



## AGENDA

### PLANNING AND ZONING COMMISSION

Regular Meeting: September 30, 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.*

- A. Consideration of a Fence Variation to install a 6-foot fence that exceeds the allowable height permitted for a privacy fence in the rear yard at 491 Farrington Ct (Trustee Ottenheimer, Andrew Binder)
- B. Consideration of an Amendment to the Planned Unit Development Ord. No 1971-005, as amended by Ord. No. 2024-076, and Preliminary Plan approval for Joyce Kilmer School, with a variation from Section 17.32.020 to allow a trash enclosure to be located in the front yard, closer to the front property line than the principal building at 655 Golfview Terrace. (Trustee Ottenheimer, Andrew Binder)
- C. Consideration of a Preliminary Plan to build an approx. 1,500 sqft playground at the northeast corner of the building, a new trash enclosure, and a parking lot addition at 1371 Abbott Court (Trustee Ottenheimer, Andrew Binder)

#### 3. Regular Meeting

- A. Other Matters for Discussion
- B. Approval of Minutes
  - 1. Draft Minutes from the September 3, 2025 Planning and Zoning Commission meeting.
- 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.*

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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 30, 2025

#### AGENDA ITEM 2.A.

**Consideration of a Fence Variation to install a 6-foot fence that exceeds the allowable height permitted for a privacy fence in the rear yard at 491 Farrington Ct**

#### Contacts

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Liaison: Trustee Ottenheimer

Staff: Andrew Binder

#### Staff Recommendation

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Staff recommends approval.

#### Recommended Motion

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The PZC moves to grant a variation to the Buffalo Grove Fence Code Section 15.20, to install a 6-foot fence that exceeds the allowable height permitted for a privacy fence in the rear yard at 491 Farrington Ct, provided the fence shall be installed in accordance with the documents and plans submitted as part of this petition.

#### Summary

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The Petitioner plans to replace the existing 5-foot privacy fence in the rear yard with a 6-foot fence, which exceeds the allowed height for a privacy fence at 491 Farrington Ct

#### File Attachments

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1. 491 Farrington Ct - Staff Report
2. 491 Farrington Ct - Plan Set





## VILLAGE OF BUFFALO GROVE PLANNING & ZONING COMMISSION STAFF REPORT

|                                        |                                                                                                                                                                                              |
|----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Meeting Date:</b>                   | September 30, 2025                                                                                                                                                                           |
| <b>Subject Property Location:</b>      | 491 Farrington Ct, Buffalo Grove, IL 60089                                                                                                                                                   |
| <b>Petitioner:</b>                     | Steven Zehnwrith, 491 Farrington Ct, Buffalo Grove, IL 60089                                                                                                                                 |
| <b>Prepared By:</b>                    | Andrew Binder, Associate Planner                                                                                                                                                             |
| <b>Request:</b>                        | The petitioner seeks a Fence Code variation, Section 15.20, to install a 6-foot fence that exceeds the allowable height permitted for a privacy fence in the rear yard at 491 Farrington Ct. |
| <b>Existing Lane Use &amp; Zoning:</b> | The property is improved with a single-family home currently zoned R-4.                                                                                                                      |
| <b>Comprehensive Plan:</b>             | The Village Comprehensive Plan calls for this property to be single-family, detached.                                                                                                        |

### PROJECT BACKGROUND

The Petitioner is proposing to install a 6-foot fence that exceeds the permitted height of a privacy fence in the rear yard at 491 Farrington Ct, as shown in Figure 1.

### PLANNING & ZONING ANALYSIS

- The property owner plans to remove and replace the existing 5-foot privacy fence in the rear yard with a 6-foot privacy fence to match the height of the fence in the corner side yard.
- The subject property is a corner lot that abuts McHenry Road. A 6-foot-tall privacy fence, constructed in 2023 is installed in the corner side yard along McHenry Road, and is permitted since it abuts a major street, as shown in Figure 2.

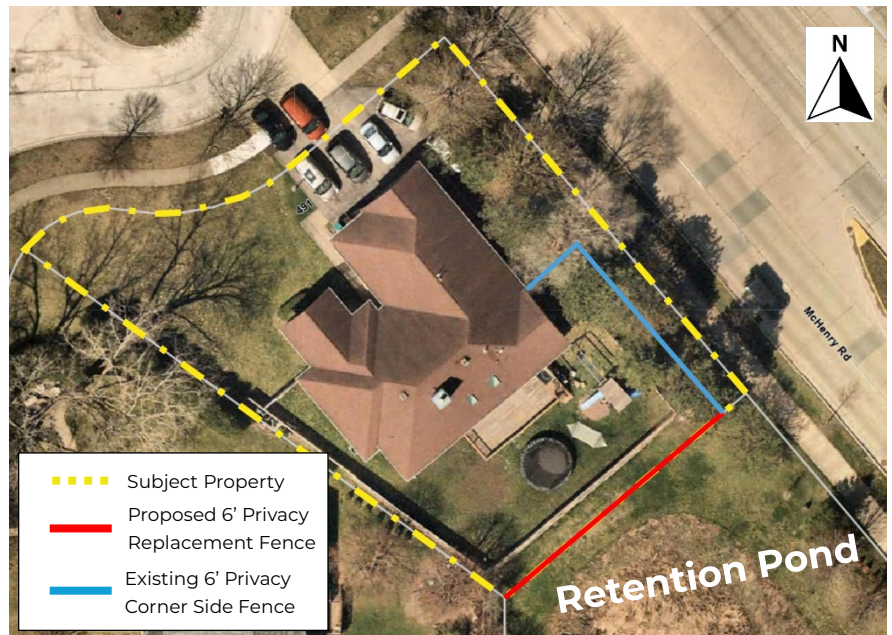


Figure 1: Subject Property



Figure 2: View from McHenry Road (Source: Google Streetview)

- A variation for the proposed fence is required, as it exceeds the maximum height of 5 feet allowed for privacy fences in the rear yard. The property's rear yard borders a residential-zoned retention pond, for which the code requires the fence to be either a 5-foot privacy fence or a 6-foot semi-open or open-style fence.
- The Petitioner is requesting a variation because the property is a corner lot adjacent to McHenry Road, which exposes both the corner and rear yards to the road. The retention pond that abuts the rear of the property enhances its exposure to McHenry Road, as the area lacks trees or bushes to block noise or views from the roadway. The Petitioner also mentioned that this property is a semi-public/religious community facility which may be more susceptible to bad actors than a typical single-family home. The petitioner has indicated that the proposed fence will help maintain security and privacy for their property.
- Village Staff have no concerns or issues regarding the installation of the proposed fence, as the fence will maintain the current character of the neighborhood, and a privacy fence makes sense next to the retention pond that abuts McHenry Road. The proposed fence meets all other fence code requirements.

### VARIATION REQUESTED

1. A fence variation from **Section 15.20.090.C** of the Buffalo Grove fence code, which states that *"Fencing material that is over five feet in height shall be of a design that is open so as to allow visibility perpendicular or tangentially through the fence when moving along a plane parallel to the fence, including but not by way of limitation, board on board fencing; shadow box fencing; picket fencing or any other style of fencing that allows open visibility through the fencing material."*

### DEPARTMENTAL REVIEWS

| Village Department | Comments                                                                     |
|--------------------|------------------------------------------------------------------------------|
| Building           | The Village building team reviewed the plans and does not have any concerns. |

### STANDARDS

The Planning & Zoning Commission is authorized to grant variations to the Fence Code based on the following criteria:

1. The plight of the owner is due to unique circumstances;
2. The proposed variation will not alter the essential character of the neighborhood;
3. There are practical difficulties or particular hardships in carrying out the strict letter of this Chapter which difficulties or hardships have not been created by the person presently having an interest in the property; and,
4. The proposed variation will not be detrimental to the public health, safety and welfare.

***The petitioner has provided a written response to the variation standards included in this packet.***

### **SURROUNDING PROPERTY OWNERS**

Pursuant to Village Code, the contiguous property owners were notified, and a public hearing sign was posted on the subject property. The posting of the public hearing sign and the mailed notifications were completed within the prescribed timeframe as required. As of the date of this Staff Report, the Village has received no inquiries regarding the requested variation.

### **STAFF RECOMMENDATION**

Staff recommends approval of the fence variation request for 491 Farrington Ct, subject to the conditions listed in the PZC motion, as the property is a unique corner lot along McHenry Road that abuts a retention pond, which provides additional exposure to McHenry Road from the rear of the property. The fence will be an improvement to the property, and the fence will also match the 6-foot privacy fence in the corner side yard.

### **ACTION REQUESTED**

The Planning & Zoning Commission (PZC) shall open the public hearing and take public testimony concerning the variation request. The PZC shall make the final decision on whether to approve the variation. If the PZC denies the request, it can be appealed to the Village Board.

### ***Suggested PZC Motion***

*The PZC moves to grant a variation to the Buffalo Grove Fence Code Section 15.20, to install a 6-foot fence that exceeds the allowable height permitted for a privacy fence in the rear yard at 491 Farrington Ct, provided the fence shall be installed in accordance with the documents and plans submitted as part of this petition.*

### **ATTACHMENTS**

- Letter from Petitioner to PZC
- Response to Variation Standards
- Plat of Survey with Proposed Fence

Steven Zehnworth  
Mikvah Association of Buffalo Grove  
491 Farrington Court  
Buffalo Grove IL 60089

Dear Sirs/Mesdames,

I am requesting a variance to allow a six foot privacy fence at the rear of my property at 491 Farrington Court. The building houses a semi-public religious community facility – the Mikvah Association of Buffalo Grove. We are recognized as a nonprofit religious organization by the Federal and State Governments. As a Jewish religious facility, it is a potential target of anti-Semitic attacks and has already experienced a break-in through the rear of the building. The federal government has awarded a Homeland Security grant to increase security, including improving fencing and other barriers to intrusion.

