

**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 17, 2025**

CALL TO ORDER

Acting Chairperson Moodhe called the meeting to order at 7:30 PM. Roll call indicated the following were present: PZC Commissioner Moodhe, PZC Commissioner Worlikar, PZC Commissioner Spunt, PZC Commissioner Davis, PZC Commissioner Schwartz.

Also present were: Trustee Liaison Lester Ottenheimer, Village Attorney Patrick Brankin, Community Development Director Nicole Woods, Deputy Community Development Director Kelly Purvis, Associate Planner Andrew Binder, Village Engineer Briget Schwab, Consulting Engineer Amy McKenna, and Civil Engineer Dan Hoscilo.

PUBLIC HEARINGS/ITEMS FOR CONSIDERATION

- A. **Consideration of a Special Use for a Planned Unit Development, R-7 Rezoning, Plat of Subdivision, Preliminary Plan, and Variations to the Development, Zoning, and Sign Codes to construct a 33-unit single-family development on the properties located at 301 and 20311 Weiland Road.**

Associate Planner Binder provided an overview of the proposed development and requested approvals, indicating staff's support for the project.

Julie Workman was sworn in on behalf of MI Homes.

Workman provided an overview of MI Homes, highlighting that they construct high-quality single-family and townhome developments. She explained MI Homes' interest in developing in Buffalo Grove, citing the excellent amenities and school districts in the area. She also pointed out the need for new homes in Lake County. Workman discussed how the development aligns with the Village Comprehensive Plan. She addressed the natural drainage patterns on the site, explaining that a detention basin is planned for the low side of the property, specifically in the northeast corner. Additionally, she noted that the project would have minimal impact on the roadway network, generating very little traffic. Lastly, Workman mentioned that one piece of feedback received during the public meeting was a request from neighbors for a fence to be installed.

Com. Davis noted that he lives in the Ridgewood Townhomes and expressed disappointment over the removal of a crosswalk, highlighting concerns about losing a safety feature. He also inquired whether the traffic study considered pedestrian traffic on non-soccer tournament days.

Workman noted that the traffic study did not take into account pedestrian traffic on non-soccer days. He also mentioned that there is an existing pedestrian crossing located slightly further north, which is relatively well-used. This area has been identified as a sustainable crossing point.

Com. Davis inquired about concerns regarding potential short cuts through the new development, as access from Raymond to Pauline is now possible.

Anna Sutton was sworn in on behalf of MI Homes. She indicated that the traffic study indicated that people in the north would use their access to exit more often than the new development would use Raymond Road as a cut through.

Com. Davis inquired to confirm whether the fire department approved the smaller cul-de-sac diameter.

Binder confirmed that the Fire Staff reviewed and were OK with the plans presented.

Com. Davis mentioned the need for upkeep in landscaping and maintenance of the subdivision signs along Weiland Road. He asked what measures will be taken to ensure these areas remain in good condition.

Workman stated that the homeowners' association has the responsibility for maintaining all the improvements within the common areas, including the signage that will be on Weiland Road. She noted that the annexation and development agreement will include additional language allowing the village to enter and maintain the area, charging the HOA back if any issues arise.

Sutton noted the HOA's role during and after build-out and stated that common areas will be conveyed to the HOA once the community is well-developed. The HOA will manage the detention area and other common spaces, but MI Homes will retain ownership of certain items, like detention, for a few years to ensure proper establishment before handing everything over.

A discussion was held about the proposed fence around the perimeter and the gap between the fence and the bike path.

Com. Spunt asked about the 3 car garage option.

Sutton indicated that they don't have space for development of a 3-car garage within the site. There may have been an option for a 3-car garage in the packet, but this project won't include one.

Commissioner Spunt asked whether the primary reason for selecting this site was to address the housing deficit and provide homes for the area. He pointed out that the slide indicated a shortage of 11,400 housing units by 2020.

Workman stated that the area has a wonderful school district and is very suitable for new housing. It's a prime location for single-family homes, especially since there's a strong demand for housing. In the past, home builders focused on large tracts of land, but now we look for smaller infill parcels, which require more creativity and effort to develop.

