

**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, TUESDAY, SEPTEMBER 30, 2025**

CALL TO ORDER

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

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

Also present were: Trustee Liason Lester Ottenheimer, Deputy Director Kelly Purvis, Associate Planner Andrew Binder, Village Engineer Briget Schwab, and Village Attorney Nick Standiford

PUBLIC HEARINGS/ITEMS FOR CONSIDERATION

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

Associate Planner Binder provided a brief overview of the request indicating staff's support for the fence variation at 491 Farrington Ct.

The property owner and petitioner, Rabbi Steven Zenworth was sworn in.

Zenworth indicated that the property is very exposed to McHenry Road due to the detention area behind it.

He also noted that he has secured a grant from homeland security to increase the height of the fence, due to the religious use on the property.

Com. Worlikar asked about the zoning of the retention pond.

Binder indicated that is zoned as a residential property.

Village Staff report was entered as Exhibit 1.

The public hearing was closed.

Com. Moodhe made a motion 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.

The motion was seconded by Com. Worlikar.

Com. Moodhe discussed the precedent for these kinds of variations. He noted that the back yard, in essence, butts up to Rt. 83.

Chairperson Weinstein noted that 6-foot fences are generally seen as un-neighborly. He noted in certain circumstances, like this one, it makes sense to grant a variation.

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

AYES: 7 Mitchell Weinstein, Amy Au, Adam Moodhe, Neil Worlikar, Marc Spunt, Sujat Saxena, Chad Gregory

NAYS: 0 None

ABSENT: 2 Jason Davis, Don Schwartz

Motion declared Passed.

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.

Associate Planner Binder provided a brief overview of the request indicating staff's support for the PUD and Preliminary Plan Amendments as well as the Zoning Variation.

The petitioner, Bill Weiss, Assistant Director of Operations for District 21 was sworn in.

Weiss indicated that they are trying to accommodate the feedback that was being heard from the community regarding noise from trash pick up. He noted that they are looking to beatify the area and make it a little bit safer by enclosing the garbage and recycling containers.

Com. Spunt asked how often Waste Management picks up trash.

Weiss noted that they come by daily in the morning.

Com. Gregory asked about how the area was used prior to the refuse container being placed in that location.

Weiss noted that it was an area where cars could drive through.

Com. Gregory asked if there was another location they were considering for the trash containers.

Weiss indicated that they don't have a place in mind at this time.

Com. Gregory asked how long the trash container has been located in this location.

Weiss indicated that it has been there since 2022.

Com. Au asked for clarification about the enclosure.

Weiss indicated that all sides will be enclosed.

Com. Moodhe asked if there has been any dumping on the property.

Weiss noted none has been reported.

Chairperson Weinstein asked if the enclosure will create any further difficulty for Waste Management to remove refuse from the property.

Weiss indicated that it would not.

Village Staff report was entered as Exhibit 1.

The public hearing was closed.

Com. Moodhe moved 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.

The motion was seconded by Com. Spunt.

Com. Moodhe noted that he assumed the dumpster was there due to construction. He indicated that the enclosure will make it look nicer. He stated that because of the angles of the street, you can't really tell the dumpster is even there.

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

AYES: 7 Mitchell Weinstein, Amy Au, Adam Moodhe, Neil Worlikar, Marc Spunt, Sujat Saxena, Chad Gregory

NAYS: 0 None

ABSENT: 2 Jason Davis, Don Schwartz

Motion declared Passed.

- 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**

Associate Planner Binder provided a brief overview of the request indicating staff's support for the Preliminary Plan approval.

The petitioner, Kirk Alexakos, Architect from Epic ACD, and the property owner Leo Harisiadis were sworn in.

Alexakos indicated that this is the only appropriate location for the playground.

Harisiadis noted that they are a play-based therapy space that serves over 700 families. He noted that some kids are at the facility for 40 hours a week, and that they need to get outside. He noted that they decided to create a play space for the children as best they could.

