

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, DECEMBER 15, 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 Approval of Rezoning, Special Use for a PUD, Prelim Plan, Plat of Sub, and Variations for a New Development at 16051 Deerfield (Trustee Pike) (Staff Contact: Nicole Woods)
Community Development Director Nicole Woods provided an overview of the project at the subject property. She discussed the subject property in its entirety and the project plan. Ms. Woods discussed the framework of the site itself and its geometry.
Village Planner Rati Akash discussed the resident meeting that was conducted and the school impact study. Additionally, she discussed the landscape plan the developers have tried to accomplish.
Mr. Freedman, developer's attorney, noted the property is being annexed and needs to be rezoned.
Mr. Mike Zaransky, founder and managing principal, gave an introduction on the firm. He discussed the intention of the site and the work that has been done with Village staff.
Mr. Brad Zaransky provided detail on the proposed project, detailing the units, materials and the amenities offered to the residents who will occupy the units.
Com. Worlikar asked the petitioners to walk the commissioners through page 63 and the school study that was conducted, and the factor used.
Deputy Village Manager Chris Stilling responded that the formula is in the Village Code, which is widely used. The numbers were shared with the school districts, and they are supportive.
Com. Worlikar ask how often the multiple is updated.
Community Development Director Woods said the schools are good at keeping pulse on potential impact.
Deputy Village Manager Chris Stilling said that the number that is usually produced is always higher than what the turnout is.
Mr. Mike Zaransky also noted that these types of 1 and 2 bedrooms don't turn out too many kids.
Com. Weinstein asked the petitioner to go through the variance they are asking to.
Mr. Freedman noted the responses that were provided in the staff report.
Com. Weinstein asked about the perimeter setback.
Mr. Mike Zaransky said it is only on the east side.
Com. Weinstein asked about the private street's vs public street's

Mr. Brad Zaransky said it was a product of workshop. It also reduces burden on the Village to maintain the streets.

Com. Weinstein asked about the issue of the cell tower.

Mr. Freeman noted it is part of a lease that they do not have the power to terminate.

Com. Moodhe asked about the landscaping plan. He understands what needs to go on the subject property. He notes that his concern is the age of the trees they are planning to put.

Mr. Martin discussed the diameter of the trees and will be meeting the standard.

Com. Moodhe asked about the type of trees.

Mr. Martin said evergreens, spruce, pine, elm, red oak, and plane tree.

Community Development Director Woods said the forestry department noted these would effectively screen the site.

Com. Moodhe just wanted to point out that it will take time for the trees to mature, but once they do, they will look much nicer than what is currently there.

Com. Moodhe asked how long it takes for the trees to be mature.

Mr. Martin said after a couple years they start to mature, and they are planted with other type to provide effective screening.

Com. Moodhe asked about the style of the homes.

Mr. Brad Zaransky said they are townhome style because they have their own entrance.

Com. Moodhe asked how many garages.

Mr. Brad Zaransky said 9.

Com. Moodhe asked if the garages would be leased.

Mr. Brad Zaransky said some will be attached others will be detached.

Com. Moodhe asked about the turn radius of the fire apparatus.

Mr. Brad Zaransky worked with the fire department and made modifications to meet their needs.

Com. Moodhe asked if a lot needs to be cleaned up on the subject property before the begin.

Mr. Martin noted that clay will need to be brought out to help grade the site.

Com. Moodhe asked staff if they have numbers from Windbrook.

Deputy Village Manager Stilling said he doesn't have the numbers in front of him, but the school said it was minimal impact.

Com. Moodhe noted the number of children he saw coming from windbrook. He noted potential residents want to be in the BG school district.

Deputy Village Manager Stilling noted the cost of the units. He also noted the conversations with the schools.

Mr. Brad Zaransky noted that they only allow 2 people per bedroom and follow the IBC code.

Com. Moodhe noted the wetlands and price points of those properties.

Community Development Director Woods spoke more about the schools and their attention to undeveloped land.

Com. Spunt referenced page 6 and 29. Asked if the pool changed and if the club house the same size or has change.

Mr. Brad Zaransky discussed the difference

Com. Spunt asked if the pool was going to be screened.

Mr. Brad Zaransky said they do leave them open but do put some landscape.

Com. Khan asked if there are any other developments they own that have private streets

Mr. Mike Zaransky said most of them are private streets.

Com. Khan said he wanted them to understand their competence in maintaining their streets.

Mr. Mike Zaransky understands the responsibility of maintaining roads.

Com. Kahn asked who owns water and sewer.

Mr. Mike Zaransky discussed hooking into the Village water and sewer from the adjacent property. After the meter it is private and will be maintained by the property owner.

