



AGENDA

PLANNING AND ZONING COMMISSION

Regular Meeting: June 3, 2026 at 7:30 PM

Jeffrey S. Braiman Council Chambers

Fifty Raupp Blvd, Buffalo Grove, IL 60089

1. Call to Order

2. Public Hearings/Items for Consideration

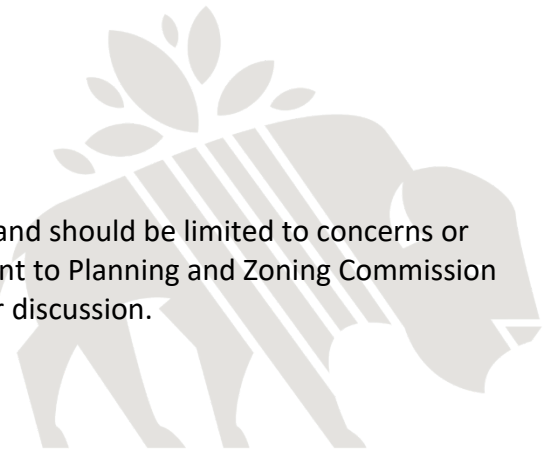
Public Comment is limited to items that are on the agenda for discussion. In accordance with Section 2.02.070 of the Municipal Code, discussion on questions from the audience will be limited to 5 minutes and should be limited to concerns or comments regarding issues that are relevant to Planning and Zoning Commission business. All members of the public addressing the Planning and Zoning Commission shall maintain proper decorum and refrain from making disrespectful remarks or comments relating to individuals. Speakers shall use every attempt to not be repetitive of points that have been made by others. The Planning and Zoning Commission may refer any matter of public comment to the Village Manager, Village staff or an appropriate agency for review.

- A. Consideration of a request for a Special Use for a non-academic school, classes, and instruction in the Industrial District at 1388 Busch Parkway (Trustee Ottenheimer, Andrew Binder)
- B. Consideration of an Amendment to Ordinance 2009-15 as the Village of Buffalo Grove proposes to adopt a new Comprehensive Plan entitled BG2050 Comprehensive Plan. (Trustee Ottenheimer, Michelle House)

3. Regular Meeting

- A. Other Matters for Discussion
- B. Approval of Minutes
 - 1. Approval of Draft Minutes of the May 20, 2026 Planning and Zoning Commission Meeting
- C. Chairperson's Report
- D. Committee and Liaison Reports
- E. Staff Report/Future Agenda Schedule
- 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.

4. Adjournment



The Planning and Zoning Commission will make every effort to accommodate all items on the agenda by 10:30 P.M. The Commission does, however, reserve the right to defer consideration of matters to another meeting should the discussion run past 10:30 P.M.

The Village of Buffalo Grove, in compliance with the Americans with Disabilities Act, requests that persons with disabilities who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of the meeting or facilities, contact the ADA Coordinator at 847-459-2500 to allow the Village to make reasonable accommodations for those persons.





AGENDA ITEM SUMMARY

PLANNING AND ZONING COMMISSION

Regular Meeting: June 3, 2026

AGENDA ITEM 2.A.

Consideration of a request for a Special Use for a non-academic school, classes, and instruction in the Industrial District at 1388 Busch Parkway

Contacts

Liaison: Trustee Ottenheimer

Staff: Andrew Binder

Staff Recommendation

Staff recommends approval.

Recommended Motion

The PZC moves to make a positive recommendation to the Village Board to allow the Special Use for a non-academic school, classes, and instruction in the Industrial District at 1388 Busch Parkway, subject to the following conditions:

1. The non-academic school, classes, and instruction 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 Saldarelli Dance Arts, LLC to operate a non-academic school, classes at 1388 Busch Parkway, which shall not run with the land.
3. The Special Use granted to the Saldarelli Dance Arts, LLC 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.

Summary

Kristina Saldarelli, Owner of Saldarelli Dance Arts, LLC, is requesting a Special Use to operate a dance studio providing dance classes and programming for children, teens, and adults within the subject tenant space.

File Attachments

1. 1388 Busch Pkwy - Staff Report
2. 1388 Busch Pkwy - Plan Set





VILLAGE OF BUFFALO GROVE PLANNING & ZONING COMMISSION STAFF REPORT

Meeting Date:	June 3, 2026
Subject Property Location:	1388 Busch Pkwy, Buffalo Grove, IL 60089
Petitioner:	Kristina Saldarelli, Saldarelli Dance Arts, LLC
Prepared By:	Andrew Binder, Principal Planner
Request:	The petitioner seeks approval of a Special Use for a non-academic school, classes, and instruction in the Industrial District at 1388 Busch Parkway.
Existing Lane Use and Zoning:	The subject property is located within a multi-tenant building and is zoned I: Industrial District.
Comprehensive Plan:	The Village Comprehensive Plan calls for this property to be Industrial.

PROJECT BACKGROUND

Kristina Saldarelli, Owner of Saldarelli Dance Arts, LLC, is requesting a Special Use to operate a non-academic school, classes, and instruction in the Industrial District at 1388 Busch Parkway, *as shown in Figure 1*. Saldarelli Dance Arts will be a dance studio providing dance classes and programming for children, teens, and adults within the subject tenant space.

Pursuant to the Zoning Ordinance, non-academic schools, classes, and instructional uses are special uses in the industrial district.



Figure 1: Subject Tenant Space

Site History

- In 2018, Movement & Sound Dance, LLC received a Special Use for a dance school in the tenant space, which they previously occupied but vacated the space this year.

PLANNING & ZONING ANALYSIS

Proposed Use & Operation

- Saldarelli Dance Arts will offer instructional and recreational dance programming for children, teens, and adults. Classes will be primarily youth and teen-focused, with limited adult classes.

- The business hours will be from Monday to Friday from 9:30 AM to 9:30 PM and on Saturday from 8:30 AM to 1 PM. Their peak hours with most of their classes will be on weekdays, from 4:30 PM to 9:00 PM, when most children and teens will attend dance classes after school. Additionally, they will offer limited or specific classes on weekday mornings and weekends.
- During peak hours, they expect a maximum of 30 students for their weekday evening classes, with a maximum of 6 staff members in the facility at any given time.
- The existing tenant space, formerly a dance studio, features soundproofing panels intended to reduce noise transfer and these will remain in place. The petitioner has stated that the previous dance studio operated successfully for more than 7 years without any noise complaints from adjacent tenants, and the current sound-control measures will continue.

Existing and Surrounding Uses

- The subject property’s tenant space is located in the Corporate Grove multi-tenant building at 1300-1398 Busch Parkway. This property is zoned Industrial, and the building consists of a mix of office and industrial use tenants, which include a medical office, office/warehouse uses, light manufacturing, a childcare center, and an indoor golf simulator, as shown in Figure 2. The petitioner’s requested use is compatible with the adjacent and surrounding uses.

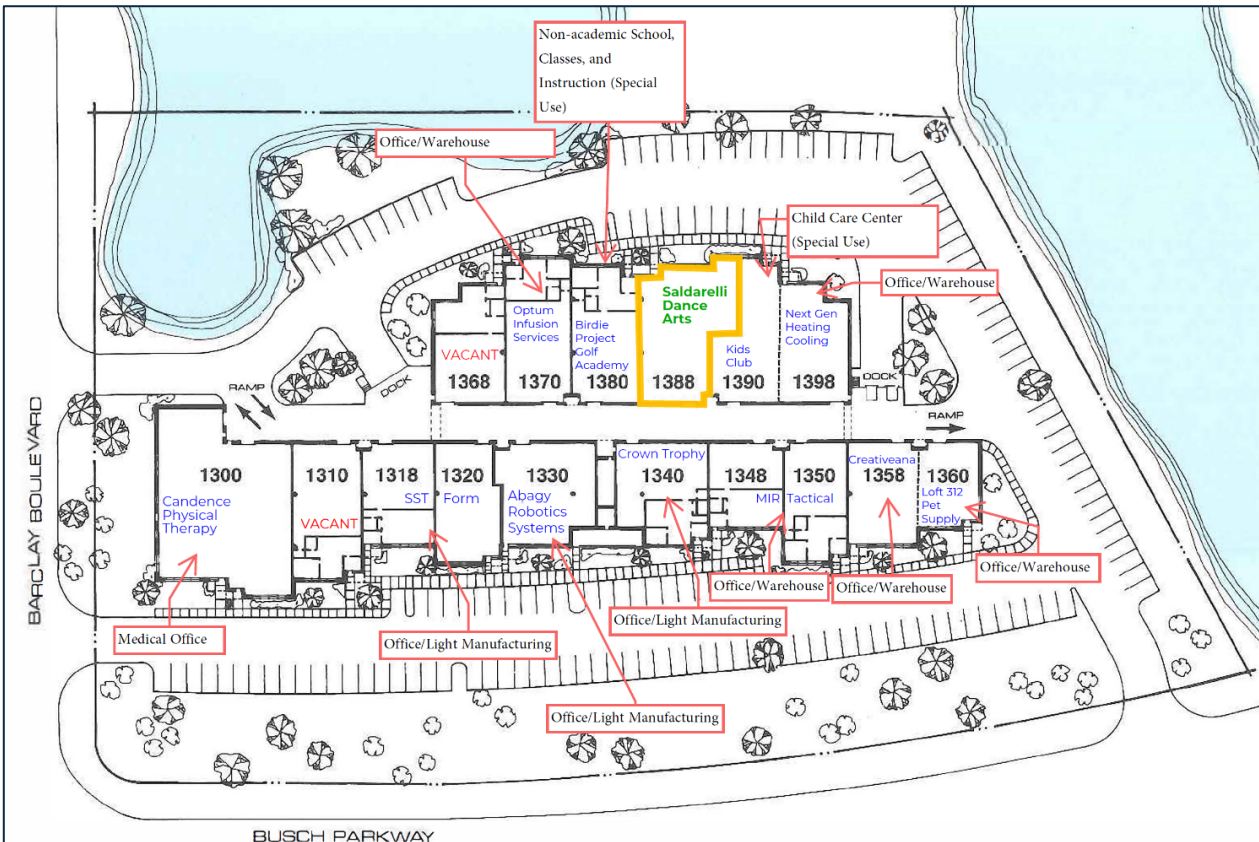


Figure 2: Surrounding Tenant Uses

Parking

- The Zoning Ordinance requires dance schools to have 1 space for every employee, plus 1 space for every 3 students. With the proposed dance school having a maximum of 6 staff and 30 students, a total of 16 parking stalls is required.

