

**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, NOVEMBER 19, 2025**

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[IGNORE\_INDENT]

**CALL TO ORDER**

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

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

Also present were: Trustee Liaison Bocek, Village Attorney Patric Brankin, Deputy Director of Community Development Kelly Purvis, Associate Planner Andrew Binder, Village Engineer Briget Schwab, and Civil Engineer Daniel Hoscilo.

**PUBLIC HEARINGS/ITEMS FOR CONSIDERATION**

**A. Consideration of an amendment to the Special Use and Preliminary Plan under Ordinance No. 2018-002, as amended by Ord. 2024-058, to allow an 8-stall parking lot expansion at Buffalo Grove High School at 1100 W Dundee Road**

Associate Planner Binder provided a brief overview of the project noting staff's support for the amendment to the Special Use and Preliminary Plan.

Don Andrews of Gawalt Hamilton and Andrew Phelps of STR Partners, LLC were sworn in on behalf of D214.

Phelps mentioned that area that is going to be used for parking was previously used for staging during construction and was heavily disturbed.

Andrews also mentioned that stormwater management facilities were upgraded as part of phase one and two of development on the site, and that the new limited amount of impervious surfaces added for the parking lot expansion would not have a negative impact.

Chairperson Weinstein asked for confirmation on the overall number of parking stalls.

Phelps confirmed.

Chairperson Weinstein asked about a note in the staff report referring to the fence code.

Binder indicated that it was an error in the report.

Com. Moodhe asked if the space might be needed for equipment storage.

Phelps indicated that he did not think it would be needed again.

Com. Moodhe asked if the turn angle could be reduced.

Andrews noted that the road itself is not being altered and that the alterations are limited to the parking lot itself. He noted they could take a look at the angle.

Com. Worlikar noted that there is landscaping along the west side of the lot and asked about plans to refresh the overall parking lot. He further indicated that signage could be better.

Andrews indicated that the turn in is not ideal, but as with most things they are trying to be efficient with the space and parking. They don't have plans at this time to revisit doing the whole parking lot.

Com Au asked for clarification regarding the amount of space being removed for only 8 parking spaces.

Andrews noted that the area was already being disturbed and that they felt that the 8 spaces would be worthwhile.

The Village Staff report was entered as Exhibit 1.

The public hearing was closed.

Com. Davis moved to make a positive recommendation to the Village Board to allow an amendment to the Special Use and Preliminary Plan under Ordinance No. 2018-002, as amended by Ord. 2024-058, to allow an 8-stall parking lot expansion at Buffalo Grove High School at 1100 W Dundee Road, subject to the following conditions:

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

Seconded by Com. Moodhe

Com. Moodhe noted that the angle of the parking stalls pretty much means nothing to the students; they generally park how they want. He also noted that parking is needed at the school, however small the amount. He noted he is in support of the project.

Com. Worlikar noted that he is in favor of the project but unenthusiastic as he thinks that the signage, and circulation could be better.

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

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

NAYS: 0 None

ABSENT: 1 Don Schwartz

Motion declared Passed.

**B. Consideration of an Amendment to the Planned Development and Preliminary Plan approved by Ordinance No. 1998-077, and a Special Use for a drive-through facility, as well as parking and sign variations for Dutch Bros. Coffee at 80 McHenry Road**

Com. Moodhe noted that he has direct business contact with Dutch Bros. Coffee and that he would be recusing himself from the discussion related to this item. He stepped out of the Council Chambers for this discussion.

Associate Planner Binder provided a brief overview of the project noting staff's support for the amendment to the PUD and Preliminary Plan with a Special Use for a drive through, zoning and sign variations.

Ben Siembida of Bohler Engineering, and Elizabeth Kivland with Chipman Design were sworn in on behalf of Dutch Bros Coffee.

Siembida complemented Binder's presentation noting that he did a nice job of covering the requests. He indicated that Village staff were in support of the plan and indicated they are here to answer any questions.

Com. Worlikar asked about the sign variations as they relate to their corporate standards.

Kivland indicated that they are trying to maximize signage and that the standard for Dutch Bros is to have the two signs on each elevation.

Com. Worlikar asked about the brightness of the signs.

Binder indicated that we don't have anything in our code that limits the brightness of signs.

Com. Gregory asked about the second drive through.

Siembida noted that Dutch Bros has a robust ordering system and walked through the layout of the drive through and by-pass lane.

Com. Au asked if there is more signage on this building for Dutch Bros or for the

prior Burger King.

Binder pulled up an image and walked through the signage on the Burger King, noting that there was a similar amount.

Com. Spunt asked about the interior improvements.

Kivland provided an overview of the improvements noting that there will be interior seating in this model.

Com. Spunt asked for clarification regarding the double drive through.

Siembida noted that the by-pass lane would allow people to get out of the drive through once they have their orders.

Chairperson Weinstein asked if there were any variances being requested that are not consistent with their corporate standards.

Kivland noted that is correct.

Chairperson Weinstein asked if they have adjusted their corporate standards to adhere to other communities' sign codes.

Kivland indicated that they have, and that they have also requested variations from some.

Com. Gregory asked about other plans to open additional Dutch Bros in Illinois.

Kivland confirmed that they will.

The Village Staff report was entered as Exhibit 1.

The public hearing was closed.