Com Spunt asked if there were any changes to the plans after the neighborhood meeting.

Workman stated that they added the fence. The issues discussed with the neighbors

were primarily about the fence, the route of the bike path traffic on Weiland, stormwater management, and the use of Pritchett Pond.

Woods highlighted the need for more housing in the Lake Housing Study, emphasizing that while much of the community is built out, there are still pockets of undeveloped land anticipated for housing in long-range planning. Although large-scale development is less common in Buffalo Grove, potential areas for redevelopment do exist.

Com Worlikar had questions about Sheffield Drive, focusing on road width, snow removal, and access for delivery trucks and school buses around the detention pond and into the cul-de-sac area.

Workman stated we've checked all the turn radii for fire trucks, buses, and everything else that could potentially need to come in and out of the community, and the geometry works.

Com. Worlikar mentioned that the area looks a bit tight, particularly considering larger vehicles like school buses. There was a question about parking on the curve at the entrance, and it's important to ensure proper signage for accessibility. Amendments have been made in other village areas before.

Woods mentioned that we can consider this as we move into detailed engineering, focusing on site visibility and lines of sight related to street curvature.

Com. Worlikar inquired about the road width standard, asking if it meets our minimum specifications and how it compares to others.

Purvis stated that the roadway is our standard size, and it is a standard public right-of-way as well, totaling 60 feet.

Com. Worlikar inquired about the proximity of green spaces to the new blue park on Weiland and if it is accessible from the area, noting the expectation of many kids.

Purvis mentioned that the Park District provided an analysis showing the park is on the outskirts of the service area. She noted that a representative from the Park District could offer more information during public comments.

Woods noted the importance of improving bike path connectivity to enhance access to larger green spaces and open areas.

Com. Worlikar asked about lot sizes, noting the smallest is 5,392 square feet, with an average around 7,000. He mentioned the range is typically between 5,500 and 6,500 square feet and sought to understand the average lot size for the Village overall.

Purvis mentioned that we don't have that information readily available and would need to conduct research to provide an accurate response.

Woods emphasized the importance of balancing push and pull factors in stormwater detention to ensure lots are appropriately sized. This balancing act sometimes leads to irregular lot sizes, as they must conform to geometric constraints, resulting in a mix of smaller and larger lots reflected in the site plan.

Com. Worlikar asked how staff determined the density number and how it compares to other communities, including Link Crossing.

Workman provided an overview of the density and surrounding subdivisions.

Com. Worlikar inquired about the formulas used to calculate the impacts presented for District 102.

Workman stated that they started by reviewing the code requirements and observing that other recently constructed communities had produced more students than expected. Initially, they suggested a higher number than what the code mandated. After discussions with D102 regarding their needs and expectations for student generation, they reached an agreement on a fair contribution amount and ultimately decided to increase their initial proposal. For D125, however, they are providing only what the code requires.

Woods emphasized the importance of student impact to the community. In collaboration with D102, they analyzed recent housing projects to assess student generation compared to existing codes. They found that while single-family homes generated student numbers comparable to the code, single-family attached townhomes produced higher student counts than the code suggests. As a result, adjustments should be made, particularly for attached single-family homes.

Com. Worlikar asked if the median at Weiland Road is being removed and how it impacts traffic.

Schwab confirmed that the median, which acts as a pedestrian crossing, will be removed to allow for proper tapering of the left turn lane into the development.

Com Worlikar inquired about the tree plan, mentioning that some trees have been affected by diseases. There was a focus on ensuring tree diversity for the longevity of green spaces.

Schwab confirmed that the Village Forester has reviewed the selected specific species for the development, and that he is focused on preventing similar issues in the future.

Discussion occurred about the construction practices and materials, participants highlighted the importance of using high-quality materials for driveways and home construction, emphasizing that their standards exceed those of competitors. The architectural details were noted for their uniqueness, including a variety of garage doors, light fixtures, and trim colors within the community.

