

**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, JUNE 5, 2024**

Call to Order

The meeting was called to order at 7:43 PM by Chair Mitchell Weinstein

Public Hearings/Items For Consideration

1. Consideration of Petition to the Village of Buffalo Grove for Approval of an Amendment to the Planned Unit Development and Preliminary Plan for Joyce Kilmer School and Park, with Variations from the R-5 One Family Dwelling District Requirements Related to Setbacks, to Accommodate a Temporary Awning and Modular Classroom on the Subject Properties, and to Allow a Portion of the Existing School Building to Encroach on the Park Property at 655 Golfview Terrace. (Trustee Weidenfeld) (Staff Contact: Kelly Purvis)

Deputy Director Purvis, provided a background on the subject property and the request.

Claudia Welp, the petitioner from CAGE Engineering, provided a background on the subject property and request.

Com. Moodhe asked about the timeline of the project.

Welp stated that the school district is going to review the number of students coming in and take some time to get a permanent solution for the influx of students so that the trailers are not out there for more than 2 to 3 years.

Com. Moodhe asked about what if the school is not ready to move the modular buildings after 2-3 years.

Welp stated that if the School District would need the modular buildings more than 2-3 years, then they would have to come back for an extension of their approval through a public hearing process.

Com. Moodhe asked if the modular buildings could be moved closer to not need the awning.

Welp stated that they tried to place it in a way that works for the location of the classrooms and also provides an accessible ramp. They were trying to ensure that it is placed in the best way to work with the elevation for grade utility connections. All of these factors were taken into consideration when they selected the location.

Com. Moodhe asked about the raised modular building.

Welp stated that the modular buildings are raised for utility connections and the buildings have a switch back ADA ramp.

Chairperson Weinstein asked about the security and safety plan for the modular buildings.

Micheal DeBartolo, Assistant Superintendent for School District 21, stated that the new buildings will have the same perimeter and interior security features as regular school buildings. They will have badge access to the two doors, cameras covering all four sides of the perimeter for a 360-degree view of the building, and fire and burglar alarms. The

school has decided to place the fifth grade into the modular classrooms, which will limit foot traffic back and forth.

Weinstein asked who maintains the blacktop.

DeBartolo stated that the school district maintains the blacktop.

Saxena asked if during lunch breaks and PE class, students are going back and forth from the modular buildings.

DeBartolo confirmed and stated that the children are outside all day long for recess or lunch. We are familiar with securing the school's perimeter during lunch and recess, and we have supervisors outside with the students before and after school. We already have a daily security check with students, so knowing that there is a separate building 35 feet away doesn't change anything in our minds, except for ramping up security.

Saxena asked if the school encourages kids to move within the rest of the park and baseball field.

DeBartolo stated that the school utilizes all of the outside space including the tennis courts and baseball track.

Com. Worlikar asked that with the modular building on the existing basketball courts, will the basketball rims be removed?

DeBartolo stated they would remove the basketball rims and that there would be no outdoor basketball programming, only indoor basketball. A new playground will be installed this summer, which will enhance the area.

Com. Worlikar asked if there will be anything different about these modular classrooms compared to a typical classroom.

DeBartolo stated that there will be no difference, including classroom size, and will also have new furniture.

Chairperson Weinstein asked if they would like to supplement anything else that was submitted regarding the variation standards.

Welp confirmed nothing is to be added.

Com Moodhe asked if there would be any changes to the existing parking lot.

DeBartolo stated that no changes are required for the modular classrooms. He mentioned that they have already reviewed three of their parking lots in the past year and there are more to come. He noted they have a contract with an engineering firm that handles traffic control, and Kilmer is on the list.

Com. Moodhe asked if they have any issues with the cooperation with the Park District.

DeBartolo stated that the School District has had great cooperation from the Buffalo Grove Park District as well as the Village of Buffalo Grove.

Com. Moodhe asked if there will be any fiscal issues with meeting the timeframe to find a more permanent solution.

DeBartolo stated not at all as they have started to look at different options for how they increase space not only at one school but all schools and programming for each school.

Com. Moodhe asked if the trailers would need to stay in place if there was a more permanent solution.

DeBartolo confirmed that they would not need to stay in place and the modular classrooms would be removed. He stated in 2023 they started with 472 students, and ended in 2023 with 510 students. He said they began the school year last year with 540 students and ended with 585 students. He stated that the school is a destination area and the class sizes and programming took off.