- The property has a total of 150 parking stalls, of which the subject tenant space has been assigned 16 for their use by the property owner. According to the parking information provided by the Petitioner and the property owner, 49 unassigned parking stalls are available within the development and are designated for shared use among all tenants.
- Peak times are from 4:30 PM to 9:00 PM, Monday through Friday. The proposed new dance school has fulfilled the requirement of 16 parking stalls allocated by the property owner. While their peak hours overlap with those of neighboring tenants for about 30 minutes on weekday evenings, additional parking spaces become available after 5:00 pm, as many nearby businesses close.
- The studio will have active on-site management to assist with student drop-off and pick-up, directing families to designated parking areas and following clear arrival and dismissal procedures. The petitioner has noted that the previous dance studio has effectively used the ample parking for several years, and the property owner is open to allowing signage for reserved drop-off and pick-up spaces if needed.
- Considering the provided information about the parking stalls and the fact that there were no issues with the previous similar business, the proposed use and parking demand appear reasonable. There is enough parking to support the dance studio, and this use complements the other tenants in the multi-tenant building, as its operating hours are during off-peak times for the other tenants.

Departmental Reviews

Village Department	Comments
Building	The Building Division has reviewed the plans and has no concerns.

STANDARDS

Special Use Criteria

Pursuant to the Zoning Ordinance, all special uses shall meet the following criteria:

1. The special use will serve the public convenience at the location of the subject property; or the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
2. The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with said special use, the size of the subject property in relation to such special use, and the location of the site with respect to streets giving access to it shall be such that it will be in harmony with the appropriate, orderly development of the district in which it is located;
3. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted in such zoning district, nor substantially diminish and impair other property valuations with the neighborhood;
4. The nature, location and size of the buildings or structures involved with the establishment of the special use will not impede, substantially hinder or discourage the development and use of adjacent land and buildings in accord with the zoning district within which they lie;
5. Adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided;
6. Parking areas shall be of adequate size for the particular special use, which areas shall be properly located and suitably screened from adjoining residential uses, and the entrance and exit driveways to

and from these parking areas shall be designed so as to prevent traffic hazards, eliminate nuisance and minimize traffic congestion in the public streets.

The petitioner's response to the standards is attached.

SURROUNDING PROPERTY OWNERS

Pursuant to Village Code, the contiguous property owners were notified by mail and a public hearing sign was posted on the subject property. The posting of the public hearing sign and the mailing of the notifications were both completed within the required timeframes. As of the date of this Staff Report, no inquiries have been received regarding the requested Special Use.

STAFF RECOMMENDATION

Staff recommends **approval** of a Special Use for a non-academic school, classes, and instruction in the Industrial District at 1388 Busch Parkway, subject to the conditions listed in the PZC motion.

ACTION REQUESTED

The Planning & Zoning Commission (PZC) shall open the public hearing and take public testimony concerning the Special Use for the non-academic school, classes, and instruction at 1388 Busch Parkway. The PZC shall make a recommendation to the Village Board regarding the requested Special Use.

Suggested PZC Motion

The PZC moves to make a positive recommendation to the Village Board to allow the Special Use for a non-academic school, classes, and instruction in the Industrial District at 1388 Busch Parkway, subject to the following conditions:

1. *The non-academic school, classes, and instruction 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 Saldarelli Dance Arts, LLC to operate a non-academic school, classes at 1388 Busch Parkway, which shall not run with the land.*
3. *The Special Use granted to the Saldarelli Dance Arts, LLC 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.*

ATTACHMENTS

- Petitioner's Narrative
- Petitioner's Response to the Special Use Standards
- Location Map, Site Parking Analysis, Student Drop-off & Pick-up Location
- Floor Plan
- Ord. 2018-030

NARRATIVE – Special Use Permit

Saldarelli Dance Arts, LLC

Proposed Location: 1388 Busch Pkwy, Buffalo Grove, IL 60089

Purpose of Application

To obtain a Special Use Permit for the operation of a dance studio providing instructional and recreational programming for children, teens, and adults.

Saldarelli Dance Arts, LLC is a new dance studio opening in Buffalo Grove, offering dance instruction for children, teens, and adults. The studio provides age-appropriate classes that emphasize physical movement, coordination, creativity, and discipline within a structured, supportive environment. Instruction is led by experienced, trained faculty and supported by on-site administrative staff to ensure a positive and well-organized experience for all participants. Programming is primarily youth-focused, with limited adult classes, and operates during after-school and early evening hours, along with select morning and weekend offerings. All activities occur indoors, involve no hazardous materials or food service, and are thoughtfully scheduled to promote safe operations, smooth class transitions, and compatibility with surrounding uses.

The 1388 Busch Parkway location has been successfully operated as a dance studio for over seven years and is already fully built out for this use, demonstrating its suitability within the existing building. This established setup minimizes the need for significant modifications and allows for a seamless continuation of a use that is both familiar and compatible with the surrounding area.

Owner, Kristina Saldarelli, has dedicated more than 25 years of her career to professional dance performance and education, and since relocating to Lake County in 2016, her family and have been active members of the local, Buffalo Grove dance community. Through this experience, she has seen firsthand the meaningful and lasting impact a well-run dance program can have on children and families in Buffalo Grove and the surrounding communities. Saldarelli Dance Arts is committed to continuing that positive impact by providing a safe, professional, and welcoming environment that supports high-quality instruction and encourages confidence, growth, and a lifelong appreciation for the arts.

Proposed Operations, Class Scheduling & Employees

As a new business, Saldarelli Dance Arts will operate at a modest and carefully managed scale during its initial phase. The studio anticipates running approximately 2–3 classes at a time, with staggered start and end times to effectively manage building occupancy and parking demand.

- **Weekday hours:** Primarily between 4:30 p.m. and 9:00 p.m.
- **Morning hours:** Limited weekday morning classes
- **Weekends:** Select Saturday and Sunday classes
- **On-site staffing:** Approximately 4–6 faculty and staff members present at any given time
- **Student presence:** Approximately 25–30 students on-site at any given time

Class sizes are intentionally kept small to foster a supportive, attentive, and encouraging learning environment. Scheduling is thoughtfully designed to avoid the simultaneous dismissal of large groups and to maintain a calm and organized flow throughout the facility. All programming takes place indoors in a supervised setting, led by trained instructors and supported by on-site administrative staff. While the studio employs approximately 12 individuals, no more than 4–5 staff members are typically on-site at any given time, allowing for consistent oversight and a welcoming experience for students and their families.

Parking and Traffic Management

The proposed operations are consistent with the parking and traffic management measures outlined in Special Use Standard #6. The property includes approximately 150 shared parking spaces, and the studio's peak operating hours occur primarily after standard business hours, when parking demand from neighboring tenants is significantly lower.

The studio will maintain active on-site management during all hours of operation, including dedicated administrative staff to assist with student drop-off and pick-up, particularly for younger children. Families will be directed to use designated parking areas, avoid stopping in fire lanes or drive aisles, and follow clearly communicated arrival and dismissal procedures. Staggered scheduling, manageable class sizes, and consistent staff supervision will support safe and efficient traffic flow while providing a smooth experience for all visitors.

Based on anticipated enrollment, staffing, and the availability of shared parking, the studio's operations are not expected to exceed the site's parking capacity or create traffic hazards, congestion, or nuisance conditions on surrounding streets.

The existing dance studio has successfully utilized the ample parking available on the north side of the building for student drop-off and pick-up for several years without issue. If necessary, the landlord is also willing to permit signage, at the tenant's expense, designating up to two reserved spaces specifically for drop-off and pick-up purposes. All procedures related to parking, arrival, and dismissal will be clearly communicated to families through studio registration materials and ongoing studio communications.

Sound Protection Measures

The existing studio is equipped with soundproofing panels along the studio walls to help minimize noise transfer to neighboring tenant spaces. Music levels are consistently maintained at reasonable volumes during classes and rehearsals to remain respectful of adjacent businesses. The space has operated successfully as a dance studio for more than seven years without any noise complaints from neighboring tenants, and these sound-control practices will continue moving forward.

Compatibility with Surrounding Uses

The Barclay Boulevard corridor between Busch Parkway and Aptakasic Road is well established as a destination for child- and youth-focused instructional and recreational uses. Saldarelli Dance Arts is consistent with and complementary to these existing businesses and further reinforces the area's character as a family-oriented activity corridor.

Conclusion

Saldarelli Dance Arts represents both continuity and thoughtful growth, building on a strong foundation while bringing a renewed focus on long-term sustainability and community connection. With carefully scaled operations, proactive traffic and parking management, and a deep commitment to safety and positive youth development, the proposed studio is well suited for the subject location and aligns with the intent of the zoning district and Special Use standards.

