AGENDA

PLANNING AND ZONING COMMISSION

Regular Meeting: September 3, 2025 at 7:30 PM

Jeffrey S. Braiman Council Chambers
Fifty Raupp Blvd, Buffalo Grove, IL 60089

1. Call to Order

2. Public Hearings/Items for Consideration

Public Comment is limited to items that are on the agenda for discussion. In accordance with Section 2.02.070 of the Municipal Code, discussion on questions from the audience 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. All members of the public addressing the Planning and Zoning Commission shall maintain proper decorum and refrain from making disrespectful remarks or comments relating to individuals. Speakers shall use every attempt to not be repetitive of points that have been made by others. The Planning and Zoning Commission may refer any matter of public comment to the Village Manager, Village staff or an appropriate agency for review.

3. Regular Meeting

A. Other Matters for Discussion - Clove Park design

B. Approval of August 6, 2025 Planning and Zoning Commission Meeting Minutes

C. Chairperson's Report

D. Committee and Liaison Reports

E. Staff Report/Future Agenda Schedule

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.

4. Adjournment

The Planning and Zoning Commission will make every effort to accommodate all items on the agenda by 10:30 P.M. The Commission does, however, reserve the right to defer consideration of matters to another meeting should the discussion run past 10:30 P.M.

The Village of Buffalo Grove, in compliance with the Americans with Disabilities Act, requests that persons with disabilities who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of the meeting or facilities, contact the ADA Coordinator at 847-459-2500 to allow the Village to make reasonable accommodations for those persons.

AGENDA ITEM SUMMARY
PLANNING AND ZONING COMMISSION
Regular Meeting: September 3, 2025

AGENDA ITEM 3.A.
Other Matters for Discussion - Clove Park design

Contacts
Liaison: Trustee Ottenheimer
Staff: Kelly Purvis

Staff Recommendation
Staff recommends approval.

Recommended Motion
None

Summary

Background

Staff would like to meet to discuss the design for the Village's Clove Park. Building upon the design workshop that was held in July, we would like to have an open discussion with the Commission about the project and any additional feedback they would like to provide.

File Attachments
None

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AGENDA ITEM SUMMARY
PLANNING AND ZONING COMMISSION
Regular Meeting: September 3, 2025

AGENDA ITEM 3.B.
Approval of August 6, 2025 Planning and Zoning Commission Meeting Minutes

Contacts
Liaison: Trustee Ottenheimer
Staff: Kelly Purvis

Staff Recommendation
Staff recommends approval.

Recommended Motion
I move to approve the minutes from the August 6, 2025 Planning and Zoning Commission meeting.

Summary
None

File Attachments
1. 25-0806 - PZC Minutes

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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, AUGUST 6, 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 Moodhe, PZC Commissioner Worlikar, PZC Commissioner Davis, PZC Commissioner Saxena, PZC Commissioner Schwartz.

Also present were: Trustee Liaison Les Ottenheimer, Attorney Nick Standiford, Deputy Director Kelly Purvis, Associate Planner Andrew Binder, and Consulting Engineer Amy McKenna.

PUBLIC HEARINGS/ITEMS FOR CONSIDERATION

A. **Consideration of a Fence Code Variation to install a 5-foot privacy fence that does not match the permitted style and encroaches beyond the minimum required setback for a corner side yard fence along Weiland Road, at 164 Newtown Drive**

Associate Planner, Andrew Binder provided an overview of the request indicating staff's support for the fence variation.

Jason Lee, the homeowner and petitioner was sworn in.

Lee explained that their child has Autism and elopes. He stated that having an enclosed fence will make him safer. He also noted that the top of the fence would be more open with the lattice style.

Com. Worlikar asked about the fence and whether it would touch the sound wall, but not be attached.

Lee confirmed.

Com. Davis asked about whether gates would be installed on the fence.

Lee noted that there will be a gate where the path from the driveway meets the fence.

Chairperson Weinstein asked if the sound wall was constructed at the property line.

