

**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 17, 2024**

Call to Order

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

Public Hearings/Items For Consideration

1. Consideration of a Petition for Approval of a Preliminary Plan, an Amendment to the Special Use Approved by Ordinance No. 2018-002, and Variations from the Fence Code to Allow Site Improvements and Construction of Accessory Structures on the Buffalo Grove High School Property Located at 1100 W Dundee Road (Trustee Weidenfeld) (Staff Contact: Kelly Purvis)

Deputy Director Purvis provided an overview of the project and the proposed requests.

The following representatives were sworn in on behalf of School District 214's petition:

Andrew Phelps, project architect with STR Partners; Thomas Grunert, project manager with Pepper Construction; Don Mathews and David Guerrero, project engineers with Gewalt Hamilton Associated, Inc.

Phelps stated that improvements to the site are drastically needed; drainage is failing, and after significant rain, the fields can't be used sometimes for weeks.

Com. Moodhe asked if ingress/egress has been provided for emergency vehicles.

Phelps indicated that the north side of the fields are not fenced in and that is the access route for emergency vehicles.

Com. Moodhe asked if there is a plan for special events parking?

Phelps responded that the school district has made arrangements with surrounding elementary schools for larger event parking.

Com. Moodhe asked about the changes to the retention basin, and whether the new baseball field would be natural grass?

Phelps indicated that it would, and also noted that a storm basin vault will be constructed beneath the outfield which will collect stormwater.

Com. Moodhe asked about extending the sidewalks along the north driveway access.

Guerrero walked through utility locations and indicated that the proposed fence can't be moved, preventing installation of a sidewalk along the north side. He indicated that they would take a look to see if there is any possibility of adding the sidewalk in this location.

Com. Richards asked if the petitioner could walk the Commission through the changes to the stormwater on site.

Guerrero indicated that the stormwater system will be designed to convey stormwater into storm drains. The tennis courts will drain north to south, away from the homes. He indicated there will be a network of underdrains.

Com. Richards asked for the petitioner to talk through the loss of parking, and indicated that it is difficult to park on the school campus now.

Mathews indicated that they looked at the parking from two perspectives: what the code requires, and what the demand on a typical school day would be. The parking provided does meet the Village's requirements, and the field counts done for the school campus showed that about 10% of the parking would be unused at peak capacity, after the removal of approximately 74 parking spaces.

Com. Richards asked about the meetings held with the residents and if they expressed any concerns.

Phelps indicated that most wanted more synthetic fields and wanted to know if pickle ball would be allowed when the tennis courts were not in use.

Com. Worlikar asked about the height of the existing fences on the property.

Phelps indicated that the baseball field has protective fencing up to 40 feet, and the softball field is a little less than 30 feet now.

There was some discussion regarding the fencing along Arlington Heights Road, and why the 14-foot height is needed.

Phelps indicated the reason is largely to protect vehicles along Arlington Heights Road from home run balls.

Com. Worlikar asked if there are any major changes to traffic flow.

Phelps indicated that there are not.

Com. Worlikar asked if more EV chargers would be installed.

Phelps indicated that there are not additional EV chargers proposed in the new lot.

Com. Worlikar asked how the Village's emergency teams would know how to access the site.

Phelps indicated that the school district and Police/Fire Departments work closely on these plans to ensure proper response during an emergency.

Com. Worlikar asked how parents and students will know about overflow parking for special events.

Phelps indicated that it would be clearly communicated by the school administration.

Com. Spunt agreed with Com. Moodhe's statements regarding the sidewalk along the north drive access.

Com. Spunt also asked if the school district would be replacing the fence along the north lot line abutting the single-family residential homes.

Phelps reviewed the timeline for replacement of the fence, which is likely to be in phase two or three of the project.

Chairman Weinstein asked if the reality is going to be 70 less parking spaces for students on a daily basis.

Phelps responded yes, and indicated the parking is not being utilized at this point.