Com. Moodhe asked if the future solution includes two-story.

DeBartolo stated that Kilmer is a challenge with the two sides that don't connect and have limited area to add new classroom space and adding certain additions could cause the school to close for up to a full year.

Com. Saxena confirmed that they are looking to have the classrooms up for two years and a third year as a contingency.

DeBartolo confirmed.

Com. Saxena asked that since the basketball rims are being removed, will there be any requirements.

Purvis stated there is no requirements to replace the existing basketball courts once they are removed.

Com. Worlikar asked if the school district would need anything else from this body to help the school district with this kind of growth or expansion problem.

DeBartolo stated that they are looking for funding and other types of programs to help with their expansion challenges and might have to talk with the Village as far as buying land from the Village if any becomes available.

A Buffalo Grove Resident stated that he doesn't understand spending all this money and infringing on the park district. He suggested that the school should use Alcott Center instead.

DeBartolo stated that Alcott Center has not been in discussion, and changes to the Alcott might outweigh the cost of the modular buildings.

Michelle Dicristo, 764 Golfview Terrace, expressed her concern about the project's timeline. She said the park is being used so much more now, with kids playing basketball and playing in it after school hours. She and her neighbors would just like the park to be used as a park and would like the project to move along as quickly as possible.

Vice Chairperson Richards made a motion to recommend approval of an Amendment to the Planned Unit Development and Preliminary Plan for Joyce Kilmer School and Park, with Variations from the R-5 One Family Dwelling District requirements related to setbacks, to accommodate a temporary awning and modular classroom on the subject properties, and to allow a portion of the existing school building to encroach onto the park property located at 655 Golfview Terrace, subject to the conditions listed in the staff report.

Com Moodhe seconded.

Chairperson Weinstein stated that the request is for zoning relief because the building has been encroaching on the park property. He stated that whether there is justification

to amend the planned unit development and if setback variations are warranted. It seems like the proposal is for a temporary solution to address the need for an expanded number of students within the school and the school has found alternative places to play basketball and use the park property. It's worth noting that the school has been maintaining this property and using it. He stated that he believes the criteria for the proposal have been met.

Com Moodhe mentioned that the schools in District 21 in Buffalo Grove are experiencing an increase in enrollment. He liked that the proposed solution is time-bound. Even if they need more time to come up with a permanent solution, they will have to return to the Village for approval. He stated that the permanent solution won't involve tax increases. He also commented on the increased usage of the park, expressing concern about the playground and basketball court if the issue persists.

Vice-Chairperson Richards mentioned that he frequently passes by the school and park and that his first child attended Kilmer. He expressed his appreciation for the park being utilized, as it bothers him to see a beautiful baseball field go unused. He generally supports the proposal but raised concerns about the relatively short timeframe of three years. He pointed out that planning and design will take two years, leaving a decision between permanency or an extension. He anticipates the need for further discussion within a couple of years due to the time required to construct a facility. While he sees the benefits of keeping students together as the community grows, he worries about the timing.

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

2. Consideration of a Petition to the Village of Buffalo Grove for an Amendment to the Residential PUD, Final Plat of Subdivision, and Preliminary Plan Approved by Ordinance No. 2023-106 to Allow Changes to the Approved Plans for a 41-Unit Townhome Development on the Subject Properties at 22771-22825 N. Prairie Road. (Trustee Weidenfeld) (Staff Contact: Kelly Purvis)

Purvis provided a background on the subject property and the request.

Daniel Shapiro, 570 Lake Cook Road, Deerfield, IL representing the petitioner, was sworn in and gave an overview of the project and the request.

Vice-Chairperson Richards asked if there are any changes to the variations or setbacks that were approved from last time.

Purvis stated no and that there are no changes in variances from what were originally granted.

Vice-Chairperson Richards stated that at the original approval meeting, the generation of the school children from the proposed development was the biggest discussion. Asked if they have heard back from School District 125 and 103 since reaching out to them and if we are presuming they are fine with the proposal.

Mr. Shapiro confirmed that they have not heard back from either districts and is presuming that they have no objections.

Vice Chairperson Richards mentioned that they would like the developer to have a more active conversation between the property owner and the school district to ensure that

everyone is working on the same page. He asked if there had been any direct interaction with the school districts.

Mr. Shaprio stated that he had no interaction with the school districts. He stated that this is a public hearing and the school districts were notified but not aware of any less formal engagement that he is referring to.