Com. Kahn asked what is contained in the special use.

Mr. Freedman said the special use is the development itself.

Community Development Director Woods discussed the code and special use.

Com. Richard referenced packet page 20. He asked how that impacts the neighboring parking.

Mr. Mike Zaransky said there are a net of 3 parking spaces on the adjacent site

Com. Richard asked if a traffic study was done on the other street.

Deputy Village Manager Stilling said it will be gated - emergency use only.

Mr. Brad Zaransky said it is existing and will be repaved

Com. Worlikar asked about the sign variation and the lighting bleeding into the neighboring community.

Mr. Brad Zaransky discussed the photometric plan, which showed no issues.

Com. Worlikar asked about the dates they were completed.

Mr. Brad Zaransky said June 30th 2021 and compared it with 2016, it was 25% less in 2021 and adjusted to meet the 2016 numbers.

Chairperson Cesario asked about parking onsite.

Mr. Brad Zaransky said they will meet the Village code.

Chairperson Cesario asked if there were sidewalks.

Mr. Brad Zaransky said yes.

Chairperson Cesario noted the additional buffering of the cell tower.

Mr. Martin talked about the site plan and the buffering of the cell tower as physically possible. They will be revising the fence that is currently there to provide better screening with landscape.

Mr. Brad Zaransky said there is nobody who wants that cell tower gone more than the developers

Chairperson Cesario talked about the 65 feet to the nearest development. All other buildings are further than 65 feet.

Mr. Martin said DOT has fully supported the development.

Staff report entered as exhibit one.

Resident at 3134 Marvas Way explained they did not attend the last meeting. Asked questions regarding the development and the higher elevation of their homes. The fence does not provide screening. Construction noise and timing of the project, and height of the property.

Resident at 4111 Mavens way spoke about the disruption of the development and animals.

Mr. Brad Zaransky discussed start and stop times and discussed construction code.

Community Development Director Woods discussed the standards that are required for construction.

Mr. Brad Zaransky discussed the timing of the development. First part is to demo the existing site and the build is 12-month build. Safety is a top priority.

Mr. Marin discussed the 65 feet and the shift of site to the east. It exceeds the minimum requirement. Mr. Marin talked about the slope. The fence will be at the property. The buildings will be low as possible to remain aesthetically pleasing.

Com. Moodhe asked about the land clearing.

Mr. Brad Zaransky said they are not planning on phasing it.

Com. Moodhe asked if there is a way to leave some of it.

Mr. Brad Zaransky doesn't see why they couldn't, but would see what the contractors have to say.

Com. Spunt asked about windows and rooms.

Mr. Brad Zaransky discussed the windows and the rooms.

Mr. Costello discussed the window plans on the apartments.

Mr. Martin also noted that they approached the Illinois department of natural resources and have discussed the site.

Chairperson Cesario asked if they are comfortable with the conditions within the staff recommendation

Mr. Brad Zaransky said yes.

The public hearing was closed at 8:42 PM.

Com. Weinstein made a motion to approve the R9 Multiple-Family District along with a special use for a Residential Planned Unit Development and approval of a Plat of Subdivision and Preliminary Plan with variations,

subject to the conditions outlined in the staff report.

Com Richards seconded the motion

Chairperson Cesario gave closing remarks and spoke in favor of the motion.

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

Regular Meeting

Other Matters for Discussion

1. Workshop - Proposed Redevelopment of Town Center at Northwest Corner of Lake Cook Rd and McHenry Rd (Trustee Johnson) (Staff Contact: Nicole Woods)

Community Development Director Woods introduced the redevelopment.

Mr. Shodish, developer for Kensington, discussed the vision of the development and how it came together. He spoke about the legacy of Kensington and their developments over the last 15 years.

He talked about the 22 acres and spoke about burger king and Boston market, and Bowlero. He believes the Bowlero will be a nice addition. John went over the development and the anchor of the grocery store which is necessary for the residential portion. Letter D is a Mexican restaurant. H is a park to active community. Behind the park is the residential development and 20 thousand sq feet of retail.

He also noted phase two will house those who they want to keep for the final development while they work on construction in phase one.

Mr. Wells, with Urban Street Group, discussed the residential mixed-use development. He explained the 7 story luxury apartments and 3 story parking parage. They will have a club room, coffee, sales and leasing, an amazon pick up location, room for food delivery, a dog washing station, a business center for work for home tenants, electrical vehicle charging stations, bike storage, exterior pool, gas fire features, and grilling stations. He also discussed the strong corner feature with a restaurant.

