

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 6, 2023

Call to Order

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

Public Hearings/Items For Consideration

1. Consider an Amendment to Special Use Ordinance No. 2013-25, Which Approved a Special Use to Allow K1 Speed, Inc. to Operate an Indoor Kart Racing Recreation Facility, Including Food and Beverage Sales, to Modify the Ordinance to Transfer the Food and Beverage Service Operations to a Separate Entity Within the Existing Building Located at 301 Hastings Drive (Trustee Weidenfeld) (Staff Contact: Andrew Binder)

Petitioner was sworn in.

Drew Percival, K1 Director of Operations

Andrew Binder, Associate Planner, provided a background on the subject property and the request.

The petitioner, Drew Percival, Director of Operations, stated nothing will be changing except the new provider of K1's food and alcohol services, Paddock Lounge. Percival welcomed any questions.

Com. Richards asked about the relationship status between Paddock Lounge and K1 LLC. Percival said they are technically separate entities but noted that the relationship between Paddock Lounge and K1 LLC is well established and has been very successful in other locations nationally.

Com. Davis asked if the new vendor would impact the existing employees. Percival stated the change would not impact current employees and they would continue to get the same benefits and pay.

Com. Moodhe asked why this change couldn't be handled administratively by staff. Village Attorney Brankin stated that the Code does not allow the special use ordinance to be changed administratively. He said the text of the ordinance is specific to the operator, and there is no administrative process to change the special use.

Chairman Weinstein asked if there is any overlapping with staff working in different areas. Percival said the areas are separated, and they might cross paths slightly, when walking to a specific location, but nothing major.

Percival added that they have experience with vendor changes and have dealt with this type of change in 2013 at the Buffalo Grove location. They are not concerned and don't feel it will cause any issues.

Commissioners Au and Worlikar arrived at 7:36pm.

The public hearing closed at 7:41 PM.

Com. Richards made a motion for a positive recommendation to the Village Board to allow an amendment to Ordinance No. 2013-25, to modify the ordinance to transfer the

food and beverage service operations to Paddock Lounge, LLC, within the existing building located at 301 Hastings Drive, subject to the following conditions:

1. *Section 2 of Ordinance 2013-25 is hereby amended as follows:*

F. *The special use is granted to K1 Speed, Inc., however the food and beverage services may be transferred for operational purposes to Paddock Lounge LLC, as long as K1 Speed, Inc. maintains control over the main indoor karting center business. This special use does not run with the land.*

2. *All references, conditions, and obligations to the Property in Ordinance 2013-25, not otherwise amended by this amendment, shall remain in full force and effect.*

Com. Moodhe seconded the motion.

Chairman Weinstein spoke in favor of the motion.

RESULT:	RECOMMENDATION TO APPROVE [UNANIMOUS]
AYES:	Moodhe, Weinstein, Au, Richards, Worlikar, Davis, Saxena
ABSENT:	Marc Spunt

2. Consideration of a Petition to the Village of Buffalo Grove for Approval of a Plat of Consolidation, a Zoning Map Amendment, a Preliminary Plan, an Amendment to the Special Use Approved by Ordinance No. 2017-035, and Variations from R-E District Requirements Related to Building Setbacks and Building Height, to Accommodate Proposed Building Additions on the Properties Located at 1231 Weiland Road and 1351 Abbot Court (Trustee Weidenfeld) (Staff Contact: Kelly Purvis)

Kelly Purvis, Deputy Community Development Director, presented the background on the subject property and the petitioners' requests.

The petitioners were sworn in.

Ben Bercher, Wold Architects

Dr. Lori Wilcox, D102

Dr. Jessica McIntyre, D102

Evan Tiberi, D102

Stephen Corcoran, Eriksson Engineering

Dr. Wilcox gave an introduction and explained the promise given to the community of adding space to the Junior High School and prioritizing safety. Dr. Wilcox said currently, PE classes are in the hallway, so the gym expansion is necessary. She also said STEM programs are of high importance for the community. She gave an overview of how the project takes advantage of the district's assets by taking the two existing buildings and combining them, thereby creating a cohesive campus. The petitioners agreed that the new flow throughout the building will be a lot smoother and safer. She spoke to the gymnasium addition, stating it will house the full student population and indicated that these interactions are very important. The gymnasium addition has an equivalent layout

to the band and orchestra areas, allowing for 2 sections of gym classes and other events to take place. The extra space also allows the building to be rented out for community use, after hours. The petitioners indicated it will be very safe and controlled with its own entrance, and new directional signage identifying entry ways. The petitioners discussed the parking area that was once a part of the District Office will now be used for the school and it will expand the parking spaces. The petitioners said the science labs and teacher storage, flexible learning environments, team STEM, and robotics will now have space, where they currently do not. They added that the new building height and colors are consistent, and the link will be constructed out of a blending of materials of the two buildings. The link will also be ADA compliant.

The petitioners indicated construction would begin in March of 2024 and they thanked the Village's staff.