Com. Moodhe asked if there has been any movement to include parcel 2.

Mr. Shaprio stated that parcel 2 is not for sale

Com. Moodhe asked if there is going to be a limit on the 4-bedroom units.

Mr. Shaprio stated that they are open to it and would consider it, but would like it to be a preference stating that they would like to sell these units by responding to the market with flexibility.

Com. Moodhe asked why sales vs rental and asked what they are seeing in the market that has suddenly changed this proposal in the past year.

Ram Prashanta, Projades, LLC, 33 W Higgins Rd, South Barrington, IL, stated that they look at every product in a different way and he stated that location here is best suited for sale compared to rent.

Com. Moodhe stated that the last three projects that they have seen have been rental projects and asked what makes this project different.

Mr. Prashanta stated that with interest rates going up and price points, it's hard to have a rental property and cap rate will be low with such high value homes if they were rental housing.

Com. Moodhe asked if having townhomes along the railroad track priced around 500K seems to work.

Mr. Prashanta stated that the biggest draw is the schools' location and easy transportation in the area.

Com. Moodhe stated that the schools seem to be maxed out at Stevenson and District 102 and has some serious concerns regarding the number of school children generated, and the numbers don't add up with the addition of a 4th bedroom.

Mr. Prashanta stated that a lot of families will have senior citizens, and the addition of the fourth bedroom in the basement is a big draw.

Com. Moodhe asked if he sees the market and the proposed development being for the extended family types, which will include more students.

Chairperson Weinstein asked if the additional bedroom or occupancy added going to generate more cars or traffic.

Mr. Shaprio stated that he does not expect that it will, as no traffic study was done since the original proposal. But stated that the 4th bedroom being added to the development would marginally increase traffic.

Com. Worlikar asked if the petitioner could explain how the student count is calculated and how adding a fourth bedroom affects the student count. Also, clarify which parameters are used, considering that the school district is a draw, and explain which factor accounts for that in the calculation.

Jonathan Perman from the Perman Group at 1904 W Newport Ave, Chicago, IL provided an overview of the student calculations. He mentioned using a study from 2006 by Rutgers University Center for Policy Analysis and noted that the Village uses a formula from 1996, which may be outdated. In their fiscal impact analysis, they prefer to use a more recent study. Perman considered both studies in their estimated formula and assumed that half of the units will be three-bedroom and the other half will be four-bedroom units. Their estimate indicated less than 10 elementary and 5 high school students. However, according to the Village's formula, the results were 16 elementary students and 5 high school students. Herman mentioned that they adjusted the numbers slightly, adding two students and rounding up to 10 for elementary students, and similarly, they added another high school student, going beyond what the formula suggested.

Mr. Perman presented new trends on student projections of District 125 and District 103 to the Commissioners.

Com. Saxena stated that he is not sure if he agrees with the logic of the new student projection trends with the new developments in the area.

Mr. Perman stated that he thinks the trends show that we have more households being formed but with fewer people per household. He mentioned that there are fewer people living in each unit compared to 20, 30, or 40 years ago.

Com. Worlikar asked if the report shows a decline in population in the total population or school population.

Mr. Perman stated that the whole population in the area is in a decline. He stated that District 21, mentioned on the prior agenda item, actually saw a drop in the total student population district-wide.

Com. Worlikar asked if the new trends report takes into account the current classes going into District 125.

Mr. Perman stated that their report does not break it down by entering class numbers, but are using a standard measurement.

Com. Worlikar indicated he has concerns about capacity at Stevenson.

Mr. Perman stated that Stevenson once held a couple hundred more students back in 2006 than it does today.

Com. Worlikar asked if the calculation considers expanded ESL or programmatic services that are needed.

Mr. Perman stated that another section of the report examines the total cost per student, which includes ESL and other special student services aggregated together.

Com. Worlikar asked if the student generation is larger than expected, is there any thought of working with schools to support them in meeting the expected number of students or limiting the capacity of school-aged children as the development proceeds.

Mr. Shaprio stated this is an issue that could go into a number of layers and respect the due diligence with the schools but offered to reduce or cap the proposed development to have no more than 50% or 20 units offered to be four-bedroom units. In addition, before the Village Board meeting, they would be happy to make another outreach to the school districts.

Com. Saxena asked Staff if they have any view on the trend data provided.