Lee confirmed.

The staff report was entered into the record as Exhibit 1.

Chairperson Weinstein asked for a motion.

Com. Davis made a motion to grant variations to the Buffalo Grove Fence Code Section 15.20, to install a 5-foot privacy fence that does not match the permitted style and encroaches beyond the minimum required setback for a corner side yard fence along Weiland Road, at 164 Newtown Drive, provided the fence shall be installed in accordance with the documents and plans submitted as part of this petition.

The motion was seconded by Com. Moodhe.

Com. Moodhe noted that the request is in keeping with the neighborhood. He noted that the gap creates maintenance issues.

Com. Worlikar agreed with Com. Moodhe and indicated his support for the request. He noted it is in keeping with the neighborhood.

Com. Davis agreed that a gap between the fence and the wall would create an issue. He also noted what a busy road Weiland can be. He noted he is in support of the request.

Chairperson Weinstein indicated his support for the request noting that the sound wall creates a unique situation on the property.

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

AYES:	6	Mitchell Weinstein, Adam Moodhe, Neil Worlikar, Jason Davis, Sujat Saxena, Don Schwartz
NAYS:	0	None
ABSENT:	3	Amy Au, Marc Spunt, Chad Gregory

Motion declared Passed.

B. **Consideration of a Special Use for a non-academic school, classes, and instruction in the Industrial District at 1380 Busch Parkway.**

Associate Planner, Andrew Binder provided an overview of the request indicating staff's support for the special use.

Grace Kil from the Birdie Project Golf Academy was sworn in.

Kil noted that they will only have 7 people in the space at a time. She noted WJ was more of an entertainment use and used more parking.

Com. Worlikar asked about special uses next to each other, and if there is a limit to the number when they are next to each other.

Standiford stated that the Village's code does not address having Special Uses in proximity to one another and that would have to be done through an amendment to the Village Code.

Com. Moodhe asked if the Village Board could make these uses permitted to make it easier for the petitioner. He recommended that certain uses might be appropriate in the office type buildings.

Chairperson Weinstein asked for the floor plan to be pulled up and asked about a specific feature being offered in the facility.

Kil provided an overview of the putting instruction area and the overall floor plan.

Com. Schwartz asked about the distance from the hitting bays and any safety features in these tight spaces.

Kil indicated that there is a platform where people should hit from. She noted that the platform is for one person at a time, and other people remain behind.

The staff report was entered into the record as Exhibit 1.

Chairperson Weinstein closed the public hearing and asked for a motion.

Com. Davis made a motion to recommend the Special Use for a non-academic school, classes, and instruction in the Industrial District at 1380 Busch Parkway, subject to the following conditions:

1. The non-academic school, classes, and instruction shall be operated in substantial compliance with the business description and plans provided as part of this petition.
2. The Special Use is granted to Birdie Project Golf Academy, LLC to operate a non-academic school, classes at 1380 Busch Parkway, which shall not run with the land.
3. The Special Use granted to the Birdie Project Golf Academy, LLC is assignable to subsequent petitioners seeking assignment of this special use as follows:
    a. Upon application of a petitioner seeking assignment of this Special Use, the Corporate Authorities, in their sole discretion, may refer said application of assignment to the appropriate commission(s) for a public hearing or may hold a public hearing at the Village Board.
    b. Such assignment shall be valid only upon the adoption of a proper, valid and binding ordinance by the Corporate Authorities granting said assignment, which may be granted or denied for any reason.

The motion was seconded by Com. Worlikar.

Com. Moodhe noted that he doesn't think WJ had any parking issues and stated that there is plenty of parking available at this location. His one thought is to take a look at the uses and to allow them with less oversight from the Village.

Chairperson Weinstein noted that this would have less parking impact and noted his support for the request.

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

AYES:	6	Mitchell Weinstein, Adam Moodhe, Neil Worlikar, Jason Davis, Sujat Saxena, Don Schwartz
NAYS:	0	None
ABSENT:	3	Amy Au, Marc Spunt, Chad Gregory

Motion declared Passed.