Concerns were raised regarding construction road access, work hours, and the

impact on the community, particularly in relation to sewer issues and flooding. It was assured that a dedicated construction team would manage these aspects professionally, complying with village regulations regarding working hours and maintaining good communication with the community. Village Staff expressed confidence in their team's ability to address any problems promptly and highlighted the presence of inspection teams to oversee proper construction practices and address public concerns.

Com Schwartz inquired about the price point for these homes.

Workman indicated that they anticipate the amount to be between \$850,000 and \$900,000.

Com Schwartz mentioned a new decorative fence replacing the current chain link one.

Doug Shannon from MI Homes stated that the proposed fence will be a 5-foot solid wood privacy fence.

Com. Schwartz expressed admiration for the properties in the area and highlighted the demand for housing due to a shortage of 11,000 units. He emphasized the need for support from Lincolnshire and the surrounding area to accommodate this growth, particularly regarding roadways, road widths, and school access. He mentioned traffic issues caused by ongoing development and urged builders to collaborate with local school districts and jurisdictions to address these challenges. Schwartz noted his support for community growth and improvement while recognizing the complexities involved.

Com Davis inquired about the school bus pickup and if this will occur in the subdivision.

Workman mentioned they're still figuring out the logical stop with the district.

Com Davis asked about lot sizes and variations and that the average lot size is just over 7,100 square feet, and we have a variance to go below the 7,200-square-foot minimum. He asked many homes are under that threshold.

Workman said about 1/3.

Com. Davis emphasized the importance of using current communities as a precedent while ensuring that the average does not decrease over time. He highlighted the need to prevent the proportion of homes falling below a certain threshold from growing and suggested this should be included in future development discussions.

Workman noted that while it's a fair point, there's a trend among Gen Z and millennials favoring less land to manage, which is driving the popularity of townhomes among the younger population and students.

Com. Moodhe inquired about who is responsible for operating the snowplow.

Workman said it will be public streets, so the Village will handle the snowplowing.

Com. Moodhe is concerned about removing the crosswalk, as it disrupts pedestrian access and without it, people would have to walk much farther to cross safely at Pauline Ave, which complicates access.

Director Woods noted that although walkability is encouraged, the existing crosswalk was meant for the soccer fields and the parking lot. Established in 2020 as a safety measure for heavy parking, the median crossing is no longer necessary. The engineering team is evaluating the situation to ensure safety while maintaining walkability.

Schwab mentioned that the pedestrian crossing was considered for removal due to the need for a left turn lane and the taper lengths required by IDOT guidelines, which conflicted with the existing crosswalk. She noted that the entrance to the existing Schwaben site is a driveway and the proposed change to the access would be street, requiring the need for the left turn lane tapering.

Com. Moodhe discussed the funding for school districts, noting that while immediate needs are addressed, long-term costs tend to increase. Schools are reaching their limits, requiring variances for new buildings. He asked if the bike path will connect to Pritchett Elementary, enabling residents with elementary school kids to walk there.

Workman confirmed.

Com. Moodhe asked if we are considering future variances for sunrooms and fences with these smaller lot sizes.

Sutton explained that on the proposed site plan, certain lots can't accommodate all of the options due to zoning restrictions. If buyers choose a floor plan with a morning room but select a lot that doesn't allow it, they will need to pick another lot. Additionally, they must sign a declaration agreeing to a set of rules after closing.

Com. Moodhe mentioned that the initial buyers may not be the ones who see potential in the property, but future buyers might envision possibilities, such as adding a sunroom, even if it may not be allowed.

Workman noted that the HOA agreement and declaration will have strict limitations on additions, requiring HOA approval. The HOA will impose tight restrictions, with processes in place for any proposals, but overall, the options will be very limited.

Com. Moodhe emphasized that it should be clearly stated, even though it's included in the declarations.

Com. Worlikar asked if the HOA will maintain the wood fence, the monument sign, and the detention pond.

Workman confirmed.