Com. Worlikar asked if the expansion will address future, student growth. The petitioners said they do not anticipate growing in a significant way and they are able to accommodate the students generated by the Link Crossing development.

Com. Worlikar asked if there was consideration to designate sections for each grade. The petitioners stated they have increased the passing period times to four minutes and the new locker rooms allow for one student per locker, where the students will no longer share, therefore, cutting down passing period time. They also pointed out that the lockers will no longer be in the central thoroughfare, but to the side area, and that the science lab's locations were made with student travel times in mind.

Com. Worlikar discussed drop offs, cold weather, and asked to walk the commissioners through the traffic flow, detailing directions and safety measures. The petitioners discussed the traffic circulation and said the traffic pattern will not change, but they would love more room for queuing space and are considering all options.

Com. Worlikar asked about extending out the thoroughfare and splitting some of the drop-offs from the north. The petitioners said this has been discussed adding a full right turn, however, they said the end result would create more of a problem. They said there is only one bay of parking, which is a dead-end which would not help.

Com. Davis inquired about the safety protocols during the gym construction. The project architect stated that the students would be blocked off from the construction areas. The link construction will take place first. The gymnasium construction will likely be completed over the summer, when no students are present.

Com. Moodhe asked about the easements and utility locations, and wanted to know what the plan was to work around those areas. Assistant Village Engineer, Ted Sianis explained that there is a sanitary line that will be sleeved and protected underneath the link, and there will be enough room if the Village needs to access it.

Com. Moodhe asked what the plan is if the administrative offices need more space. Evan Tiberi replied that the Facility Department offices would be relocated as part of the project. The petitioners indicated they have more than enough space to accommodate staff and the administrative offices.

Com. Moodhe asked about using Twin Rinks for overflow parking. The petitioners answered that they have not, but it has been considered. Veterans Park Parking lot has been used for evening events.

Com. Moodhe asked how they can improve traffic and the petitioners stated they are looking at all options.

Chairman Weinstein asked how they prevent Abbott Court from being used as a drop off. The petitioners stressed that students should use drop off designations only.

Com Worlikar asked Village Staff if there was any consideration to move the bike rack and if the Village looked into putting a red yield light? Sianis expressed that signage does not often prevent behaviors.

Regarding parking, staff confirmed there is enough provided and the petitioners confirmed there are forty spaces on the Abbot site, and 8-10 are currently used.

Sianis indicated that during the Weiland Road project he worked with Lake County to optimize peak times, where revisions were made, and the Village has acted upon any and all available options.

Com. Moodhe asked who operates the signal. Sianis stated that the Village owns it but Lake County operates it. Com. Moodhe suggested starting the pedestrian crossing three seconds earlier and Sianis responded he can look into it.

Public Comment

Jordan Zelinski, District's 102 School Board President said he and the Board are in favor of the plans.

The petitioners thanked the commissioners for their time, suggestions, and considerations.

The public hearing was closed at 8:54pm.

Com. Richards made a motion for a positive recommendation to the Village Board to allow an amendment to the Special Use approved by Ordinance No. 2017-035, and Variations from R-E District requirements related to building setbacks and building height, to accommodate proposed building additions on the subject properties located at 1231 Weiland Road and 1351 Abbot Court, subject to the following conditions:

- 1. The proposed improvements shall be constructed 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.*
- 3. Any directional or incidental signage added to the site shall be reviewed administratively by staff.*

Com. Moodhe seconded the motion.

Com. Moodhe spoke regarding traffic issues and did note that all districts seem to have the same issues at other schools. He also gave a reminder to be kind to the crossing guards and expressed his support for the project.

Com. Worlikar appreciated the Commissioners going to the site, and he gave accolades to the staff. He asked for some additional signage and reiterated his concern regarding traffic flow and wants to know how to support the staff.

RESULT:	RECOMMENDATION TO APPROVE [UNANIMOUS]
AYES:	Moodhe, Weinstein, Au, Richards, Worlikar, Davis, Saxena
ABSENT:	Marc Spunt

Regular Meeting

Other Matters for Discussion

Approval of Minutes

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

RESULT:	ACCEPTED [6 TO 0]
AYES:	Moodhe, Weinstein, Richards, Worlikar, Davis, Saxena
ABSTAIN:	Amy Au
ABSENT:	Marc Spunt

Chairman's Report

None

Committee and Liaison Reports

Com. Richards thanked everyone and VBG staff for their efforts and great work.

Richards indicated that at the 12/4/23 Village Board meeting the following items were on consent agenda and were approved.

The Buffalo Grove Park District Liquor License for the Golf Dome, Belle Tire, Parkchester Park, and The Torah Academy.

Staff Report/Future Agenda Schedule

Kelly Purvis, Deputy Community Development Director, mentioned the December 20th meeting will be canceled, and the January 3rd meeting currently has 1-2 items.

Public Comments and Questions

None

Adjournment

The meeting was adjourned at 9:03 AM

Kelly Purvis

12/6/2023

APPROVED BY ME THIS 6th DAY OF December, 2023

Mitchell Weinstein, Commissioner