The side that directly abuts Route 83 is already 6 feet tall by code. This longer stretch currently in question does face Route 83 but does not directly abut it. This stretch abuts a retention area, open to the public, which in many ways is more exposed than the first side, which is blocked by trees and bushes on a berm. Raising this longer stretch will match the 6 foot height of the first segment. It will not affect any neighbors, since no houses abut the segment in question.

Our home is the only house on the block which is situated directly on 83, a major thoroughfare, and is therefore more exposed to any potential intrusion or attack than any other house in the immediate vicinity. One break-in has already occurred. In addition, being a Jewish religious institution makes us a target for anti-Semitic intrusion, attack or vandalism, especially in light of the recent dramatic 200% rise in anti-Semitic incidents in the past two years since Oct 7 2022.

Thank you for your consideration,

A handwritten signature in dark ink, appearing to read 'Steve Zehn', with a long, sweeping horizontal line extending to the right.

Steven Zehnworth  
Mikvah Association of Buffalo Grove

## VILLAGE OF BUFFALO GROVE



### Community Development Department

50 Raupp Boulevard, Buffalo Grove, IL 60089

Phone: 847-459-2530 | [www.vbg.org](http://www.vbg.org)

### Fence Variation Standards

During your testimony at the Public Hearing, you need to testify and present your case for the fence variance by addressing the six (4) standards listed below:

#### Criteria for Fence Variation.

A. The regulations of this Title shall not be varied unless findings of fact are made based upon evidence presented at the hearing that:

1. The plight of the owner is due to unique circumstances;

#### Response:

The building houses a semi-public religious community facility the Mikvah Association of Buffalo Grove. As a Jewish religious facility, it is a potential target of anti-Semitic attacks and has already experienced a break-in thru the rear of the bldg. The Federal government has awarded a Homeland Security grant to increase security including improving fencing & other barriers to intrusion.

#### Response:

The fence along 83 is already 6 feet high. The longer stretch currently being discussed faces 83 but does not abut the street. It abuts a retention pond and raising this portion to match the 83 abutting portion will not affect any neighbors, since they don't face that portion, and anyway 1 foot will make a small difference.

3. There are practical difficulties or particular hardships in carrying out the strict letter of this chapter which difficulties or hardships have not been created by any person presently having an interest in the property;

#### Response:

We are the closest house to 83, a major thoroughfare, and therefore are exposed to potential intrusion or attack more so than other houses. One break-in has already occurred. In addition, being a Jewish religious institution makes us a potential target for intrusion/attack/vandalism, due to rising anti-Semitic incidents.

4. The proposed variation will not be detrimental to the public health, safety and welfare;

**Response:**

*A one foot increase in fence height affects no one, (except for a potential intruder)*

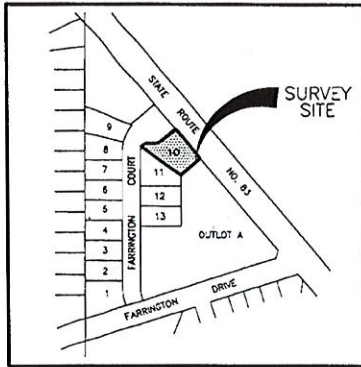
491 FARRINGTON CT.

LOT 10

## PLAT OF SURVEY

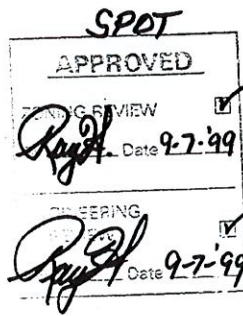
SPOT

LOT 10 IN INSIGNIA POINT SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF BUFFALO GROVE, LAKE COUNTY, ILLINOIS.

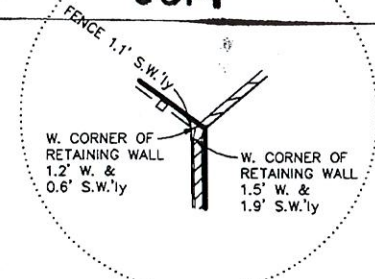


LOCATION MAP

SCALE: N.T.S.

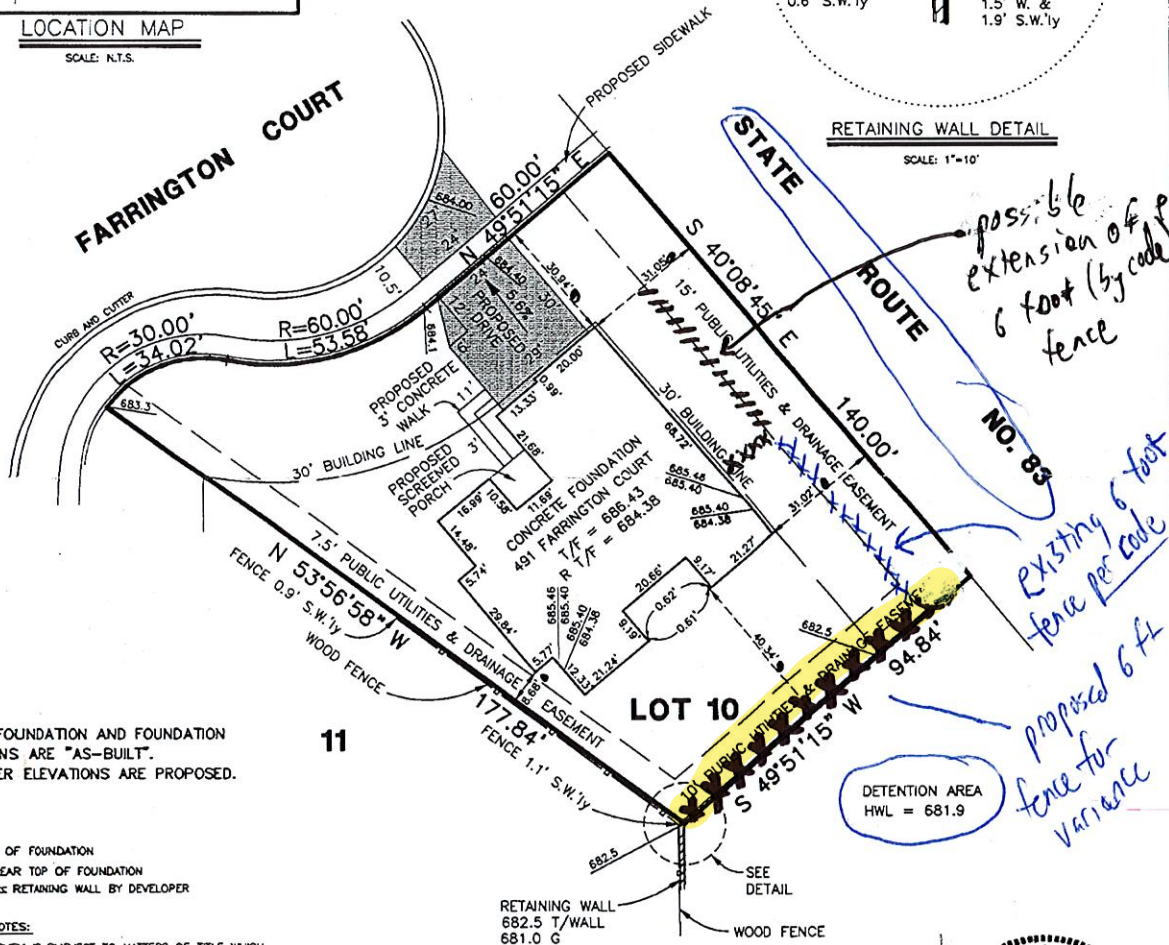


R-4

BUILDING DEPARTMENT  
COPY

RETAINING WALL DETAIL

SCALE: 1"=10'



## NOTE:

TOP OF FOUNDATION AND FOUNDATION ELEVATIONS ARE "AS-BUILT". ALL OTHER ELEVATIONS ARE PROPOSED.

## LEGEND:

T/F = TOP OF FOUNDATION  
R T/F = REAR TOP OF FOUNDATION  
--- RETAINING WALL BY DEVELOPER

## GENERAL NOTES:

1. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
2. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.
3. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
4. THERE MAY BE ADDITIONAL TERMS, POWERS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT DEED, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
5. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND IMMEDIATELY REPORT ANY DISCREPANCIES.
6. BUILDING DIMENSIONS AND TIES ARE SHOWN TO CONCRETE FOUNDATION.

| DATE    | REVISIONS           | BY     |
|---------|---------------------|--------|
| 8/18/99 | FOUNDATION LOCATION | R.S.K. |

STATE OF ILLINOIS )  
COUNTY OF LAKE ) SS

WE, MANHARD CONSULTING LTD., DO HEREBY DECLARE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED THIS 23<sup>RD</sup> DAY OF August A.D. 1999.

*Timothy J. Murphy*  
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2870



**MANHARD**  
CONSULTING  
INC.



ENGINEERS • SURVEYORS • PLANNERS

900 WOODLANDS PARKWAY  
VERNON HILLS, IL 60061  
PH: 847/634-5550 • FAX: 847/634-0095

VILLAGE OF BUFFALO GROVE

INSIGNIA POINT

DRAWN BY: R.S.K.