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

Laurie Hoffman, from the Buffalo Grove Park District was sworn in. She noted that they recently did a study as part of their accreditation. She noted that the property is on the edge of the service area for Willow Stream and Emmerich Park.

Kevin Dryman, Resident of 260 Osage Ter, was sworn in. He raised a few concerns: first, about the extension of the walking path, which will be right outside the easement on his property, near the water retention area. He expressed concern about potential traffic behind his house and wondered why the path couldn't be moved further north. Second, he noted the significant investment in widening Pritchett Pond and asked if any environmental impact studies have been conducted, given the ecological disruptions over recent months. Third, he mentioned that last winter, his street was only plowed once in 24 hours, which was after a neighbor called the non-emergency line to report that she has a wheelchair-bound child needing clear roads. He inquired how the village plans to handle additional snowplowing services for the extra roads.

Woods noted that the pond issue has been addressed and is not open for discussion at this meeting.

Workman addressed the walking path concern, noting that due to the village's vision for the bike path and the comprehensive plan, options for making connections are limited.

Schawb mentioned she can bring snow removal concerns to the Public Works team. The operations team involved in setting up the fall route is part of the plan review process, ensuring all issues are addressed. She can definitely raise these concerns with the operations team.

David Besser, a resident at 365 Dogwood Terrace, was sworn in and questioned who decided to create a connection to the bike path from the new subdivision to Richmond. He expressed concerns about privacy issues, noting that people will be walking through backyards and increasing walking and biking traffic, and more people could be using the tot lot.

Workman noted that they were following the guidance of the Village's Comprehensive Plan to create a connection for the bike path, aligning with the Village's vision. This is something the village has been working on, and they are trying to accommodate the needs of the entire community.

Woods emphasized the importance of connecting public bike and pedestrian paths to reduce reliance on cars and enhance community connectivity, aligning with our policy and comprehensive planning practices.

Besser questioned the privacy of people's homes and the community's responsibility regarding the upcoming new residents using the existing tot lot.

Woods mentioned that if Besser is interested in installing a privacy fence for their property, the Village Staff can provide the necessary information to help.

Besser raised concerns about traffic on Weiland Road, particularly for cars turning left into the Schwaben Center. He asked what studies were done to ensure this development wouldn't cause backups.

Schwab noted that the mid-block crossing is being removed to allow for proper queue lengths and taper lanes for turn lanes.

Besser mentioned that school buses currently don't enter our subdivisions and only stop on Pauline. Will they stop on Weiland Road, and how will our kids get to their stop?

Workman stated that they will collaborate with the school district and busing companies to find the best location.

A general discussion was held regarding the connection to the detention pond and its construction.

Resident of 317 Dogwood Ter, was sworn in. He asked about the fiscal impact of rising property taxes and utility bills, and how this will affect the neighborhood and housing.

Workman expressed uncertainty about how the community's values might be impacted but acknowledged the interesting question regarding utilities. She does not believe that the community will significantly affect utility costs in surrounding areas, unlike the impact of data centers and AI usage.

Gleb Sazonov, resident of 315 Dogwood Ter, was sworn in. He expressed concerns about a new development near his townhome. He highlighted that increased traffic from Fairview residents would affect local roads and amenities, particularly the bike path. Sazonov urged that the bike path's current shape be preserved, as it directly impacts his backyard. He also noted issues regarding access to Prichett School and the importance of maintaining the existing crosswalk on Weiland Road for safety. Additionally, he raised concerns about potential construction and dirt disturbances.

Shannon mentioned that there won't be large stockpiles, just a topsoil pile to spread on the lawns, which are sold after the house construction. A silt fence will be put up for control, especially if there's a dust issue.

Resident at 381 Raymond Ave was sworn in. He asked if the construction traffic will be using Raymond Road. He also asked if there is opportunity to create more walking space in the development.

Sutton stated that there will be no traffic on Raymond Road during the construction and she noted that sidewalks will be installed throughout the development.

The public hearing was closed.