Community Development Department

50 Raupp Boulevard, Buffalo Grove, IL 60089

Phone: 847-459-2530 | www.vbg.org

Special Use Standards

During the Public Hearing, you will need to present your case for the Special Use being requested. In doing so, please address the six (6) Special Use Standards listed below:

1. The special use will serve the public convenience at the location of the subject property; or the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;

Response:

The proposed dance studio will serve the public convenience by providing structured, supervised dance education for children, teens, and adults in Buffalo Grove and surrounding communities. Instruction will take place in an indoor, controlled environment led by trained professionals.

The establishment, maintenance, and operation of the studio will not be detrimental to public health, safety, morals, comfort, or general welfare. The use involves no hazardous materials, no food service, and no late-night activity. Classes promote physical activity, creativity, discipline, and positive youth development, contributing to the overall well-being of the community.

2. The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with said special use, the size of the subject property in relation to such special use, and the location of the site with respect to streets giving access to it shall be such that it will be in harmony with the appropriate, orderly development of the district in which it is located;

Response:

The location and size of the proposed special use are appropriate for the subject properties and consistent with the character and development pattern of the district. The nature of the dance studio is a low-intensity, indoor instructional use compatible with surrounding service-oriented and recreational businesses.

The size of the property is well suited to the proposed special use. The combined square footage of 1388 Busch Pkwy allows the dance studio to operate at an appropriate scale, with adequately sized instructional dance rooms, lobby, storage, and administrative areas, and internal circulation space. This ensures that classes can be conducted safely and efficiently without overcrowding or excessive intensity of use.

Classes are scheduled in staggered time blocks to manage occupancy and traffic flow. The subject properties are well served by existing streets and access points, and the scale of the use is proportional to the size of the buildings, ensuring harmony with the orderly development of the district.

3. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted in such zoning district, nor substantially diminish and impair other property valuations with the neighborhood;

Response:

The proposed special use will not be injurious to the use and enjoyment of neighboring properties. All activities occur indoors, and music used for instruction is kept at reasonable levels with no outdoor amplification. Sound associated with the proposed use will be managed to ensure compatibility with surrounding properties.

Exact youth-oriented dance instructional uses have successfully operated within this exact space for over 7 years without negative impacts. The studio is not expected to diminish property values and may enhance the area by activating existing commercial space in a positive, community-focused manner.

4. The nature, location and size of the buildings or structures involved with the establishment of the special use will not impede, substantially hinder or discourage the development and use of adjacent land and buildings in accord with the zoning district within which they lie;

Response:

The nature, location, and size of the buildings involved with the proposed special use will not impede or discourage the development or use of adjacent properties in accordance with the zoning district.

The studio will operate entirely within the existing building footprint with interior improvements only. No exterior changes are proposed that would conflict with zoning requirements or negatively affect neighboring properties.

5. Adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided;

Response:

All necessary utilities and infrastructure are currently available to serve the subject properties, including water, sanitary sewer, electricity, and telecommunications.

Existing access roads adequately serve the site, and no additional public infrastructure improvements are required. The studio will not place unusual demands on utilities or municipal services.

6. Parking areas shall be of adequate size for the particular special use, which areas shall be properly located and suitably screened from adjoining residential uses, and the entrance and exit driveways to and from these parking areas shall be designed so as to prevent traffic hazards, eliminate nuisance and minimize traffic congestion in the public streets.

Response:

The subject properties are adequately served by approximately 150 shared off-street parking spaces. Some neighboring businesses operate during daytime hours, while the studio's peak hours occur after school, in the early evening, and on weekends, when parking demand is reduced. There are no residential uses in the surrounding properties.

The studio anticipates approximately 5-6 faculty and staff members on-site during evening hours. Programming includes 2-3 classes at a time, with staggered start and end times between 4:00-9:00 PM on weekdays, along with limited weekday mornings and select weekend classes.

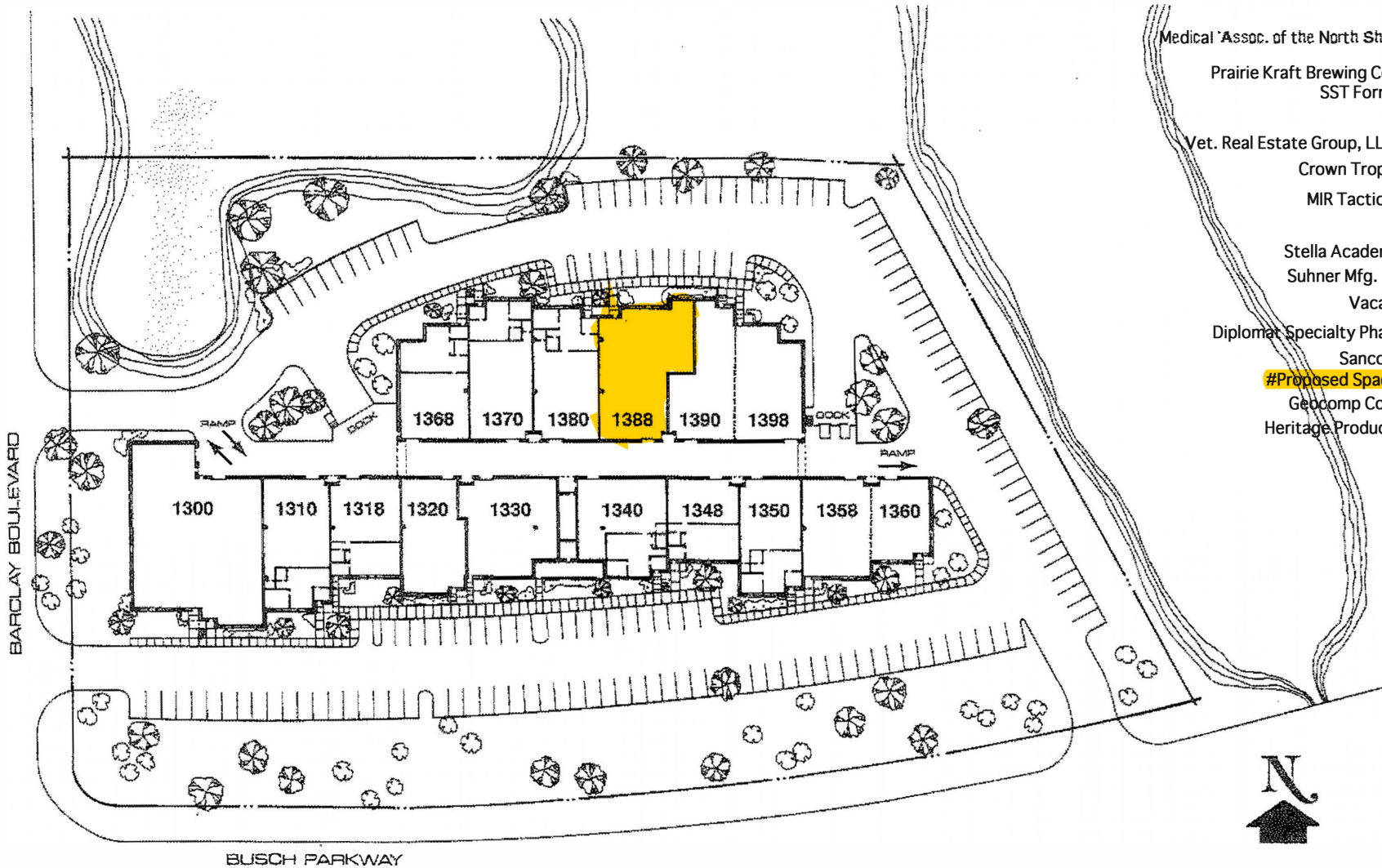
At peak times, approximately 25-30 students may be on-site; however, staggered scheduling results in rolling arrivals and departures rather than concentrated drop-off and pick-up periods. As a result, parking demand remains low and within available capacity.

A staff member will be present during operating hours to assist with drop-off and pick-up. Families will be directed to park in designated spaces and avoid drive aisles and fire lanes. Two points of ingress and egress support safe and efficient traffic flow.

VAN VLISSINGEN AND CO.

Corporate real estate since 1879.
 One Overlook Point
 Lincolnshire Corporate Center
 Lincolnshire, Illinois 60069
 Address Correction Requested

