

**MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION HELD
AT JEFFREY S. BRAIMAN COUNCIL CHAMBERS
FIFTY RAUPP BLVD, BUFFALO GROVE, IL 60089, WEDNESDAY, MAY 7, 2025**

CALL TO ORDER

Chairperson Weinstein called the meeting to order at 7:30 PM.

Roll call indicated the following were present: PZC Chairperson Weinstein, PZC Commissioner Au, PZC Commissioner Moodhe, PZC Commissioner Worlikar, PZC Commissioner Spunt, PZC Commissioner Davis, PZC Commissioner Saxena, PZC Commissioner Schwartz.

Also present were: Trustee Liaison Denice Bocek, Village Attorney Patrick Brankin, Deputy Community Development Director Kelly Purvis, and Associate Planner Andrew Binder

PUBLIC HEARINGS/ITEMS FOR CONSIDERATION

- A. **Consideration of a variation to Fence Code Section 15.20.040 for residential fences, allowing replacement of an existing fence with a 6-foot semi-open fence that exceeds the corner side yard height limit and encroaches into the required setback along Prairie Road at 3040 Roslyn Lane.**

Associate Planner Binder provided an overview of the request and indicated that staff is in support of the fence variation as the fence will match other fences on surrounding properties and will be replacing an existing fence in the same location.

The petitioner, Marius Blass, owner of the property at 3040 Roslyn Lane was sworn in.

Mr. Blass indicated that he has lived in the home for about 8 years and that the fence is approximately 30 years old. He stated that a storm last year blew off several panels of the fence; they have done what they can to repair it, and it needs to be replaced completely at this point.

Mr. Blass stated that the home is also located across the road from a farm and noted that they want a taller fence to help keep animals out of his yard, and from potentially attacking the family dog.

Mr. Blass further noted that many other fences in the area are 6-foot-tall fences. He stated the fence would be in the same location and same style, just 6 feet instead of the existing 5-foot fence.

Com. Au asked about the previous fence variation, whether the fence was 5-foot or 6-foot.

Binder indicated that the existing fence is 5 feet tall.

Com. Au asked if the neighbor's fence to the north is 5 or 6 feet tall.

Binder stated the neighbor's fence is 5 feet tall, but is permitted to be 6 feet.

Com. Davis asked about the specs for the proposed fence.

Mr. Blass noted that they would be using the exact same style of fence.

Com. Davis asked about what the setback would be.

Com. Binder indicated that it would be over 1-foot from the sidewalk, and noted that the fence would be placed at the property line.

Com. Moodhe asked, since a variation was previously granted for the location, if the commission is just considering the height of the fence.

Binder indicated that since the fence is being replaced, both variations are needed.

Com. Moodhe asked about the designation of the roadway and why other properties are permitted a 6-foot fence.

Binder indicated that Prairie Road is considered a collector road, which does not qualify for a 6-foot solid fence. He also noted that the other properties have rear yards along Prairie Road, whereas the subject property's corner side yard is along Prairie Road.

Com. Worlikar asked staff if the previous fence was granted with a 2-foot setback.

Binder noted that he was not sure, it was likely just a recommendation by the Village Engineer. He also noted that the Village Engineer reviewed the request and did not have any issues.

Com. Worlikar asked if the adjacent property received a variation at the same time.

Binder indicated that appears to be the case.

Com. Au asked if it is typical for fences in the front yard to be 6 feet tall.

Binder indicated that the subject fence is located in the corner side yard and noted that it is typical.

The staff report was entered into the record as exhibit 1 and the public hearing was closed.

Com. Davis made a motion to grant a variation to Section 15.20.040 of the Buffalo Grove Fence Code to replace an existing fence with a 6-foot semi-open fence that exceeds the allowable height for a fence in the corner side yard and encroaches beyond the minimum required setback for a corner side yard fence along Prairie Road, at 3040 Roslyn Lane, provided the fence shall be installed in accordance with the documents and plans submitted as part of the petition. The motion was seconded by Com. Moodhe.

Com. Worlikar spoke in favor of the variation, noting that if the house had been turned slightly the request wouldn't have been necessary. He also noted that keeping the height consistent is aesthetically pleasing.