Com. Davis made a motion to make a positive recommendation to the Village Board for approval of a Special Use for a Planned Unit Development, R-7 Rezoning, Plat of Subdivision, Preliminary Plan, and Variations to the Development, Zoning and Sign Codes to allow construction of a 33-unit single-family home development at 301 and 20311 Weiland Road, subject to the conditions recommended in the staff report.

The motion was seconded by Com. Worlikar.

Com. Worlikar emphasized the importance of balancing community needs while minimizing impacts on existing homeowners. He appreciates community feedback and values the presence of the school district. The planning process involves considerations for infrastructure, safety, and connectivity, including traffic studies and neighborhood integration through features like bike paths and low fences. He acknowledged privacy concerns and the potential for collaboration with developers for improvements. Overall, he expressed support for the proposed variations and motion, highlighting the ongoing partnership with the village and developers to enhance the community.

Com. Schwartz mentioned he grew up here and values privacy. He also considers the neighbors' concerns and emphasized the importance of privacy for current homes, which he believes should be a key consideration.

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

AYES: 5 Adam Moodhe, Neil Worlikar, Marc Spunt, Jason Davis, Don Schwartz

NAYS: 0 None

ABSENT: 4 Mitchell Weinstein, Amy Au, Sujat Saxena, Chad Gregory

Motion declared Passed.

B. Consideration of an amendment to the Planned Unit Development and Preliminary Plan approved by Ordinance No. 84-028, to allow a health club greater than 10,000 square feet, and drive-through restaurants as future uses within the shopping center, as well as approval of a sign package with Variations to the Sign Code for the redevelopment of Chase Plaza at 1160 Lake Cook Road.

Director Woods and Deputy Director Purvis provided an overview of the proposed development and requested approvals, indicating staff's support for the project.

Louis Schriber was sworn in on behalf of Shorewood Development Group.

Schriber provided an overview of the request for the amendment to the Planned Development, the proposed signage and the drive-through request. He indicated that Shorewood Development Group has been involved in multiple projects in Buffalo Grove with the Woodman's Food Market and the Tesla Dealership. He stated that his team is back to help revitalize another important site within Buffalo Grove.

Com. Schwartz stated that he is extremely excited about this project, which has been vacant way too long, and indicated that he used to work at the old Dominick's and Domino's. He asked about the tenants that they are seeking to fill the spaces.

Schriber stated that one of the reasons they have done this in two phases is that there are 4 owners within the shopping center, and the most pressing and important parcel is the old Dominick's /Albertson's site. We're running out of time with them, so they are working to get phase 1 done to move forward and close on the phase 1 property by January 22nd. He stated that shortly after closing, they will work on the second tenant.

Com. Spunt asked if the tenant spaces/building where the Dominio's is currently at is staying.

Schriber confirmed.

Com. Spunt asked if the Buffalo Restaurant at the corner will be staying.

Schriber stated that it will be a part of Phase 2.

Purvis reiterated that the proposal tonight is just for the old Dominick's portion of the property that includes the facade updates, landscaping, lighting and signage, while also generally allowing drive-throughs within the Chase Plaza Shopping Center.

Com. Spunt asked for clarification on what is happening to the existing buildings.

Schriber mentioned considering redeveloping the site by demolishing everything and rebuilding. However, he noted that with the two current uses, they would end up constructing a very similar structure. He also said that despite the building's poor condition and outdated facade, they plan to demolish this section down to just two walls. He also stated that they will tear down the entire facade and put up a new one, since the existing one is outdated.

Com. Spunt asked about Club Studio and if it is going to be similar to their other clubs.

Schriber explained that LA Fitness owns Club Studio, which is a higher-end brand competing with Lifetime Fitness but without a pool. He mentioned that Lifetime Fitness typically spans about 100,000 sq ft, while Club Studio will be around 34,000 sq ft. He confirmed there will be no outside area for Club Studio.

Com. Spunt asked if the EV Chargers will be Tesla superchargers.

Schriber confirmed they will be superchargers.