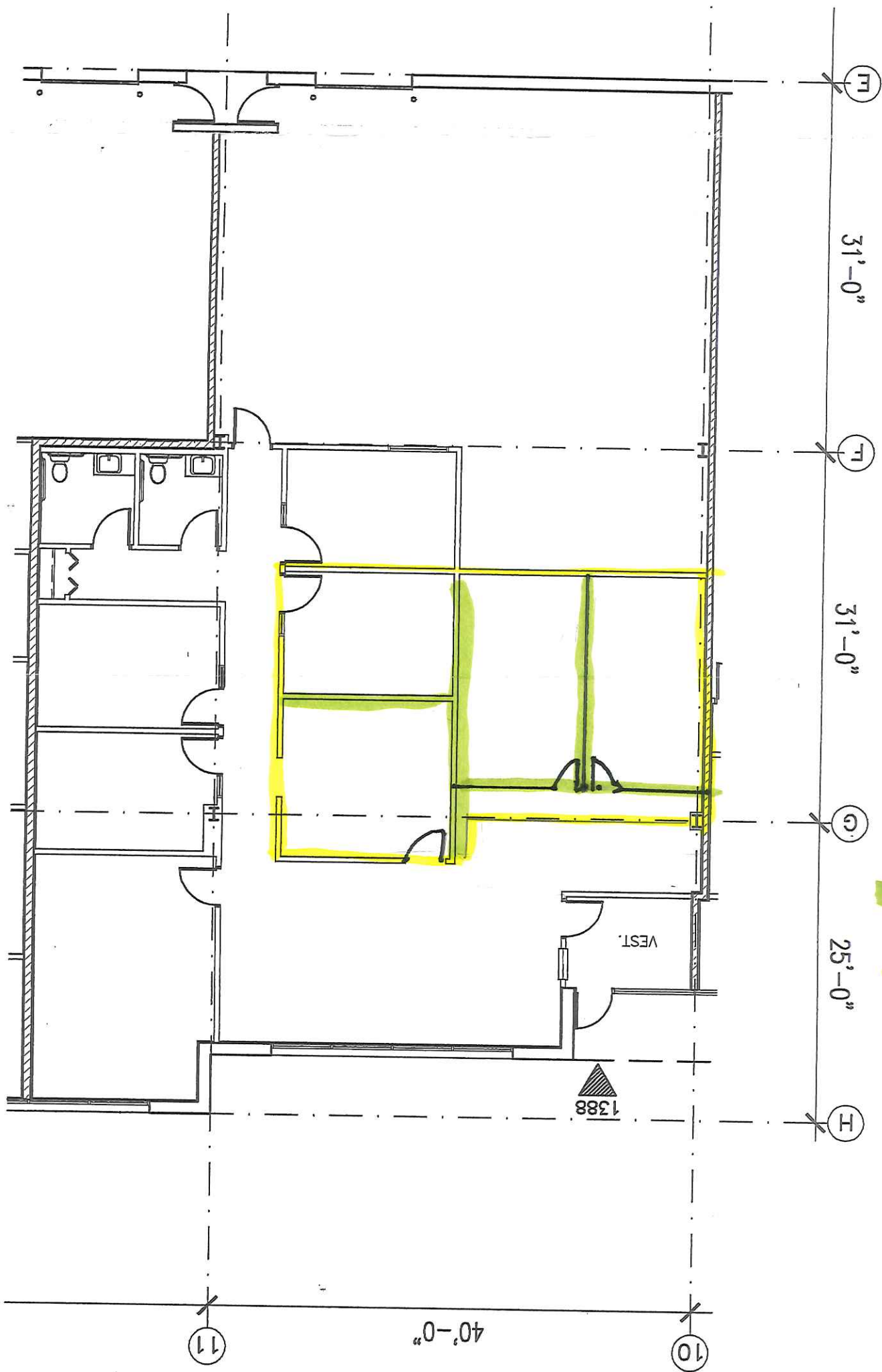
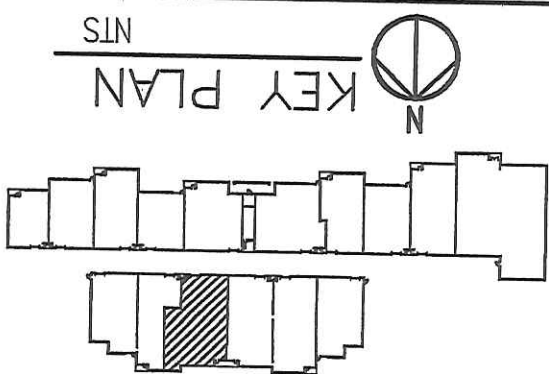
BULK RATE
 U.S. POSTAGE
PAID
 Lincolnshire, IL 60069
 Permit No. 37



	UNIT	SIZE
Medical Assoc. of the North Shore	1300	7,958
Prairie Kraft Brewing Co.	1310	3,338
SST Form	1318	2,660
	1320	2,668
Vet. Real Estate Group, LLC	1330	3,639
Crown Trophy	1340	3,181
MIR Tactical	1348	2,239
	1350	2,830
Stella Academy	1358	2,566
Suhner Mfg. Inc.	1360	1,946
Vacant	1368	2,937
Diplomat Specialty Pharm.	1370	3,408
Sanco	1380	3,337
#Proposed Space#	1388	4,292
Geocomp Corp.	1390	2,556
Heritage Products	1398	2,937

1300-1398 Busch Parkway
Buffalo Grove, Illinois

Tenant	Allocate Stalls Per Lease	Hours of Parking Demand
Candence Physical Therapy Co.	10 Unreserved	Mon - Sat. 8:00AM- 7:00PM
Vacant	Vacant	Vacant
Vacant	Vacant	Mon - Thur 4:00PM--9:00PM, Fri- Sat 2:00PM-11:00PM, Sun 2:00PM-7:00PM
SST Form	8 Unreserved	Mon-Fri 6:00AM-6:00AM
Abagy Robotics Systems Inc	7 Unreserved	Mon-Fri 8:00AM-5:00AM
Crown Trophy	6 Unreserved	Mon-Fri 9:00AM-5:30PM
MIR Tactical	11 Unreserved	Mon-Fri 12:00PM-8:00PM
Creativeana LLC	6 Unreserved	Mon-Sunday 9:00AM-7PM
Loft 312 Inc Greenline Pet Supply	4 Unreserved	Mon-Fri 9:00AM-5:30PM
Vacant	Vacant	Mon-Fri 8:00AM-5:00PM
Optum Infusion Services 501	7 Unreserved	Mon-Fri 9:00AM-5:00PM
Birdie	8 Unreserved	Mon-Fri 9:00AM-8:00PM
Proposed Use	16 Unreserved	Mon-Fri 9:30 AM-9:30 PM Saturday 8:30AM-1:00 PM
Kids Club	6 Unreserved	Mon - Thur 4:00PM--9:00PM, Fri- Sat 10:00AM-8:00PM
Next Generation Heating And Cooling Inc	6 Unreserved	Mon-Fri 5:00AM-4:00PM
	95 Used Stalls	
	55 Currently Unused Stalls	
	45 Stalls	

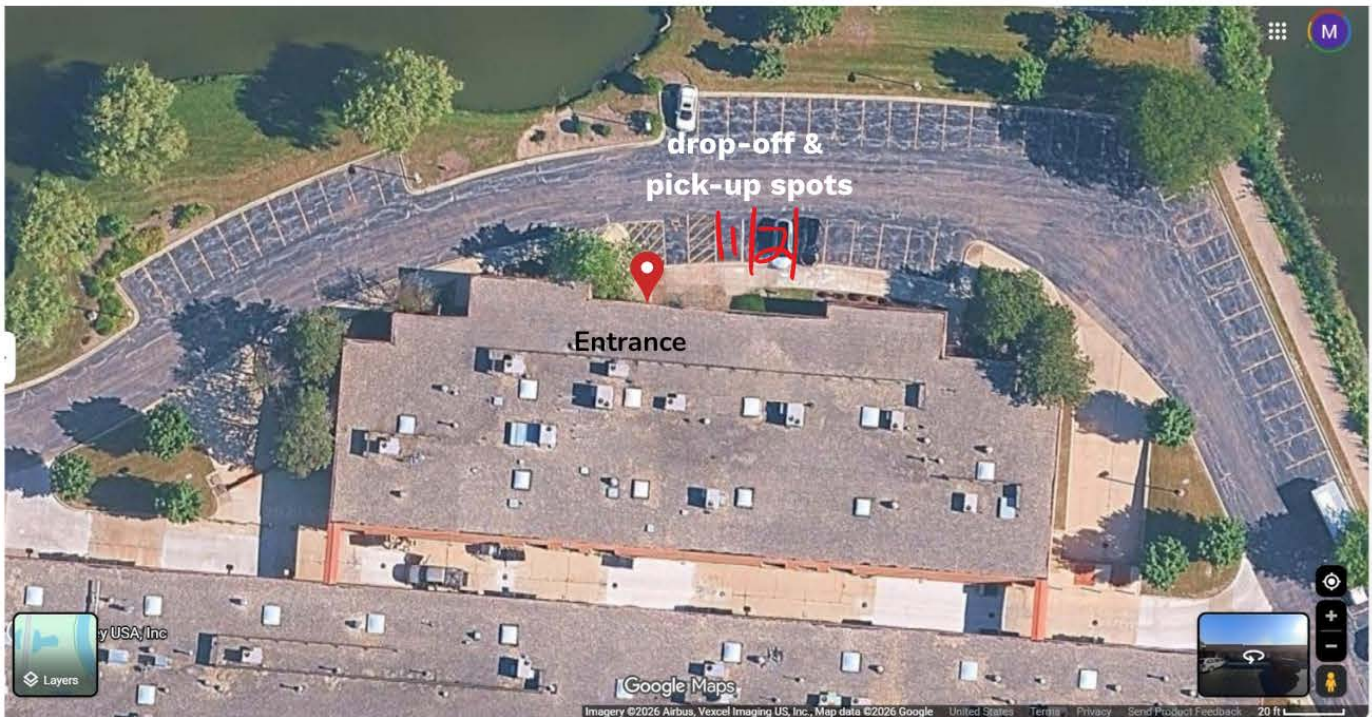


DEMO
NEW/
EXISTING
WALLS

Saldarelli Dance Arts, LLC

1388 Busch Pkwy

Student Drop-off/Pick-up Location Map



ORDINANCE NO. 2018 - 030

**AN ORDINANCE APPROVING A SPECIAL USE FOR A DANCE SCHOOL AT 1388 BUSCH
PARKWAY
VILLAGE OF BUFFALO GROVE,
COOK AND LAKE COUNTIES, ILLINOIS**

Movement & Sound Dance, LLC

WHEREAS, the Village of Buffalo Grove is a Home Rule Unit by virtue of the Illinois Constitution of 1970; and,

WHEREAS, the property located at the 1388 Busch Parkway (“Property”) is zoned in the I Industrial; and,

WHEREAS, Movement & Sound Dance, LLC (“Petitioner”), has petitioned the Village for approval of a special use for a dance school at the Property; and,

WHEREAS, the Village Planning & Zoning Commission conducted a public hearing on May 2, 2018 concerning the petition for the special use; and,

WHEREAS, the Planning & Zoning Commission made a finding and determined that the petition meets the criteria of a special use as set forth in the Buffalo Grove Zoning Ordinance, as described in the minutes attached as Exhibit C; and,

WHEREAS, the Planning & Zoning Commission voted 7 to 0 to recommend approval of the special use; and,

WHEREAS, the President and Village Board of Trustees after due and careful consideration have concluded that the proposed dance school is a reasonable use of the Property and will serve the best interests of the Village.

