

**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 TUESDAY, APRIL 4, 2023**

Call to Order

The meeting was called to order at 7:30 PM by Commissioner Mitchell Weinstein

Public Hearings/Items For Consideration

1. Consideration of a Petition for Approval of a Zoning Map Amendment from R-1 District Zoning to R-7 District Zoning, a Plat of Subdivision, a Special Use for Residential Planned Unit Development and a Preliminary Plan to Allow the Construction of a 12-Unit Townhome Development on the Property at 400 Lasalle Lane, to be Called Park Place Townhomes. (Trustee Ottenheimer) (Staff Contact: Kelly Purvis)
Purvis, Deputy Community Development Director, provided a background on the petition for the subject property at 400 Lasalle Lane.
Goodman, president of the Huron Group, was sworn in.
Goodman provided a brief background on the subject property for the 12-unit townhome planned development.
Com. Richards asked the petitioner to walk through the landscape plan provided.
Goodman talked through the landscape plan for the attached homes. Goodman said he will be working with staff on additional landscape.
Com. Richards asked if there would be fencing.
Goodman said they are not proposing any fencing at this time. Com. Moodhe asked staff about outlots.
Purvis provided information about the utilities and maintenance of the property.
Com. Moodhe asked staff about outlot B and asked if it is in the Village's interest to maintain the utilities.
Sianis, Village Civil Engineer II, explained the retention of the outlot B and how the transmission of water occurs between the Village and the Water Commission.
Com. Moodhe asked about water buildup concerns on the subject property.
Sianis said he heard that the site can get swampy. They have asked the petitioner to add storm sewers within the area to mitigate the issue.
Com. Moodhe asked if the culvert will be maintained. Sianis said yes it will be maintained.
Com. Moodhe asked if the plans are any higher than the buildings to the south. Goodman said it is a 35-foot limit.
Purvis said the proposed height of the structures is permitted, and the proposed townhomes will be two-stories, similar to the single-family homes to the south.
Com. Moodhe asked if the developer will be using the same materials to construct the townhomes to create a similar look of the neighborhood.

Goodman said they generally use siding. The general look and feel will match the neighborhood surroundings.

Com. Moodhe asked if the petitioner took into consideration the fact that neighbors will now have to look at townhomes in an area that has been open for a long time.

Goodman said they are looking to help improve the parcel and the value of other surrounding properties.

Com. Moodhe asked if there are any variations.

Purvis said it is completely compliant with the R-7 District and Residential PUD requirements.

Com. Moodhe asked if there would be variations if it was not rezoned. Purvis explained the zoning requirements for R-7 vs R-1.

Com. Spunt asked the petitioner if construction would create disturbance to the road.

Goodman said it will not create too much disturbance to the current road. The company does a good job to keep the streets clean.

Com. Spunt asked what their construction hours will be.

Goodman said their construction hours will comply with the village construction hours ordinance.

Com. Davis asked about the spacing of the project.

Purvis said there is a 30-foot rear yard setback from the property line to the building.

Com. Moodhe asked for further clarification of the setback.

Purvis said it is compliant with the R7 zoning district. R-1 zoning would require a 40-foot setback. Com. Moodhe asked if they could go over the time frame of the project.

Goodman provided a timeline for the build.

Com. Moodhe asked what they were going to use for a sale center. Goodman said there would be no onsite sales center.

Com. Weinstein referenced packet page 29.

Com. Weinstein asked the petitioner if they wanted to add to the existing testimony related to the standards for the Planned Unit Development.

Goodman said they have outlined clear answers to the questions for the PUD.

Com. Weinstein entered the Village staff report as exhibit 1 and the two written public emails as exhibit 2.

Goodman thanked the Commission for their time. The Public hearing closed at 8:01 PM.

Com. Moodhe made a motion to recommend approval of a Zoning Map Amendment (rezoning to R-7 Dwelling District), Subdivision Plat, Special Use for Residential Planned Unit Development, and Preliminary Plan all to accommodate the construction of a new 12-unit townhome development at 400 Lasalle Lane, subject to the following conditions:

1. *The proposed development shall be developed in substantial conformance with the plans attached as part of the petition.*
2. *The Final Engineering plans shall be submitted in a manner acceptable to the Village Engineer.*
3. *The Final Plat of Subdivision shall be submitted in a manner acceptable to the Village Engineer and Village Attorney.*

Com. Richards seconded the motion.

Com. Moodhe spoke in favor of the motion. Com. Weinstein spoke in favor of the motion.

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

2. Consider a Petition to the Village of Buffalo Grove for an Amendment to Special Use Ordinance No. 1989-83 and Preliminary Plan Approval to Allow the Construction of a Cricket Pitch Within the Existing Park at 3050 N Main Street. (Trustee Ottenheimer) (Staff Contact: Andrew Binder)

Binder, Associate Planner, provided a background on the subject property at 3050 N. Main Street.

Petitioners were sworn in.

Altenberg, Supervisor of Vernon Township, provided additional background information on the subject property and the proposed Cricket Pitch.

Com. Richards asked the petitioners how the Cricket field will impact the existing baseball field.