Com. Spunt spoke in favor of the variation and noted the fence will be an improvement to the area.

Com. Au noted that she is generally not in favor of 6-foot fences in the front. She indicated she was ok with the proposal if it is characteristic for the neighborhood.

Chairperson Weinstein spoke in favor of the request, noting that the shadow box style makes a difference with a 6-foot fence. He further noted the fence is in keeping with the character of the neighborhood.

Moved by Jason Davis, seconded by Adam Moodhe to approve the fence variation request. Upon roll call, Commissioners voted as follows:

AYES: 8 Mitchell Weinstein, Amy Au, Adam Moodhe, Neil Worlikar, Marc Spunt, Jason Davis, Sujat Saxena, Don Schwartz

NAYS: 0 None

ABSENT: 0 None

Motion declared Passed.

B. Consideration of an amendment to Ordinance No. 2017-044, which approved a Special Use for Chicago School of Golf, Inc. to expand the business operations of a non-academic school, classes, and instruction in the Industrial District at 1610-1612 Barclay Boulevard.

Associate Planner, Binder provided an overview of the request and indicated staff's support for the amendment to the special use to allow the expansion of the use.

The Petitioner, David Maslen from Chicago School of Golf, was sworn in.

Mr. Maslen indicated that they have been in this location since 2017 and noted that they would love to expand. He stated that golf is booming and they have an opportunity to serve more people in Buffalo Grove.

Com. Moodhe asked about the previous special use being designated as a recreational use.

Binder explained that the use is more in-line with a non-academic school providing instruction.

Chairperson Weinstein asked if the facility could be used without coaches.

Mr. Maslen responded that students can come in to practice outside of formal instruction times.

Purvis followed up by asking if anyone from the public not receiving instruction could use the simulators.

Mr. Maslen indicated that they would allow it, but that would be about 1% of their business.

Chairperson Weinstein indicated that he wants to ensure we aren't limiting their use and wanted to know if we could call it instruction and recreational.

Attorney Brankin noted that since it was noticed as a special use for non-academic school, it could not be called a recreational use also.

Com. Davis asked if there would be any change to the ADA requirements for a change in the use designation.

Binder indicated that there would not be.

The staff report was entered into the record as exhibit 1 and the public hearing was closed.

Com. Davis made a motion to make a positive recommendation to the Village Board to allow the amendment to the Special Use Ordinance 2017-044, for the expansion of the non-academic school, classes, and instruction in the Industrial District at 1610-1612 Barclay Boulevard, subject to the conditions listed in the staff report. Com. Spunt seconded the motion.

Chairperson Weinstein spoke in favor of the motion, indicating that it is the same use in the same location. He noted that he was happy to see the business grow and stay in Buffalo Grove.

Com. Moodhe spoke in favor of the request, noting that the predominate use as a non-academic school is appropriate. He reiterated that the use has been good in this location and that he is happy to see them growing and staying in Buffalo Grove as well.

Moved by Jason Davis, seconded by Marc Spunt to recommend approval. Upon roll call, Commissioners voted as follows:

AYES: 8 Mitchell Weinstein, Amy Au, Adam Moodhe, Neil Worlikar, Marc Spunt, Jason Davis, Sujat Saxena, Don Schwartz

NAYS: 0 None

ABSENT: 0 None

Motion declared passed.

C. Consideration of a Special Use for a Supermarket and Food Store in the B-5: Town Center Planned District at 21 N. Buffalo Grove Road.

Associate Planner, Binder provided an overview of the request and indicated staff's support for the special use to allow a supermarket and food store in the B-5 Town Center Planned District.

The petitioner, Rahul Kurup was sworn in.

Mr. Kurup stated that his grocery store has been in business for 20 years. He walked through the proposed operations of the store and noted that this would be an expansion of their location in Glenview. He stated that there would not be any modification to the building and that the grocery store would focus on providing Indian groceries and snacks that would be delivered to the store daily.

Com. Moodhe asked about the use and why it requires approval.

Binder noted that a special use is required for food stores in the B-5 District.