WHEREAS, the proposed special use shall be operated in accordance with and pursuant to the following exhibits:

- EXHIBIT A Acceptance and Agreement concerning special use
- EXHIBIT B Project Narrative, Site Plan & Floor Plan
- EXHIBIT C Minutes from the May 2, 2018 Planning & Zoning Commission

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BUFFALO GROVE, COOK AND LAKE COUNTIES, ILLINOIS:

Section 1. This Ordinance is made pursuant to and in accordance with the Village’s Zoning Ordinance and the Village’s Home Rule powers. The preceding whereas clauses are hereby made a part of this Ordinance.

Section 2. The Corporate Authorities hereby grant a special use for a dance school subject to the following conditions:

1. The project shall conform to the plans attached as part of the petition.
2. The Petitioner shall have a maximum of 33 students/guests and 3 employees for a total of 36 people in their facility at any one time.
3. Prior to the issuance of a certificate of occupancy, the Petitioner shall provide a drop-off/pick-up plan in a manner acceptable to the Village.
4. The special use is granted to Movement & Sound Dance, LLC and said special use does not run with the land.
5. The special use granted to Movement & Sound Dance, LLC may be assignable to subsequent petitioners seeking assignment of this special use as follows:
 - i. Upon application of a petition seeking assignment of this special use, the Village of Buffalo Grove, in their sole discretion, may approve the assignment administratively, or may refer it to the Planning & Zoning Commission and/or the Village Board for a public hearing.
 - ii. Such assignment shall be valid only upon the written approval of the Village of Buffalo Grove granting said assignment, which may be granted or denied for any reason.

Section 3. This Ordinance shall be in full force and effect upon the submittal of a signed Exhibit A (Acceptance and Agreement) hereto. This Ordinance shall not be codified.

AYES: 5 – Berman, Ottenheimer, Weidenfeld, Johnson, Smith

NAYS: 0 - None

ABSENT: 1 - Stein

PASSED: May, 21, 2018.

APPROVED: May 21, 2018.


 Beverly Sussman, Village President

ATTEST:


 Janet M. Sirabian, Village Clerk

EXHIBIT A
Acceptance and Agreement Concerning Special Use

Movement & Sound Dance, LLC

Movement & Sound Dance, LLC acknowledges that it has read and understands all of the terms and provisions of Buffalo Grove Ordinance No. 2018 - 030 pertaining to the special use, and does hereby accept and agree to abide by and be bound by each of the terms, conditions and limitations of said Ordinance.

Movement & Sound Dance, LLC

By: Corey Y. Lozier
Name (print): Corey Y. Lozier
Title: Co-owner

The undersigned Owner acknowledges that it has read and understands all of the terms and provisions of said Buffalo Grove Ordinance No. 2018 - 030.

Owner: C.G.A. Investment Co., LLC

By: Nicholas D. Panarese
Name (print): NICHOLAS D. PANARESE
Title: VICE PRESIDENT
VAN ULSSIOSEN AND CO.

EXHIBIT B
Project Narrative, Site Plan & Floor Plan

Movement & Sound Dance, LLC

EXHIBIT C
Minutes from the May 2, 2018 Planning & Zoning Commission

Movement & Sound Dance, LLC

Brief Narrative of Project – Movement & Sound Dance LLC

Site Address: 1388 Busch Parkway, Buffalo Grove, IL 60089

Purpose of Application: to obtain a special use permit for the use of the space

Movement & Sound Dance LLC is a dance studio that was established in June of 2015, meeting the needs of dance students (children and adults) in Buffalo Grove, and other surrounding cities, such as Arlington Heights, Lincolnshire, Deerfield, Vernon Hills and more. Movement & Sound Dance LLC currently sublets space from Buffalo Grove Gymnastics Center, at 1362 Barclay Blvd in Buffalo Grove. Our current location is less than one minute away from the new site address, at 1388 Busch Parkway.

Movement & Sound Dance LLC needs to expand to a larger space in order to be able grow its clientele and to flourish as a business, as well as help its dancers to continue to excel in their training. With the new location, Movement & Sound Dance LLC would have its own lobby area, two larger dance room spaces, as well as office space and storage. Their current location has a shared lobby and bathrooms with the gymnastics facility and only one medium-sized dance room space, with no storage space.

Movement & Sound Dance began in 2015 with approximately 80 students, and has now grown to 200+ students, with hopes to grow more each year. We offer classes for dancers ages 18 months old (with a parent) through 18 years old. We also currently offer a small number of adult dance fitness classes. Our hours of operation vary each day but are generally as follows: morning classes from 10-11:30am; afternoon classes from 1:30-3pm; after school classes from 4:30-9pm. Monday through Friday, we always have classes during the after school and evening hours; our morning and afternoon classes are about three to four times a week. We have classes on Saturdays from 9-1pm.

Our classes are limited to 12-14 dancers per class. Our daytime classes are often 8 students or less. For our preschool age classes (30-60 minutes), which are usually in the mornings and early afternoons, the parents stay in the lobby while their child is in class. For our after-school classes, many families carpool or drop off their dancers. For our evening classes, our older elementary through high school students are either dropped off or are able to drive themselves and carpool with friends. Only about 10 parking spots at a time would be needed, as far as we can estimate.

The employees are currently my business partner and myself (Corey Lozier and Allie Buchweitz). When we expand, we will take on an additional teacher as well as an administrative employee. Only two teachers and one front desk staff person would be at the studio at the same time.

The project at 1388 Busch Parkway will improve and change the space by creating a more open floor plan, combining 3 offices into one larger dance room space. The project will also include updating the floors, painting the walls, etc.

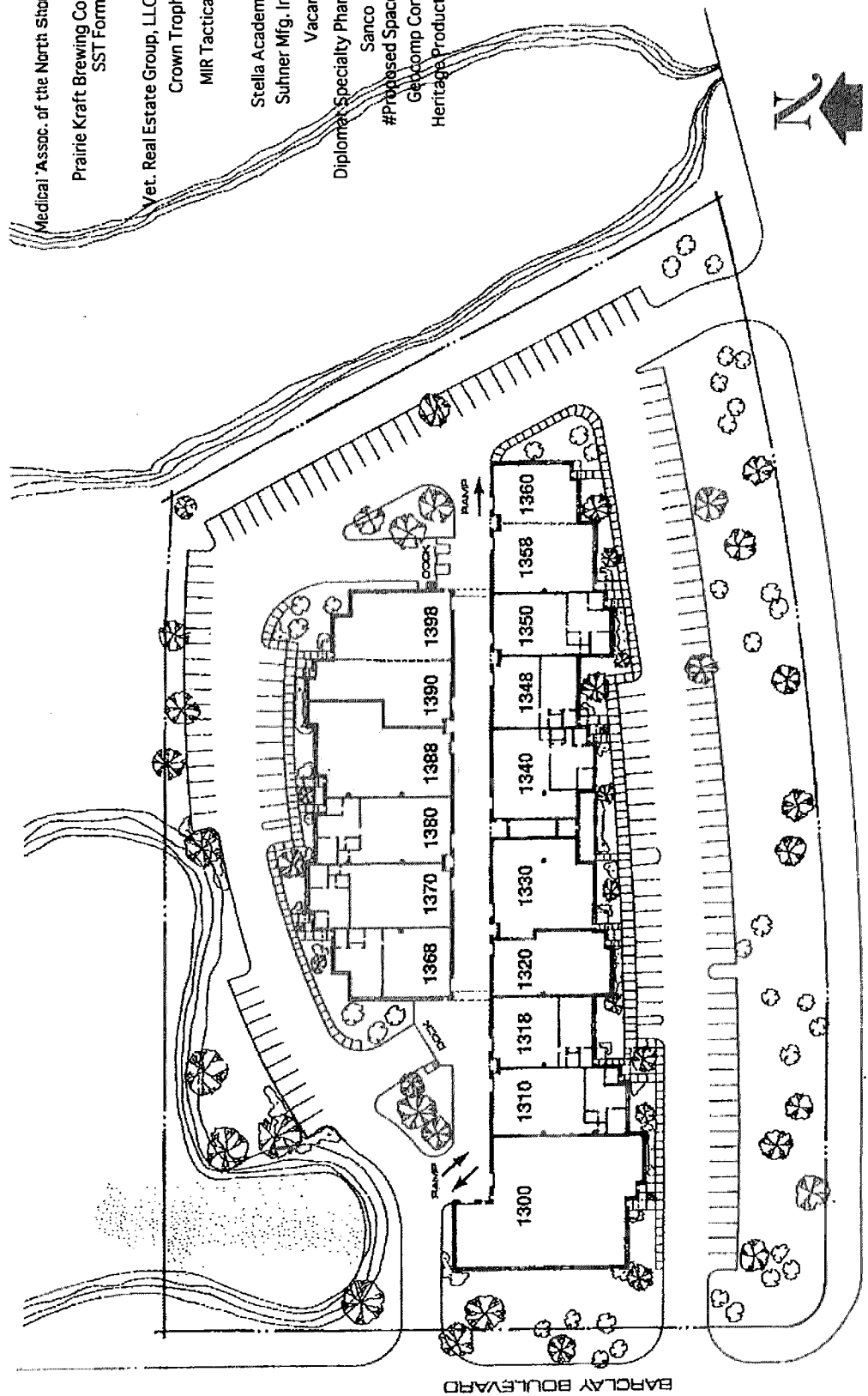
The business park that includes 1388 Busch Parkway is the site for many child-friendly businesses, just as Movement & Sound Dance LLC is a child-friendly and child-oriented business. Rockin' Jump, Jump Zone, My Gym, Buffalo Grove Gymnastics Center, and Stella Tutoring are all businesses within minutes of 1388 Busch Parkway. You can find more information about Movement & Sound Dance LLC at www.movementandsounddance.com.

