



AGENDA

PLANNING AND ZONING COMMISSION

Regular Meeting: June 17, 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 variation to the Village Zoning Ordinance, Section 17.40, to construct a covered front porch that would encroach into the side yard setback at 506 Windover Circle (Trustee Ottenheimer, Andrew Binder)
- B. Consideration of a request for a Special Use for a non-academic school, classes, and instruction in the Industrial District at 1682 Barclay Boulevard (Trustee Ottenheimer, Michelle House)
- C. Consideration of approval of an amendment to the sign plan approved by Planned Unit Development Ordinance No. 2013-032, as amended by Ord. 2017-025, along with Sign Variations to allow the installation of a second wall sign on the south elevation of the building at 350 McHenry Road (Trustee Ottenheimer, Andrew Binder)

3. Regular Meeting

- A. Other Matters for Discussion
- B. Approval of Minutes
 - 1. Approval of Minutes of the June 3, 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 17, 2026

AGENDA ITEM 2.A.

Consideration of a variation to the Village Zoning Ordinance, Section 17.40, to construct a covered front porch that would encroach into the side yard setback at 506 Windover Circle

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 a Variation to Section 17.40.050 of the Buffalo Grove Zoning Ordinance to allow the proposed covered front porch addition to encroach into the required side yard setback at 506 Windover Circle, subject to the following conditions:

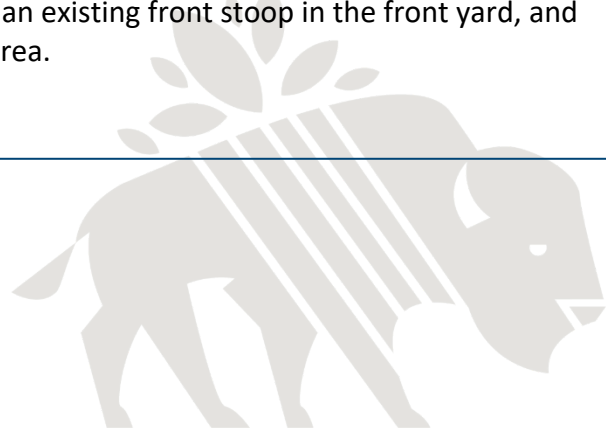
1. The proposed front porch addition shall be installed in accordance with the documents and plans submitted as part of this petition.

Summary

The Petitioner is requesting a variation to construct a covered front porch that encroaches into the side yard setback. The subject property has an existing front stoop in the front yard, and the proposed porch will replace it in the same area.

File Attachments

1. 506 Windover Circle - Staff Report
2. 506 Windover Circle - Plan Set



| | |
|--|--|
| Meeting Date: | June 17, 2026 |
| Subject Property Location: | 506 Windover Circle, Buffalo Grove, IL 60089 |
| Petitioner: | Omar Guterrez, Architect |
| Prepared By: | Andrew Binder, Principal Planner |
| Request: | The petitioner seeks approval for a variation to the Village Zoning Ordinance, Section 17.40, to construct a covered front porch that would encroach into the side yard setback. |
| Existing Lane Use & Zoning: | The property is improved with a single-family home currently zoned R-9. |
| Comprehensive Plan: | The Village Comprehensive Plan calls for this property and the immediate neighborhood to be single-family detached. |

PROJECT BACKGROUND

The Petitioner is requesting a variation to construct a covered front porch that encroaches into the side yard setback at 506 Windover Circle, as shown in Figure 1. The subject property has an existing front stoop in the front yard, and the proposed porch will replace it in the same area. The R-9 Zoning District requires a 6’ side yard setback with a combined side yard setback of no less than 14 feet; a variation is necessary to install the covered front porch within the required setback.



Figure 1: Proposed Addition

PLANNING & ZONING ANALYSIS

- The property owner is looking to replace their existing concrete front stoop with a covered front porch.
- The existing property is unique because the north side property line is angled within the front yard, causing the northeast corner of the house to be legally non-conforming as it encroaches into the required 6-foot side yard setback (measuring 5.61 feet). Additionally, the front stoop encroaches on the side yard setback in the angled part of the yard.

- This proposed covered front porch measures 11.06' in width and 4.25' in depth, which is a total area of 47 square feet. The proposed covered front porch will be a one-story, measuring 11.18' in height, and will not exceed the height of the two-story home, as shown in Figure 2. The proposed materials will match the rest of the home.

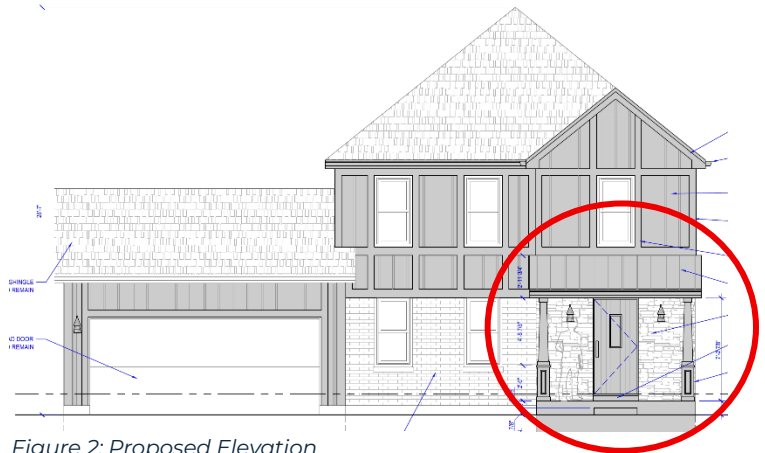


Figure 2: Proposed Elevation

- This porch will encroach 2.62' into the required 6' side yard setback and will be located approximately 3.38' from the side property line, as shown in Figure 3. The house is setback 16.62' from the south side property line, meeting the combined setback requirement of 14'. The porch will be setback approx. 30.93' from the front property line, which meets the required front yard setback of 25'.

- The petitioner has indicated that the property has a unique inward-angled shape, and the current location of the home results in the proposed porch corner encroaching in the required setback. Additionally, the petitioner notes that the proposed porch is necessary to shield their front door from the elements and to enhance the home's appearance.

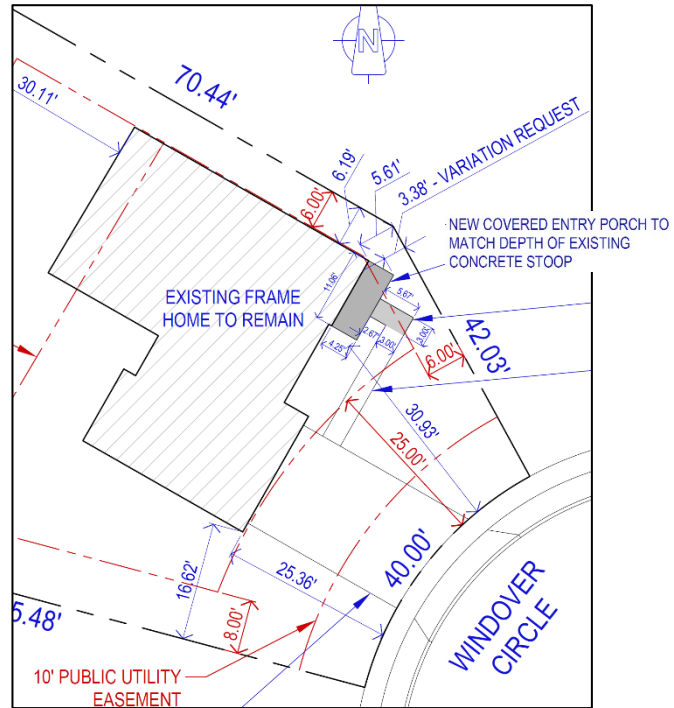


Figure 3: Proposed Site Plan

- The Planning and Zoning Commission is allowed to grant variations for encroachment requests up to 33% of the 6-foot setback requirement. In this case, the proposed side yard encroachment of 2.62 feet accounts for 43.6% of the required setback and exceeds the PZC's authority to approve. It must therefore be approved by the Village Board. However, the PZC is required to make a recommendation to the Village Board regarding the variation.

- The addition meets all other zoning requirements except for the requested variation and does not affect any easements. Staff believes the request is unique due to the property's unusual shape and the location of the existing home, which already encroaches into the side yard setback. The proposed porch is minimal, with only a small portion encroaching into the side yard setback. Furthermore, the proposed addition will not alter the character of the neighborhood.

VARIATION(S) REQUESTED

A side yard setback variation from Section 17.40.050 of the Buffalo Grove Zoning Code to allow the encroachment of the covered front porch addition.

DEPARTMENTAL REVIEWS

| Village Department | Comments |
|--------------------|--|
| Building | The Village's building team reviewed the plans and has no concerns. |
| Engineering | The Village's engineering team reviewed the plans and has no concerns. |

STANDARDS

The regulations of this Title shall not be varied unless findings of fact are made based upon evidence presented at the hearing that:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations of the zoning district in which it is located except in the case of residential zoning districts;
2. The plight of the owner is due to unique circumstances;
3. The proposed variation will not alter the essential character of the neighborhood.

The petitioner has provided a written response to the variation standards included in this packet.

SURROUNDING PROPERTY OWNERS

Pursuant to Village Code, the contiguous property owners were notified, notice was published in a local newspaper, and a public hearing sign was posted on the subject property. The posting of the public hearing sign, publication in the newspaper, and the mailed notifications were completed within the prescribed timeframe as required. As of the date of this Staff Report, the Village has received one general inquiry regarding the requested variation.

STAFF RECOMMENDATION

Staff recommends approval of the variation request for a covered front porch addition that encroaches into the side yard setback, 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 variation. The PZC shall make a recommendation to the Village Board regarding the requested zoning variation.

Suggested PZC Motion

The PZC moves to make a positive recommendation to the Village Board to allow a Variation to Section 17.40.050 of the Buffalo Grove Zoning Ordinance to allow the proposed covered front porch addition to encroach into the required side yard setback at 506 Windover Circle, subject to the following conditions:

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

ATTACHMENTS

- Petitioner's Narrative
- Architectural Plans
- Petitioner's Response to Variation Standards
- Plat of Survey



Omar Gutiérrez
A R C H I T E C T

1209 MONROE ST.

EVANSTON, IL 60202

847.903.4067



May 26, 2026

Mr. Andrew Binder
Planning and Zoning Commission Liaison
Village of Buffalo Grove

RE: Zoning variation petition for the Rosenbloom Residence at 506 Windover Cir. - Buffalo Grove, IL

Dear Mr. Binder,

We propose to build a modestly sized covered front porch to be open on three sides in order to protect the front door and people entering/exiting the home from the elements. Covered front porches are very common in the neighborhood and are very useful for the day to day enjoyment of any home.

The plight of the owner is due to the location of the existing home on the lot and the lot's unique geometry as the side yard angles inward as it approaches the front of the lot. Because of this, the northeast corner of the home slightly encroaches into the minimum required 6' side yard (the existing side yard is 5.61').

The Rosenblooms have a 4.25' deep concrete stoop by their front door. They would have preferred an even deeper covered porch but are willing to match the existing depth as it satisfies the minimum need of protecting the front entry from the elements. The home has an 11.06' wide projection in the area where the front door is located, providing a logical place to end the covered porch. We also seek to improve the curb appeal of the home and feel that matching the width of the existing projection would be a logical solution. However, this results in a side yard setback to the corner of the porch of 3.38'.

Were the requested variance not granted, we feel it would reduce the width of the porch to a very minimal 4'-10" and it would be a missed opportunity to provide functionality while enhancing the character of the home by matching existing architectural features. The proposed width and depth of the porch is a modest enhancement that has been thoughtfully designed and would be in harmony with the essential character of the neighborhood.