Wiess, Strategic Projects Coordinator for Vernon Township, reviewed the setup of the fields.

Com. Moodhe asked staff about the special use and the purpose of the public hearing due to the fact Cricket would be considered recreation.

Brankin, Village Attorney, explained the purpose of the amendment to a SUP due to the current ordinance with the property. A public hearing is required.

Purvis, Deputy Community Development Director, provided additional examples of what has been done in the past.

Com. Weinstein referenced packet page 39.

Com. Weinstein asked if they would like to add or supplement to the provided responses.

Altenberg said they have nothing additional to add to their testimony. Com. Weinstein entered the Village staff report as exhibit one.

Scott Broman, Resident at 2895 Whispering Oaks Drive, questioned the location of the cricket pitch. They are concerned about the use of land that is not currently being used next to the current baseball fields.

Binder referenced packet page 36.

Altenberg said they will not have the cricket pitch in the area that is currently not in use.

Resident at 2930 Roslyn Lane asked if there is noise as the result of the construction of the Cricket Pitch and asked when the construction will occur.

Petitioner spoke to the details of the construction.

Jorge Valentine, a Chicago Resident, voiced their concern over the addition of the cricket pitch to the current baseball field. They believe this is a unique field that you cannot find, and they were planning to rent the field for their baseball league.

Wiess spoke to the choice of the placement for the cricket pitch. The petitioner also explained that the only change will be to the baseball mound.

Com. Moodhe asked Gowri Magati to spoke to the demand for the Cricket Pitch. Magti provided information on the demand that has been voiced for the Cricket Pitch. The public hearing closed at 8:25 PM.

Com. Moodhe made a motion to recommend approval to the Village Board for the Amendment to Special Use Ordinance No. 1989-83 and Preliminary Plan Approval to allow the construction of a Cricket Pitch within the existing park at 3050 N Main Street, subject to the following conditions:

- 1. The proposed development shall be developed in substantial conformance with the plans attached and in accordance with Section 16.20.070 of the Development Ordinance.*
- 2. The Special Use is granted to Vernon Township for the construction of a Cricket Pitch at 3050 N Main Street, which shall not run with the land.*
- 3. The Special Use granted to the Vernon Township is assignable to subsequent petitioners seeking assignment of this special use as follows:*
 - a. Upon application of a petitioner seeking assignment of this Special Use, the Corporate Authorities, in their sole discretion, may refer said application of assignment to the appropriate commission(s) for a public hearing or may hold a public hearing at the Village Board.*
 - b. Such assignment shall be valid only upon the adoption of a proper, valid and binding ordinance by the Corporate Authorities granting said assignment, which may be granted or denied for any reason.*

Com. Richards seconded the motion Com. Richards spoke in favor

Com. Moodhe spoke in favor

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

- 3. Consider a Petition to the Village of Buffalo Grove for Special Uses to Allow a Childcare Center and a Private Preschool/Elementary School in the R-5: One Family Dwelling District at 1250 Radcliffe Road. (Trustee Johnson) (Staff Contact: Andrew Binder)*

Binder, Associate Planner, provided background on the subject property at 1250 Radcliffe Road for a special use to allow for a childcare center and a private preschool/elementary school.

Petitioners were sworn in.

Petitioner provided additional detail on the subject property.

Begmatov spoke to the use of the property, detailing the changing demographics in the area.

Com. Moodhe asked the petitioner if there is a need.

Begmatov said they would not limit who can enroll in the school; however, there is a population and demand for enrollment.

Com. Moodhe asked staff if there have been code issues with the current building onsite.

Binder said there have been many code issues both outside and inside the structure due to the long vacancy of the building.

Begmatov spoke to the interior of the building and the cosmetic changes they plan to make to bring the building up to code.

Com. Richards asked staff of the focus of the hearing.

Binder explained that Special Use Permits are void after a year. Com. Richards asked about future use of the property.

Binder explained the process.

Com. Davis asked about the timeline.

Begmatov spoke to the phases of the project with the hope of obtaining occupancy by July.

Com. Weinstein asked from what areas they are expecting to attract enrollment from.

Begmatov spoke to the demand within Cook County. Com. Weinstein asked about traffic patterns.

Binder spoke to the two traffic pattern options to help mitigate any potential traffic issues. He also reviewed the traffic pattern of the previous use.

Com. Weinstein spoke to the historical use in 2005.

Com. Weinstein said he think there needs to need some screening for the lights from cars as they move through the drop-off line.

Com. Weinstein asked when they anticipate to be at full enrollment. Begmatov said within 4 years.

The Village staff report entered as exhibit one.

Megan Bumgardner, resident at 924 Thornton Lane, spoke in favor of the organization coming to the community, but spoke to their concern of traffic issues with the 6 am start time.

Craig Horwitz, resident at 883 Stoneridge Lane voiced his concern about the special use and the hours of operation.

Com. Weinstein reference packet page 58.

Com Weinstein asked the petitioners to confirm the hours of operations listed for the weekend are 10:15 AM - 3:00 PM.

Begmatov said that is correct.

Com. Moodhe reference packet page 93.