Chairman Weinstein asked if the 40-foot safety fencing is a standard height for recreational facilities.

Phelps responded that it is.

Chairman Weinstein asked for confirmation that the tennis courts would not be lit, and would be fenced off, and locked during off hours.

Phelps confirmed that is correct.

Com. Moodhe asked if the culvert between Arlington Heights Road and the site will be impacted by the changes to the drainage system.

Guerrero reviewed the proposed changes to the site, and indicated the culvert would not be impacted.

Com. Moodhe asked if the drainage to the north would be impacted.

Guerrero indicated that it would not.

Com. Moodhe asked for the photometric plan to be displayed and asked where the zero footcandle line would be.

Phelps responded by showing the area on the plan.

Chairman Weinstein entered the revised Geometric Plan into the record as Exhibit 1 and the Staff Report as Exhibit 2.

The public hearing was closed at 8:18PM.

Com. Richards made a motion to recommend approval of a preliminary plan, an amendment to the Special Use approved by Ordinance No. 2018-002, and Variations from the Fence Code requirements for residential districts related to fence heights on and adjacent to the athletic fields, to accommodate the proposed improvements to the BGHS properties located at 1100 W Dundee Road, 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.*
- 4. Landscaping on the property shall be maintained in accordance with the approved landscape plan in perpetuity.*
- 5. All light fixtures shall be appropriately screened to avoid glare into surrounding residential properties and field lighting shall be turned off when not in use.*

Com. Davis seconded the motion.

Com. Moodhe began deliberations by noting that the fence heights are pretty typical and indicated that he understands the need for the variations. He indicated that he was at first concerned about the reduction in parking, but visited the site and found that the lot that will be removed is underutilized.

Com. Richards indicated his support for the requests, noting that the special use amendment would allow for needed improvements to the facilities. He indicated that the variations for the fence make sense and that this is a positive proposal.

Com. Worlikar indicated that he was fine with the fence height but was a little concerned that the student enrollment might increase in the future with 90% of the parking supply occupied.

With no further comments from the Commission a vote was taken.

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

2. Consideration of a Request for a Special Use for a Home Daycare at 4 Brucewood Court - Consideration of This Item Will be Continued to the May 15, 2024 PZC Meeting. (Trustee Weidenfeld) (Staff Contact: Kelly Purvis)

The Public Hearing was opened.

Deputy Director Purvis indicated that additional information was being collected from the applicant and that the petition was not ready to be presented to the Commission tonight.

Com. Richards made a motion to continue the public hearing for this item until May 15, 2024.

Com. Davis seconded the motion.

RESULT:	TABLED [UNANIMOUS]
AYES:	Moodhe, Spunt, Weinstein, Richards, Worlikar, Davis
ABSENT:	Amy Au, Sujat Saxena

Regular Meeting

Other Matters for Discussion

Approval of Minutes

1. Planning and Zoning Commission - Regular Meeting - Mar 6, 2024 7:30 PM

Com. Richards made a motion to approve the March 6, 2024 Planning and Zoning Commission meeting minutes.

Com. Spunt seconded the motion.

RESULT:	ACCEPTED [UNANIMOUS]
AYES:	Moodhe, Spunt, Weinstein, Richards, Worlikar, Davis
ABSENT:	Amy Au, Sujat Saxena

Chairman's Report

None

Committee and Liaison Reports

Com. Richards indicated that there were no Planning and Zoning Commission items presented at the previous Village Board meeting.

Staff Report/Future Agenda Schedule

Deputy Director Purvis indicated that a fence variation request will come before the Commission on May 1, 2024 and that there are three items ready for the May 15, 2024 agenda.

04/17/2024

Purvis also reminded the Commission to complete their compliance filings and OMA training prior to May 1, 2024.

Public Comments and Questions

Adjournment

The meeting was adjourned at 8:26 PM

Action Items

Kelly Purvis

APPROVED BY ME THIS 17th DAY OF April, 2024

Mitchell Weinstein, Commissioner