

**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.