C. **Consideration of an amendment to the Preliminary Plan, approved by Ordinance No. 1984-055, and zoning and sign variances to allow an addition to the existing Car Wash, updated signage, as well as a new trash enclosure and propane storage area at 540 McHenry Road.**

Associate Planner, Andrew Binder provided an overview of the request indicating staff's support for the preliminary plan, zoning and sign variations.

Christian Kolichefski representing the property owner, Graham Enterprise Inc., was sworn in.

Kolichefski noted that there are three businesses on the triangular site, creating a unique circumstance resulting in the need for the sign variations. He noted that the 7 signs have been in place historically.

Kolichefski stated that the signage is well within the permitted sign area, and stated that they want to put signage in the right locations on the site.

He walked through the zoning variation requests for the larger propane storage area, which is being relocated. He further noted that the trash enclosure is slightly closer than the mid-point of the principal building. He walked through the reasons for the placement of the accessory structure.

Kolichefski further spoke about the operations of the carwash indicating that it is a slower carwash that will process 1 car every 6 minutes.

Kolichefski provided an overview of the materials being used on the trash enclosure and the landscape screening being used.

Com. Saxena asked about the length of the propane storage and if there is precedent for that.

Binder indicated that there is precedent, and noted that these are typically regulated by State requirements.

Com. Worlikar asked about the current size of the propane storage and asked if there is a requirement for it to be up against a building.

Binder noted that there are not requirements that it abut a building but must be 5 feet from a drive aisle. He further noted that bollards will be installed in front of the cages.

Com. Davis asked if staff knew why the requirement is 7 feet.

Binder noted that the size of one cage is typically 7 feet, but didn't know why it was limited to one.

Com. Davis asked if the Fire Department would review.

Binder confirmed they have, and had no issues with the proposal.

Com. Moodhe asked if the vacuums would remain.

Kolichefski noted they would be removed.

Com. Moodhe asked about the location of the propane tanks in proximity to the exit of the carwash.

Kolichefski indicated that with the pace of the wash, they are not concerned.

Com. Moodhe asked about the removal of the permeable area.

Kolichefski indicated that they will be making stormwater improvements to the site.

Com. Moodhe asked if there is a chance of leaching of the garbage into the detention area.

Kolichefski indicated that there is a foundation and a masonry structure around the trash container.

Com. Moodhe asked about engineering's concerns.

McKenna noted that the refuse enclosure encroaches into the detention area. She stated that staff wants to ensure that the detention be replaced on site.

Com. Moodhe asked about fuel leakage and if that is a concern.

McKenna indicated that it would not be any more concerning than what exists today.

Com. Moodhe asked if there were any neighbor inquiries.

Binder indicated that there were no complaints, just a couple of inquiries.

Chairperson Weinstein asked for clarification on the sign variation request, noting there are 7 signs currently on site that didn't get variations in the past.

Binder confirmed.

Chairperson Weinstein asked about the square footage permitted.

Kolichefski indicated that it is significantly less than is permitted.

Com. Schwartz asked about the location of the propane tanks and if there is a walkway striped.

Kolichefski noted there is not.

Com. Schwartz noted that the location doesn't seem logical.

Kolichefski noted that the reason it is being moved is to allow the installation of the windows.

Com. Worlikar asked if they have other similar carwashes that are set up like this and has that been a problem.

Kolichefski noted that there was a location that currently does and it has not been an issue. He further noted that the new placement is likely to be safer than where it is located today.

Com. Moodhe asked about the fenced-in area and if it is used for storage.

Kolichefski noted that with fewer deliveries, they have been storing plastic containers in the fenced-in area. He noted these would be stored within the new refuse area going forward.

Com. Moodhe asked if noise would be impacted.

Kolichefski noted that it will actually be quieter than what is there today.

Chairperson Weinstein asked if the building division has reviewed the proposed location of the propane tanks.