RELEASE DATE: 8/20/98

SCALE: 1"=30'

LOT NO. 10

CODE: ASBG

PROJECT: 1476

# VILLAGE OF BUFFALO GROVE

Department of Community Development

50 Raupp Boulevard, Buffalo Grove, IL 60089

Phone: 847-459-2530 | [permits@vbg.org](mailto:permits@vbg.org)

Forms, project guidelines & permit portal: [www.vbg.org/permits](http://www.vbg.org/permits)



## AFFIDAVIT OF COMPLIANCE – FENCE INSTALLATION

**\*\* THIS FORM MUST BE SUBMITTED WITH ALL FENCE PERMIT APPLICATIONS \*\***

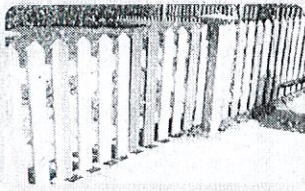
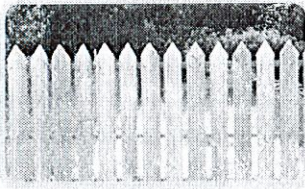
Property Address: 491 Farrington Court

PLEASE INDICATE THE STYLE OF FENCE BEING INSTALLED (CHECK ONE):



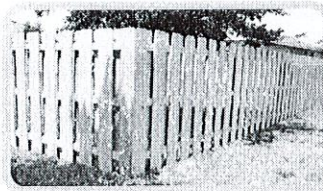
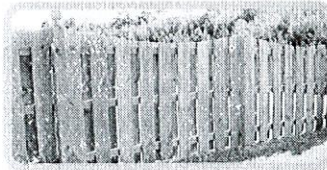
### Open Fence

Maximum height 6'  
(ex. picket, spaced picket,  
rail, etc.)



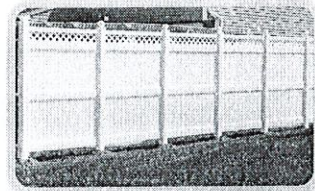
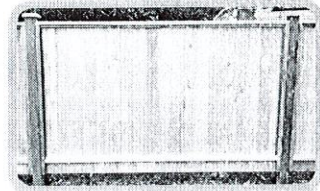
### Semi-Open Fence

Maximum height 6'  
(ex. board-on-board,  
shadowbox, etc.)



### Solid Fence

Maximum height 5'  
(ex. board-to-board,  
privacy, etc.)



I, Steven Zelnwirth, certify that the fence being installed at the property address listed above **matches** the style indicated and is 6 feet in height. Variance being applied for concurrently

- I understand that the fence height is measured from the existing approved grade and includes all appurtenances and attachments to the fence.
- I further understand that if the installed fence differs from the type and height identified above and approved on the permit; I will be required to remove the fence, modify the fence, and/or reduce the height to a height allowed by code.



## AGENDA ITEM SUMMARY

### PLANNING AND ZONING COMMISSION

Regular Meeting: September 30, 2025

#### AGENDA ITEM 2.B.

**Consideration of an Amendment to the Planned Unit Development Ord. No 1971-005, as amended by Ord. No. 2024-076, and Preliminary Plan approval for Joyce Kilmer School, with a variation from Section 17.32.020 to allow a trash enclosure to be located in the front yard, closer to the front property line than the principal building at 655 Golfview Terrace.**

#### Contacts

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Liaison: Trustee Ottenheimer

Staff: Andrew Binder

#### Staff Recommendation

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Staff recommends approval.

#### Recommended Motion

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The PZC moves to make a positive recommendation to the Village Board to allow approval of an Amendment to the Planned Unit Development Ord. No 1971-005, as amended by Ord. No. 2024-076, and Preliminary Plan approval for Joyce Kilmer School, with a variation from Section 17.32.020 to allow a trash enclosure to be located in the front yard, closer to the front property line than the principal building at 655 Golfview Terrace, 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

#### Summary

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Community Consolidated School District 21 (D21) has requested an Amendment to the Planned Unit Development and Preliminary Plan for Joyce Kilmer School, as well as a Zoning Variation, to allow a trash enclosure to be located in the front yard, closer to the front property line than the principal building at 655 Golfview Terrace. A fence will be added around the existing refuse and recycling containers on the property, which requires a variation from the Zoning Ordinance.

#### File Attachments

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1. 655 Golfview Terr - Staff Report
2. 655 Golfview Terr - Plan Set

|                                      |                                                                                                                                                                                                                                                                                                                                                                                   |
|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Meeting Date:</b>                 | September 30, 2025                                                                                                                                                                                                                                                                                                                                                                |
| <b>Subject Property Location:</b>    | 655 Golfview Terrace, Buffalo Grove, IL 60089                                                                                                                                                                                                                                                                                                                                     |
| <b>Petitioner:</b>                   | Bill Weiss, Community Consolidated School District 21                                                                                                                                                                                                                                                                                                                             |
| <b>Prepared By:</b>                  | Andrew Binder, Associate Planner                                                                                                                                                                                                                                                                                                                                                  |
| <b>Request:</b>                      | The petitioner seeks approval of an Amendment to the Planned Unit Development Ord. No 1971-005, as amended by Ord. No. 2024-076, and Preliminary Plan approval for Joyce Kilmer School, with a variation from Section 17.32.020 to allow a trash enclosure to be located in the front yard, closer to the front property line than the principal building at 655 Golfview Terrace |
| <b>Existing Lane Use and Zoning:</b> | The property is improved with a public elementary school and is currently zoned R-5: Residential District.                                                                                                                                                                                                                                                                        |
| <b>Comprehensive Plan:</b>           | The Village Comprehensive Plan calls for this property to be Public/Semi Public.                                                                                                                                                                                                                                                                                                  |

## PROJECT BACKGROUND

Bill Weiss, from Community Consolidated School District 21 (D21), has requested an Amendment to the Planned Unit Development and Preliminary Plan for Joyce Kilmer School as well as a Zoning Variation, to allow a trash enclosure to be located in the front yard, closer to the front property line than the principal building at 655 Golfview Terrace, as shown in Figure 1. The School District is adding a fence around the existing refuse and recycling containers on the property, which requires a variation from the Zoning Ordinance.

Since the site is under a PUD with an approved Preliminary Plan, the proposed work necessitates an amendment to both to accommodate the requested Zoning Variation.

## SITE BACKGROUND

- The school property was dedicated to the Village as part of the Buffalo Grove Unit 7 Subdivision and the Planned Unit Development of the Oak Creek Condos and Apartments approved by Ordinance No. 1971-005.
- In 2024, the property was granted an amendment to the PUD and Preliminary Plan for the placement of modular classrooms in the rear yard of the property.

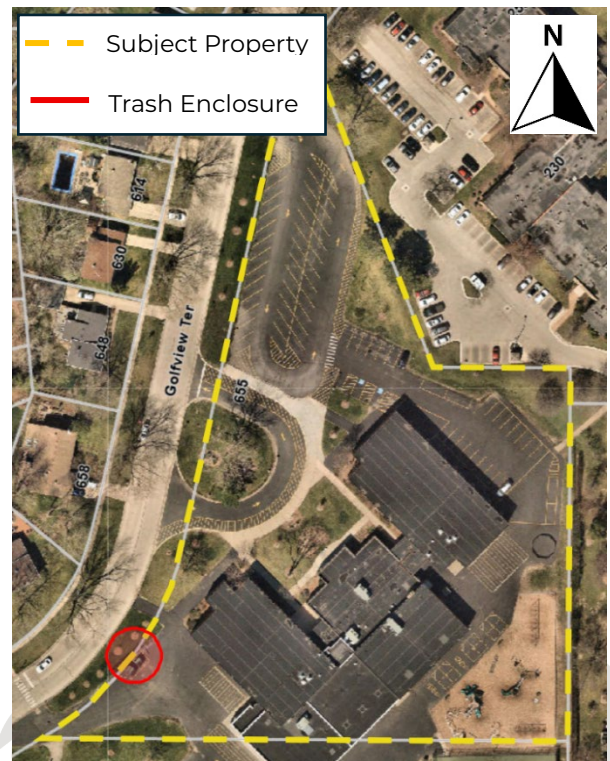


Figure 1: Subject Property

## PLANNING & ZONING ANALYSIS

- Joyce Kilmer has a refuse and recycling container located in the front yard of the property, along Golfview Terrace, as shown in Figure 2. Initially, these containers were positioned behind the school; however, due to complaints from townhome residents west of the school about the noise from trash collection, the refuse containers were relocated to the southwest corner of the site.



Figure 2: View of Trash Containers from Golfview and Raupp Intersection (Google Streetview, Aug 2022)

- There are limited locations on the property where the refuse enclosure/containers would not conflict with parking, the modular classrooms, or recreational activities. The current location of the refuse containers aims to minimize disturbance to nearby properties and ensure safety for students and staff.
- D21 is now requesting to enclose the refuse containers with a 6-foot wood fence, as shown in Figure 3. The trash enclosure will be set back 5 feet from the front (west) property line and 60 feet from the south side property line. The enclosure will help hide the containers from view, while also limiting access to the containers by students. The Petitioner has noted that this may be a temporary solution for the trash enclosure until a better location becomes available.
- Per the Zoning Ordinance, accessory structures cannot be located in the front yard and cannot be closer to the front lot line than any principal building. With the refuse enclosure being proposed in the front yard of the property, a variation from the Zoning Ordinance is required.
- The existing landscaping along Golfview Terrace will remain to screen the trash enclosure from the street. Staff has no concerns with the proposed work, as it will be completely screened from the roadway by landscaping and will enhance the current conditions on the site.



Figure 3: Proposed Enclosure

### VARIATION(S) REQUESTED

A variation from Section 17.32.020 of the Buffalo Grove Zoning Code to allow the encroachment of an accessory structure in the front yard.

### Departmental Reviews

| Village Department | Comments                                                                        |
|--------------------|---------------------------------------------------------------------------------|
| Building           | The Building Division has reviewed the plans and does not have any concerns.    |
| Engineering        | The Engineering Division has reviewed the plans and does not have any concerns. |

### STANDARDS

#### Planned Unit Development Amendment:

The Planning & Zoning Commission is authorized to make a recommendation to the Village Board on requested Planned Unit Developments/Amendments based upon the following criteria:

1. That the PUD has the minimum areas as set forth in [Section 17.16.060](#).
2. The uses permitted in such development are not of such a nature or so located as to exercise an undue detrimental influence or effect upon the surrounding neighborhood;
3. The plan effectively treats the developmental possibilities of the subject property, making appropriate provisions for the preservation of streams, wooded areas, scenic views, floodplain areas, and similar physical features;
4. All requirements pertaining to commercial, residential, institutional or other uses established in the planned unit development conform to the requirements for each individual classification as established elsewhere in this Title, except as may be specifically varied for the proper planning of the planned unit development;
5. The Planning and Zoning Commission shall determine that the area and width of the lot shall be sufficient for the proposed use, and that the development of the property in the proposed manner creates no outlots which will be difficult to develop in an appropriate manner.