Com. Moodhe commented on the hours listed are similar to what is being proposed. The petitioners thanked the Commission for their time.

The public hearing was closed at 9:01 PM.

Com. Moodhe made a positive recommendation to the Village Board for Special Uses for a childcare center and a private preschool/elementary school at 1250 Radcliffe Road, subject to the following conditions:

- 1. The Special Use is granted to Silk Road International School - Chicago to operate a childcare center and a private preschool/elementary school at 1250 Radcliffe Road, which shall not run with the land.*
- 2. The Special Use granted to the Silk Road International School - Chicago is assignable to subsequent petitioners seeking assignment of this special use as follows:*
 - a. Upon application of a petitioner seeking assignment of this Special Use, the Corporate Authorities, in their sole discretion, may refer said application of assignment to the appropriate commission(s) for a public hearing or may hold a public hearing at the Village Board.*
 - b. Such assignment shall be valid only upon the adoption of a proper, valid and binding ordinance by the Corporate Authorities granting said assignment, which may be granted or denied for any reason.*
- 3. Any incidental or directional signage for the site will be reviewed and administratively approved by Village staff.*
- 4. The facility and all uses on the property shall operate no earlier than 6:00 a.m. and no later than 10:00 p.m.*
- 5. Parking on the Property shall be managed to minimize impacts on adjacent properties. If the Village determines that ingress or egress to and from the Property needs to be managed to avoid or mitigate traffic congestion on streets adjacent to the Property, Petitioner shall take action to implement the Plan B circulation plan and/or make adjustments as directed by the Village.*
- 6. The Petitioner shall implement the drop-off/pick-up measures as recommended in the KLOA traffic analysis*

Com. Richards seconded the motion. Com. Spunt spoke in favor of the motion. Com. Davis spoke in favor of the motion.

Com. Moodhe spoke in favor of the motion. Com. Weinstein spoke in favor of the motion.

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

- 4. Consider a Petition to the Village of Buffalo Grove for Special Uses in the Industrial District (I) for a Motor Freight Terminal and Outside Storage at 1011 Asbury Drive. (Trustee Pike) (Staff Contact: Andrew Binder)*

Binder, Associate Planner, provided background on the subject property at 1011 Asbury Dr.

Petitioners were sworn in.

Posloweki, owner and operator of Coast Connection Inc., explained the updates they would like to make to the current location in addition to landscape screening.

Posloweki explained the direction the trucks would take to leave the facility, which would not impact or have any interaction with residential areas.

Com. Richards asked the petitioners about the outdoor storage. Posloweki, said the outside storage is for vehicles only, no materials. Com. Richards asked about security on the property.

Posloweki, talked through the security measures for the property, noting they run normal business hours and lock gates during the evening.

Com. Moodhe asked the petitioner about the need for the additional dock. Posloweki, explained the need for their business.

Com. Moodhe commented in favor of the vinyl fence. Com. Weinstein reference packet page 112.

Com. Weinstein asked if they wanted to add to their written testimony. Posloweki thanked the Commission and staff for their time.

Com. Weinstein entered the Village staff report as exhibit one.

Laura Weiss, with GP Investment Holdings at 900 Corporate Grove Drive, voiced their concerns about the truck traffic in the industrial park itself.

Posloweki spoke to the direction their trucks will take to exit onto Milwaukee. The public hearing closed at 9:21 PM.

Com. Moodhe made a positive recommendation to the Village Board to allow Special Uses for a Motor Freight Terminal and Outside Storage at 1011 Asbury Drive, subject to the following conditions:

- 1. The Special Use is granted to Coast Connection, LLC to operate a Motor Freight Terminal and Outside Storage at 1011 Asbury Drive, which shall not run with the land.*
- 2. The Special Use granted to the Coast Connection LLC is assignable to subsequent petitioners seeking assignment of this special use as follows:*
 - a. Upon application of a petitioner seeking assignment of this Special Use, the Corporate Authorities, in their sole discretion, may refer said application of assignment to the appropriate commission(s) for a public hearing or may hold a public hearing at the Village Board.*
 - b. Such assignment shall be valid only upon the adoption of a proper, valid and binding ordinance by the Corporate Authorities granting said assignment, which may be granted or denied for any reason.*
- 3. Any incidental or directional signage for the site will be reviewed and administratively approved by Village staff.*
- 4. The fence, landscaping, and parking lot screening shall be maintained by the property owner or tenant in perpetuity.*

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Com. Richards seconded the motion. Com. Spunt spoke in favor of the motion. Com. spoke in favor of the motion.

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

Regular Meeting

Other Matters for Discussion

Approval of Minutes

1. Planning and Zoning Commission - Regular Meeting - Mar 15, 2023 7:30 PM

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

Chairman's Report

Committee and Liaison Reports

Com. Moodhe provided his committee liaison report from the Village Board meeting he attended.

Staff Report/Future Agenda Schedule

Purvis provided the commission with items that are anticipated to be on future agenda schedules.

Public Comments and Questions

Adjournment

The meeting was adjourned at 9:27 PM

Kelly Purvis

APPROVED BY ME THIS 4th DAY OF April, 2023