Sincerely,

Omar Gutiérrez, Architect

VILLAGE OF BUFFALO GROVE

Community Development Department

50 Raupp Boulevard, Buffalo Grove, IL 60089

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



Zoning Variation Standards



During your testimony at the Public Hearing you need to testify and present your case for the variance by addressing the three (3) standards listed below:

The regulations of this Title shall not be varied unless findings of fact are made based upon evidence presented at the hearing that:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations of the zoning district in which it is located except in the case of residential zoning districts;

Response:

N/A

2. The plight of the owner is due to unique circumstances;

Response:

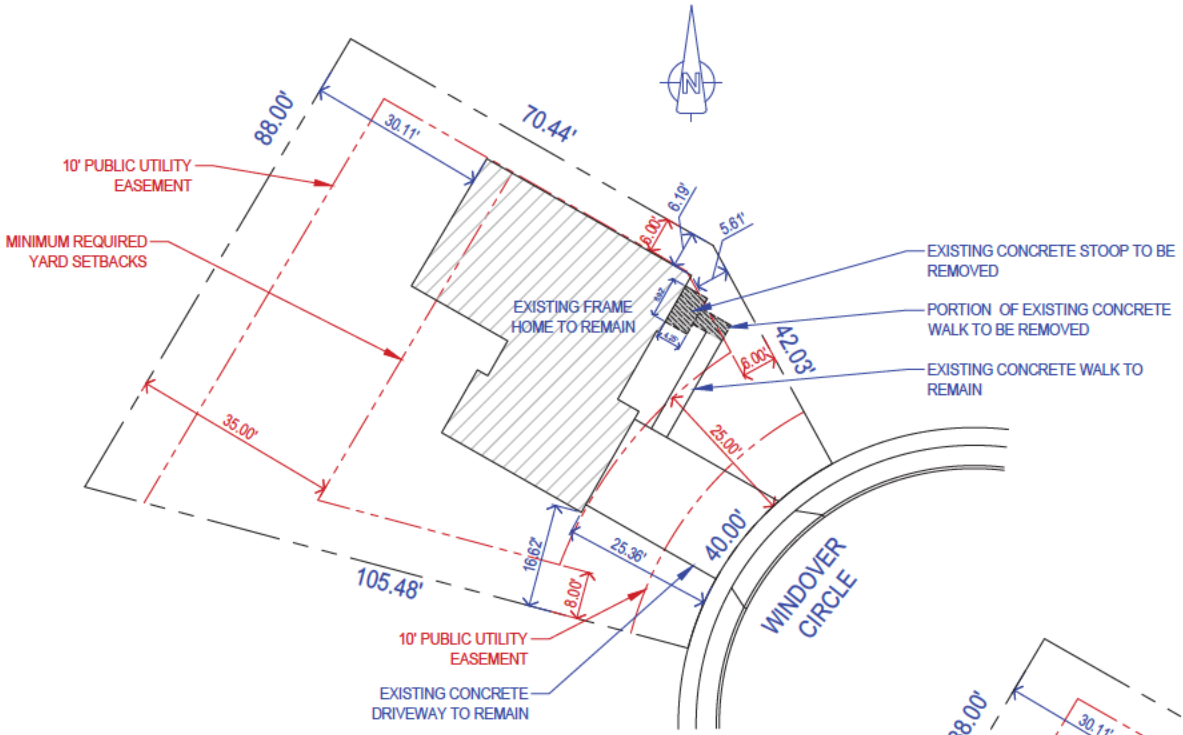
The plight of the owner is due to the location of the existing home on the lot and the lot's unique geometry as the side yard angles inward as it approaches the front of the lot. Because of this, the northeast corner of the home slightly encroaches into the minimum required 6' side yard (the existing side yard is 5.61').

3. The proposed variation will not alter the essential character of the neighborhood

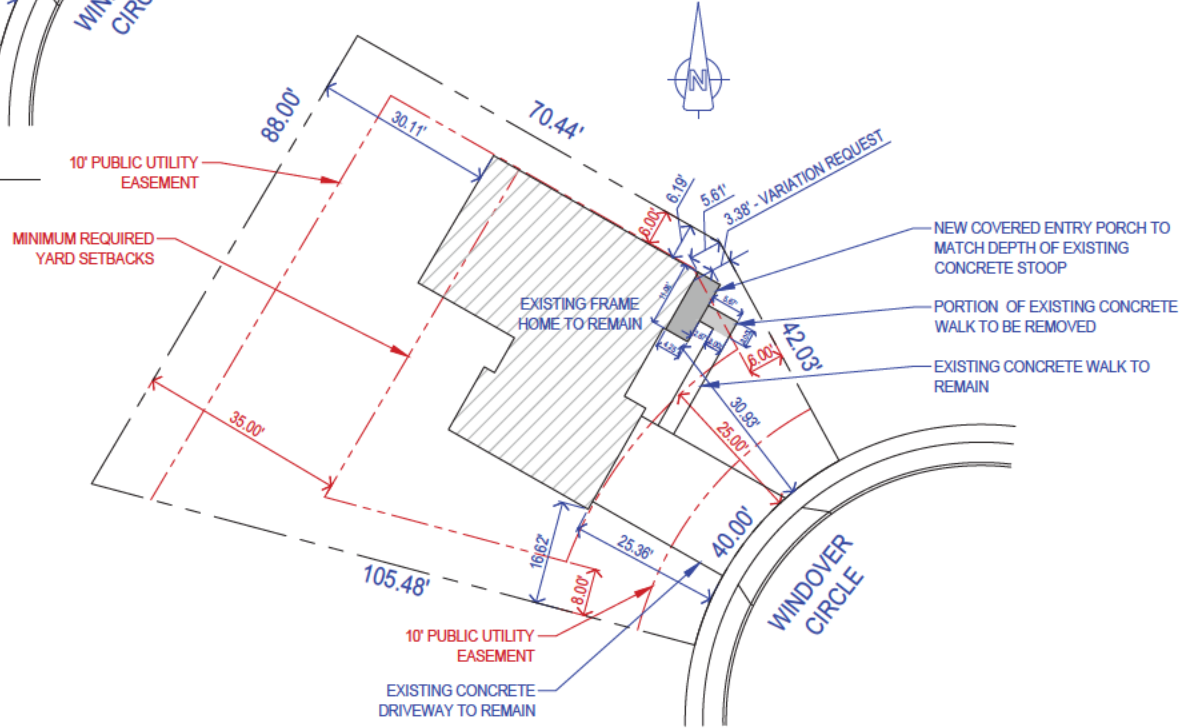
Response:

Were the requested variance not granted, we feel it would reduce the width of the porch to a very minimal 4'-10" and it would be a missed opportunity to provide functionality while enhancing the character of the home by matching existing architectural features. The proposed width and depth of the porch is a modest enhancement that has been thoughtfully designed and would be in harmony with the essential character of the neighborhood.





1 EXISTING SITE PLAN
SCALE: 1" = 10'-0"



2 PROPOSED SITE PLAN
SCALE: 1" = 10'-0"

MUNICIPALITY APPROVAL
NOT FOR PERMIT REVIEW
NOT FOR CONSTRUCTION

NEW FRONT ENTRY PORCH
AT THE
ROSENBLUM RESIDENCE
506 WINDOVER CIRCLE
BUFFALO GROVE, IL

THESE DRAWINGS CONTAIN
PROPRIETARY INFORMATION. ANY
REPRODUCTION OR REUSE MUST BE
BY CONSENT OF OMAR GUTIERREZ,
ARCHITECT
© 2025 - OMAR GUTIERREZ, ARCHITECT

ISSUED FOR: DATE
PLAN REVIEW 04/20/2025
ELEVATIONS REVIEW 04/27/2025
ZONING VARIATION 05/26/2025

PROFESSIONAL STAMP
I CERTIFY THAT THESE DRAWINGS
WERE PREPARED UNDER MY DIRECT
SUPERVISION AND, TO THE BEST OF MY
PROFESSIONAL KNOWLEDGE, THEY
CONFORM TO ALL APPLICABLE CODES

LICENSE EXPIRES 11/30/2026

Omar Gutierrez
architect
1209 MONROE ST.
EVANSTON, IL 60202
PH: 708.903.0767

A1

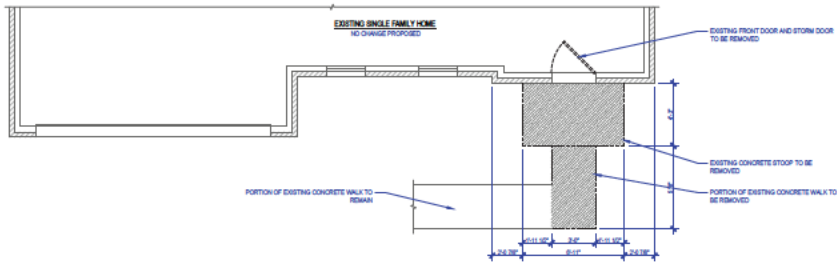


DEMOLITION LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING WALL FINISHES TO BE REMOVED
- EXISTING CONSTRUCTION TO BE REMOVED
- EXISTING FLOOR FINISHES TO BE REMOVED DOWN TO SUBFLOOR SLAB

NOTES:

- COORDINATE DEMOLITION WITH PROPOSED PLANS & ELEVATIONS. BRING ANY CONFLICTS TO THE ATTENTION OF THE ARCHITECT.
- PROVIDE TEMPORARY SUPPORT TO STRUCTURAL ELEMENTS AFFECTED BY DEMOLITION AND CONSTRUCTION FIELD VERIFY ALL CONDITIONS.



1 EXISTING 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"



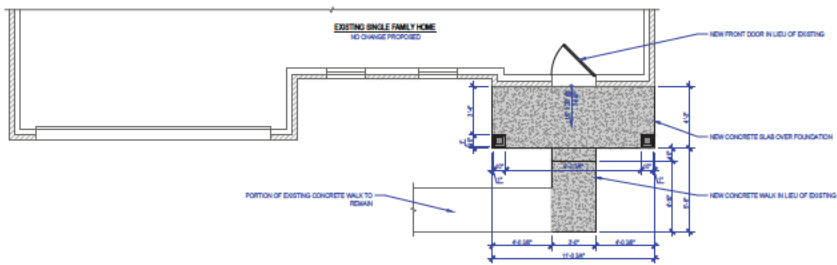
PLAN LEGEND

- EXISTING CONSTRUCTION TO REMAIN

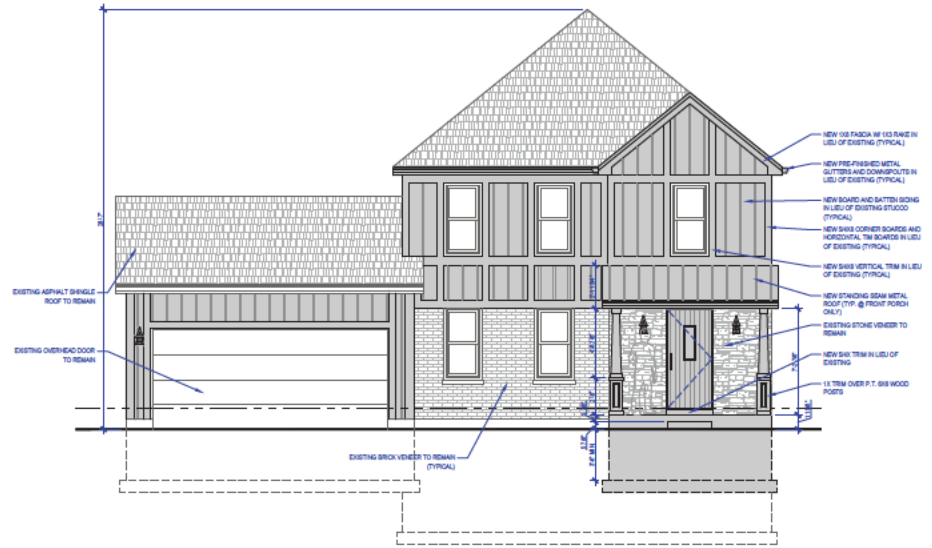
NOTES:

- ALL PLAN DIMENSIONS SHOWN TO FINISHED SURFACES
- PROVIDE TEMPORARY SUPPORT TO STRUCTURAL ELEMENTS AFFECTED BY DEMOLITION AND CONSTRUCTION FIELD VERIFY ALL CONDITIONS

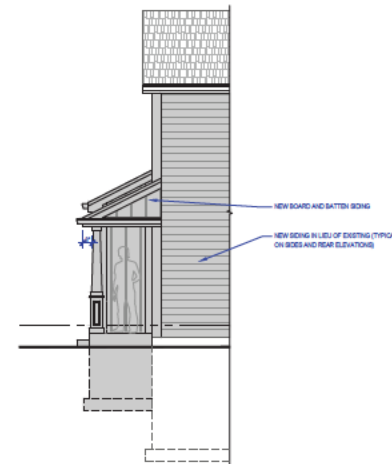
- HEADER (2x12 UNLESS OTHERWISE NOTED) TYPICAL BOLTING PATTERN: 120" BOLTS @ 16" O.C. STAGGERED
- (3) 24" POST (36" PDL POST IF NOTED)
- (3) 24" POST (36" PDL POST IF NOTED)
- LOAD FROM ABOVE



2 NEW 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"



3 NEW FRONT ELEVATION
SCALE: 1/4" = 1'-0"



4 NEW RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

MUNICIPALITY APPROVAL
**NOT FOR PERMIT REVIEW
NOT FOR CONSTRUCTION**

NEW FRONT ENTRY PORCH
AT THE
**ROSENBLUM
RESIDENCE**
506 WINDOVER CIRCLE
BUFFALO GROVE, IL

THESE DRAWINGS CONTAIN
PROPRIETARY INFORMATION. ANY
REPRODUCTION OR REUSE MUST BE
BY CONSENT OF OMAR GUTIERREZ,
ARCHITECT
© 2025 - OMAR GUTIERREZ, ARCHITECT

ISSUED FOR: DATE
PLAN REVIEW 04/20/2025
ELEVATIONS REVIEW 04/27/2025
ZONING VARIATION 05/26/2025

PROFESSIONAL STAMP
I CERTIFY THAT THESE DRAWINGS
WERE PREPARED UNDER MY DIRECT
SUPERVISION AND, TO THE BEST OF
MY PROFESSIONAL KNOWLEDGE, THEY
CONFORM TO ALL APPLICABLE CODES

LICENSE EXPIRES 11/30/2026

Omar Gutierrez
architect
1209 MONROE ST.
EVANSTON, IL 60202
PH: 847.903.0767

A2



AGENDA ITEM SUMMARY

PLANNING AND ZONING COMMISSION

Regular Meeting: June 17, 2026

AGENDA ITEM 2.B.