Planned Unit Developments are also Special Uses, and therefore must meet the Special Use criteria as follows:

1. The special use will serve the public convenience at the location of the subject property; or the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
2. The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with said special use, the size of the subject property in relation to such special use, and the location of the site with respect to streets giving access to it shall be such that it will be in harmony with the appropriate, orderly development of the district in which it is located;
3. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted in such zoning district, nor substantially diminish and impair other property valuations with the neighborhood;
4. The nature, location and size of the buildings or structures involved with the establishment of the special use will not impede, substantially hinder or discourage the development and use of adjacent land and buildings in accord with the zoning district within which they lie;
5. Adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided;

6. Parking areas shall be of adequate size for the particular special use, which areas shall be properly located and suitably screened from adjoining residential uses, and the entrance and exit driveways to and from these parking areas shall be designed so as to prevent traffic hazards, eliminate nuisance and minimize traffic congestion in the public streets.

The petitioner has provided written responses to both sets of standards, which are included in the attached packet.

#### Zoning Variation Requests:

The Planning & Zoning Commission is authorized to make a recommendation to the Village Board on requested Zoning Variations based on the following criteria:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations of the zoning district in which it is located except in the case of residential zoning districts.
2. The plight of the owner is due to unique circumstances.
3. The proposed variation will not alter the essential character of the neighborhood.

The petitioner has provided written responses to the variation standards which are included in the attached packet.

#### SURROUNDING PROPERTY OWNERS

Pursuant to Village Code, the contiguous property owners were notified by mail and a public hearing sign was posted on the subject property. The posting of the public hearing sign and the mailing of the notifications were both completed within the required timeframes. As of the date of this Staff Report, staff has received one general inquiry from a nearby property owner.

#### STAFF RECOMMENDATION

Staff recommends **approval** of the Amendment to the Planned Unit Development and Preliminary Plan, as well as a Zoning Variation, for Joyce Kilmer School, to allow a trash enclosure to be located in the front yard, closer to the front property line than the principal building at 655 Golfview Terrace, subject to the conditions listed in the PZC motion below.

#### ACTION REQUESTED

The Planning & Zoning Commission (PZC) shall open the public hearing and take public testimony concerning the request for the approval of an Amendment to the Planned Unit Development and Preliminary Plan, as well as a Zoning Variation, for Joyce Kilmer School, to allow a trash enclosure to be located in the front yard, closer to the front property line than the principal building at 655 Golfview Terrace. The PZC shall make a recommendation to the Village Board regarding the requested preliminary plan approval.

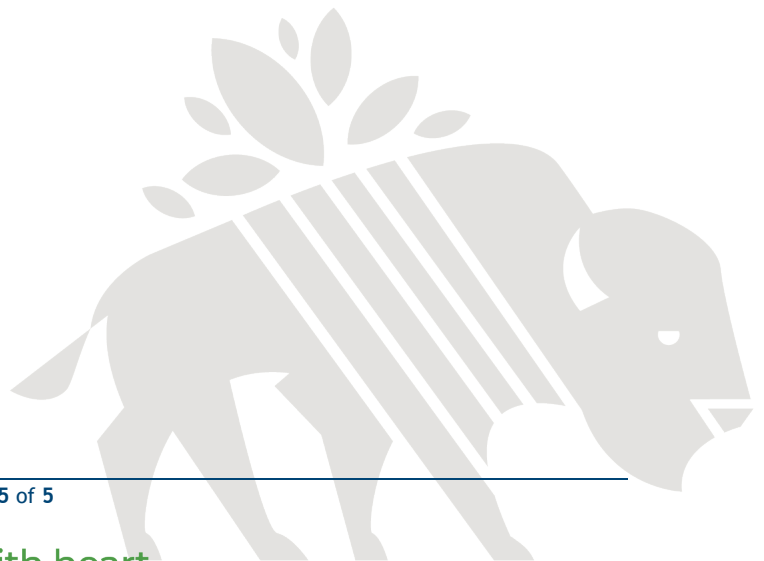
#### ***Suggested PZC Motion***

*The PZC moves to make a positive recommendation to the Village Board to allow approval of an Amendment to the Planned Unit Development Ord. No 1971-005, as amended by Ord. No. 2024-076, and Preliminary Plan approval for Joyce Kilmer School, with a variation from Section 17.32.020 to allow a trash enclosure to be located in the front yard, closer to the front property line than the principal building at 655 Golfview Terrace, 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.*

#### **ATTACHMENTS**

- Petitioner's Narrative
- Responses to the PUD, Special Use, and Variation Standards
- Proposed Site Plan
- Specifications of the Trash Enclosure
- Photos of the site





# Community Consolidated School District 21

959 West Dundee Road • Wheeling, Illinois 60090  
847.537.8270  
www.ccsd21.org

Dr. Michael Connolly, Superintendent

## Board of Education

Jessica Riddick, *President* • Debbi McAtee, *Vice President* • Dagmara Kalinowski, *Secretary*  
Carrie Devitt • Arlen S. Gould • Iliana Guzman • Bill Harrison

---

To whom it may concern,

At Kilmer Elementary School we are requesting a variance to place a fence around the waste management recycling and refuse containers to the right of the school. We currently have townhomes, modular classrooms, tennis courts, playground, and basketball courts in the back of the school.

A few years ago the townhouse population was stating that they were being woken up daily when waste management came to empty the refuse as they were only 20 feet away from the dumpsters. As a result, the containers were moved and are located on the right side of the school to keep the public from being disturbed by the emptying of the containers in the mornings.

The rest of the back property is active with parks, tennis courts, basketball courts and there was no safe place for waste management to be able to service the containers without putting students, staff, or community members at risk. This property is rather small when considering the amount of building occupants and this was deemed the safest and best decision to help all of our community members.

We would like for you to consider allowing us to provide a cedar fence around the refuse and recycling containers to enhance the look of the property and provide a safe place for children to play in that area.

Additionally, it's likely that this may be a temporary solution for the refuse containers until a better location becomes available.

Attached are the designs from our fencing provider and plot of survey. If you have any questions please feel free to contact Bill Weiss at 847-532-8794 or [bill.weiss@ccsd21.org](mailto:bill.weiss@ccsd21.org).

Bill Weiss  
Assistant Director of Operations  
Community Consolidated School District 21  
999 W. Dundee Road  
Wheeling IL 60090



During your testimony at the Public Hearing, you need to testify and present your case for the variance by addressing the three (3) Variation Standards listed below:

**Criteria for Zoning Variation.**

- A. The regulations of this Title shall not be varied unless findings of fact are made based upon evidence presented at the hearing that:
1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations of the zoning district in which it is located except in the case of residential zoning districts;

**Response:**

THE SCHOOL USE IS NOT CHANGING, ONLY THE FENCE WOULD BE PUT AROUND THE REFUSE AND RECYCLING CONTAINERS.

2. The plight of the owner is due to unique circumstances;

**Response:**

WE HAVE A MODULAR CLASSROOM, PLAYGROUND, TENNIS COURTS, AND BASKETBALL PLAYGROUND THAT PREVENT SAFE PASSAGE (FOR STUDENTS) & WASTE MANAGEMENT TO PLACE & SERVICE DUMPSTERS IN ANOTHER LOCATION AT THIS SITE.

3. The proposed variation will not alter the essential character of the neighborhood

**Response:**

IT WILL ENHANCE THE LOOK BY ENCLOSING THE REFUSE/TRASH DUMPSTERS.

### Special Use Standards

During the Public Hearing, you will need to present your case for the Special Use being requested. In doing so, please address the six (6) Special Use Standards listed below:

1. The special use will serve the public convenience at the location of the subject property; or the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;

**Response:**

THIS WILL INCREASE THE SAFETY OF THIS SITE TO ENSURE STUDENTS DO NOT RUN INTO THE REFUSE / RECYCLING CONTAINERS THEM.

2. The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with said special use, the size of the subject property in relation to such special use, and the location of the site with respect to streets giving access to it shall be such that it will be in harmony with the appropriate, orderly development of the district in which it is located;

**Response:**

THIS WILL ENHANCE THE CURRENT USE OF THESE GROUNDS FOR THE SCHOOL & COMMUNITY BY GIVING SAFE ACCESS FOR SERVICING AND MAINTAINING THE LOOK OF THE PROPERTY.

3. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted in such zoning district, nor substantially diminish and impair other property valuations with the neighborhood;

**Response:**

THIS WILL ENHANCE THE BEAUTIFICATION ON THE PROPERTY BY ENCLOSING THE REFUSE / RECYCLING.

4. The nature, location and size of the buildings or structures involved with the establishment of the special use will not impede, substantially hinder or discourage the development and use of adjacent land and buildings in accord with the zoning district within which they lie;

**Response:**

Connect. This will not hinder or discourage the development & use of the properties around the buildings.

5. Adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided;

**Response:**

These are already established on the site.

6. Parking areas shall be of adequate size for the particular special use, which areas shall be properly located and suitably screened from adjoining residential uses, and the entrance and exit driveways to and from these parking areas shall be designed so as to prevent traffic hazards, eliminate nuisance and minimize traffic congestion in the public streets.

**Response:**

This is already established on the site.



**PLANNED UNIT DEVELOPMENT STANDARDS**

In addition to the special use standards, all planned unit developments shall meet the following general standards:

1. Have the minimum areas as set forth in [Section 17.16.060](#).

Response: YES

2. The uses permitted in such development are not of such a nature or so located as to exercise an undue detrimental influence or effect upon the surrounding neighborhood;

Response: THIS WILL ENHANCE THE EXTERIOR OF THE BUILDING AND BEAUTIFY IT.