Mr. Shodish talked more about the site plan and the layout of the grocer and the residential aspect. He talked about parking. The parking garage will be exclusive for residential.

Chairperson Cesario referenced packet page 231. He asked about the green space.

Mr. Shodish spoke to the rendering on page 231. 0.6 acers owned by the Village and the park district

Chairperson Cesario referenced packet page 230.

Mr. Shodish spoke to the outdated rendering on page 231. And referenced page 229. He spoke about the need for surface level parking for restaurants. Changes were based on retailer feedback.

Chairperson Cesario asked about access.

Mr. Shodish talked more in detail about the access, turning and signalized access points.

Com. Spunt asked if old checker is going to be redone to BG road.

Mr. Shodish said it is still being discussing where it starts and stops. He said the closures of the roads will still work with tenants so they can continue to operate.

Com. Spunt asked about main access.

Mr. Wells said old checker and buffalo grove road.

Com. Moodhe wished there could be less asphalt. He noted he would rather see adding another story to the garage to make more green space. He asked about how wide the sidewalks will be to make it pedestrian friendly.

Mr. Shodish said 6 to 8 feet and in some areas 10 feet.

Com. Moodhe asked about outdoor dinning.

Mr. Shodish said every building is programmed for outdoor seating with extra wide sidewalks.

Com. Moodhe asked about Burger King and Boston Market.

Mr. Shodish said right now they are not interested in selling.

Com. Moodhe asked what about the other current tenants.

Mr. Shodish said they are in negotiations with 7 to 8 tenants that want to stay. They see the vision.

Com. Moodhe asked staff if it was already B5 zoning

Deputy Village Manager Chris Stilling said yes in late 80's.

Com. Moodhe asked about the name of that area.

Mr. Shodish said they are going through a branding approach.

Com. Moodhe liked the mixed use and would like to hear the developments opinion.

Mr. Shodish said it didn't work from day one. There was no anchor to the project.

Com. Moodhe asked about the post office.

Deputy Village Manager Stilling said they have no interest in moving.

Com. Weinstein asked if it there was no Burger King and Boston Market, would there still be out lots.

Mr. Shodish said the concept would be the same.

Com. Weinstein asked about the roofline in phase 2.

Mr. Shodish talked about the north and the short-term renovations.

Com. Richards asked about the J out lot and what might end up there.

Mr. Shodish said it is part of their underlying agreement with bowling alley. Noting it could be several things.

Com. Richards asked if there are going to be any variations.

Deputy Village Manager Chris Stilling said most likely. They are currently going through engineering but have been focused on the site plan. Setbacks and density for the building.

Com. Spunt asked about location K.

Mr. Shodish talked about the building.

Com. Spunt asked about the stop light.

Deputy Village Manager Stilling said they are regulated by IDOT and that there will not be any more.

Mr. Shodish said there is a nice dedicated left turn lane. Noting there will be a formal traffic report.

Com. Khan spoke about the grocery store anchor and jewel being the competition.

Mr. Shodish said that they are on a NDA with the grocer and believes that there is more competition in the trades. He spoke about the importance of the grocer to the development.

Com. Khan said that another light would be nice. Maybe convenience it.

Com. Worlikar referenced packet page 234.

Mr. Shodish said that is an old rendering. There will be full access to 83.

Chairperson Cesario said the traffic study is going to be a topic of high discussion.

Com. Moodhe asked staff if the road will go through from Church.

Deputy Village Manager Chris Stilling said no. The development is aware of it. The developer has been in contact with the property owner.

Com. Moodhe asked if we have heard from developers.

Deputy Village Manager Chris Stilling said yes.

Mr. Shodish said they have received multiple calls. He discussed developers desire to move into Buffalo Grove.

Com. Spunt asked about the delivery truck route.

Mr. Wells said it will be used for move-ins and garbage. Packages would all be through in the front.

Marilyn Weissberg, a Buffalo Grove Resident talked about style of the building and believes the modern style looks cold. She hopes that the development is

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pretty and inviting and not dark and not overly industrial looking. A nice entrance and not to forget about the back of the building.

Resident at 737 Bernard wants to make sure that the Village doesn't make the same mistakes they did in the past.

Approval of Minutes

Chairman's Report

Chairperson Cesario deferred to the committee liaison report.

Committee and Liaison Reports

Com Worliaker discussed the Village Board Meeting he attended and the tribute to the former Commissioner Goldspiel.

Staff Report/Future Agenda Schedule

Staff discussed upcoming schedule.

Public Comments and Questions

Adjournment

The meeting was adjourned at 10:10 PM

Action Items

Chris Stilling

APPROVED BY ME THIS 15th DAY OF December, 2021