Consideration of a request for a Special Use for a non-academic school, classes, and instruction in the Industrial District at 1682 Barclay Boulevard

Contacts

Liaison: Trustee Ottenheimer

Staff: Michelle House

Staff Recommendation

Staff recommends approval.

Recommended Motion

The PZC moves to make a positive recommendation to the Village Board to allow a Special Use for a non-academic school, classes, and instruction in the Industrial District at 1682 Barclay Boulevard, 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 Shaolin Kung Fu Universal, LLC to operate a non-academic school, classes, and instruction at 1682 Barclay Boulevard, which shall not run with the land.
3. The Special Use granted to the Shaolin Kung Fu Universal, 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

ZhongQin Shi from Shaolin Kung Fu Universal, LLC, is requesting a Special Use to operate a non-academic school, classes, and instruction in the Industrial District at 1682 Barclay Blvd.

File Attachments

1. 1682 Barclay Blvd - Staff Report

2. 1682 Barclay Blvd - Plan Set





VILLAGE OF BUFFALO GROVE PLANNING & ZONING COMMISSION STAFF REPORT

| | |
|--------------------------------------|---|
| Meeting Date: | June 17, 2026 |
| Subject Property Location: | 1682 Barclay Blvd, Buffalo Grove, IL 60089 |
| Petitioner: | ZhongQin Shi, Shaolin Kung Fu Universal |
| Prepared By: | Michelle House, Deputy Director of Community Development |
| Request: | The petitioner seeks approval of a Special Use for a non-academic school, classes, and instruction in the Industrial District at 1682 Barclay Blvd. |
| Existing Lane Use and Zoning: | The property is improved with the existing Rogers Center for Commerce (a business park with multiple multi-tenant buildings) and is currently zoned Industrial (I). |
| Comprehensive Plan: | The Village Comprehensive Plan calls for this property to be Industrial. |

PROJECT BACKGROUND

ZhongQin Shi from Shaolin Kung Fu Universal, LLC, is requesting a Special Use to operate a non-academic school, classes, and instruction in the Industrial District at 1682 Barclay Blvd, as shown in Figure 1. Shaolin Kung Fu Universal will be a martial arts school offering tai chi, kung fu, and self-defense classes for children and adults.

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



Figure 1: Subject Property

PLANNING & ZONING ANALYSIS

Proposed Use & Operation

- Shaolin Kung Fu Universal will provide tai chi, kung fu, and self-defense classes to students ranging from 5 years old to seniors.
- The business will be open Monday through Friday from 10 AM to 2 PM and 4 PM to 10 PM, and on Saturday and Sunday from 9 AM to 9 PM. The Senior Tai Chi classes are scheduled on weekdays from 10 AM to 2 PM, while youth and adult classes will take place on weekdays in the evenings and on weekends.

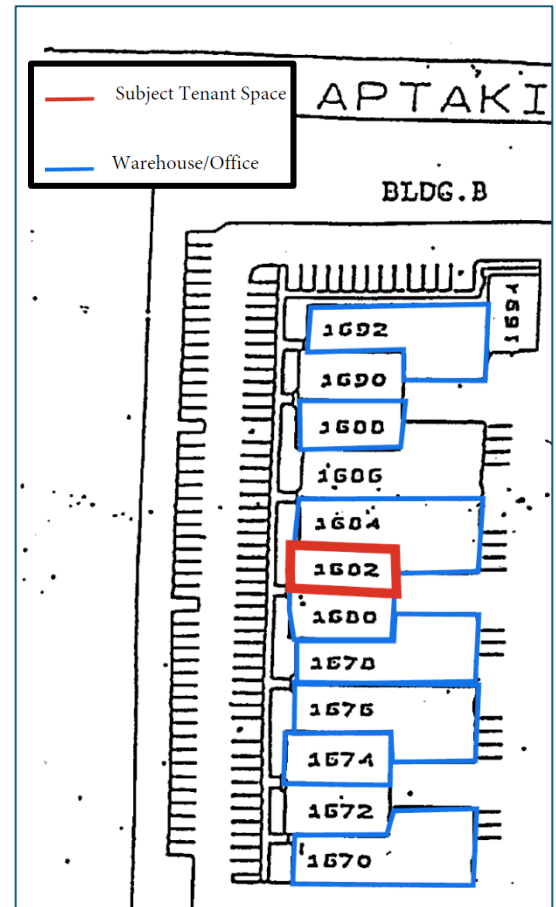
- The business has only one employee, Master Shi, and each class is expected to have up to 20 students.
- There will be no improvements made to the site or interior of the building for the new use.

Existing and Surrounding Uses

- The subject tenant space is located in the center of the northwest building of Rodgers Center for Commerce (as seen in Figure 2), which is a multi-tenant industrial building at 1670-1694 Barclay Blvd. The other tenants include offices and/or warehouses. The buildings to the east and south of the subject building also have similar uses.
- This property is zoned Industrial, and the petitioner’s requested use is compatible with the other tenants and the surrounding uses within the industrial office complex.

Parking

- The Zoning Ordinance does not have specific parking requirements for non-academic schools. Dance Schools, which are similar in nature, require a minimum of 1 parking space per employee plus 1 space per student. With the proposed Martial Arts Studio having a maximum of 20 students and 1 employee, a total of 8 parking stalls is required.
- The 1670-1694 Barclay Building offers a total of 75 parking spaces. The Petitioner has stated that their weekday Senior Classes typically generate about 10 cars, with a maximum of 20 cars during the peak weekday evening and weekend classes for youth and adults. Additionally, the petitioner is negotiating with a nearby senior center to provide a direct bus or shuttle service to the new martial arts center for seniors during weekdays.
- The Petitioner anticipates that the traffic flow will include a mix of student drop-offs, self-parking adults and older youths, and parents who will walk their younger children inside to stay and observe classes.
- The Petitioner has provided further analysis of parking usage for the site over time. The information provided indicates ample on-site parking for their business during late weekday and weekend hours. Based upon the parking information provided, Staff believes the existing site will have sufficient parking to accommodate the proposed use.



Departmental Reviews

| Village Department | Comments |
|--------------------|--|
| Building | The Building Division has reviewed the plans and does not have any 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 the Special Use for the non-academic school, classes, and instruction in the Industrial District at 1682 Barclay Boulevard, subject to the conditions listed in the PZC motion, due to the user's low-impact/complementary nature with other businesses in the building and the availability of adequate parking.

Action Requested

The Planning & Zoning Commission (PZC) shall open the public hearing and take public testimony concerning the Special Use for a non-academic school, classes, and instruction at 1682 Barclay Boulevard. 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 a Special Use for a non-academic school, classes, and instruction in the Industrial District at 1682 Barclay Boulevard, 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 Shaolin Kung Fu Universal, LLC to operate a non-academic school, classes, and instruction at 1682 Barclay Boulevard, which shall not run with the land.*
- 3. The Special Use granted to the Shaolin Kung Fu Universal, 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 & Parking Analysis
- Petitioner's Response to the Special Use Standards

Shaolin Kung Fu Universal, LLC

1682 Barclay Boulevard
Buffalo Grove, IL 60089

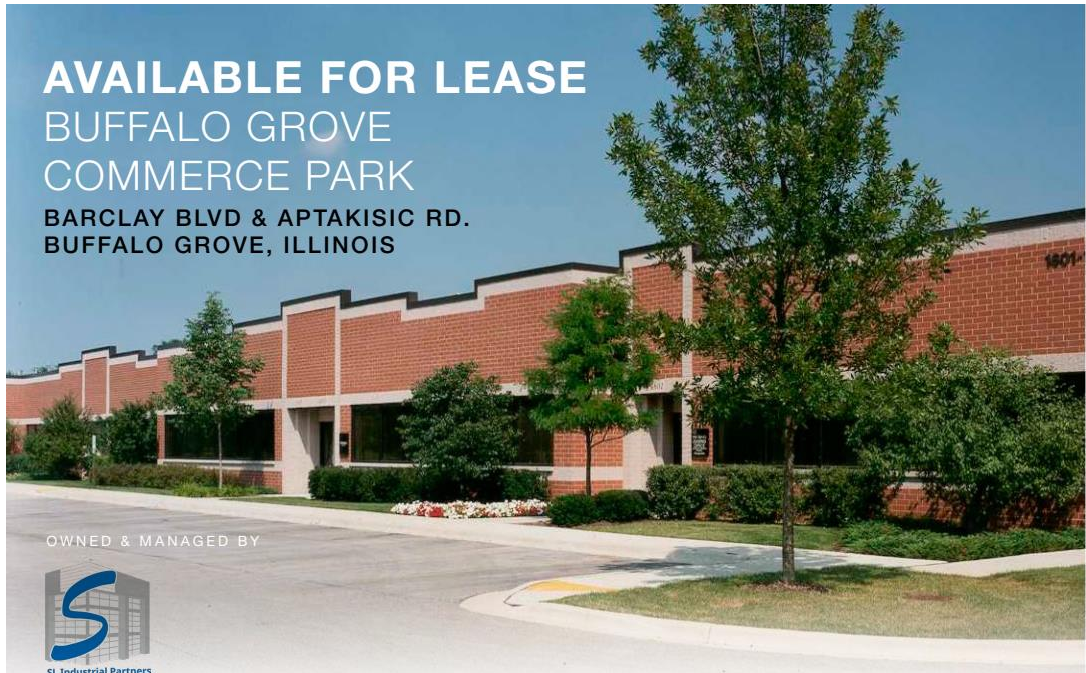
Buffalo Grove Special Use Permit Exhibit B

- Site Maps and Location Description
- Parking Data and Business Narrative

AVAILABLE FOR LEASE

BUFFALO GROVE COMMERCE PARK

BARCLAY BLVD & APTAKISIC RD.
BUFFALO GROVE, ILLINOIS



OWNED & MANAGED BY



PROPERTY HIGHLIGHTS

- 2,100 - 7,400 SF flex/warehouse space
- 14' clear height
- Loading docks and drive-in doors
- Immediate occupancy
- Expansion potential within the complex
- Located in prestigious Arbor Creek Business Center
- Close proximity to I-94/I-294 4-way interchanges
- Low Lake County Taxes



One Oakbrook Terrace
Suite 400
Oakbrook Terrace, IL 60181
+1 630 932 1234



1682 Barclay Boulevard

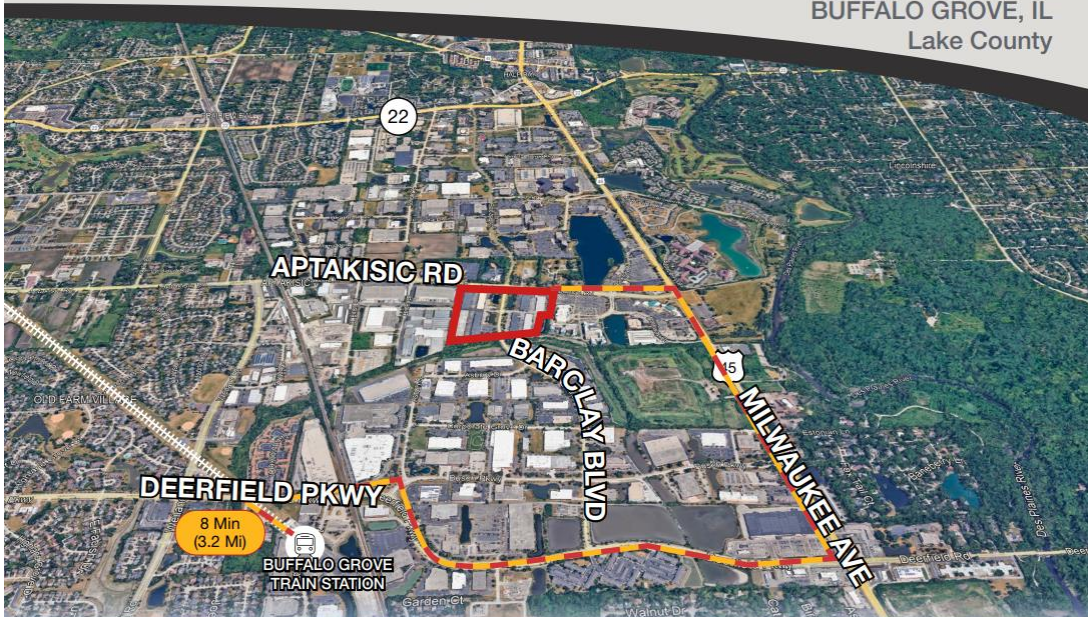


ARTICLE 1 - LEASE OF PREMISES


Section 1.01. Basic Lease Provisions and Definitions.

