

**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, DECEMBER 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 Moodhe, PZC Commissioner Worlikar, PZC Commissioner Spunt, PZC Commissioner Davis, PZC Commissioner Gregory.

Also present were: Trustee Liaison Lester Ottenheimer, Village Attorney Patric Brankin, Deputy Community Development Director Kelly Purvis and Associated Planner Andrew Binder.

PUBLIC HEARINGS/ITEMS FOR CONSIDERATION

- A. **Consideration of a variation from the Village Zoning Ordinance, Section 17.40, for the purpose of constructing an addition that would encroach into the 40-foot rear yard setback by approximately 7.5 feet, at 1924 Beverly Lane**
Associate Planner, Binder provided an overview of the request and indicated staff's support for the Zoning Variation to allow a rear addition to subject property.

Sam Kang of Airoom, LLC, the architect for the project, was sworn in.

Kang indicated that the lot is an irregular shape and the angle/placement of the house doesn't allow for the addition without an encroachment. He indicated that it is a minimal encroachment and that the owner wants to stay in the community but also wants to expand his living space.

Com. Gregory noted that there was a public comment in the packet provided to the Commission. He asked if the petitioner was aware of the comment and the concern about the windows.

Kang indicated that he was and that he thought the elevations were more attractive with the windows and noted that the addition is very minimal and so is the encroachment.

Chairperson Weinstein asked if an image of the addition in comparison to the setback line could be shown on the screen. He noted that the majority of the encroachment is where the open porch would be and that the enclosed building encroached very little into the setback area.

He asked for confirmation regarding window placement.

Kang confirmed that there are ornamental windows at the top of the facade.

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

Daniel Gordon, owner of the property at 1921 Twin Oaks Ct, directly behind the

subject property, was sworn in.

Gordon noted that he sent an email to Associate Planner Binder indicating his concerns about the addition.

He stated that he is concerned about privacy, and asked that the Commission consider modifications to include landscape screening and reducing the windows on the rear facade.

Kang responded that the one-story addition should not have any impact on the rear property's privacy. He indicated that the glass is a nice feature and that the windows that are higher are for aesthetic purposes.

Gordon noted that his property has direct sight lines to the area of the addition.

Com. Moodhe asked what is currently existing on the property where the addition is going to be.

Kang responded that there is currently a patio. He also noted that there is a privacy fence in the backyard.

The public hearing was closed.

Com. Davis made a motion to grant a variation to Section 17.40.020 of the Buffalo Grove Zoning Ordinance to allow the proposed addition to encroach into the rear yard setback at 1924 Beverly Lane, subject to the following conditions:

1. The proposed addition shall be installed in accordance with the documents and plans submitted as part of this petition.

Com. Worlikar seconded the motion.

Chairperson Weinstein spoke in favor of the motion. He noted that the Village has approved many similar small encroachments in the past. He noted that the covered porch is where the majority of the building encroachment occurs, with the enclosed part of the building only encroaching slightly into the setback.

Com. Au noted that she is also in favor of the motion. She stated that the patio that is currently in the rear yard encroaches further than the proposed addition. She also noted that she is not concerned about the windows at the top part of the room, as they are only ornamental and nobody would be able to see out of those.

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

AYES:	7	Mitchell Weinstein, Amy Au, Adam Moodhe, Neil Worlikar, Marc Spunt, Jason Davis, Chad Gregory
NAYS:	0	None
ABSENT:	2	Sujat Saxena, Don Schwartz

Motion declared Passed.

B. Consideration of an amendment to the Planned Development approved by Ordinance No. 2022-092, as amended by Ordinance No. 2024-007, and Sign Variations for Veterinary Emergency Group (VEG) at 43 McHenry Road

Associate Planner, Binder provided an overview of the request and indicated staff's support for the amendment to the Planned Development, Sign Variations and Unified Sign Package for Veterinary Emergency Group.

Charlie Schalliol of Site Enhancements was sworn in.

Schalliol noted that they are updating the brand to their new corporate standards. He stated that the sizing and layout is essentially the same.

He noted they were here a year ago with a similar request and asked if the Commission would have the same consideration.

Com. Spunt asked if the majority of people that come to the business know where they are going and are able to find the emergency room.

Schalliol noted that the business is an emergency room but also offers general veterinary services as well.

Com. Spunt noted that it seems that they are losing signage indicating that it is an emergency room.

Schalliol replied that the sign facing the roadway indicates that it is an "ER for pets".

Com Au. asked why the sign on the east side has a larger sign than the sign over the entrance to the building.

Schalliol noted that the east side has good visibility from Lake Cook Road and the sign above the entrance doesn't need to be a large.

Com. Au noted that the sign on the east elevation looks larger than the existing sign.

Schalliol provided the dimensions of each sign.

Binder pulled up a sign comparison chart for the Commission to review.

Discussion regarding the size of the east elevation sign continued.

Com. Worlikar asked about the "VEG" sign that does not include "ER for Pets", and wanted to be sure they would not come back in the future to add that on to the sign.

Schalliol noted that they would not be coming back for an addition of the "ER for Pets" in the future.

Com. Moodhe noted that we are going to drive businesses away by making them

come back every time they update their brand standards. He stated, if they comply generally with what was approved the Village should be allowing them to be replaced. He noted we have been here before and should not have to be here again.

Chairperson Weinstein asked for the sign comparison chart to be displayed, and noted that the proposed sign is much smaller than what is permitted per code.

Schalliol confirmed the dimensions.

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

Com. Davis made a motion to make a positive recommendation to the Village Board to allow an amendment to the Planned Development and unified sign package approved by Ordinance No. 2022-092, as amended by Ordinance No. 2024-007, with Sign Variations for Veterinary Emergency Group (VEG) at 43 McHenry Road, subject to the following conditions:

1. The proposed signage shall be installed in substantial conformance with the plans and documents submitted as part of the plan set.
2. Any directional or incidental signage added to the sign package shall be reviewed administratively by staff.

Com. Moodhe seconded the motion.

Com. Gregory echoed Com. Moodhe's earlier statement regarding allowing businesses to update their branding without having to come back to the Commission if the plans generally comply with what was previously approved.

Chairperson Weinstein spoke in favor of the motion. He noted that he likes that amendments to the sign plans coming back to the Commission for further review, noting that something new may not be appropriate.

Com. Worlikar stated that it is a little difficult to see the current signs, especially if you are more focused on a sick pet. He noted that he likes that the new signs say "ER for Pets" and noted that the changes to the plans will serve the community well.

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

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

NAYS: 0 None

ABSENT: 2 Sujat Saxena, Don Schwartz

Motion declared Passed.

REGULAR MEETING

A. **Other Matters for Discussion**

B. **Approval of Minutes**

1. **Draft Minutes from the November 19, 2025 Planning and Zoning Commission Meeting**

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

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

NAYS: 0 None

ABSENT: 2 Sujat Saxena, Don Schwartz

Motion declared Passed.

C. **Chairperson's Report**

None

D. **Committee and Liaison Reports**

Chairperson Weinstein attended the meeting on December 1st. He indicated all three items on the agenda that came before the Commission were approved on the consent agenda, including Dutch Bros. Coffee, the High School parking lot addition, and outside storage in the industrial district at 1051 Commerce Ct.

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

Deputy Director Purvis indicated that we will have two items on the agenda for the December 17, 2025 meeting. She stated one will be a new single family subdivision and the second would be a redevelopment for the Chase Plaza property.

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 8:13 PM.