Com. Davis made a motion to make a positive recommendation to the Village Board to allow an amendment to the Planned Development and Preliminary Plan approved by Ordinance No. 1998-077, for a Special Use for a drive-through facility, as well as Parking, and Sign Variations for Dutch Bros. Coffee at 80 McHenry Road, subject to the following conditions:

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

4. The landscaping on the site shall be maintained in compliance with the approved landscape plan in perpetuity.

Seconded by Com. Worlikar

Com. Davis spoke in favor of the development. He noted that there can be long lines, so he appreciated that they are adding a double drive through.

Com. Gregory noted that this is a best case scenario for the area. He indicated that he doesn't typically want to see drive throughs for the Clove but this use is good for the space.

Chairperson Weinstien spoke in favor of the motion, noting that while there are a lot of sign variations being requested, the location and size of the signs are not over the top.

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

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

NAYS: 0 None

ABSENT: 1 Don Schwartz

Motion declared Passed.

**C. Consideration of approval of a Special Use for outdoor storage in the Industrial District at 1051 Commerce Ct.**

Associate Planner Binder provided a brief overview of the project, noting staff's support for the Special Use for outside storage on the property.

Neil Sander of Independence Engineering was sworn in on behalf of Heritage Pool Supply.

Sander indicated that this is a simple application as they are not proposing any site changes.

He acknowledged that this is a special use and noted that he believes that they meet the special use criteria.

Sander further noted that they have been in touch with the Village of Lake Zurich about the placement of outside storage in relation to the easement on the property.

Com. Saxena asked about Lake Zurich's position related to the outside storage.

Attorney Brankin responded that these kinds of requests for agreements are common as it relates to property and easement rights.

Com. Au asked how the prior business was able to store items outside and if they

had permission from Lake Zurich.

Binder responded that he could not find record of a special use for outside storage for the prior business.

Com. Moodhe asked how often the easement would need to be accessed.

Schwab indicated that the sanitary sewer has had issues and that the Village is working to reline it. She noted that a portion of it collapsed in another location, so it is important that the Village be able to access the line in an emergency.

Com. Moodhe asked about who would be likely to be the first to respond in an emergency.

Schwab noted it would likely be the Village of Buffalo Grove.

Chairperson Weinstein asked the petitioner to confirm that the outside storage would not exceed the 8-foot height of the surrounding fence.

Sander confirmed that the storage would not exceed the fence height.

The Village Staff report was entered as Exhibit 1.

The public hearing was closed.

Com. Davis made a motion to make a positive recommendation to the Village Board to allow a Special Use in the Industrial District (I) for outdoor storage at 1051 Commerce Court, subject to the following conditions:

1. The outdoor storage for Heritage Pool Supply, Inc. shall be operated in substantial compliance with the business description and plans provided as part of this petition.
2. The Special Use is granted to Heritage Pool Supply, Inc. to allow outdoor storage at 1051 Commerce Court, which shall not run with the land.
3. The Special Use for outside storage granted to Heritage Pool Supply, Inc. is assignable to subsequent petitioners seeking assignment of this Special Use as follows:
  - a. Upon application of a petitioner seeking assignment of this Special Use, the Corporate Authorities, in their sole discretion, may refer said application of assignment to the appropriate commission(s) for a public hearing or may hold a public hearing at the Village Board.
  - b. Such assignment shall be valid only upon the adoption of a proper, valid and binding ordinance by the Corporate Authorities granting said assignment, which may be granted or denied for any reason.
4. The outdoor storage will be located within the enclosed area south of the building, the exact location of which will require coordination with Lake Zurich. The final location will be approved by the Village of Buffalo Grove prior to issuance of a racking permit for the outside storage.

5. An access easement agreement shall be made between the petitioner/property owner and the Village of Lake Zurich prior to the issuance of a racking permit for the outside storage.
6. Any incidental or directional signage for the site will be reviewed and administratively approved by Village staff.
7. The fence and parking lot screening shall be maintained by the property owner or tenant in perpetuity.

Seconded by Com. Gregory.

Com. Worlikar noted he is in favor and that he is appreciative that the pool chemicals would be stored inside rather than outside.

Chairperson Weinstein commented on the standards being addressed by the petitioner.

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

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

NAYS: 0 None

ABSENT: 1 Don Schwartz

Motion declared Passed.

## **REGULAR MEETING**

### **A. Other Matters for Discussion**

### **B. Approval of Minutes**

#### **1. October 22, 2025 - Draft Planning and Zoning Commission Meeting**

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

AYES: 6 Mitchell Weinstein, Amy Au, Adam Moodhe, Marc Spunt, Jason Davis, Chad Gregory

NAYS: 0 None

ABSENT: 1 Don Schwartz

Motion declared Passed.

### **C. Chairperson's Report**

None

### **D. Committee and Liaison Reports**

Com. Moodhe indicated that the Village Board approved the annexation and entitlements for the Prairie View Towns project presented by Pulte Homes at the 11/3/25 Village Board meeting.

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

Deputy Director Purvis noted that there will be 2 cases coming before the Commission on December 3rd and likely 2 cases on December 17th. She noted two additional staff members were at the staff table for the evening.

Village Engineer Schwab introduced the Village's newest addition to the Engineering Division, Daniel Hoscilo.

**F. Public Comments and Questions**

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

**ADJOURNMENT**

The meeting was adjourned at 8:37pm.