- (a) Building: a building totaling approximately 53,980 square feet located at 1670-1694 Barclay Boulevard, Buffalo Grove, IL 60089 (the “**Building**”).
- (b) Premises: approximately 2,700 square feet of the Building, known as Suite 1682 (the “**Premises**”), as more particularly shown on Exhibit A, attached hereto and made a part hereof.
- (c) Park: a business park which consists of 4 buildings totaling approximately 227,295 square feet, known as Buffalo Grove East
- (d) Tenant's Proportionate Share: 5.00% Source: Lease Agreement

BUFFALO GROVE, IL
Lake County



AVAILABLE: 2,100 SF - 7,400 SF
 CLEAR HEIGHT: 14'
 DOCKS & DIDS: Common Docks

O'HARE AIRPORT 24 Min (19 Miles)
 10 min to Deerfield exit
 MILWAUKEE AVE 5 min to I-45



NAL Hiffman
 Commercial Real Estate Services, Worldwide



OWNED & MANAGED BY



One Oakbrook Terrace
 Suite 400
 Oakbrook Terrace, Illinois 60181
 +1 630 932 1234

hiffman.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL, OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

FOR QUESTIONS PLEASE CONTACT

Mark Baumhart, CCIM
 +1 630 691 0550
 mbaumhart@hiffman.com

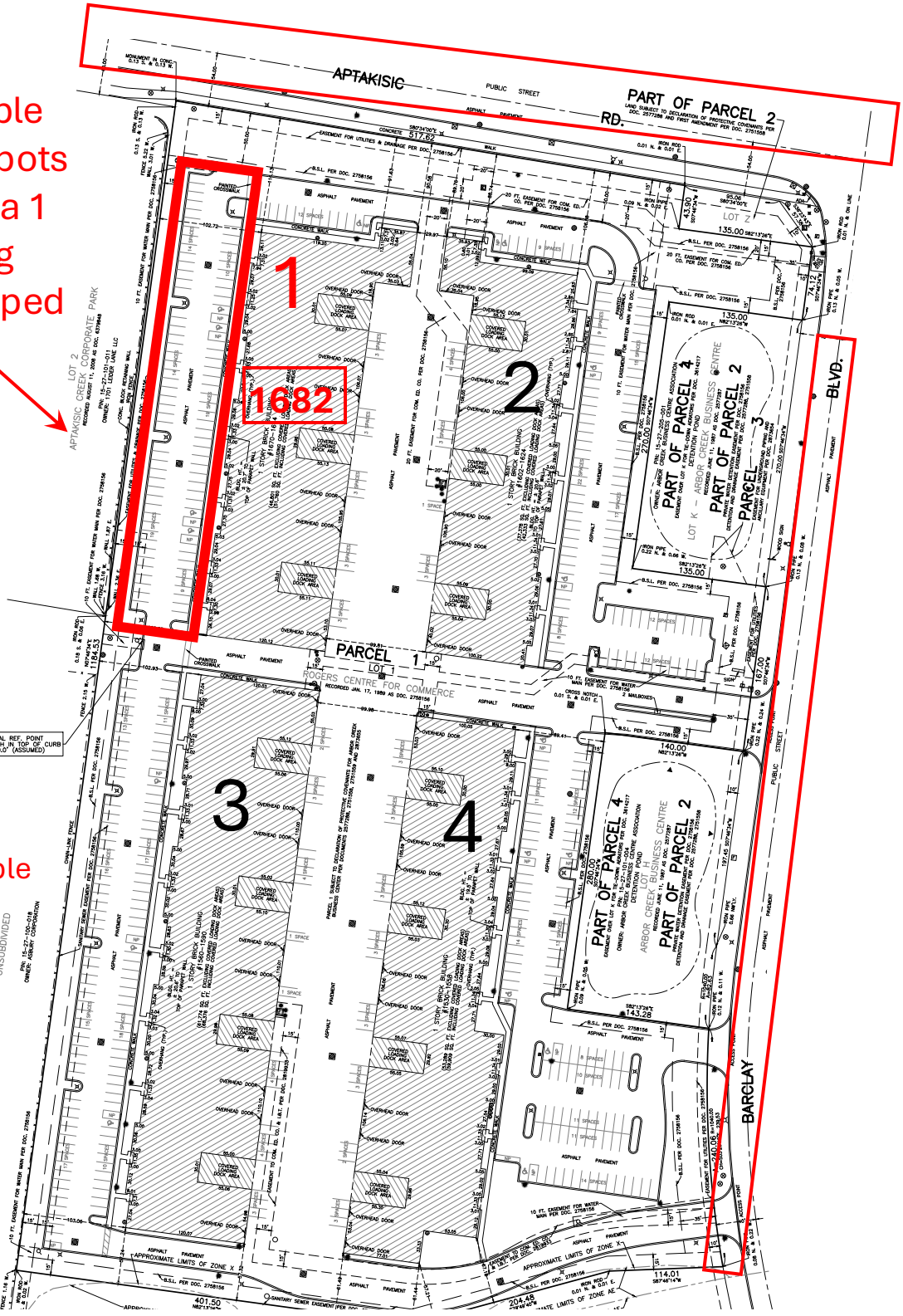
Harrison Taylor
 +1 331 643 0313
 htaylor@hiffman.com



1682 Barclay is in Building 1 Area

Parking Data and Business Narrative

75 available parking spots in the Area 1 (excluding handicapped spots)



Over 100 available parking spots (excluding handicapped Spots) in Area 3

Source: Land Title Survey

Business Narrative

Narrative. Provided a brief narrative of the project, including all information pertinent to the project, including:

- a. General Business Description
- b. Hours of Operation
- c. Total Number of Employees
- d. Total Number of Parking Spaces Provided
- e. Expected improvements to be made to the site or interior of the building

About Shaolin Kung Fu Universal:

Shaolin Kung Fu Universal, LLC is a martial arts school that provides tai chi, kung fu, and self defense classes to students as young as 5 and as old as 100+ years old.

- Tai Chi classes teach a variety of hand forms, weapon forms and include qigong meditation, breathing and mindful meditation as part of every class. Target customers: Adults & Seniors.
- Kung Fu classes also teach a diverse number of hand forms as well as weapon forms such as staff, straight sword, broadsword, three section staff, chain whip, whip, spear, and many more. Shaolin kung fu has more than 100 forms and have a rich history going back centuries. Target customers: K – High School youth and adults.
- Self defense classes include punches, kicks and joint lock exercises as well as full body work outs. Target customers: K – High School youth and adults.

ZhongQin Shi Bio

Master ZhongQin Shi is the founder and master coach at Shaolin Kung Fu Universal. He has no employees.

Having been raised and trained in the Shaolin Temple in Henan, China since 7 years old, Master Shi is a 32nd generation disciple of a Shaolin Temple Abott and also the disciple of the internationally famed Grandmaster Shi De Yang. He is a former member of the Shaolin Warrior Reserve Force. He has over 20 years of teaching students of all ages in the U.S.

Master Shi believes in the potential of each individual, at every age, to cultivate their health and spirit through Shaolin Martial Arts.

Hours of Operations

- Mon – Fri, 10 AM – 2 PM, 4 PM – 10 PM
- Saturday and Sunday 9 AM – 9 PM

Total Number of Employees: 0. Master Shi is coach and business owner.

Total Number of Parking Spaces Provided: There are 75 parking spots in the Building 1 quadrant of the business park. There is no specific allocation of parking between the tenants. Per the lease agreement, the landlord reserves the right to determine if the parking lot is overburdened and take appropriate action with the tenants.

There are **no expected improvements** to be made to the site or interior of the building `

Parking Usage Data In Building Area 1

of cars parked

| | Thurs | Fri | Sat | Sun | Mon | Tue | Wed |
|----------|----------|----------|----------|-----------|-----------|-----------|-----------|
| | 5/7/2026 | 5/8/2026 | 5/9/2026 | 5/10/2026 | 5/11/2026 | 5/12/2026 | 5/13/2026 |
| 9:00 AM | | | | 5 | | | |
| 10:30 AM | | | 10 | | | | |
| 11:30 AM | | | | 4 | 45 | 40 | 36 |
| 3:30 PM | | | 7 | | | | |
| 4:00 PM | | 5 | | 3 | 18 | 19 | |
| 5:30 PM | 6 | | | | | | |
| 6:30 PM | | 7 | | | | | |

Building Area 1 has 75 parking spots available to tenants and their customers.

Above brief parking study indicates that the Area 1 parking lot is sparsely used.

Visual scan of parking usage throughout the other parts of the business park during above time frames also showed that the parking lot overall is not fully used.

Shaolin Kung Fu Universal - Hours of Operations:

- Senior tai chi classes, Mon – Fri, 10 AM – 2 PM
- Youth and adult kung fu, self defense and tai chi
 - Mon – Fri, 4 PM – 10 PM
 - Saturday and Sunday, 9 AM – 9 PM

Parking usage for Shaolin Kung Fu Universal classes are expected to be between 5 cars to no more than 20 cars per class. Average number of cars probably will be around 10 - 12 cars.

We expect younger children to be walked into the building by their parents, while older youth and adults should be able to walk safely into the building after parking. Some youth students will be dropped off while others may have parents who may choose to come in with their children and stay and watch the classes.

Traffic is very light as indicated by the number of cars we observed in the parking lot. In area 1, parking usage appears to be principally used by the tenants and their employees, not customers going in and out.

Current Tenants in Building Area 1

Tenants found in Area 1 of the business park.

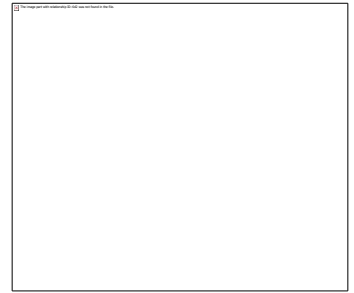
| Tenant Address | Tenant Name | Business Description. Source: Tenant Website | Hours of Operations |
|----------------|----------------------|--|--|
| 1670 | Wagner | Provides holistic, high-end fire protection systems, focusing on early detection and prevention to safeguard critical infrastructure and business continuity. HQ in Germany | Not Listed on Internet |
| 1674 | Citrix Roofing | Combining modern technology with expertise and clear communication, we provide a fast and refreshingly simple roofing experience. Other companies use hard sell tactics and confusing quotes to try to pressure homeowners into purchasing – it's exhausting, confusing, and leaves families unsure of whom to trust. We do things differently! We'll send you a drone inspection video of your roof within 48 hours, thoroughly explaining what we've found and offering our honest recommendations. | Mon - Fri: 5:30 AM - 10 PM Sat - Sun: 9 AM - 5 PM |
| 1678 | GoPath Diagnostics | Cancer Diagnostics: With over five decades of combined experience, our expert pathologists and scientists provide cutting-edge testing and diagnostic resources from our state-of-the-art CAP-accredited, CLIA-certified molecular diagnostic laboratory. Whether we're partnering with oncology practices and hospitals to create strong testing programs and streamlined billing, empowering biopharma to develop precise, effective treatments, or inspiring patients to reclaim their autonomy, our mission is simple: to make the complex clear for EVERYONE. | Mon - Fri: 8 AM - 5 PM Sat - Sun: Closed |
| 1680 | Solano Factory Store | Family Owned: produce high-performance, professional-grade hair dryers often used for fast, efficient, and healthy hair drying | Mon - Fri: 9 AM - 5 PM Sat - Sun: Closed |
| 1684 | Lakeside Plumbing | Plumbing Services: Our family owned and operated plumbing company provides residential and commercial plumbing services | Mon - Fri: 6:30 AM - 5 PM Sat - Sun: Closed |

Due to nature of tenants' business, it appears that parking usage is not heavy.

The existing tenants' hours of operations largely do not conflict with Shaolin Kung Fu Universal's Hours of Operations.

Shaolin Kung Fu Universal classes are held chiefly when other tenants are closed:

- Senior tai chi classes, Mon – Fri, 10 AM – 2 PM
- Youth and adult kung fu, self defense and tai chi
 - Mon – Fri, 4 PM – 10 PM
 - Saturday and Sunday, 9 AM – 9 PM



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 special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.

The special use will provide health and fitness through tai chi, kung fu, and self defense classes to students from 5 – 100+ years old.

Master Shi has been teaching for over 20 years in the U.S. During that time, no one has suffered any injuries in tai chi and no more than the rare pulled muscle in kung fu or self defense.

From our observation of the parking and traffic in the quadrant of the Commerce Park where 1682 Barclay is situated, parking is ample and there is little traffic. (Please see our week long parking study)

- We expect that classes will range between 10 – 20 students.
- Classes are largely held when other tenants are closed.
- Parking is lightly used in the 75 parking spots available in the Area 1 where 1682 Barclay is located. Some students will park and walk into the building. Others may be dropped off.
- Given our observation of the parking and light traffic in the Commerce Park, we believe our students will be able to enter and exit safely without causing any inconvenience or add congestion to the Park.