Ms. Purvis stated that the Link Crossing Development is a different kind of development that includes both single-family and townhomes, so not an apples to apples comparison, but the townhomes vary between 3 and 4-bedroom units, which is somewhat comparable. She stated that they have actual student generation numbers from Link Crossing, which is almost at full capacity, and they are producing .48 students per 3 to 4-bedroom unit, which coincides with the proposed development student generation numbers. She stated that the numbers that are projected for this project are not outside the norm. She stated that the capacity at the schools is a question she would not feel comfortable responding to and is really more a matter for the School Districts.

Further discussion was made regarding the revenue the schools would generate if more students were added and the fiscal net gain to school districts.

Cynthia Holtzinger, 22723 Prairie Rd. Prairie View, stated that she has been a 30-year resident and the proposed development negatively impacts her life. All of her kids went to the school districts and the schools were packed and the calculations are not correct as this is a highly desirable school district. She had concerns about traffic congestion and speeding issues along Prairie Road. She was also concerned about the negative impact to the environment with the development.

Mr. Shaprio closed by reiterating that they open to reduce or cap the proposed development to have no more than 50% or 20 units offered to be four-bedroom units.

Vice Chairperson Richards made a motion to recommend approval of an amendment to the Residential PUD, Final Plat of Subdivision, and Preliminary Plan approved by Ordinance No. 2023-106 to allow changes to the approved plans for a 41-unit townhome development, to be called Prairie Pointe Townhomes, located at 22771-22825 N. Prairie Road, subject to conditions in the Staff Report, with the added condition of capping the number of four bedroom units at 50% of the total number of units on the property.

Com. Moodhe seconded the motion.

Com. Worlikar expressed conflicting feelings about a development that would enhance the area with improvements and benefits, despite the ongoing challenges caused by the increasing number of students. He suggested that it would be helpful for the developers to obtain a letter of support from the School Districts for the project. Additionally, he proposed that if more students are generated than the estimated number, the school should consider making some concessions to address the current issue of overcrowding.

Vice Chairperson Richards stated that the development is a betterment to the currently vacant property. He prefers the new design to the older one and also favors ownership over rentals because it provides more stability. Richards expressed empathy for the schools, but mentioned that the actual Link Crossing numbers of school age kids generated is lower than projected. He also pointed out that the school district has not responded since last August, suggesting that they've had ample time to voice any concerns or objections. In conclusion, he voiced his support for the project.

Com. Saxena stated that he loves everything about the project but has concerns about the school district impact and would love the schools to buy-in.

Com. Moodhe stated that the village has been presented with development projects for a piece of vacant land. The goal is to work with the developers to meet their objectives as

well as the village's goals. There are challenges in collaborating with the school districts and considering how these projects impact them without their input, and determining what's best for the village.

Chairperson Weinstein, spoke in favor of the motion. He stated that they have an approved project with an ordinance in place, approved last year. He mentioned that the request involves some modifications to the façade changes and rental, as compared to the for-sale units. He believes they have met the criteria for the PUD amendment. Additionally, he noted that the schools are aware of the changes, and while it would be nice for the schools to provide input, it's not the Village's responsibility to dictate how the schools should operate.

RESULT:	RECOMMENDATION TO APPROVE [4 TO 0]
AYES:	Adam Moodhe, Mitchell Weinstein, Kevin Richards, Sujat Saxena
ABSTAIN:	Neil Worlikar
ABSENT:	Marc Spunt, Amy Au, Jason Davis

Regular Meeting

Other Matters for Discussion

Approval of Minutes

1. Planning and Zoning Commission - Regular Meeting - May 15, 2024 7:30 PM

The Commission accepted the minutes as presented.

RESULT:	ACCEPTED [4 TO 0]
AYES:	Adam Moodhe, Mitchell Weinstein, Neil Worlikar, Sujat Saxena
ABSTAIN:	Kevin Richards
ABSENT:	Marc Spunt, Amy Au, Jason Davis

Chairman's Report

None

Committee and Liaison Reports

Commissioner Moodhe noted all PZC items were on the consent agenda at the last meeting.

Staff Report/Future Agenda Schedule

Staff provided information on the future agenda schedule, and reminded the Commission of the upcoming Volunteer Reception scheduled for June 23, 2024 at 4:00pm.

Public Comments and Questions

None

Adjournment

The meeting was adjourned at 9:16 PM

06/5/2024

Action Items

Kelly Purvis

APPROVED BY ME THIS 5th DAY OF June, 2024

Mitchell Weinstein, Commissioner