3. The plan effectively treats the developmental possibilities of the subject property, making appropriate provisions for the preservation of streams, wooded areas, scenic views, floodplain areas, and similar physical features;

Response: YES

4. All requirements pertaining to commercial, residential, institutional or other uses established in the planned unit development conform to the requirements for each individual classification as established elsewhere in this Title, except as may be specifically varied for the proper planning of the planned unit development;

Response: Correct

5. The Planning and Zoning Commission shall determine that the area and width of the lot shall be sufficient for the proposed use, and that the development of the property in the proposed manner creates no outlots which will be difficult to develop in an appropriate manner.

Response: Correct

# PLAT OF SURVEY

## LEGAL DESCRIPTION

LOT 14 IN BUFFALO GROVE UNIT NO. 2, BEING A SUBDIVISION OF SECTIONS 4 AND 5, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF INCORPORATED JUNE 17, 1983 AS DOCUMENT NUMBER 144836A, IN COOK COUNTY, ILLINOIS

## CLIENT:

COMMUNITY CONSOLIDATED SCHOOL DISTRICT 21  
215 WEST OUNDEE ROAD  
BROOKFIELD, IL

## CURRENT P.I.N.:

33-04-200-207

## SURVEYED AREA

148,732 SQUARE FEET (3.40 AC.)



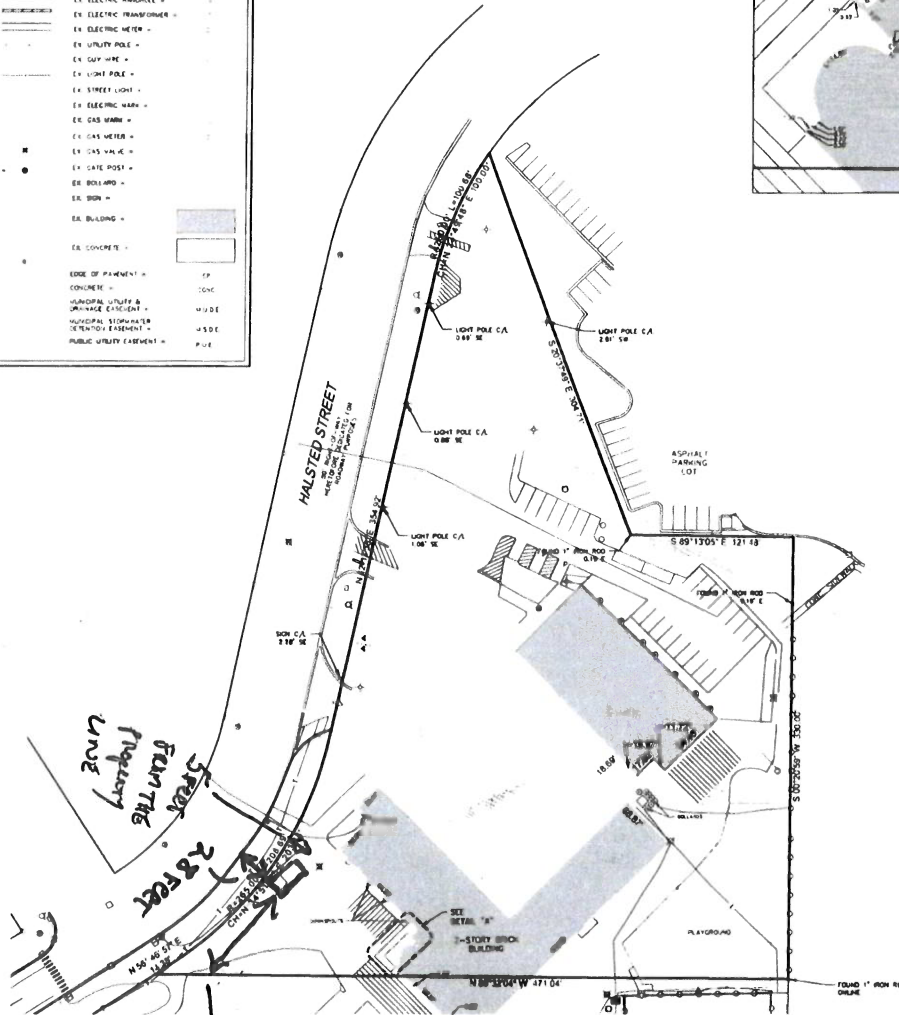
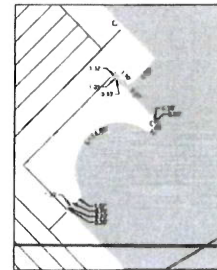
## BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES AS ESTABLISHED BY REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING GPS OPERATIONS

## LEGEND

|                                                     |                             |
|-----------------------------------------------------|-----------------------------|
| BOUNDARY LINE =                                     | EX. WASTE UTILITY =         |
| ROAD LINE =                                         | EX. TELEPHONE WARE =        |
| EASEMENT LINE =                                     | EX. TELEPHONE PEDIESTAL =   |
| PAVEMENT LINE =                                     | EX. ELECTRIC JUNCTION BOX = |
| CURB & GUTTER =                                     | EX. ELECTRIC HANDHOLE =     |
| DEPRESSED CURB & GUTTER =                           | EX. ELECTRIC TRANSFORMER =  |
| CONCRETE MAUL =                                     | EX. ELECTRIC METER =        |
| SAINTARY LINE =                                     | EX. UTILITY POLE =          |
| STORM LINE =                                        | EX. GUY WIRE =              |
| WATERMAIN LINE =                                    | EX. LIGHT POLE =            |
| BURIED ELECTRIC LINE =                              | EX. STREET LIGHT =          |
| BURIED TELEPHONE LINE =                             | EX. GAS METER =             |
| BURIED GAS LINE =                                   | EX. GAS VALVE =             |
| OVERHEAD UTILITY LINE =                             | EX. GAS WARE =              |
| EX. FOUNDED CUP CROSS =                             | EX. GUY WIRE =              |
| EX. FOUNDED IRON ROD w/ YELLOW JACOB & HEINER CAP = | EX. GUY POST =              |
| EX. SANITARY HANDHOLE =                             | EX. BOLLARD =               |
| EX. STORM CLEANOUT =                                | EX. SIGN =                  |
| EX. STORM HANDHOLE =                                | EX. BUILDING =              |
| EX. INLET =                                         | EX. CONCRETE =              |
| EX. CATCH BASIN =                                   | EDGE OF PAVEMENT =          |
| EX. DOWNPOUT =                                      | CONCRETE =                  |
| EX. FLUDED END SECTION =                            | CONCRETE =                  |
| EX. WIDENING =                                      | CONCRETE =                  |
| EX. VALVE BOX =                                     | CONCRETE =                  |
| EX. VALVE MAUL =                                    | CONCRETE =                  |
| EX. WATER MAIN =                                    | CONCRETE =                  |
| EX. WASTE CONNECTION =                              | CONCRETE =                  |

## DETAIL "A"



## SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUKE )  
I, GABRIEL A. PASTERNAK, a Professional Land Surveyor, hereby certify that this plat and the survey upon which it is based has been prepared for the uses and purposes herein set forth.  
ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.  
GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_  
**FOR REVIEW**  
GABRIEL A. PASTERNAK  
21745 W. 110TH ST.  
CHICAGO, IL 60648  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2082  
LICENSE EXPIRES NOVEMBER 30, 2024  
DESIGN FIRM PROFESSIONAL LICENSE NO. 184007577  
LICENSE EXPIRES APRIL 30, 2025  
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.  
DATE OF FIELD SURVEY: \_\_\_\_\_