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:

Shaolin Kung Fu Universal operations will be in harmony with the appropriate, orderly development of the district. (As stated above)

- We expect that classes will range between 10 – 20 students.
- Classes are largely held when other tenants are closed.
- Parking is lightly used in the 75 parking spots available in the Area 1 where 1682 Barclay is located. Some students will park and walk into the building. Others may be dropped off.
- Given our observation of the parking and light traffic in the Commerce Park, we believe our students will be able to enter and exit safely without causing any inconvenience or add congestion to the Park.



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 special use is not expected to be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for purposes already permitted, not substantially diminish or impair other property valuations in the neighborhood.

Please see responses above in question 1 and 2.

Furthermore, Master Shi's students are respectful, disciplined and polite. We expect to be good neighbors.

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:

Shaolin Kung Fu Universal is a martial arts school, with classes of an estimated 10 – 20 students. Classes are largely at times that run at different times than other tenants business hours. Its operations will not impede, substantially hinder or discourage the development and use of adjacent land and building.

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

Response:

Shaolin Kung Fu Universal is a martial arts school. Its utilities needs are low. Facilities provided are adequate. Mainly the school needs a well lit, large, open space; little else is needed.

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:

As stated above and show in our brief, week-long parking study, the parking area is more than adequate for the special use. We found that at the busiest times with existing tenants, there is still almost 40 - 50% of the parking available. Looking at Shaolin Kung Fu Universal hours of operations, which mostly run counter to its neighbors in the Commerce Park, traffic hazard and congestions is not anticipated to be a problem.



AGENDA ITEM SUMMARY

PLANNING AND ZONING COMMISSION

Regular Meeting: June 17, 2026

AGENDA ITEM 2.C.

Consideration of approval of an amendment to the sign plan approved by Planned Unit Development Ordinance No. 2013-032, as amended by Ord. 2017-025, along with Sign Variations to allow the installation of a second wall sign on the south elevation of the building at 350 McHenry Road

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 an Amendment to the Planned Development and sign package approved by Ordinance 2013-032, as amended by Ordinance 2017-025, with Sign Variations for Lucky Strike at 350 McHenry Road, subject to the following conditions:

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

Summary

Volkan Signs & Lighting, representing the property owner for Bowlero/Lucky Strike, is rebranding from Bowlero to Lucky Strike. The rebranding includes repainting the building and replacing signage. An amendment to the sign plan approved by PUD Ord. 2013-032, amended by Ord. 2017-025, with a Sign Variation, is requested to install new wall signs on the existing building at 350 McHenry Road.

File Attachments

1. 350 McHenry Rd - Staff Report
2. 350 McHenry Rd - Plan Set



VILLAGE OF BUFFALO GROVE PLANNING & ZONING COMMISSION STAFF REPORT

| | |
|--------------------------------------|--|
| Meeting Date: | June 17, 2026 |
| Subject Property Location: | 350 McHenry Road, Buffalo Grove, IL 60089 |
| Petitioner: | Volkan Signs & Lighting, Inc |
| Prepared By: | Andrew Binder, Principal Planner |
| Request: | The petitioner is seeking approval of an amendment to the sign plan approved by Planned Unit Development Ordinance No. 2013-032, as amended by Ord. 2017-025, along with Sign Variations to allow the installation of a second wall sign on the south elevation of the building at 350 McHenry Road. |
| Existing Lane Use and Zoning: | The property is improved with a stand-alone family entertainment center (Bowlero/Lucky Strike) and is currently zoned B-5: Town Center Business District. |
| Comprehensive Plan: | The Village Comprehensive Plan designates this property as commercial. |

PROJECT BACKGROUND

Volkan Signs & Lighting, which represents the property owner on behalf of Bowlero/Lucky Strike, is requesting approval of an amendment to the sign plan approved by Planned Unit Development Ordinance No. 2013-032, as amended by Ord. 2017-025, with a Sign Variation, for the installation of new wall signs on the existing bowling alley building at 350 McHenry Road, as shown in Figure 1.

The existing bowling alley is being rebranded from Bowlero to Lucky Strike. As part of this rebranding, Lucky Strike plans to repaint the building and replace the signage of the existing bowling alley. Such changes require amendments to the previously approved Elevation Plan and Sign Plans, as well as variations to the Sign Code. The report summarizes the petitioner's requests. No other site modifications or changes in use are proposed.

SITE HISTORY

- The existing standalone building was developed as a Supermarket in 1998. Since then, the building was converted to a family entertainment center, with the most recent amendment to the Planned Development under Ordinance 2013-032, which approved the Special Use, Site Plan, Proposed Elevations, and Sign Package.
- In 2017, Bowlero received approval for the existing wall signs on its building.

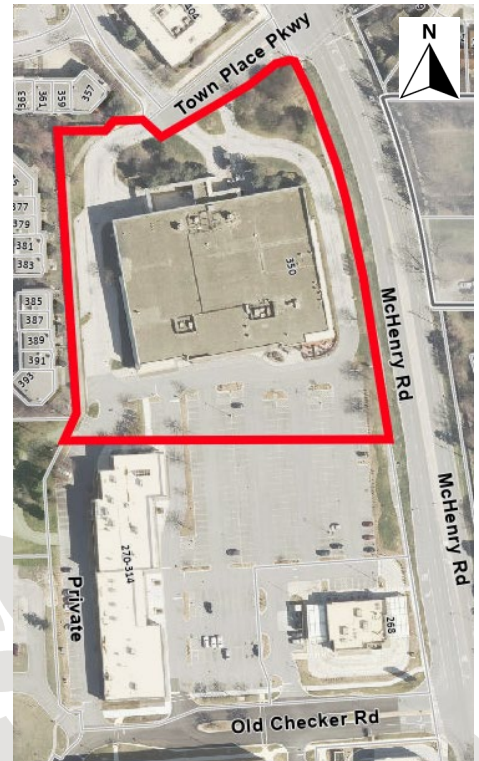


Figure 1: Subject Property

PLANNING & ZONING ANALYSIS

Signage

The Petitioner plans to remove and replace the Bowlero Signage to comply with its new corporate signage standards of Lucky Strike. The Petitioner is requesting an amendment to the previously approved sign package and the PUD, along with variations from the Village's Sign Code. The petitioner proposes to remove and replace their three existing wall signs: one on the east elevation along McHenry Road, and two on the south elevation, one channel letter and one with a panel replacement, at the main entrance to the tenant space, as shown in Figure 2.

While the variations required for the proposed signs are similar to those granted by Ordinance No. 2017-025, the removal and replacement of the signs requires that new variations be approved. The Petitioner is requesting the following variations:

1. The Village's Sign Code allows only one wall sign to be installed along each frontage of a tenant space. In addition, a wall sign is also permitted over the main entrance to the building when the main entrance does not face a public right-of-way. A total of two signs are permitted on the Lucky Strike building; one on the east elevation facing McHenry Road and one on the south elevation over the main entrance to the unit. The Petitioner is requesting a variation for a third sign on the south elevation.
2. The Village's Sign Code allows signage to be placed only facing public rights-of-way (unless it is placed above a main entrance). The second proposed south elevation sign does not face a public right-of-way, so a Sign Code variation is required.



Figure 2: Proposed Signage

The height, length, and area of the proposed wall signs meet the Sign Code requirements. Lucky Strike will also reface its existing monument sign and add tenant panel signs to the Clove Monument signs along McHenry Road, Lake Cook Road, and Buffalo Grove Road to align with their new corporate standards, all of which will comply with the Sign Code requirements.

Staff believes the request is reasonable given that the building is highly visible, and the overall appearance of the sign is complementary and matches the proposed building's design. Also, the new signs will match the existing signs in the same location. Lastly, the combined sign area of all the wall signs does not exceed the permitted limit, and the proposed signs comply with the Village's Sign Code.

Building Elevations

Lucky Strike plans to repaint the existing building to align with its corporate standards, which use red and complementary colors rather than the current blue. The Village Staff has collaborated with the tenant on

various color options, and the final proposed façade color (shown in Figure 3) is believed to be the most suitable match for the building and the surrounding area.



Figure 3: Proposed Elevations Colors

Departmental Reviews

| Village Department | Comments |
|--------------------|--|
| Building | The Building Division has reviewed the plans and does not have any concerns. |

Surrounding Property Owners

Pursuant to Village Code, the surrounding property owners within 350 feet were notified by mail, notice was published in the Daily Herald, and a public hearing sign was posted on the subject property. All notifications were completed within the prescribed timeframe as required. As of the date of this Staff Report, the Village has not received any comments or questions related to the project.

Standards

The Planning & Zoning Commission is authorized to make a recommendation to the Village Board on requested Planned Unit Developments/Amendments based upon the following criteria:

1. That the PUD has the minimum areas as set forth in [Section 17.16.060](#).
2. The uses permitted in such development are not of such a nature or so located as to exercise an undue detrimental influence or effect upon the surrounding neighborhood;
3. The plan effectively treats the developmental possibilities of the subject property, making appropriate provisions for the preservation of streams, wooded areas, scenic views, floodplain areas, and similar physical features;
4. All requirements pertaining to commercial, residential, institutional or other uses established in the planned unit development conform to the requirements for each individual classification as established elsewhere in this Title, except as may be specifically varied for the proper planning of the planned unit development;
5. The Planning and Zoning Commission shall determine that the area and width of the lot shall be sufficient for the proposed use, and that the development of the property in the proposed manner creates no outlots which will be difficult to develop in an appropriate manner.

Planned Unit Developments are also Special Uses, and therefore must meet the Special Use criteria as follows:

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.

Sign Variation Requests:

- A. Except for Prohibited signs (Chapter 14.32), the Village Planning & Zoning Commission may recommend approval or disapproval of a variance from the provisions or requirements of the Sign Code subject to the following:
 1. The literal interpretation and strict application of the provisions and requirements of this Title would cause undue and unnecessary hardships to the sign user because of unique or unusual conditions pertaining to the specific building, parcel or property in question; and
 2. The granting of the requested variance would not be materially detrimental to the property owners in the vicinity; and
 3. The unusual conditions applying to the specific property do not apply generally to other properties in the Village; and
 4. The granting of the variance will not be contrary to the purpose of this Title pursuant to Section 14.04.020
- B. Where there is insufficient evidence, in the opinion of the Planning & Zoning Commission, to support a finding under subsection (A), but some hardship does exist, the Planning & Zoning Commission may consider the requirement fulfilled if:
 1. The proposed signage is of particularly good design and in particularly good taste; and
 2. The entire site has been or will be particularly well landscaped.

The petitioner has provided written responses to the standards, which are included in the attached packet.

STAFF RECOMMENDATION

Staff recommends approval of an Amendment to the Planned Development and sign package approved by Ordinance 2013-032, as amended by Ordinance 2017-025, with Sign Variations for Lucky Strike at 350 McHenry Road, subject to the conditions outlined in the PZC motion below.

ACTION REQUESTED

The Planning & Zoning Commission (PZC) shall open the public hearing and take public testimony concerning the request for approval of an Amendment to the Planned Development and sign package approved by Ordinance 2013-032, as amended by Ordinance 2017-025, with Sign Variations for Lucky Strike at 350 McHenry Road. The PZC shall make a recommendation to the Village Board regarding the requested approvals.

Suggested PZC Motion

The PZC moves to make a positive recommendation to the Village Board to allow an Amendment to the Planned Development and sign package approved by Ordinance 2013-032, as amended by Ordinance 2017-025, with Sign Variations for Lucky Strike at 350 McHenry Road, subject to the following conditions:

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

ATTACHMENTS

- Narrative Description
- Response to PUD, Special Use, Zoning, and Sign Variation Standards
- Signage Plan
- Ord. 2013-032 & 2017-025

Narrative Statement

Property Information:

Address: 350 McHenry Road, Buffalo Grove, IL 60089

Existing zoning: B3 Planned Business Center, Commercial Building

Current use: Commercial - bowling, arcades

Requested Variance:

We are requesting a second sign on the primary (south) façade of the building. This sign is an existing cabinet, and we would like to reface to reflect the colors of the new brand.

Sign code limits to one sign per façade. We are code compliant on other sides of the building.

Justification of Hardship:

The second sign is placed over a second entrance and is used for increased visibility and wayfinding, especially to customers entering from the east side of the parking lot and during inclement weather.

Impact Statement:

The sign is existing and will be updated with a new face to reflect the new brand colors. It will not impact the surrounding neighborhoods.



T 757.427.1900
F 757.427.1900
Direct 603.591.7394

2655 International Parkway
Virginia Beach, VA 23452
www.AGI.net

April 6, 2026

Village of Buffalo Grove, IL

Re: Signage Permit/Variance Lucky Strike, 350 McHenry Road, Buffalo Grove, IL

To Whom it May Concern,

This letter is to provide a detailed description of the scope of work planned for the exterior of the Lucky Strike center to be completed simultaneously.