Com. Spunt asked if they could explain what they are doing with the garage door, as well as how trash will be picked up.

Harisiadis noted that the garage doors will be filled with brick, the old dock area will be back filled, and noted that the enclosure for garbage would be in front of that.

Com. Spunt asked about any concerns about removing the doors for future use.

Harisiadis noted that the brick could be removed in the future as the door frame will remain.

Com. Gregory asked about the additional parking spaces on the property.

Alexakos noted that there are 3 parallel spaces in the same location currently, and a total of 7 will be striped for employee use.

Com. Moodhe asked how many people come through the facility on a daily basis.

Harisiadis stated that he doesn't know from the top of his head. He noted there are 30 kids that are there all day.

Com. Moodhe asked if staff parks on the south side of the building.

Harisiadis stated yes.

Com. Moodhe asked if there was any consideration to adding ADA in the new parking area.

Alexakos indicated that due to the slope, ADA could not be accommodated in the new parking area.

Com. Moodhe asked about the other locations that were considered.

Alexakos reviewed the other location they were considering, noting that there were utility easements that could not be built over.

Com. Moodhe asked if the playground would be sensory in nature.

Harisiadis indicated that it would be.

Village Staff report was entered as Exhibit 1.

Daniel Jung from 1380-1384 Abbott Ct was sworn in and asked if the playground would be accessible from the building only.

Harisiadis indicated that the playground would only be accessible from the building.

Jung noted, being that this is an industrial area, there are businesses that crush concrete and also do controlled burns in the areas.

Harisiadis noted that they would only take the kids out when the conditions were optimal. He noted that all spaces in the buildings are fob accessed, and there is no risk of the kids being on their own or where they are not supposed to be.

The Staff Report was entered into the record as Exhibit 1.

The public hearing was closed.

Com. Moodhed moved to make a positive recommendation to the Village Board to allow approval of a Preliminary Plan to build an approx. 1,500 sq ft 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.

The motion was seconded by Com. Worlikar

Com. Gregory wanted to note that he previously worked at a school that had a similar issue, where the open space around the building was paved but had a population that needed to get outside. He indicated that making open space available to students is important.

Com. Gregory further noted the height of the fence around the playground and indicated that he did not have safety concerns.

Com. Moodhe noted that he observed some of the larger vehicles in the area, but that the people coming into the facility have a pretty good feeling for how to maneuver the site. He further noted that it is a unique business for the area utilizing a substantial building.

Com. Saxena spoke in support of the motion and stated that he doesn't have any concerns.

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

AYES: 7 Mitchell Weinstein, Amy Au, Adam Moodhe, Neil Worlikar, Marc Spunt, Sujat Saxena, Chad Gregory

NAYS: 0 None

ABSENT: 2 Jason Davis, Don Schwartz

Motion declared Passed.

REGULAR MEETING

A. Other Matters for Discussion

None

B. Approval of Minutes

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

AYES: 7 Mitchell Weinstein, Amy Au, Adam Moodhe, Neil Worlikar, Marc Spunt, Sujat Saxena, Chad Gregory

NAYS: 0 None

ABSENT: 2 Jason Davis, Don Schwartz

Motion declared Passed.

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

C. Chairperson's Report

Chairperson Weinstein thanked staff for making the meeting on a Tuesday to accommodate the Jewish holiday.

D. Committee and Liaison Reports

Com. Gregory noted the following topics discussed at the September 15th Board meeting:

National suicide month.

Battalion Chief Russel was granted an award.

Consent agenda items were approved.

Certificates of Initial Acceptance were approved for the self storage facility and Belle Tire.

E. Staff Report/Future Agenda Schedule

Deputy Director Purvis indicated that the meeting scheduled for October 15, 2025 would be canceled and a special PZC meeting will be held on October 22, 2025 regarding the 90 unit townhome development presented by Pulte Homes.

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.

None

ADJOURNMENT

The meeting was adjourned at 8:23.