5 Feet TO property  
LINE FROM CLOSEST  
EDGE

60 Feet

COMMUNITY CONSOLIDATED SCHOOL DISTRICT 21

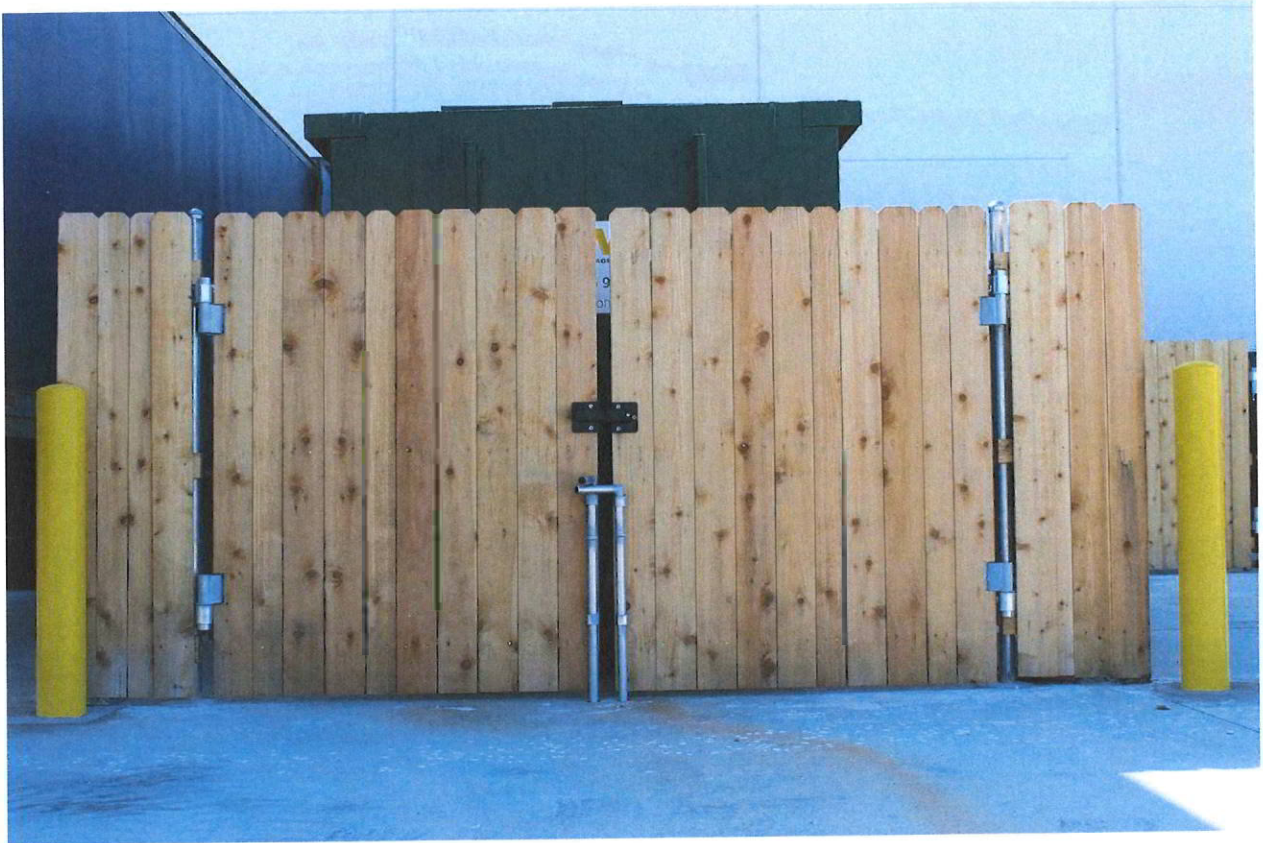
BUFFALO GROVE, IL

PLAT OF SURVEY

REVISIONS



The fence will look similar to this.





Durabilt Fence  
433 Denniston Court  
Wheeling, IL 60090  
P 847-520-5880 F 847-520-4885  
durabiltfence@gmail.com  
www.durabiltfence.com

## Proposal

Quote ID: QU2025-00827  
Quote Date: 6/24/2025  
Expiration Date: 7/1/2025

QU2025-00827 | Community Consolidated School District 21

Billing Address

Community Consolidated School District 21  
999 West Dundee Road  
Wheeling, IL 60090  
ACC2019-00188

Salesperson

Dave Majury  
(847) 372-4421  
durabiltave@gmail.com

Point of Contact

Bill Weiss  
Phone: (847) 520-2612  
Email: Bill.weiss@ccsd21.org

### Description

Kilmer Elementary School  
Garbage Enclosure  
Furnish & Install 50' Of 6' Tall Board On Board Wood Fence  
4" SS40 Galvanized Gate Post  
Steel Post Master Post (Line & Corners)  
2 x 4 Rails (3 Per Section)  
1 x 6 x 6 Flat Top Boards  
23' Wide Double Drive Gate With Solid Wood On Front Of Gate  
(1) 4' Wide Walk Gate On Side  
Gate Comes With Wheels, Drop Rods & Strong Arm Latch  
Pick Up And Haul Away Extra Dirt  
Prevailing Wages Included

### Inclusions

- \* Quality Materials & Professional Workmanship Provided!
- \* Removal & Haul Away of Old Materials!
- \* Dirt Pick Up & Haul Away Included! (If Required)
- \* All Posts Set in Concrete!
- \* Public Utility Locates Included!

### Exclusions

- Permitting
- Private Utility Locates (Add \$450.00 If Required)

### Summary

|         |          |
|---------|----------|
| Total   | 5,250.00 |
| Deposit |          |
| Paid    | 0.00     |
| Balance | 5,250.00 |

Signature

Print Name & Title

Date

### Terms & Conditions

\* We Propose hereby to furnish material and labor - complete in accordance with the above specifications, for the sum of: (\$5250.00) Five Thousand Two Hundred And Fifty Dollars

\* Payment to be made as follows: 50% Down (\$) & Balance Due Upon Completion



Durabilt Fence  
433 Denniston Court  
Wheeling, IL 60090  
P 847-520-5880 F 847-520-4885  
durabiltfence@gmail.com  
www.durabiltfence.com

## Proposal

Quote ID: QU2025-00827  
Quote Date: 6/24/2025  
Expiration Date: 7/1/2025

\* Note: There is a 3.5% Additional Charge for All Credit Card Transactions (\$

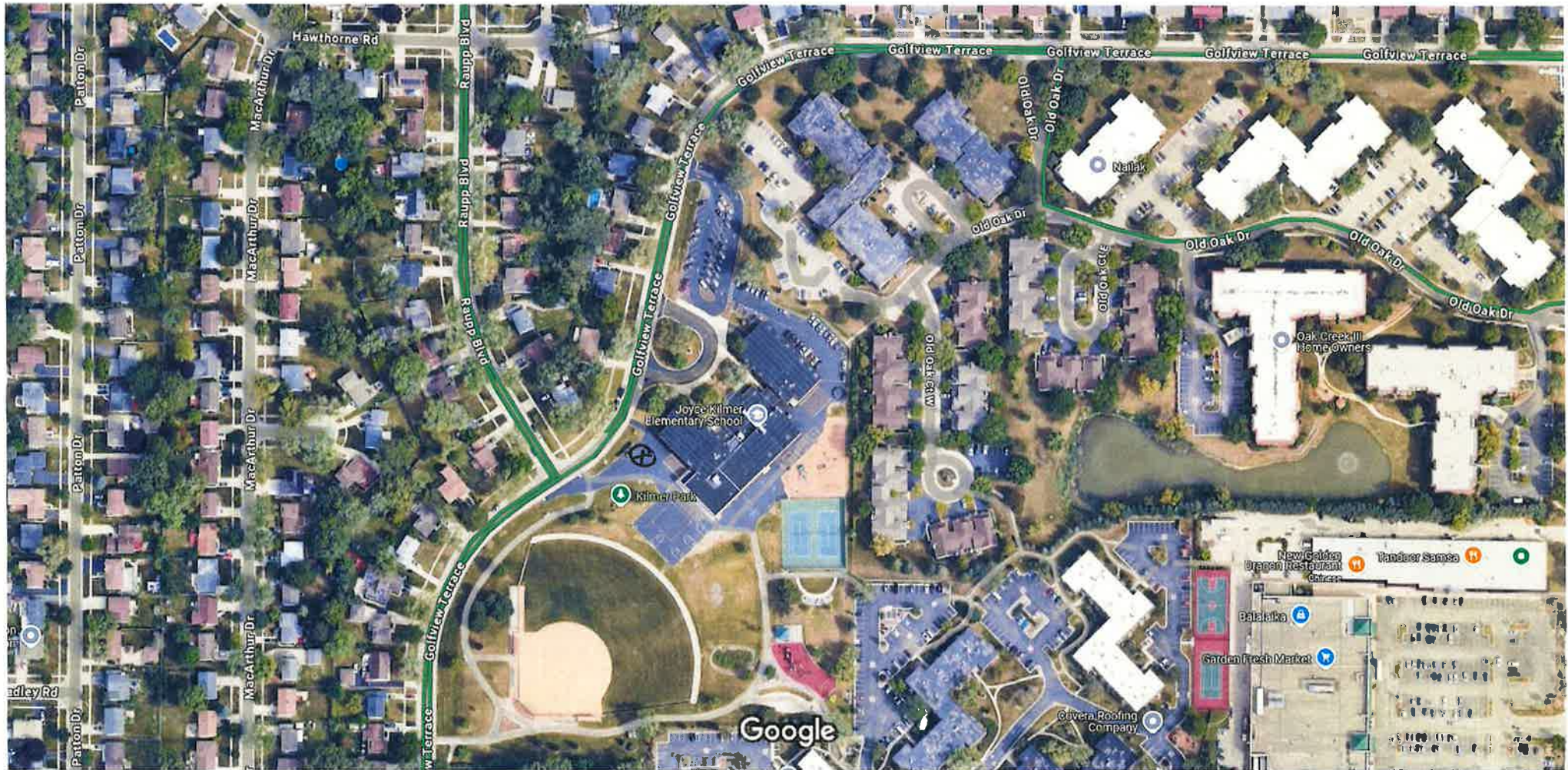
\* ALL PERMITS MUST BE OBTAINED BY OWNER

\* All material is guaranteed to be as specified. All work to be completed in a workmanlike manner, on a regular time basis according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by workman's compensation insurance.

\* Customer hereby assumes full responsibility for the location of the line upon which said materials are to be installed and locate any and all private cables to include sprinkler systems, electric, septic fields, gas lines, grills, lighting, etc. Durabilt Fence to call J.U.L.I.E.

\* Note: This Proposal may be withdrawn by us if not accepted within 7 days.

\* I, THE UNDERSIGNED, HEREBY AGREE THAT IN THE EVENT OF DEFAULT IN THE PAYMENT OF ANY AMOUNT DUE, AND IF THIS ACCOUNT IS PLACED IN THE HANDS OF AN AGENCY OR ATTORNEY FOR COLLECTION OR LEGAL ACTION, TO PAY AN ADDITIONAL CHARGE EQUAL TO THE COST OF COLLECTIONS INCLUDING AGENCY AND ATTORNEY FEES AND COURT COSTS INCURRED AND PERMITTED BY LAWS GOVERNING THESE TRANSACTIONS. ALL PAST DUE ACCOUNTS WILL BE CHARGED AT THE RATE OF 1.5% ON UNPAID MONTHLY BALANCE



Imagery ©2025 Airbus, Maxar Technologies, Vexcel Imaging US, Inc., Map data ©2025 100 ft

Live traffic

Fast    Slow

X = LOCATION OF FENCED IN AREA AROUND THE DUMPSTER











## AGENDA ITEM SUMMARY

### PLANNING AND ZONING COMMISSION

Regular Meeting: September 30, 2025

#### AGENDA ITEM 2.C.

**Consideration of a Preliminary Plan to build an approx. 1,500 sqft playground at the northeast corner of the building, a new trash enclosure, and a parking lot addition at 1371 Abbott Court**

#### Contacts

---

Liaison: Trustee Ottenheimer

Staff: Andrew Binder

#### Staff Recommendation

---

Staff recommends approval.