Paint

- The current blue paint scheme will be updated and refreshed as per the document submitted with our application. The blue paint will be painted red, and no blue paint shall remain on the exterior of this building at the completion of the project.

Signage

- All Bowlero signs will be removed and replaced with Lucky Strike illuminated channel letter signs as per the document submitted with our application. We understand the signage code and have designed all brand signs to be compliant with this code. All electrical is existing and will be used to illuminate new signs.
- We are requesting a 2nd sign be added to the primary façade which is a reface of the existing BOWL cabinet sign, changing it from white with blue letters to white with red letters. We understand this request is under review for a variance.
- Additionally, all tenant directory Bolwero signs will be replaced with Lucky Strike signs – black background with white letters, consistent with other tenants on all 4 monument signs (each is 2 sided).

Please advise if you have questions or require additional documentation.

Sincerely,

Vivian Lefebvre, Senior Project Manager, AGI

Community Development Department
50 Raupp Boulevard, Buffalo Grove, IL 60089
Phone: 847-459-2530 | www.vbg.org

Planned Unit Development (PUD) Standards

In addition to the special use standards, all planned unit developments shall meet the following (5) general standards:

1. Have the minimum areas as set forth in [Section 17.16.060](#).

Response:

Meets the minimum

2. The uses permitted in such development are not of such a nature or so located as to exercise an undue detrimental influence or effect upon the surrounding neighborhood;

Response:

This will not effect the surrounding neighborhood

3. The plan effectively treats the developmental possibilities of the subject property, making appropriate provisions for the preservation of streams, wooded areas, scenic views, floodplain areas, and similar physical features;

Response:

This does not impact preservation of any of the surrounding areas

4. All requirements pertaining to commercial, residential, institutional or other uses established in the planned unit development conform to the requirements for each individual classification as established elsewhere in this Title, except as may be specifically varied for the proper planning of the planned unit development;

Response:

All signs meet the established requirements. One additional sign is requested on the front façade; we are applying for a variance.

5. The Planning and Zoning Commission shall determine that the area and width of the lot shall be sufficient for the proposed use, and that the development of the property in the proposed manner creates no outlots which will be difficult to develop in an appropriate manner.

Response:

This will not impact any other development.

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 special use will serve the public convenience by providing a needed and appropriate service at a well-established commercial location along McHenry Road. The subject property is situated within a designated commercial corridor and is supported by existing infrastructure, including adequate roadway access, utilities, and parking, making it suitable for the proposed use.

The establishment, maintenance, and operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. The use will comply with all applicable Village codes and regulations, including building, fire, and life-safety requirements. Operational characteristics such as traffic, noise, lighting, and hours of operation will be managed to ensure compatibility with surrounding properties.

Furthermore, the proposed use is consistent with the character of the area, which includes a mix of commercial and entertainment uses, and will contribute positively to the local economy while maintaining a safe and well-functioning environment for 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 property and are consistent with the established development pattern along the McHenry Road commercial corridor. The property consists of a large, fully developed commercial site with an existing building and supporting infrastructure that can accommodate the proposed use without the need for significant expansion or alteration.

The nature and intensity of the operation are compatible with surrounding uses, which include a mix of retail, dining, and entertainment establishments. The proposed use is of a similar scale and operational character, ensuring that it will not introduce any adverse impacts or disruptions to the area.

The size of the subject property is sufficient to support the use, including adequate parking, internal circulation, and access points. The site has direct frontage and access to a major arterial roadway, providing efficient ingress and egress while minimizing impacts on local streets.

Overall, the proposed special use is in harmony with the orderly development of the district and is consistent with the intended commercial character of the area.

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 other properties in the immediate vicinity, as it is consistent with the existing commercial character of the area. The surrounding properties are developed with similar retail, dining, and entertainment uses, and the proposed operation aligns with the scale and function of these established uses.

The use will be conducted in a manner that minimizes potential impacts such as noise, lighting, traffic, and hours of operation. All activities will comply with applicable Village codes and regulations to ensure compatibility with neighboring properties and to maintain a safe and comfortable environment.

Furthermore, the proposed special use is not expected to diminish or impair property values in the neighborhood. On the contrary, it will contribute to the continued economic vitality of the area by supporting an active commercial corridor, enhancing the attractiveness of the district, and reinforcing the viability of surrounding businesses.

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:

Confirming – this request will not impact development of adjacent land or buildings.

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

Response:

Confirming that there are adequate utilities, access road, drainage, etc. This request will not impact these.

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:

Confirming that we meet all requirements and this request will not have any impact.

Community Development Department
50 Raupp Boulevard, Buffalo Grove, IL 60089
Phone: 847-459-2530 | www.vbg.org

Sign Variation Standards

During your testimony at the Public Hearing you need to testify and present your case for the variance by addressing the six (6) standards listed below:

The Planning & Zoning Commission is authorized to grant variations to the regulations of the Sign Code (Chapter 14.40) based upon findings of fact which are made based upon evidence presented at the hearing that:

1. The literal interpretation and strict application of the provisions and requirements of this Title would cause undue and unnecessary hardships to the sign user because of unique or unusual conditions pertaining to the specific building, parcel or property in question; and

Response:

The subject property is an existing large-scale entertainment and commercial center with multiple facades, multiple points of vehicular access, and a secondary entrance condition that differs from a typical commercial building within the Village. The proposed signage is associated with an existing entertainment use and largely reuses existing sign locations previously approved for Bowlero. Strict application of the sign code would create unnecessary hardship by limiting adequate visibility and wayfinding for the rebranded tenant within the existing shopping center configuration.

2. The granting of the requested variance would not be materially detrimental to the property owners in the vicinity; and

Response:

The proposed signage will not be materially detrimental to surrounding property owners as the request primarily consists of rebranding and modernization of existing signage locations for an established commercial entertainment use. The proposed signs are professionally designed, appropriately scaled for the building, and compatible with the surrounding commercial corridor.

3. The unusual conditions applying to the specific property do not apply generally to other properties in the Village; and

Response:

The subject property contains a unique large-format entertainment use within an existing planned commercial center and includes multiple building elevations, extensive frontage visibility, and existing sign conditions previously approved through prior entitlement actions. These conditions are not generally applicable to typical commercial properties within the Village.

4. The granting of the variance will not be contrary to the purpose of this Title pursuant to Section 14.04.020.

Response:

The requested variation is consistent with the intent and purpose of the Sign Code by allowing coordinated, professionally designed signage that improves tenant identification, customer wayfinding, and overall site aesthetics while maintaining compatibility with the surrounding commercial environment.

B. Where there is insufficient evidence, in the opinion of the Planning & Zoning Commission, to support a finding under subsection (A), but some hardship does exist, the Planning & Zoning Commission may consider the requirement fulfilled if:

1. The proposed signage is of particularly good design and in particularly good taste; and

Response:

The proposed signage package consists of professionally designed, cohesive branding elements utilizing modern materials, coordinated colors, and high-quality architectural integration. The signage improves the overall appearance of the property and presents a cleaner and more contemporary visual identity for the center.

2. The entire site has been or will be particularly well landscaped.

Response:

The subject property is part of an existing planned commercial development containing established landscaping, parking lot screening, pedestrian circulation, and maintained common areas throughout the site. The proposed signage improvements do not negatively impact the existing landscaped conditions.



BRANDBOOK

LUCKY X STRIKE

Lucky Strike Buffalo Grove #802
350 McHenry Road,
Buffalo Grove, IL 60089

Revision: R06
01-27-2026

2655 International Parkway
Virginia Beach, VA 23452
757.427.1900
Toll Free: 800.877.7868
www.AGI.net



REVISIONS

Lucky Strike Buffalo Grove #802

| REV # | DATE | DESCRIPTION OF CHANGE | DESIGNER |
|-------|------------|--|----------|
| R01 | 04-22-2025 | E01 - Change color of sign E02 - Update Dimensions E04 - Change to black box LUC-TD-CUS - All changed to logo LUC-54-SDI changed to LUC-21-HDI | CT |
| R02 | 04-30-2025 | Page numbers added PT01 updated to PT02 throughout E01 changed to red w/ keyline E03 updated to horizontal logo | CT |
| R03 | 05-06-2025 | Color on E04 border corrected | CT |
| R04 | 05-14-2025 | E03 to change to keylined version | CT |
| R05 | 09-30-2025 | | RK |
| R06 | 01-27-2026 | Paint changes as requested | RK |



LOCATION
Lucky Strike Buffalo Grove,
350 McHenry Road, Buffalo Grove,
IL 60089
DESIGNER: RK **DATE:** 04/02/25

PROJECT MANAGER
Vivian Lefebvre

REVISION DATE: 01-27-2026

CUSTOMER APPROVAL

Print Name _____ **Title** _____
Signature _____ **Date** _____

- Approved**
- Approved as Noted**
- Revise & Resubmit**

This document is the sole property of AGI. Manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is subject under a confidential relationship, for a special purpose, and the recipient, by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or for any purpose for which it was tendered, nor any special features peculiar to this design to be





| EXTERIOR SIGN LIST | | |
|--------------------|--------------|---|
| SIGN # | SIGN CODE | DESCRIPTION |
| E01 | LUC-50-HK | CHANNEL LETTERS - LINEAR, KEYLINED, FACE-LIT, DARK BACKGROUND - WHITE LETTERS NO KEYLINE; X IS RED W/ KEYLINE |
| E02 | LUC-84-XK | CHANNEL LETTER 'X' - KEYLINED, DARK BACKGROUND |
| | ALT: LUC-CUS | REFACE BOWL SIGN |
| E03 | LUC-48-HK | CHANNEL LETTERS W/ KEYLINE |
| E04 | LUC-GS-CUS | REFACE MONUMENT SIGN FACE - DOUBLE SIDED |
| E05 | LUC-TD-CUS | REFACE TENANT SIGN PANEL FACE - DOUBLE SIDED |
| E06 | LUC-TD-CUS | REFACE TENANT SIGN PANEL FACE - DOUBLE SIDED |
| E07 | LUC-TD-CUS | REFACE TENANT SIGN PANEL FACE - DOUBLE SIDED |
| E08 | LUC-TD-CUS | REFACE TENANT SIGN PANEL FACE - DOUBLE SIDED |



LOCATION
 Lucky Strike Buffalo Grove,
 350 McHenry Road, Buffalo Grove,
 IL 60089
DESIGNER: RK **DATE: 04/02/25**

PROJECT MANAGER
 Vivian Lefebvre

REVISION DATE: 01-27-2026

CUSTOMER APPROVAL

| | |
|------------------|-------------|
| Print Name _____ | Title _____ |
| Signature _____ | Date _____ |

- Approved
- Approved as Noted
- Revise & Resubmit

This document is the sole property of AGI. manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is subject under a confidential relationship, for a special purpose, and the recipient, by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any purpose for which it was tendered, nor any special features peculiar to this design to be





SOUTH ELEVATION

Lucky Strike Buffalo Grove #802





EXISTING

| EXTERIOR SIGN LIST | | |
|--------------------|-----------|---|
| SIGN # | SIGN CODE | DESCRIPTION |
| E01 | LUC-50-HK | CHANNEL LETTERS - LINEAR, KEYLINED, FACE-LIT, DARK BACKGROUND - WHITE LETTERS NO KEYLINE; X IS RED W/ KEYLINE |
| E02 | LUC-CUS | REFACE BOWL SIGN |

| PAINT LIST | | |
|------------|------------|--|
| PAINT # | COLOR CODE | DESCRIPTION |
| PT01 | SW 7583 | WILD CURRANT  |
| PT02 | SW 6868 | REAL RED  |



RECOMMENDED

| | | | | | | | |
|--|---|---|--|--|---|---|-------|
|  | LOCATION Lucky Strike Buffalo Grove, 350 McHenry Road, Buffalo Grove, IL 60089 DESIGNER: RK DATE: 04/02/25 | PROJECT MANAGER Vivian Lefebvre REVISION DATE: 01-27-2026 | CUSTOMER APPROVAL Print Name _____ Title _____ Signature _____ Date _____ | <input type="checkbox"/> Approved <input type="checkbox"/> Approved as Noted <input type="checkbox"/> Revise & Resubmit | This document is the sole property of AGI, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is subject under a confidential relationship, for a special purpose, and the recipient, by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any purpose for which it was tendered, nor any special features peculiar to this design to be |  | 4 |
| | DATE: 04/02/25 | REVISION DATE: 01-27-2026 | _____ | _____ | _____ | _____ | _____ |



EAST ELEVATION

Lucky Strike Buffalo Grove #802



EXISTING

| EXTERIOR SIGN LIST | | |
|--------------------|-----------|----------------------------|
| SIGN # | SIGN CODE | DESCRIPTION |
| E03 | LUC-48-HK | CHANNEL LETTERS W/ KEYLINE |

| PAINT LIST | | |
|------------|------------|--|
| PAINT # | COLOR CODE | DESCRIPTION |
| PT01 | SW 7583 | WILD CURRANT  |
| PT02 | SW 6868 | REAL RED  |