BULK RATE
U.S. POSTAGE
PAID
Lincolnshire, IL 60069
Permit No. 37

VAN VLISSINGEN AND CO.

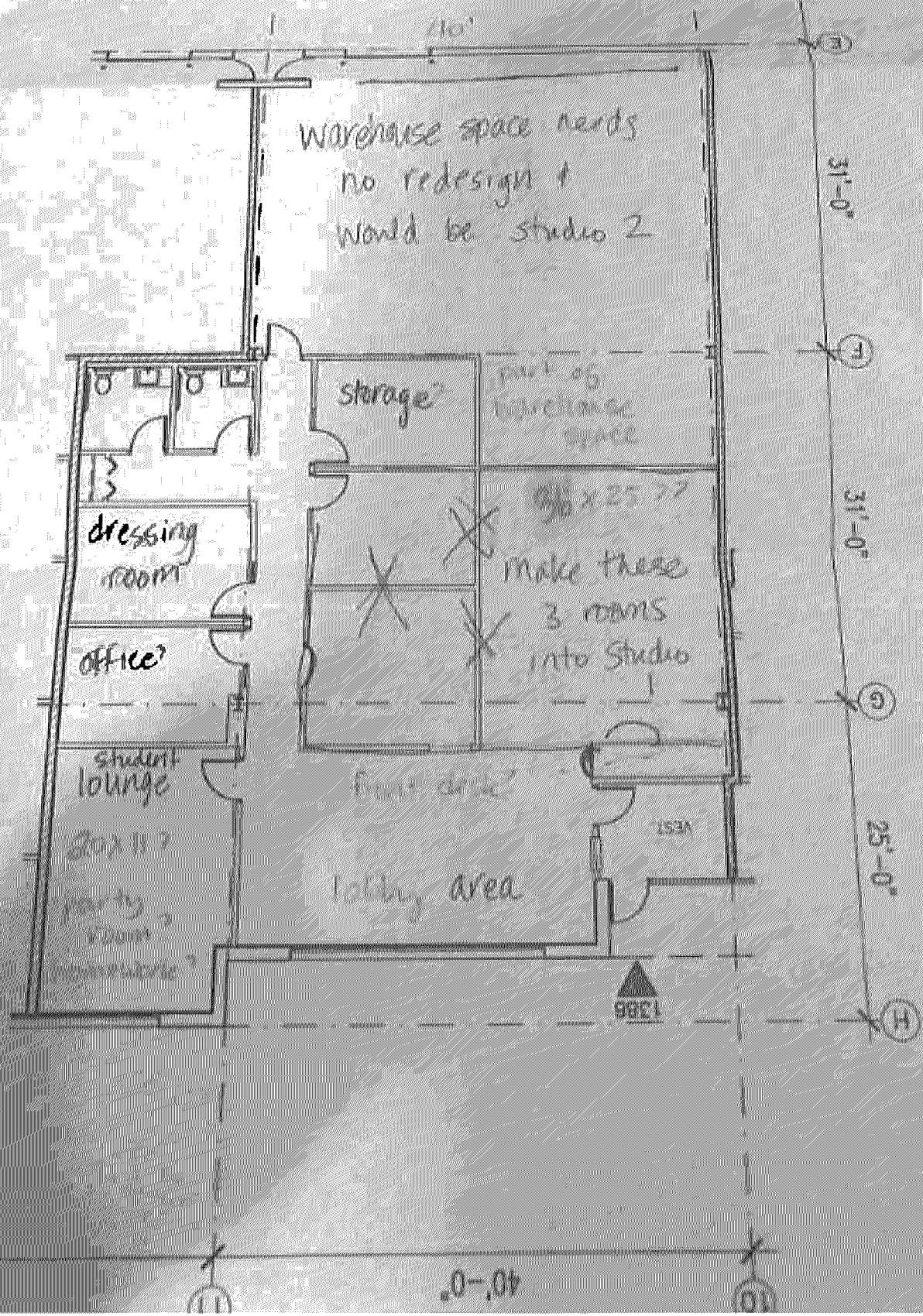
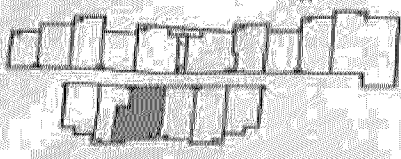
Corporate real estate since 1879.
One Overlook Point
Lincolnshire Corporate Center
Lincolnshire, Illinois 60069
Address Correction Requested

	UNIT	SIZE
Medical Assoc. of the North Shore	1300	7,958
Prairie Kraft Brewing Co.	1310	3,338
SST Form	1318	2,660
	1320	2,668
Vet. Real Estate Group, LLC	1330	3,639
Crown Trophy	1340	3,181
MIR Tactical	1348	2,239
	1350	2,830
Stella Academy	1358	2,566
Suhner Mfg. Inc.	1360	1,946
Vacant	1368	2,937
Diplomat Specialty Pharm.	1370	3,408
Sanco	1380	3,337
#Proposed Space#	1388	4,292
Getcomp Corp.	1390	2,556
Heritage Products	1398	2,937



**1300-1398 Busch Parkway
Buffalo Grove, Illinois**

KEY PLAN



Warehouse space needs
no redesign &
would be studio 2

storage?

part of
warehouse
space

25' x 25' ??
make these
3 rooms
into studio 1

dressing
room

office?

student
lounge

20' x 11' ?

party
room?

fruit drink

lobby area

REST

1388

31'-0"

F

31'-0"

G

25'-0"

H

40'-0"

MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF BUFFALO GROVE HELD IN THE COUNCIL CHAMBERS, 50 RAUPP BOULEVARD, BUFFALO GROVE, ILLINOIS ON WEDNESDAY, MAY 2, 2018

Call to Order

The meeting was called to order at 7:30 PM by Chairman Frank Cesario

Public Hearings/Items For Consideration

2. Consider a Special Use for a Dance School at 1388 Busch Parkway (Trustee Ottenheimer) (Staff Contact: Chris Stilling)

Corey Lozier, Movement and Sound Dance, LLC, 1362 Barclay Boulevard, Buffalo Grove, IL and Nick Panarese, Van Vlissigen, One Overlook Point, Lincolnshire, IL, were present and sworn in.

Ms. Lozier explained that currently they are subletting space from the Buffalo Grove Gymnastics Center. They have grown to have over 200 students and space is tight. They would like to continue to expand and provide instruction for children from all over the area. The proposed location will fit their space needs and will include both large and small dance rooms and also provide some storage. The location of the new space also has many facilities with activities for children in the area.

Com. Goldspiel clarified the address of the proposed location to be 1388 Busch Parkway, not Barclay Boulevard. Com. Goldspiel asked if there is sufficient lighting in the parking lot. Mr. Panarese advised that there is sufficient lighting with both the parking lot poles as well as bollards along the sidewalk. He has never had any complaints from other tenants as far as any lack of lighting.

Com. Weinstein asked the Petitioner to review the proposed allotted parking. Ms. Lozier explained that they will have 11 assigned parking spaces. Most of their classes are held after normal business hours, although they do have some day classes. Some students will be dropped off. No student will be allowed to cross the parking lot without a parent or adult. Com. Weinstein asked if there are any other heavy recreational or special uses in the building. Ms. Lozier responded no.

Ch. Cesario asked staff to display the site plan and asked about Prairie Kraft Brewing and Stella Academy. Mr. Panarese advised that both of those tenants are located on the other side of the building and will not affect this use. Ch. Cesario asked Mr. Panarese how many parking spaces will be allotted to this tenant. Mr. Panarese advised that 11 spaces would be assigned to this tenant. There are 119 parking spaces total for this building. Most tenants are not there after normal business hours, with a few exceptions.

Ms. Lozier explained her hours of operation and explained that they are the busiest after school. Their high school student classes are even later. They do have some Saturday morning classes as well.

Com. Moodhe asked about additional available parking spaces on the south end of the parking lot. Mr. Panarese explained that any open spaces are on a first come, first serve basis. Most tenants currently under utilize their allotted parking. Com. Moodhe asked if there would be any dance recitals. Ms. Lozier advised that there will be recitals but not at this location. Com. Moodhe asked about music sound being generated from the space. Ms. Lozier advised that they do play music and they will be installing sound-absorbing panels.

There were no additional questions or comments from the Commissioners. There were no questions from the audience.

Ch. Cesario entered the Staff Report dated May 2, 2018 as Exhibit 1.

Com. Weinstein asked if any calls were received regarding this petition and if any of the tenants in the building were notified. Mr. Stilling advised that the required public hearing sign was posted at the property and the Village does not notify tenants, just the property owners as required.

Ch. Cesario asked how complaints would be handled. Mr. Stilling responded that any complaints would be addressed on a case by case basis.

The public hearing was closed at 7:50 PM.