Binder indicated that they have.

Chairperson Weinstein indicated that he does not see this as a safety issue.

Kolichefski reiterated that this carwash is not a conveyor-style carwash. He noted that people typically want to use every second and do not hurry through the wash.

Com. Saxena asked about the windows on the overhead doors.

Kolichefski indicated that they are frosted.

The staff report was entered into the record as Exhibit 1.

Chairperson Weinstein closed the public hearing and asked for a motion.

Com. Davis made a motion to recommend an amendment to the Preliminary Plan approved by Ordinance No. 1984-055 along with zoning and sign variations, to allow the construction of an approximately 444 sq ft addition to the existing Car Wash, updated signage, as well as a new trash enclosure and propane storage area at the gas station site at 540 McHenry Road, subject to the following conditions:

1. The proposed development shall be constructed in substantial conformance with the plans attached and in accordance with Section 16.20.070 of the Development Ordinance.
2. Final Engineering plans shall be revised in a manner acceptable to the Village.
3. Any directional or incidental signage added to the sign package shall be reviewed administratively by staff.
4. The landscaping on the site shall be maintained in compliance with the approved landscape plan in perpetuity.

Seconded by Com. Worlikar.

Com. Worlikar noted that he is happy they are renovating the site. He sees the need for the addition to the carwash. He noted he could see an issue with the placement of the propane. He noted that, in general, he is in favor of the improvements.

Com. Moodhe noted that his original concern was about the garbage taking up more pervious area and detention. He noted that, standing on the site, he thought the location of the propane could be problematic.

Com. Schwartz asked if, since they are asking for several types of relief, the requests could be broken up into three votes.

Com. Moodhe stated that he would be more in favor of staff working with the developer to establish a safety/no parking zone in front of the propane storage area.

Com. Saxena stated that the remedy should be proportionate to the problem. He noted that it is not an irreparable situation, and as long as the petitioner is willing to work with staff on a reasonable solution.

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

AYES:	6	Mitchell Weinstein, Adam Moodhe, Neil Worlikar, Jason Davis, Sujat Saxena, Don Schwartz
NAYS:	0	None
ABSENT:	3	Amy Au, Marc Spunt, Chad Gregory

Motion declared Passed.

REGULAR MEETING

A. **Other Matters for Discussion**

B. **Approval of Draft Minutes from the July 16, 2025 Planning and Zoning Commission meeting.**

Chairperson Weinstein asked for a motion to approve the draft minutes from the July 16, 2025 Planning and Zoning Commission meeting.

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

AYES:	5	Mitchell Weinstein, Adam Moodhe, Jason Davis, Sujat Saxena, Don Schwartz
NAYS:	0	None
ABSTAIN:	1	Neil Worklikar
ABSENT:	3	Amy Au, Marc Spunt, Chad Gregory

Motion declared Passed.

C. **Chairperson's Report**

None

D. **Committee and Liaison Reports**

None

E. **Staff Report/Future Agenda Schedule**

Deputy Director Purvis noted that the August 20th meeting will be canceled and indicated that it is uncertain if we will have a meeting September 3rd, noting that there are a few applications that could come in by next week for that agenda.

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.

Dr. Randy McCool spoke regarding the proposed Kenley subdivision. He noted that they are proposing a connection to Margate Drive. He spoke about the spacing between the homes, traffic impact, schools and additional children. He also noted that there are environmental concerns.

Chairperson Weinstein noted that once the Village receives a complete submittal that meets the Staff's requirements for the Kenley subdivision development, it will be properly notified for the public hearing. He advised watching for notices or public hearing signage on the property.

ADJOURNMENT

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

AYES:	6	Mitchell Weinstein, Adam Moodhe, Neil Worlikar, Jason Davis, Sujat Saxena, Don Schwartz
NAYS:	0	None
ABSENT:	3	Amy Au, Marc Spunt, Chad Gregory

Motion declared .

The meeting was adjourned at 8:57.