Moodhe asked about the "take-out" food and if it is actually being catered in.

The petitioner indicated that the food would be prepared in Glenview and brought to the store and kept in warmers. At the end of the day, whatever is not sold will be destroyed.

Com. Moodhe asked about the language in the suggested motion requiring future similar uses to come back for approval through the Village Board.

Attorney Brankin noted that this is consistent with current practices and is the appropriate way to handle special uses, which do not run with the land. He noted that the special use is not freely assignable to another entity.

Chairperson Weinstein asked about the two prior grocery uses in this location, noting that they were not successful.

Mr. Kurup indicated that they have a long-term plan that they think will be successful for the space.

The staff report was entered into the record as exhibit 1 and the public hearing was closed.

Com. Davis made a motion to make a positive recommendation to the Village Board to allow a Special Use for a Supermarket and Food Store in the B-5: Town Center Planned District at 21 Buffalo Grove Road, subject to the conditions listed in the staff report. Com. Worlikar seconded the motion.

Com. Worlikar spoke in favor of the motion and indicated that he is supportive of residents opening businesses in the Village and that this use would serve Buffalo Grove's diverse community.

Com. Moodhe stated that he hopes that this business has more luck and that he was happy to see the expansion of this business to Buffalo Grove.

Moved by Jason Davis, seconded by Neil Worlikar to recommend approval. Upon roll call, Commissioners voted as follows:

AYES: 8 Mitchell Weinstein, Amy Au, Adam Moodhe, Neil Worlikar, Marc Spunt, Jason Davis, Sujat Saxena, Don Schwartz
NAYS: 0 None
ABSENT: 0
Motion declared Passed.

REGULAR MEETING

A. Other Matters for Discussion

B. Approval of Draft Minutes from the March 5, 2025 Planning and Zoning Commission Meeting

Chairperson Weinstein called for a motion to approve the draft minutes from the March 5, 2025 Planning and Zoning Commission meeting.

Moved by Adam Moodhe, seconded by Jason Davis to approve. Upon roll call, Commissioners voted as follows:

AYES: 8 Mitchell Weinstein, Amy Au, Adam Moodhe, Neil Worlikar, Marc Spunt, Jason Davis, Sujat Saxena, Don Schwartz

NAYS: 0 None

ABSENT: 0

Motion declared Passed.

C. Chairperson's Report

Chairperson Weinstein noted that the seat to his right was empty. He noted that he wanted to thank Vice Chair Richards on record for his years of service on the Planning and Zoning Commission, noting that he will be officially sworn in as a Trustee soon.

Chairperson Weinstein also noted that things are in the works for filling the vacancy.

D. Committee and Liaison Reports

Chairperson Weinstein noted that he attended a meeting in April where an amendment to a special use was approved for the after-school tutoring use. He further noted that the Village Board meetings start at 7:00pm instead of 7:30pm now.

E. Staff Report/Future Agenda Schedule

Staff indicated that there are not any complete applications for consideration at the May 21st meeting and that meeting will be canceled.

Deputy Director, Purvis thanked the Commissioners that attended the training last week and noted that slides and notes will be shared with the Commissioners.

Purvis thanked the Commissioners for completing their compliance filings by May 1st.

Com. Worlikar noted that he appreciated the Commission training and noted that he was impressed with how organized and well managed Buffalo Grove's PZC seems to be. He provided a brief overview of the training.

F. Public Comments and Questions

All comments will be limited to 5 minutes and should be limited to concerns or comments regarding issues that are relevant to Planning and Zoning Commission business and not on the regular agenda for discussion.

ADJOURNMENT

Chairperson Weinstein called for a motion to adjourn the meeting.

Moved by Jason Davis, seconded by Amy Au to adjourn. Upon roll call, Commissioners voted as follows:

AYES: 8 Mitchell Weinstein, Amy Au, Adam Moodhe, Neil Worlikar, Marc Spunt, Jason Davis, Sujat Saxena, Don Schwartz

NAYS: 0 None

ABSENT: 0 None

Motion declared Passed.

The meeting was adjourned 8:28 PM