Moved by Com. Weinstein, seconded by Com. Khan, to make a positive recommendation to the Village Board to approve the Special Use at 1388 Busch Parkway, subject to the following conditions:

- 1. The project shall conform to the plans attached as part of the petition.*
- 2. The petitioner shall have a maximum of 33 students/guests and 3 employees for a total of 36 people in their facility at any one time.*
- 3. Prior to the issuance of a certificate of occupancy, the petitioner shall provide a drop-off/pick-up plan in a manner acceptable to the Village.*
- 4. The special use is granted to Movement and Sound Dance, LLC d/b/a/ Movement and Sound Dance and said special use does not run with the land.*
- 5. The special use granted to Movement and Sound Dance, LLC d/b/a/ Movement and Sound Dance may be assignable to subsequent petitioners seeking assignment of this special use as follows:*
 - i. Upon application of a petition seeking assignment of this special use, the Village of Buffalo Grove, in their sole discretion, may approve the assignment administratively, or may refer it to the Planning & Zoning Commission and/or the Village Board for a public hearing.*
 - ii. Such assignment shall be valid only upon the written approval of the Village of Buffalo Grove granting said assignment, which may be granted or denied for any reason.*

Ch. Cesario advised that this area has had success with a variety of uses and this would be a continuation of that.

Com. Moodhe asked Mr. Panarese if these types of uses are becoming a trend. Mr. Panarese explained that he has seen a movement toward kid-friendly activities. He feels as a landlord that these uses work. Com. Moodhe asked staff if this type of use is something that staff wants to address on a general level. Mrs. Woods advised that staff has considered creating a new "light industrial/office/flex district" which seems to attract these types of uses and then reviewing these types of uses on an administrative level. However, she explained that it would be best to wait until the Comprehensive Plan process, which is slated to kick-off later this year to explore that more fully. Mr. Stilling added that until that analysis occurs, staff wants maintain the special use process.

Com. Cohn added that the Planning & Zoning Commission has always reviewed these types of petitions on a case-by-case basis. However, staff should explore ways to simplify the process.

RESULT:	RECOMMENDATION TO APPROVE [UNANIMOUS]
	Next: 5/21/2018 7:30 PM
MOVER:	Mitchell Weinstein, Commissioner
SECONDER:	Zill Khan, Commissioner
AYES:	Moodhe, Cesario, Cohn, Goldspiel, Khan, Weinstein, Au
ABSENT:	Scott Lesser

Regular Meeting

Adjournment

The meeting was adjourned at 8:28 PM

Chris Stilling

APPROVED BY ME THIS 2nd DAY OF May, 2018



AGENDA ITEM SUMMARY

PLANNING AND ZONING COMMISSION

Regular Meeting: June 3, 2026

AGENDA ITEM 2.B.

Consideration of an Amendment to Ordinance 2009-15 as the Village of Buffalo Grove proposes to adopt a new Comprehensive Plan entitled BG2050 Comprehensive Plan.

Contacts

Liaison: Trustee Ottenheimer

Staff: Michelle House

Staff Recommendation

Staff recommends approval.

Recommended Motion

The PZC recommends approval of the BG2050 Comprehensive Plan as its new Comprehensive Plan.

Summary

A Comprehensive Plan outlines a community's vision of its desired physical environment revolving around the interrelated elements of land use, economic development, transportation and circulation, housing, and natural resources. In addition to this vision, it also shows a roadmap as to how to achieve that vision and decisions over a 15-20 year horizon.

The comprehensive planning process was originally started in 2019 but was put on pause in March, 2020 due to Covid, changing market dynamics, new developments, and modification to developments. Staff restarted the comprehensive planning process in 2023 and in October, 2024 presented draft strategy concepts to the Village Board for feedback. Since that time, staff has developed and written the draft Comprehensive Plan with detailed strategies and recommendations.

Staff is proposing that final BG2050 Comprehensive Plan will be presented to the Village Board at a meeting later this summer following incorporation of comments received through the public comment process.

File Attachments

1. Staff Report - BG2050 Comprehensive Plan
2. Exhibit A - Link to BG2050 Comprehensive Plan





VILLAGE OF BUFFALO GROVE PLANNING & ZONING COMMISSION STAFF REPORT

Meeting Date: June 3, 2026

Petitioner: Village of Buffalo Grove

Prepared By: Michelle House, Deputy Director of Community Development

Request: Approval of BG2050 Comprehensive Plan

WHAT IS A COMPREHENSIVE PLAN?

A Comprehensive Plan outlines a community's vision of its desired physical environment revolving around the interrelated elements of land use, economic development, transportation and circulation, housing, and natural resources. In addition to this vision, it also shows a roadmap as to how to achieve that vision and decisions over a 15-20 year horizon.

HISTORY OF THE PROCESS

The comprehensive planning process was originally started in 2019 but was put on pause in March, 2020 due to Covid, changing market dynamics, new developments, and modification to developments. Staff restarted the comprehensive planning process in 2023 and in October, 2024 presented draft strategy concepts to the Village Board for feedback. Since that time, staff has developed and written the draft Comprehensive Plan with detailed strategies and recommendations.

A Steering Committee that includes a variety of stakeholders within the Village including Village leaders, residents, businesses, property owners, and other local partners, has guided the Comprehensive Plan process from start to completion.

On April 6, 2026 at the Village's Committee of the Whole Meeting (COW), staff presented the Draft Comprehensive Plan. This presentation kicked off the final steps of the plan including the Public Comment Period, the Refinement Period, and then Final Adoption.

OUTREACH PROCESS

Community engagement is a critical part of the comprehensive planning process. Various public outreach strategies were utilized during the course of this project including surveys, meetings with committees and commissions, focus groups, workshops, etc. Staff also took advantage of the outreach efforts conducted for the Community Branding and Strategic Planning initiatives, which included a wide range of stakeholders at several meetings, focus groups, and one-on-one interviews, as well as an additional community survey. The combined input from these stakeholders, totaling over 1,500 individuals, helped shape the vision, goals, and recommendations of the Comprehensive Plan.

SUMMARY OF THE PLAN

A summary of the key points of the Comprehensive Plan is listed below.

EXISTING CONDITIONS

In 2024, the staff created a full [Existing Conditions Report](#) to help present a “snapshot” of the current conditions, issues, and opportunities facing the Village. A summary of the Existing Conditions Report is included in the Comprehensive Plan and is highlighted below.

Buffalo Grove is a community of approximately 43,000 residents and is projected to grow by about 27% (55,000 people) by 2050. The Village continues to diversify, with particularly notable growth in the Asian population. The median age is just over 41. Educational attainment is high, with roughly two-thirds of residents holding a bachelor’s degree or higher. The community also benefits from a strong economic profile, reflected in a median household income of about \$121,000 and a low unemployment rate of around 3.1 percent.

Buffalo Grove’s land use is dominated by residential areas, primarily single-family homes, followed by significant open space, with smaller portions dedicated to industrial, commercial, office, vacant, and mixed-use development. The community is structured around key commercial, industrial, and civic nodes, including the Civic Triangle, which serves as the Village’s core with higher densities, mixed uses, and major civic destinations.

Housing in Buffalo Grove is characterized primarily by single-family neighborhoods developed during the post-war and late-20th-century periods. Recent developments such as Easton Station Townhomes, Link Crossing, and The Clove, are contributing to a gradually more diverse housing stock.

Although the Village has a robust local economy, manufacturing, particularly advanced manufacturing, remains the cornerstone of the local economy, employing roughly 3,000 workers. In addition to employment, many of the manufacturing businesses are the community’s leading sales tax generators. A key subsector is the prominent and ever-growing advanced manufacturing industry, which represents almost 45% of BG manufacturing businesses.

The Village’s industrial sector accounts for over 7 million square feet or 63% of the total commercial real estate in Buffalo Grove. Our community has a low industrial vacancy rate of 6.4% and is in a good position in terms of its product mix, regional location, and reputation. There is approximately 2 million square feet of office space in Buffalo Grove, 41% of which is vacant. National, regional, and local office vacancy rates are continuing to face challenges given the post-covid trends. The Village has about 2 million square feet of retail real estate with a slightly high but steady vacancy rate between 6-8%. The national market outlook is that experiential, niche, and/or convenience will continue to be key drivers of the retail market

Our community uses a number of economic development tools, including shared sales tax agreements and tax increment financing (TIF) to help spur economic development. The Village currently has two TIF Districts: The Lake Cook Corridor TIF District and the Dundee Road TIF District.

Buffalo Grove is also undertaking significant infrastructure improvements. The Infrastructure Modernization Program (IMP)—the most expansive initiative in the Village’s history—has invested about \$220 million to date.

The Village benefits from an extensive roadway and trail network, though Metra North Central Service ridership has declined since the COVID-19 pandemic. Pace routes and township or on-call services help supplement mobility options. Transportation planning is inherently complex due to coordination across multiple jurisdictions, including IDOT, county agencies, and neighboring municipalities.

Buffalo Grove's natural resources remain a defining asset. The community offers approximately 9.89 acres of open space per 1,000 residents, supported by five watersheds, 162 acres of wetlands, and 77 acres of floodplain. The Village also has lower per-capita CO₂ emissions compared to county and regional averages, underscoring ongoing commitments to sustainability.

2050 VISION

Driven by the community outreach, the vision for the future of Buffalo Grove paints a picture of the community in 2050. The vision itself reflects a complex duality as it includes neotraditional planning principles, such as welcoming neighborhoods, walkability, livability, open and green spaces, mix of development and uses, and central gathering places. At the same time, the vision integrates modern and progressive principles that revolve around technology, aging-in-place, redevelopment, market demands, infrastructure, and environmental sustainability. These dynamics collectively paint a community that is sophisticated and complex and committed to being Smart. With Heart.

Guiding principles were developed to guide the recommendations and strategies needed to achieve this vision. These principles include nurturing our assets, modernizing our tools, facilitating growth and transition in key elements and areas, being conscientious and thoughtful about trends in technology and the real estate market, and leveraging partnerships.