RECOMMENDED



LOCATION
 Lucky Strike Buffalo Grove,
 350 McHenry Road, Buffalo Grove,
 IL 60089
DESIGNER: RK **DATE:** 04/02/25

PROJECT MANAGER
 Vivian Lefebvre

REVISION DATE: 01-27-2026

CUSTOMER APPROVAL

Print Name _____ **Title** _____
Signature _____ **Date** _____

- Approved**
- Approved as Noted**
- Revise & Resubmit**

This document is the sole property of AGI. Manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is subject under a confidential relationship, for a special purpose, and the recipient, by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any purpose for which it was tendered, nor any special features peculiar to this design to be





WEST ELEVATION

Lucky Strike Buffalo Grove #802



EXISTING

| PAINT LIST | | |
|------------|------------|--|
| PAINT # | COLOR CODE | DESCRIPTION |
| PT01 | SW 7583 | WILD CURRANT  |
| PT02 | SW 6868 | REAL RED  |



RECOMMENDED



LOCATION
 Lucky Strike Buffalo Grove,
 350 McHenry Road, Buffalo Grove,
 IL 60089
DESIGNER: RK **DATE:** 04/02/25

PROJECT MANAGER
 Vivian Lefebvre

REVISION DATE: 01-27-2026

CUSTOMER APPROVAL

Print Name _____ **Title** _____

Signature _____ **Date** _____

- Approved**
- Approved as Noted**
- Revise & Resubmit**

This document is the sole property of AGI. Manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is subject under a confidential relationship, for a special purpose, and the recipient, by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any purpose for which it was tendered, nor any special features peculiar to this design to be



CHANNEL LETTERS - LINEAR, KEYLINED, FACE-LIT, DARK BACK-GROUND

DETAILS

Dimensions:

Height: 4' 2"
Width: 27' 2 1/2"
SqFt: 113.37

Quantity: 01

Illumination: Internal

Electrical Requirements:

Voltage - 120/277V
 Power Supply - 12V remote power supply
 Wiring - Low voltage with 1/2" liquid-tight conduit to power supply
 Installation: Requires owner supplied 120V power within 5' of transformer box

Specification:

'LUCKY STRIKE'
 Face Illuminated
 Flush Mount
 'X' -
 Face Illuminated and Halo-Lit
 Mounted with 2 1/2" Standoffs from Fascia

Notes:

1. PM to specify interior or exterior application prior to fabrication.
2. PM to specify optional external disconnect switch prior to fabrication.
3. Shop to provide touch up paint for installer.
4. Patch and paint scope to be detailed based on current exterior conditions & recommended sign placement.



EXISTING



RECOMMENDED



LOCATION
 Lucky Strike Buffalo Grove,
 350 McHenry Road, Buffalo Grove,
 IL 60089
DESIGNER: RK **DATE:** 04/02/25

PROJECT MANAGER
 Vivian Lefebvre
REVISION DATE: 01-27-2026

CUSTOMER APPROVAL

| | |
|--|-------|
| <input type="checkbox"/> Approved | _____ |
| <input type="checkbox"/> Approved as Noted | _____ |
| <input type="checkbox"/> Revise & Resubmit | _____ |

Print Name _____ Title _____
 Signature _____ Date _____

Approved
 Approved as Noted
 Revise & Resubmit

This document is the sole property of AGI. Manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is subject under a confidential relationship, for a special purpose, and the recipient, by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or for any purpose for which it was tendered, nor any special features peculiar to this design to be



REFACE CABINET SIFN

DETAILS

Dimensions:

Height: 4'8"
Width: 18'0"
SqFt: 84'-0" sq

Quantity: 01

Illumination: Internal

Electrical Requirements:

Voltage - 120/277V

Power Supply - 12V remote power supply

Wiring - Low voltage with 1/2" liquid-tight conduit to power supply

Installation: Requires owner supplied 120V power within 5' of transformer box

Notes:

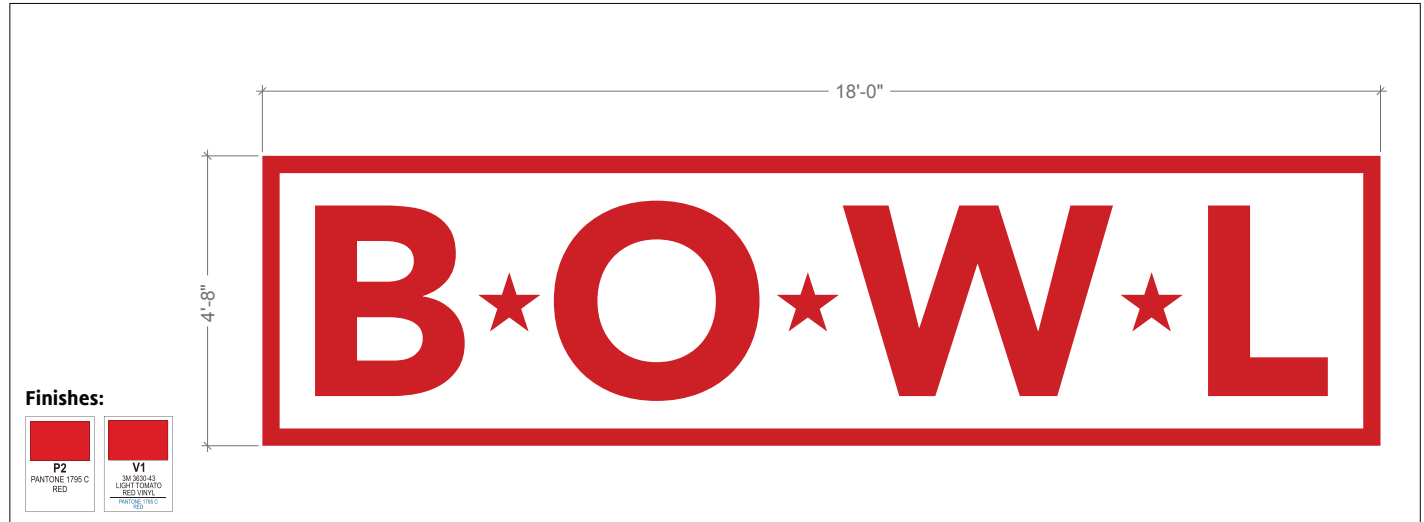
1. PM to specify interior or exterior application prior to fabrication.
2. PM to specify optional external disconnect switch prior to fabrication.
3. Shop to provide touch up paint for installer.
4. Patch and paint scope to be detailed based on current exterior conditions & recommended sign placement.



EXISTING



RECOMMENDED



LOCATION
 Lucky Strike Buffalo Grove,
 350 McHenry Road, Buffalo Grove,
 IL 60089
DESIGNER: RK **DATE:** 04/02/25

PROJECT MANAGER
 Vivian Lefebvre
REVISION DATE: 01-27-2026

CUSTOMER APPROVAL

Print Name _____ **Title** _____
Signature _____ **Date** _____

- Approved**
 Approved as Noted
 Revise & Resubmit

This document is the sole property of AGI. Manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is subject under a confidential relationship, for a special purpose, and the recipient, by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or for any purpose for which it was tendered, nor any special features peculiar to this design to be



CHANNEL LETTERS W/ KEYLINE

DETAILS

Dimensions:

Height: 4'
Width: 26' 1 1/4"
SqFt: 104.4

Quantity: 01

Illumination: Internal

Electrical Requirements:

Voltage - 120/277V

 Power Supply - 12V remote power supply

 Wiring - Low voltage with 1/2" liquid-tight conduit to power supply

 Installation: Requires owner supplied 120V power within 5' of transformer box

Specification:

'LUCKY STRIKE'
 Face Illuminated
 Flush Mount
 'X' -
 Face Illuminated and Halo-Lit
 Mounted with 2 1/2" Standoffs from Fascia

Notes:

1. PM to specify interior or exterior application prior to fabrication.
2. PM to specify optional external disconnect switch prior to fabrication.
3. Shop to provide touch up paint for installer.
4. Patch and paint scope to be detailed based on current exterior conditions & recommended sign placement.



EXISTING



RECOMMENDED



LOCATION
 Lucky Strike Buffalo Grove,
 350 McHenry Road, Buffalo Grove,
 IL 60089
DESIGNER: RK **DATE:** 04/02/25

PROJECT MANAGER
 Vivian Lefebvre

REVISION DATE: 01-27-2026

CUSTOMER APPROVAL

| | |
|-------------------------|--------------------|
| Print Name _____ | Title _____ |
| Signature _____ | Date _____ |

- Approved**
- Approved as Noted**
- Revise & Resubmit**

This document is the sole property of AGI. Manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is subject under a confidential relationship, for a special purpose, and the recipient, by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any purpose for which it was tendered, nor any special features peculiar to this design to be



REFACE MONUMENT SIGN FACE - DOUBLE SIDED

DETAILS

Dimensions:

Height: 5'
Width: 5' 3"
SqFt: 26.25

Quantity: 01 - Double-Sided

Illumination: Internal

Electrical Requirements:

Voltage - 120/277V

Power Supply - 12V remote power supply

Wiring - Low voltage with 1/2" liquid-tight conduit to power supply

Installation: Requires owner supplied 120V power within 5' of transformer box

Specification:

'LUCKY STRIKE' -
 Face Illuminated
 Flush Mount

Notes:

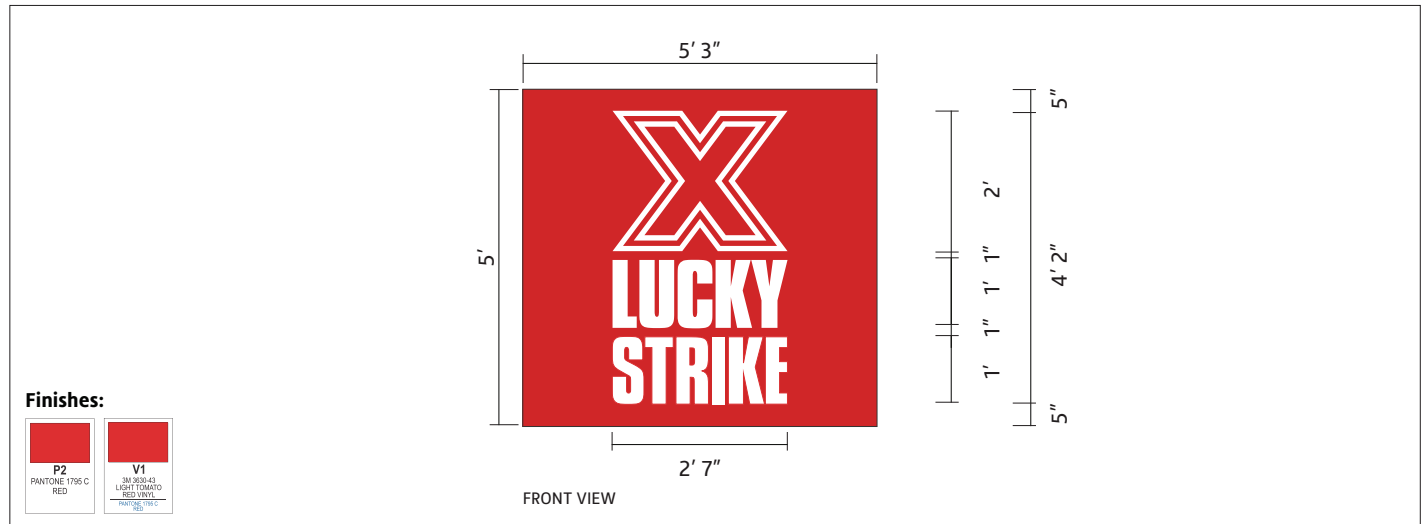
1. PM to specify interior or exterior application prior to fabrication.
2. PM to specify optional external disconnect switch prior to fabrication.
3. Shop to provide touch up paint for installer.