#### Recommended Motion

---

The PZC moves to make a positive recommendation to the Village Board to allow approval of a Preliminary Plan to build an approx. 1,500 sqft playground at the northeast corner of the building, a new trash enclosure, and a parking lot addition at 1371 Abbott Court, 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 as required.

#### Summary

---

Kirk Alexakos of Epic ACD, representing In2Great Pediatric Therapy, is seeking approval for a Preliminary Plan to build an approx. 1,500 sqft playground at the northeast corner of the building, a new trash enclosure, and a parking lot addition at 1371 Abbott Court. The proposed playground structure, trash enclosure, and parking lot addition are all permitted in the industrial district, a preliminary plan is required due to the improvements being greater than 500 square feet in area.

#### File Attachments

---

1. 1371 Abbott Ct - Staff Report
2. 1371 Abbott Ct - Plan Set

|                                      |                                                                                                                                                                                                               |
|--------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Meeting Date:</b>                 | September 30, 2025                                                                                                                                                                                            |
| <b>Subject Property Location:</b>    | 1371 Abbott Ct, Buffalo Grove, IL 60089                                                                                                                                                                       |
| <b>Petitioner:</b>                   | Kirk Alexakos, Epic ACD                                                                                                                                                                                       |
| <b>Prepared By:</b>                  | Andrew Binder, Associate Planner                                                                                                                                                                              |
| <b>Request:</b>                      | The petitioner seeks approval of a Preliminary Plan to build an approx. 1,500 sqft playground at the northeast corner of the building, a new trash enclosure, and a parking lot addition at 1371 Abbott Court |
| <b>Existing Lane Use and Zoning:</b> | The property is improved with the existing stand-alone, single-tenant industrial building (In2Great Pediatric Therapy) and is currently zoned I: Industrial.                                                  |
| <b>Comprehensive Plan:</b>           | The Village Comprehensive Plan calls for this property to be industrial.                                                                                                                                      |

## PROJECT BACKGROUND

Kirk Alexakos, of Epic ACD, representing In2Great Pediatric Therapy, is seeking approval of a Preliminary Plan to build an approx. 1,500 sqft playground at the northeast corner of the building, a new trash enclosure, and a parking lot addition at 1371 Abbott Court, as shown in Figure 1.

The proposed playground structure, trash enclosure, and parking lot addition are all permitted in the industrial district; however, a preliminary plan is required due to the improvements being greater than 500 square feet in area.

## PLANNING & ZONING ANALYSIS

### ***Proposed Use & Operation***

- In2Great is a Pediatric Therapy office that provides speech, occupational, physical, and mental health therapies for Children. In2Great occupied only half of the building in 2023 and expanded into the remainder of the building in 2024.
- To enhance their business, they have requested approval for construction of a 1,500 sqft playground at the northeast corner of the building. The petitioner has indicated that the playground will support therapy programs by offering children a safe and accessible space for development



Figure 1: Subject Property

through play, movement, and social interaction. The playground area will be constructed where the two existing docking bays are located on the front side of the building, *as shown in Figure 2*. A new retaining wall will be constructed along the west side of the property, and the base of the playground will be filled with compacted material to create a level play area.



Figure 2: Front Elevation with Location of Proposed Playground Area Circled (Source: Google Streetview, June 2025)

- The location of the playground was selected due to limited space on the site suitable for the use that would not conflict with utilities or traffic circulation. In addition, In2Great does not have a need for the docking bays.
- In addition to the playground area, a new trash enclosure will be constructed in front of the playground, and seven striped parking spaces will be added to provide more parking for the business, as shown in Figure 3. The area is currently used for employee parking, and the new parking lot striping will ensure it meets code requirements.
- Accessory structures are allowed in the Industrial Districts as long as they meet the 15-foot minimum setback and 15-foot maximum height requirements. The proposed playground and refuse enclosure are set back behind the face of the existing building and comply with both the

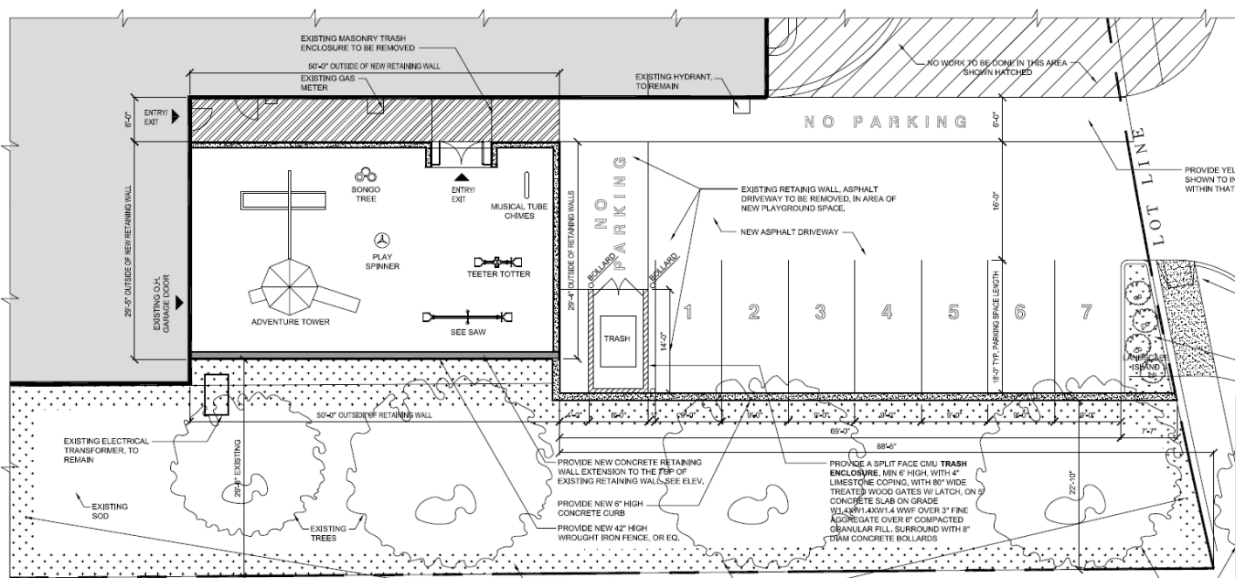


Figure 3: Proposed Site Improvements

front and side yard setback requirements. The playground will not exceed 10'-5" from grade and the refuse enclosure will be 6 feet in height, which also comply with Code.

- The petitioner also intends to install an open-style barrier or fence around the playground to enhance safety. Since the fence area is within the buildable footprint and not within a yard, no variations are required. Additionally, the plan includes improving the parking lot with a landscaped island and new striping that designates 'No Parking' to prevent cars from blocking the fire hydrant. Staff has no objections to these proposed improvements.

### **Parking**

- The Zoning Ordinance requires one parking space for every 300 square feet of floor area for office uses. The total square footage of usable building area, is approx. 23,000 square feet, requiring 77 parking stalls. The site has 82 parking stalls for the business, exceeding the required number by 5 stalls.
- The addition of 7 parking stalls is requiring the business to add one extra ADA parking space to comply with the Illinois Accessibility Code. This new ADA stall will be located in the west parking lot, near the front entrance of the building.
- Based upon the provided parking information and no past issues with their business operations with regards to parking, Staff believes the existing site will have sufficient parking to accommodate the proposed expanded use.

### **Engineering**

- Our Engineering Team has reviewed the plans and have no concerns about the location of the playground area and the refuse enclosure. Our Engineers will continue to work with the applicant through the Development Improvement Agreement (DIA) process and permitting process.

### **Departmental Reviews**

| Village Department | Comments                                                                                |
|--------------------|-----------------------------------------------------------------------------------------|
| Building           | The Building Division has reviewed the plans and does not have any concerns.            |
| Engineering        | The Village Engineer has reviewed the engineering plans and does not have any concerns. |
| Fire Department    | The Fire Department has reviewed the proposed plans and does not have any concerns.     |

### **SURROUNDING PROPERTY OWNERS**

Pursuant to Village Code, the contiguous property owners were notified by mail and a public hearing sign was posted on the subject property. The posting of the public hearing sign and the mailing of the notifications were both completed within the required timeframes. As of the date of this Staff Report, staff has received one general inquiry from a nearby property owner.

### **STAFF RECOMMENDATION**

Staff recommends **approval** of the Preliminary Plan, subject to the conditions listed in the PZC motion below.

### **ACTION REQUESTED**

The Planning & Zoning Commission (PZC) shall open the public hearing and take public testimony concerning the request for approval of a Preliminary Plan to build an approx. 1,500 sqft playground on

the northeast corner of the building, a new trash enclosure, and a parking lot addition at 1371 Abbott Court. The PZC shall make a recommendation to the Village Board regarding the requested Preliminary Plan approval.

***Suggested PZC Motion***

*The PZC moves to make a positive recommendation to the Village Board to allow approval of a Preliminary Plan to build an approx. 1,500 sqft playground at the northeast corner of the building, a new trash enclosure, and a parking lot addition at 1371 Abbott Court, 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 as required.*

**ATTACHMENTS**

- Petitioner's Narrative
- Proposed Site Plan & Elevation Plans

## **Narrative Statement for 1371 Abbott Court**

### **To Whom It May Concern,**

We are writing on behalf of **In2great**, the organization responsible for providing and installing the proposed playground at **1371 Abbott Court**. In2great is a pediatric therapy practice dedicated to supporting the developmental needs of children through a range of therapeutic services. As part of our commitment to creating inclusive and engaging environments that enhance therapeutic outcomes, we are planning to install a playground designed specifically to support the children and families we serve.

The playground has been thoughtfully designed to complement our therapeutic programs by offering a safe, accessible, and enriching space where children can engage in play that supports physical, emotional, and social development. It will serve as an extension of our therapy services, providing opportunities for movement, sensory exploration, and peer interaction in a structured yet playful setting.