STRATEGIES AND RECOMMENDATIONS

To help implement the 2050 Vision, strategies and recommendations were developed and are highlighted below:

Land Use

- Adopt revised future land use map and introduce flexible land uses – Mixed Use and Expanded Mixed Use classifications
- Update Zoning Code
- Modernize other code chapters
- Explore UDO
- Continue enforcement of IL Accessibility Code



Subareas

Civic Triangle / Heart of BG

- Continue to implement the *Lake Cook Corridor Plan* and utilize the key principles of the plan to guide growth for the entire Civic Triangle including:
 - Integrating old and new landmarks, buildings, and development
 - Improving walkability, trails, and access

- Enhancing and incorporating public open space and natural resources
- Growing the identity and placemaking qualities



Industrial Corridors

- Preserve the industrial corridors for primarily industrial and related uses
- Cultivate and maintain relationships with industrial businesses – understand unique needs and demands

Dundee Corridor

- Facilitate public and private development and investment with uses, access points, and development appropriate for a modern commercial highway
 - Mixed-use as a future land use designation for specific areas
 - Focus on building synergy with two nodes
 - Redevelopment / reinvestment for underutilized properties including Cambridge Commons
 - Implement best practices for land use and development
 - Enhance right-of-way
 - Improve pedestrian / bicycle connections
 - Collaborate with civic partners

Milwaukee Corridor

- Facilitate public and private development and investment that elevates the Corridor’s role in community, establishes greater cohesion, provides economic and community value, and embraces and enhances the inherent environmental features and assets
 - Facilitate development / redevelopment in key areas
 - Integrate environmental opportunities and challenges
 - Incorporate and enhance connections (trail)
 - Explore green design and sustainability
 - Leverage capacity to facilitate projects
 - Utilize creative solutions to implement best practices

Aptakisic Corridor

- Work with development and transportation partners to implement the proposed future land use and access points as presented in the Vision

Prairie View Metra Station Area

- Continue to implement the Prairie View Metra Station Area Plan

Housing

- Diversify housing via varying densities, types, and site designs while retaining high-quality housing
- Explore housing developments and improvements conducive for seniors
- Continue high levels of property maintenance

- Optimize permit compliance

Economic Development

- Continue to maintain BG’s role as a proactive municipality in the trio of economic development players
- Implement cost-effective practices (partnerships, processes, problem-solving)
- Continue to consider economic development incentives
- Maintain diversity of industries and businesses
- Consider redevelopment concepts / alternative uses for office development
- Collaborate with local and regional partners



Transportation and Accessibility

- Adapt to current and future Metra NCS services
- Leverage partnerships and resources to improve pedestrian / bike connectivity
- Prioritize and integrate walkability in key areas
- Improve signage and wayfinding
- Collaborate with transportation and development partners for grants, funding, and projects
- Monitor and accommodate innovation in transportation



Natural Resources and Sustainability

- Embrace and prioritize BG’s intrinsic link to open space and natural resources
- Integrate sustainable land use and development patterns / practices
- Incorporate and accommodate water features
- Explore and accommodate sustainable technologies, materials, uses, and practices
- Collaborate with Park Districts

FINAL STEPS OF THE PROJECT

The final steps of the project are outlined below:

PUBLIC COMMENT PERIOD (APRIL 6TH – JUNE 3RD)

The public comment period stretches from April 6th to June 3rd. Within this period there have been multiple opportunities for the public and Village Board to participate in viewing and providing feedback on the Plan:

- *COW presentation (April 6th)*. Following the presentation by staff the Board of Trustees were welcome to provide comments on the plan.
- *Online Viewing and Feedback (April 6th through June 3rd)*. During the public comment period, the public was invited to view the draft plan and provide comments online via the project webpage.

- *Open House Sessions (April 20th and May 8th)*. The public was also invited to view the plan, ask questions, and provide any feedback in-person with Village staff during scheduled Open House Sessions as well as by appointment.
- *Public Hearing (June 3rd)*. The public has also been invited to provide comments on the plan during this public hearing forum that is occurring at the PZC on June 3rd.

Village staff has also distributed the plan to local and regional partners for review and feedback. These partners include but not exclusive to Lake County, Cook County, Pace, RTA, Park District, Library Districts, and School Districts.

PLAN ADOPTION

Staff is proposing that final BG2050 Comprehensive Plan will be presented to the Village Board at meeting later this summer following incorporation of comments received through the public comment process.

SURROUNDING PROPERTY OWNERS

The Village has posted notification in the newspaper and has advertised the other opportunities to participate in the Public Comment period through various communication outlets. As of this date, staff has generally received positive feedback and support of the plan. Some comments have expressed interest in expanding the housing section to further detail housing diversification in Buffalo Grove. Staff will incorporate these and other comments received during the public comment period into the final plan before the adoption.

STAFF RECOMMENDATION

Staff recommends approval of the BG2050 Comprehensive Plan. The Comprehensive Plan will then be reviewed by the Board of Trustees for final adoption.

ACTION REQUESTED

The Planning & Zoning Commission (PZC) shall open the public hearing and take public testimony concerning the Comprehensive Plan. The PZC shall make a recommendation to the Village Board regarding an amendment to Ordinance 2009-15 for approval of the BG2050 Comprehensive Plan.

SUGGESTED PZC MOTION

The PZC recommends approval of the BG2050 Comprehensive Plan as its new Comprehensive Plan.

ATTACHMENTS

- a. [BG2050 Comprehensive Plan](#)



VILLAGE OF BUFFALO GROVE
PLANNING & ZONING COMMISSION

EXHIBIT A

Link to BG2050 Comprehensive Plan: [BG2050 Comprehensive Plan](#)

**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, MAY 20, 2026**

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 Moodhe, PZC Commissioner Spunt, PZC Commissioner Davis, PZC Commissioner Gregory, PZC Commissioner Schwartz, PZC Commissioner Saxena.

Also present were: Trustee Liaison Ottenheimer, Village Attorney Patrick Brankin, Community Development Deputy Director Michelle House, Principal Planner Andrew Binder, Civil Engineer 1 Daniel Hoscilo.

PUBLIC HEARINGS/ITEMS FOR CONSIDERATION

A. Consideration of a Plat of Consolidation, a Preliminary Plan, and a parking variation to allow the construction of an approximately 76,500 sq ft addition at 990 and 1000 Deerfield Parkway

Principal Planner Binder provided an overview of the request and indicated that staff is recommending approval.

The petitioner, Larry Freedman (attorney representing CRE Deerfield Associates), Greg Iannacone (Development Director, Lightstone Group), Nick Edwards (Studio Lead, Ware Malcolm) were sworn in.

Freedman outlined the expansion does not change the operation existing onsite.

Com. Gregory questioned the parking onsite versus the variation requested and what parking would be needed per the Siemens operation.

Freedman stated that adding the additional spaces would not be easily laid out on site but Siemens would be fine with proposed spaces if required to install them.

Iannacone stated Siemens did a parking study during the week and their busiest day required a maximum of 290 spaces which also provides a 20% buffer with the parking proposed as part of the site changes.

Com. Davis questioned the current employee numbers.

Iannacone stated it was around 300 and the expansion would not lead to additional employees in either the warehouse or office.

Com. Davis questioned what would happen if future expansion led to additional employees and how trucks access the site and delivery schedule.

Iannacone noted most often the trucks enter the site off of Barclay with most deliveries coming in the morning and departures at the end of the business day.

Com. Davis questioned the general inquiries staff received.

Binder noted they were just general inquiries of the application request.

Com. Moodhe questioned the 3 lots being combined.

Binder noted the 3 lots that were proposed for consolidation on the petitioner's exhibits.

Com. Moodhe questioned what kinds of trucks can be expected at the loading docks.

Iannacone stated they are semi-trucks and an auto-turn was completed that shows that the trucks can transverse the site appropriately.

Com. Moodhe questioned the current building and whether it includes office and warehouse.

Greg stated the current building includes both office and warehouse space. The addition is only adding warehouse space.

Com. Spunt questioned the 12 bays and whether they would be used daily.

Edwards stated they would likely not be used daily.

Com. Spunt questioned whether vehicles could be parked at the loading docks and what would happen if they do not have enough parking.

Freedman stated if there were realized parking problems the petitioner would return to the Village to ask for site modifications.

Com. Spunt questioned the western drive aisle and whether there was a fence.

Edwards stated it was a curbed drive and it does not include a barrier wall.

No members of the public spoke.

Public Hearing was closed.

Com. Davis made a motion to make a positive recommendation to the Village Board to allow a plat of consolidation, preliminary plan, and parking variation, subject to the conditions in the Staff Report.

The motion was seconded by Com. Moodhe.

Weinstein stated he was in favor the minimal impact and modest parking variation request.

Moodhe stated he was in favor due to Siemens reinvesting in Buffalo Grove.

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

AYES: 7 Mitchell Weinstein, Adam Moodhe, Marc Spunt, Jason Davis,
Sujat Saxena, Don Schwartz, Chad Gregory

NAYS: 0 None

ABSENT: 2 Amy Au, Neil Worlikar

Motion declared Passed.

REGULAR MEETING

A. Other Matters for Discussion

B. Approval of Minutes

1. Approval of Draft Minutes from March 4, 2026 PZC Meeting

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

AYES: 6 Mitchell Weinstein, Adam Moodhe, Marc Spunt, Jason Davis, Don
Schwartz, Chad Gregory

NAYS: 0 None

ABSENT: 2 Amy Au, Neil Worlikar

Motion declared approved.

C. Chairperson's Report

None.

D. Committee and Liaison Reports

Com. Schwartz provided an overview of the May Board meeting.

E. Staff Report/Future Agenda Schedule

Binder reviewed the upcoming projects to the PZC with the June 3rd meeting including the public hearing for the Comprehensive Plan and a Special Use for a dance studio.

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 7:57pm.