Com. Worlikar asked about the proposed right-turn lane along Lake Cook Road and if the sidewalk will exist or be removed.

Schwab stated there will still be a sidewalk.

Com. Worlikar wanted to clarify that the purpose of the drive-through request is to provide future tenants with better access and visibility, and to enable proactive marketing of the site.

Schriber confirmed and to refresh the PUD on what the market is demanding today.

Woods reiterated that the current PUD does not allow drive-throughs and that amending it would remove that prohibition. However, the plan set shows how a drive-through could work. If a drive-through is planned for the site with a tenant, they will have to come back to the Village for approval.

Acting Chairperson Moodhe asked if Shorewood is looking to develop the entire parcel.

Schriber confirmed that they are under contract with all four owners, and the first step is to secure what they are presenting tonight, describing it as very proactive. He mentioned that this approach causes some discomfort but noted that they've successfully collaborated with Buffalo Grove on two other projects. They are willing to take this risk by prioritizing the key elements now and completing the remaining parts later. He stated that Phase 2 will be presented in the first quarter of 2026.

Acting Chairperson Moodhe asked about the replacement of the existing monument signs.

Purvis confirmed they are removing and replacing the two existing monument signs with new ones in roughly the same location.

Acting Chairperson Moodhe asked what the use will be for the retail space and if it will be a single retailer.

Purvis stated that the space is general retail.

Schriber confirmed it will be single retail for the west tenant space, and there will be two tenants total within the old Dominic's space.

Com. Spunt asked if any of the access points are changing.

Schriber confirmed that no access points are changing.

Com. Worlikar asked about the proposed signage and if all the wall signage is for a single tenant.

Schriber stated that the wall signs across the facade are for both tenants.

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 Unit Development and Preliminary Plan approved by Ordinance No. 84-028, to allow a health club greater than 10,000 square feet, and drive-through restaurants as future uses within the shopping center, as well as approval of a sign package with Variations to the Sign Code for the redevelopment of Chase Plaza at 1160 Lake Cook Road, subject to the conditions recommended in the staff report.

The motion was seconded by Com. Spunt.

Com. Spunt mentioned that this building is old and no longer operational. It will become a great high-traffic site, and the new development will look excellent.

Com. Worlikar reiterated Com. Spunt's position and expressed that we are eager to redevelop this area. He mentioned that splitting the parcel into two parts with additional sign variations—still within our standards, even if more numerous than usual—makes sense. He also highlighted that from a tenant management perspective, it's very smart for people to have an idea of what is planned. Whether a drive-through is added later or not, understanding that it's part of the initial plan promotes openness, honesty, and transparency. He believes such clarity helps with overall management and supports the motion for these reasons.

Acting Chairperson Moodhe expressed support for the motion, emphasizing the importance of considering all facts, reviewing the entire project and a cohesive plan, and collaborating with staff to complete it.

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

AYES: 5 Adam Moodhe, Neil Worlikar, Marc Spunt, Jason Davis, Don Schwartz

NAYS: 0 None

ABSENT: 4 Mitchell Weinstein, Amy Au, Sujat Saxena, Chad Gregory

Motion declared Passed.

REGULAR MEETING

A. Other Matters for Discussion

None.

B. Approval of Draft Minutes from the December 3, 2025 PZC Meeting

Moved by Marc Spunt, seconded by Jason Davis to approve. Upon roll call, Tthe Commissioners voted as follows:

AYES: 5 Adam Moodhe, Neil Worlikar, Marc Spunt, Jason Davis, Don Schwartz

NAYS: 0 None

ABSENT: 4 Mitchell Weinstein, Amy Au, Sujat Saxena, Chad Gregory

Motion declared Passed.

C. Chairperson's Report

None

D. Committee and Liaison Reports

E. Staff Report/Future Agenda Schedule

Deputy Director Purvis thanked the PZC members for attending the meeting during the thick of the holiday hustle and bustle. She indicated that the January 7, 2026 meeting will be canceled and wished the Commissioners a happy holiday season.

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 9:53 PM