Plencner said the proximity to the road is close, but it will be heavily landscaped with a path. The distance is a trend they have seen lately.
Com Worlikar asked how many EV spots will be there.
Mr. Plencner said they have 6 to 10 in existing buildings and would have about 8 - 12 EV spots at Arden.
Petitioner I discussed in detail the EV spots.
Com Worlikar asked what they are doing for accessibility in the area.
Mr. Plencner discussed what they are adding for interconnectivity.
Com Spunt asked about the EV electricity and billing to those who use them.
Petitioner I explained the outlets are connected to the tenant building.
Com. Spunt asked about the parking garage concept.
Mr. Plencner described the wrapped parking garage.

Com. Spunt referenced packet page 15.

Mr. Plencner talked about the green area and the preliminary landscape concept.

Com. Moodhe asked about expanding the lake and what work needs to be done to accommodate the new development.

Mr. Plencner explained that the pond will be sufficient for the development, but they will be looking to clean it up first.

Com. Moodhe asked for the logistics to fill and drain a saltwater pool that will be on the property.

Petitioner I explained how the salt water circulates and becomes self-cleaning.

Com. Moodhe ask if it is the same in other communities.

Petitioner I said yes

Com. Moodhe asked where the water drains to during maintenance.

Mr. Plencner said it drains to the sewer.

Com. Moodhe asked how close the development is to route 22.

Mr. Plencner said about 25 feet from route 22.

Com. Moodhe asked if they can find any more room to push it further back from route 22.

Mr. Plencner said they are trying and have already added 3 feet.

Com. Moodhe asked about the extensions.

Mr. Plencner talked about the wrapped building and parking garage.

Com. Moodhe asked if they would decrease apartment units.

Mr. Plencner said they need to have a certain number of units to be marketable.

Com. Moodhe asked about density in other property.

Petitioner I spoke to the density in Warrenville and Oak Brook.

Com. Moodhe asked if they had any consideration for mix use for the development.

Mr. Plencner said doesn't work in that area.

Com. Moodhe talked about the existing problems in the area.

Mr. Plencner said they are interested and will look at those in the future.

Com. Moodhe asked how they set up the apartment management.

Petitioner I said they will be conducting apartment management inhouse.

Com. Au asked about the school districts in their other communities compared to Buffalo Grove.

Petitioner I talked about the tenants at their other apartment complexes and the lack of school aged children.

Ms. Woods said the developer will be submitting an impact study. She noted they will also be meeting with the school district.

Com. Au asked about Didier Farms and what the impact was to the school's verses what they had anticipated.

Com. Richards asked about the impact to the existing homes and how they plan to collaborate with the neighbors.

Mr. Plencner said they will be holding meetings to discuss the development and take in suggestions from them.

Com. Richards said asked them if they have you heard from anyone regarding the development.

Mr. Plencner said no they have not heard from any residents.

Ms. Woods said the Village has not heard from any residents.

Com. Richards said community engagement and communication is key with the residents.

Ms. Woods said they have encouraged the developers to do so.

Mr. Plencner said yes, they will hold meetings.

Com. Spunt asked if anything specially is being done to the building that is facing route 22 considering the traffic that occurs on that road.

Petitioner I talked about the different views of the apartment building.

Mr. Plencner talked about construction standards and how they are a lot higher these days.

Com. Richards asked what variations the commission is looking at for the development.

Mr. Plencner said nothing more than what is within the packet today.

Ms. Woods discussed the possible variations the developer may request.

Com. Richards asked if we are anticipating any road construction.

Mr. Plencner said a right in right out.

Com. Worlikar asked if there is any plan for pond such as a water feature.

Mr. Plencner said they will consult with the Army Corps of Engineers.

Petitioner I explained whatever is allowable for circulation.

Com. Worlikar asked the petitioners to explain in more detail the EV outlets.

Petitioner I said the outlets are 120 each and the tenants can have a connector to be 240 for a faster charge.

Com. Worlikar asked if they could talk about the traffic study

Mr. Mr. Plencner explained the traffic analysis.

Chairperson Cesario asked staff if we had a lot of complaint from Easton Station.

Ms. Woods said no, there have been no complaints.

Chairperson Cesario said he thinks it is relevant as a data point.

Chairperson Cesario said that the development will work well with the surrounding area and supports the development.

Chairperson Cesario said that there should have more parking spots and would like to see that they will exceed far beyond what is required.

Ms. Woods talked about transit-orientated development and discussed the email that was in the packet.

Com. Moodhe asked about the road network that is going in and asked if they will be privately maintained.

Mr. Plencner said yes, but accessible to the public.

Com. Moodhe asked about potential roads and future development in the area.

Ms. Woods went over the access points.

Com. Moodhe asked how much the Village must invest in water and sewer.

Ms. Woods said that the Village has impact fees to cover cost for that infrastructure.

Com. Moodhe asked who the connection will be with.

Ms. Woods said Buffalo Grove.

Com. Moodhe questioned the roundabout and asked if they have talked with Buffalo Grove public safety.

Nicole said yes, they have looked at it and do not have any concerns at this time.

Com. Moodhe asked about entrances to the building.

Petitioner I discussed the access points and where emergency vehicles can park.

Com. Moodhe asked how ambulances can get to the building.

Petitioner I discussed where they can access and explained the elevators are larger to accommodate their equipment.

Com. Moodhe asked if they have had discussions with anyone regarding the proposed areas as of now - they yellow areas on packet page 9.

Ms. Woods said not at this time.

Com. Moodhe expressed concern about the density and the proximity of the building to Route 22.

Com Spunt asked if the parking spots are assigned.

Petitioner I explained that the spots are not, but levels are assigned. He explained that if the tenant is on level 2, their parking spot will be on level 2 of the parking garage.

Com. Spunt asked how long it will take to build the development

Petitioner I said it will take approximately 18 months

Com. Au discussed the property homes to the north. She asked if this development met the intention of the plan. If they rest of the other parts don't develop.

Ms. Woods explained that it still fulfills the plan and sets a framework for future development. She thinks this area will incorporate.

Com. Au said she is worried about density.

Ms. Woods said everything would be on a case-by-case basis.

Chairperson Cesario talked about the development and the Prairie View Plan.

Com. Moodhe talked about the engagement that was done for the Prairie View Plan. He asked that the plan bend a little and not be so rigid of the plan.

Ms. Woods stated that she couldn't agree more.

Mr. Plencner thanked the Commission for their time.

Approval of Minutes

1. Planning and Zoning Commission - Regular Meeting - Apr 6, 2022 7:30 PM

RESULT:	ACCEPTED [UNANIMOUS]
AYES:	Moodhe, Spunt, Cesario, Au, Richards, Worlikar
ABSENT:	Zill Khan, Mitchell Weinstein

Chairman's Report

Committee and Liaison Reports

Chairperson Cesario read the liaison report from Com. Weinstein from the last Village Board meeting he attended.

Staff Report/Future Agenda Schedule

Community Development Director Woods provided updates for future agenda schedules.

Public Comments and Questions

Adjournment

The meeting was adjourned at 8:43 PM

Chris Stilling

APPROVED BY ME THIS 20th DAY OF April, 2022