Please note that this playground is intended **exclusively for In2great** use and will not be open to the general public.

This initiative reflects In2great's mission to foster **growth, connection, and well-being** through play and community engagement within our organization. We appreciate your consideration and look forward to working collaboratively to bring this vision to life.

SCALE:  $\frac{1}{2}" = 1'-0"$

SCALE:  $\frac{1}{2}" = 1'-0"$

SCALE:  $\frac{1}{8}" = 1'-0"$

SCALE:  $\frac{1}{8}" = 1'-0"$

SCALE:  $\frac{1}{8}" = 1'-0"$

## TRASH ENCLOSURE SAMPLE

TO BE SIMILAR TO THIS IMAGE

|    | DATE      | DESCRIPTION      |
|----|-----------|------------------|
| Q. | 6-19-2025 | OWNER REVIEW SET |
|    | 7-16-2025 | PERMIT SUBMITTAL |
|    | 9-15-2025 | ZONING SUBMITTAL |

EPIC ACD INC. 1371 ABBOTT COURT - PLAYGROUND  
ARCHITECTURE CONSTRUCTION DEVELOPMENT BUFFALO GROVE, ILLINOIS 60089

ARCHITECTURE CONSTRUCTION DEVELOPMENT

5731 N. Central Ave.  
Chicago, Illinois 60646  
© 847.269.2219 e kirk@epic-acd.com



EXPIRES 11-30-2026

JOB NO. \_\_\_\_\_

ACD155

SHEET :

# A1.0

QF :

1



## AGENDA ITEM SUMMARY

### PLANNING AND ZONING COMMISSION

Regular Meeting: September 30, 2025

#### AGENDA ITEM 3.B.1.

**Draft Minutes from the September 3, 2025 Planning and Zoning Commission meeting.**

#### Contacts

---

Liaison: Trustee Ottenheimer

Staff: Kelly Purvis

#### Staff Recommendation

---

Staff recommends approval.

#### Recommended Motion

---

The Planning and Zoning Commisison moves to approve the meeting minutes from the September 3, 2025 Planning and Zoning Commission meeting.

#### Summary

---

**None**

#### File Attachments

---

1. 25-0903 - PZC Minutes



**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, SEPTEMBER 3, 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 Gregory, PZC Commissioner Spunt, PZC Commissioner Moodhe, PZC Commissioner Worlikar, PZC Commissioner Davis, PZC Commissioner Saxena, PZC Commissioner Schwartz.

Also present were: Trustee Liaison Les Ottenheimer, Deputy Director Kelly Purvis, and Associate Planner Andrew Binder.

**PUBLIC HEARINGS/ITEMS FOR CONSIDERATION**

**REGULAR MEETING**

**A. Other Matters for Discussion - Clove Park design**

Deputy Director Kelly Purvis provided an overview of the Clove Park project. She emphasized that parks are a key amenity in Buffalo Grove and that the Park District does a nice job of maintaining more than 30 different parks with varying recreational offerings. Purvis noted that the Village desires for Clove Park to be a unique gathering space for the community that does not replicate what our other parks already offer. She noted that the Civic Triangle should be enhanced to meet Goal 5 of the development plan. Purvis mentioned the suburban/urban dynamic of the site, noting that the park must address constraints, be walkable, and support a residential component. Ms. Purvis noted that the park is intended to be used year-round and accommodate all seasons.

Commissioner Spunt asked for a review of the project goals, which Ms. Purvis provided. She explained that the park is designed to respond to the "Smart with Heart" vision and shared insights from her discussions with WRT. She also reviewed examples of other parks designed by WRT.

Commissioner Moodhe inquired about visual references and asked if any images were available. He also asked what kind of feedback was received from the 250-person public engagement. Ms. Purvis and Associate Planner Andrew Binder provided a summary of the community input.

Commissioner Spunt noted that many of the referenced parks were located in California, which may not be directly comparable to Buffalo Grove's climate and community needs. Ms. Purvis noted that WRT has done projects around the county and will keep our climate in mind when designing the project.

Commissioner Au emphasized the importance of designing a park that is convertible for all seasons. She raised the idea of food trucks as a trendy feature and asked how they might be incorporated. Commissioner Moodhe responded that the area already has many restaurants, and food trucks might defeat the purpose. Commissioner Au countered that other communities like Arlington Heights and Palatine successfully incorporate food trucks. Ms. Purvis noted that Rylko

Park has a flexible path area for food trucks and suggested a similar section could be designated in Clove Park. Commissioner Au remained uncertain about the idea.

Commissioner Saxena asked if the park should be able to host concerts or big events. Purvis noted that the amphitheater would likely be the space for larger concerts. The discussion leaned toward programming the space for smaller, more intimate events.

Commissioner Gregory expressed concern that large events like art festivals might stretch the limits of the space. He suggested that fresh markets would be a more appropriate use for the park.

Commissioner Moodhe proposed enhancing the pathway to Rotary Park and suggested that the post office could be a valuable connection point. He noted that due to the park's size and active nature, it may not be feasible to include both a playground and a social space. He also proposed incorporating artistic barriers, such as iron buffalo sculptures, along Route 83.

Commissioner Au asked about the demographics of the 250 building, noting that the park is likely to serve those residents. Ms. Purvis noted that we are not sure yet on the demographics of the 250 building just yet, but that the meeting with the residents the prior week included young professionals, a young family and some empty nesters. She further indicated that while the residents of the 250 building will be likely users of the space, the park will be a gathering space for the whole community.

Commissioner Worlikar suggested that the space should accommodate a downtown-like atmosphere, possibly with a small pergola or covered area.

Commissioners collectively agreed that a social gathering place such as a beer garden would be a highly desirable feature. They discussed seasonal programming ideas, including ice carving, winter festivals, and holiday-themed events similar to those in Lake Geneva.

Commissioner Saxena proposed a variety of seasonal activities, through ChatGPT search, such as micro concerts, boutique fitness classes, sunset jazz evenings, pop-up chef tables, cooking demonstrations, and national celebration nights.

Commissioner Au suggested planting cherry blossoms on the site to enhance its seasonal appeal.

Chairperson Weinstein expressed enthusiasm for the pop-up concepts and supported the idea of integrating creative, flexible programming.

Commissioner Spunt emphasized that the surrounding restaurants should be part of the park experience, potentially offering delivery to the park or specials. He also suggested incorporating bus services, innovative winter features, and a convertible ice rink. He stressed the importance of including child-friendly components, open mic nights, art fairs, and fitness and cooking classes with sign-up options.

Commissioner Moodhe emphasized the importance of bringing the community art center into the heart of Buffalo Grove and advocated for pedestrian control signals throughout the Civic Triangle to encourage walkability.

Commissioner Gregory reaffirmed that pedestrian connectivity is his number one priority for the park.

Commissioner Moodhe identified key intersections that need pedestrian intervals, including Route 83, Lake Cook Road, and Buffalo Grove Road. He noted that a pedestrian bridge would be too costly.

Chairperson Weinstein asked for specific locations for pedestrian intervals. Commissioner Moodhe suggested the intersection near the old Checker and Buffalo Grove Road, noting that dual turn lanes have helped. Chairperson Weinstein added that the Boston Market intersection at Route 83 would also benefit from pedestrian intervals.

Commissioner Gregory questioned whether the park would help draw business to the area. He reiterated the value of a beer garden and a social space, noting that First Watch would be a success. He also raised the topic of alcohol sales and their potential impact.

Commissioner Spunt emphasized the need for plenty of seating options. Commissioner Davis asked about the target tenants for the first floor of the development. Ms. Purvis responded that retail and service-oriented businesses are permitted.

Commissioners referenced Brother's Field in Long Grove as a successful model and noted that the existing band shell at Rotary Park could be an asset. Commissioner Au envisioned winter festivities with bonfires and hot cocoa. Commissioner Moodhe suggested a rental-based model for bonfires and s'mores.

Commissioner Worlikar proposed a botanical garden-style light display with warm drinks, Irish coffee, and food stations. Commissioner Spunt asked if Village staff had additional ideas and suggested collaboration with local businesses like Dunkin' or Deerfields Bakery.

Ms. Purvis asked the Commission to weigh in on whether the park should prioritize a grand open lawn or smaller social pockets. Commissioner Au supported a hybrid model, noting that open space alone is often underutilized. Commissioner Spunt supported open space for events like live bands. Commissioner Schwartz also favored open space. Commissioner Moodhe referenced Canadian-style ice rinks as a seasonal attraction.

Commissioner Saxena preferred more open space but acknowledged the need for activation. Commissioner Worlikar noted that open space alone may not attract people. Commissioner Schwartz referenced Rosemont's rink as a successful example. Consensus leaned toward a hybrid approach.

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

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

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

NAYS: 0 None

ABSENT: 0

Motion declared Passed.

C. **Chairperson's Report**

None

D. **Committee and Liaison Reports**

Commissioner Au provided an overview of the August Board Meeting, which included approvals of the BP Gas Station Improvements, Strathmore Square, and the Special Use for the Birdie Project.

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

Deputy Director Purvis noted that the September 17th meeting will be canceled and indicated that there will be a meeting on September 30th, noting that there are a few projects for that meeting, including the Kilmer School Trash Enclosure, a fence variation, and potentially the Fiore Development.

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.**

TJ May, 1221 Johnson Drive, commented on the Clove Park design, emphasizing the importance of open space for families and suggesting the inclusion of walking areas and features for students with special needs. He noted that he would not be in support of public drinking in the park.

**ADJOURNMENT**

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

|         |   |                                                            |
|---------|---|------------------------------------------------------------|
|         | 8 | Mitchell Weinstein, Amy Au, Adam Moodhe, Marc Spunt, Jason |
| AYES:   |   | Davis, Sujat Saxena, Don Schwartz, Chad Gregory            |
| NAYS:   | 0 | None                                                       |
| ABSENT: | 0 |                                                            |

Motion declared Passed.

The meeting was adjourned at 8:57 PM.