EXISTING



RECOMMENDED



LOCATION
 Lucky Strike Buffalo Grove,
 350 McHenry Road, Buffalo Grove,
 IL 60089
DESIGNER: RK **DATE:** 04/02/25

PROJECT MANAGER
 Vivian Lefebvre
REVISION DATE: 01-27-2026

CUSTOMER APPROVAL

| | |
|-------------------------|--------------------|
| Print Name _____ | Title _____ |
| Signature _____ | Date _____ |

- Approved**
 Approved as Noted
 Revise & Resubmit

This document is the sole property of AGI, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is subject under a confidential relationship, for a special purpose, and the recipient, by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any purpose for which it was tendered, nor any special features peculiar to this design to be



REFACE TENANT SIGN PANEL FACE - DOUBLE SIDED

DETAILS

Dimensions:

Height: 14'
Width: 2' 10"
SqFt: 39.6

Quantity: 01 - Double-Sided

Illumination: Non-Illuminated

Electrical Requirements:
 N/A

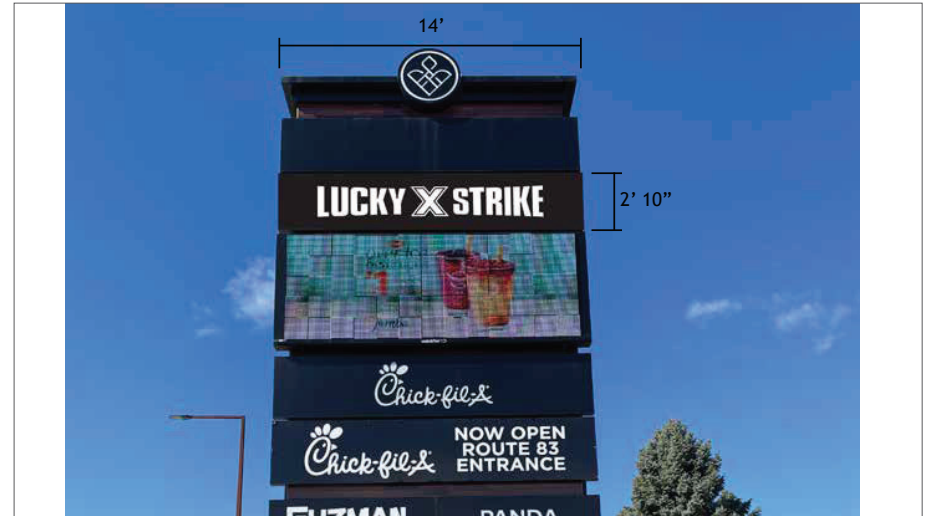
Specification:
 'LUCKY STRIKE' -
 Non-Illuminated
 Flush Mount

Notes:

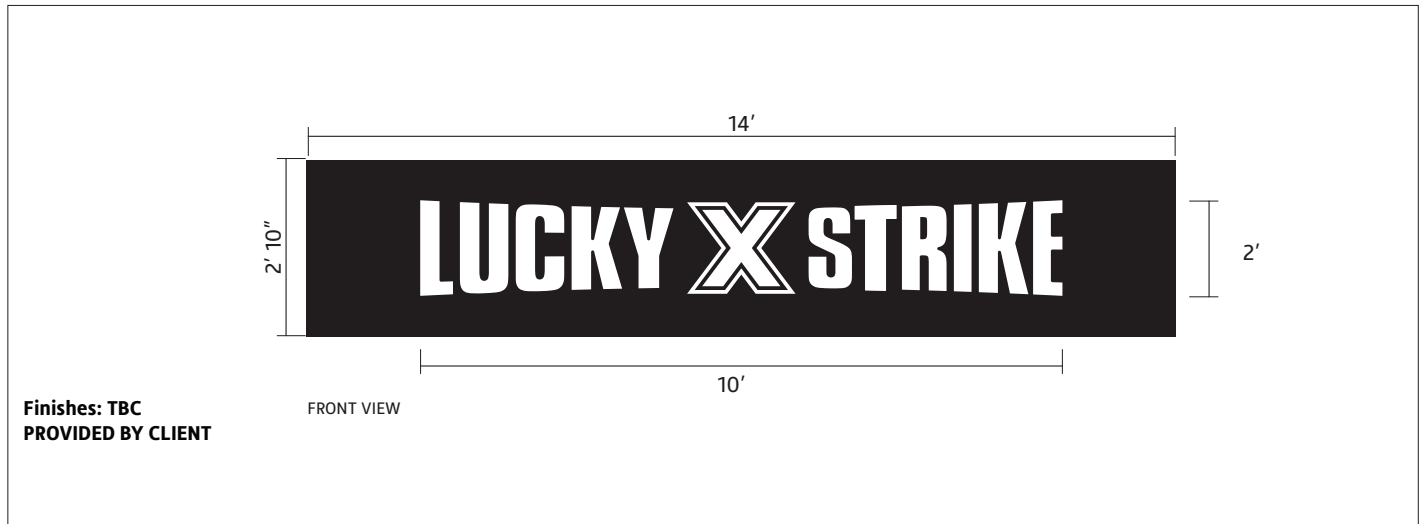
1. PM to specify interior or exterior application prior to fabrication.
2. PM to specify optional external disconnect switch prior to fabrication.
3. Shop to provide touch up paint for installer.
4. Patch and paint scope to be detailed based on current exterior conditions & recommended sign placement.



EXISTING



RECOMMENDED



LOCATION
 Lucky Strike Buffalo Grove,
 350 McHenry Road, Buffalo Grove,
 IL 60089
DESIGNER: RK **DATE:** 04/02/25

PROJECT MANAGER
 Vivian Lefebvre
REVISION DATE: 01-27-2026

CUSTOMER APPROVAL

| | |
|------------------|-------------|
| Print Name _____ | Title _____ |
| Signature _____ | Date _____ |

- Approved
- Approved as Noted
- Revise & Resubmit

This document is the sole property of AGI. Manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is subject under a confidential relationship, for a special purpose, and the recipient, by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any purpose for which it was tendered, nor any special features peculiar to this design to be



REFACE TENANT SIGN PANEL FACE - DOUBLE SIDED

DETAILS

Dimensions:

Height: 1' 4"
Width: 6' 11"
SqFt: 9.17

Quantity: 01 - Double-Sided

Illumination: Non-Illuminated

Electrical Requirements:
 N/A

Specification:
 'LUCKY STRIKE' -
 Non-Illuminated
 Flush Mount

Notes:

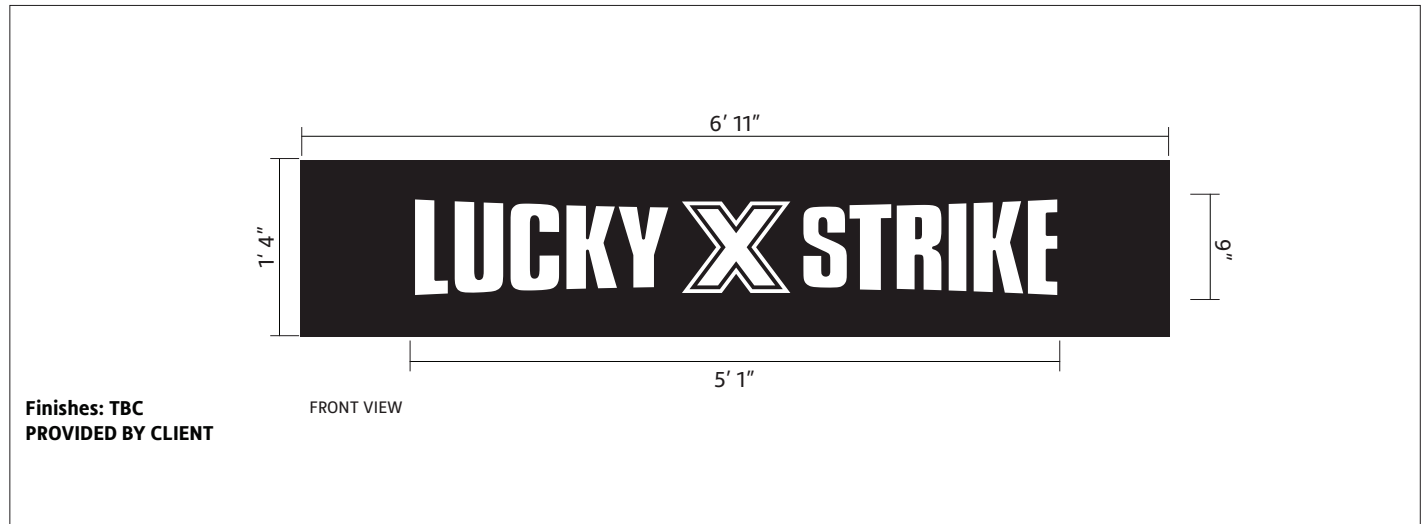
1. PM to specify interior or exterior application prior to fabrication.
2. PM to specify optional external disconnect switch prior to fabrication.
3. Shop to provide touch up paint for installer.
4. Patch and paint scope to be detailed based on current exterior conditions & recommended sign placement.



EXISTING



RECOMMENDED



**Finishes: TBC
 PROVIDED BY CLIENT**



LOCATION
 Lucky Strike Buffalo Grove,
 350 McHenry Road, Buffalo Grove,
 IL 60089
DESIGNER: RK **DATE: 04/02/25**

PROJECT MANAGER
 Vivian Lefebvre

REVISION DATE: 01-27-2026

CUSTOMER APPROVAL

Print Name _____ Title _____
 Signature _____ Date _____

- Approved**
- Approved as Noted**
- Revise & Resubmit**

This document is the sole property of AGI. Manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is subject under a confidential relationship, for a special purpose, and the recipient, by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or for any purpose for which it was tendered, nor any special features peculiar to this design to be



REFACE TENANT SIGN PANEL FACE - DOUBLE SIDED

DETAILS

Dimensions:

Height: 2' 10"
Width: 14'
SqFt: 39.6

Quantity: 01 - Double-Sided

Illumination: Non-Illuminated

Electrical Requirements:
 N/A

Specification:
 'LUCKY STRIKE' -
 Non-Illuminated
 Flush Mount

Notes:

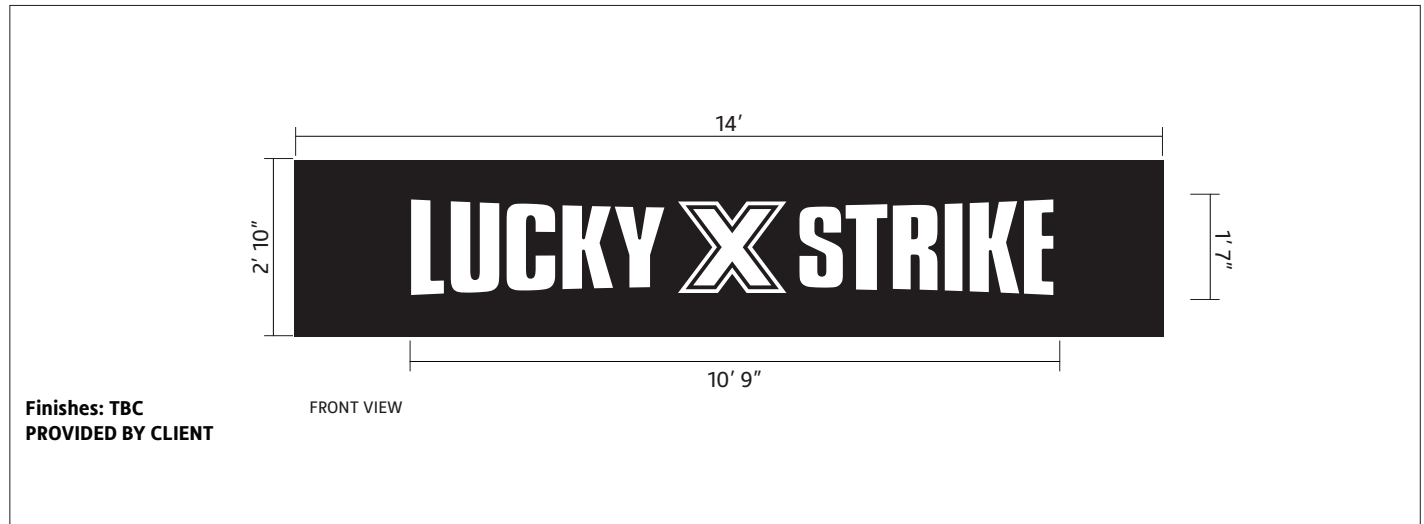
1. PM to specify interior or exterior application prior to fabrication.
2. PM to specify optional external disconnect switch prior to fabrication.
3. Shop to provide touch up paint for installer.
4. Patch and paint scope to be detailed based on current exterior conditions & recommended sign placement.



EXISTING



RECOMMENDED



LOCATION
 Lucky Strike Buffalo Grove,
 350 McHenry Road, Buffalo Grove,
 IL 60089
DESIGNER: RK **DATE: 04/02/25**

PROJECT MANAGER
 Vivian Lefebvre
REVISION DATE: 01-27-2026

CUSTOMER APPROVAL

Print Name _____ Title _____
 Signature _____ Date _____

- Approved
- Approved as Noted
- Revise & Resubmit

This document is the sole property of AGI, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is subject under a confidential relationship, for a special purpose, and the recipient, by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any purpose for which it was tendered, nor any special features peculiar to this design to be



REFACE TENANT SIGN PANEL FACE - DOUBLE SIDED

DETAILS

Dimensions:

Height: 1' 4"
Width: 6' 11"
SqFt: 9.2

Quantity: 01 - Double-Sided

Illumination: Non-Illuminated

Electrical Requirements:
 N/A

Specification:
 'LUCKY STRIKE' -
 Non-Illuminated
 Flush Mount

Notes:

1. PM to specify interior or exterior application prior to fabrication.
2. PM to specify optional external disconnect switch prior to fabrication.
3. Shop to provide touch up paint for installer.
4. Patch and paint scope to be detailed based on current exterior conditions & recommended sign placement.



EXISTING



RECOMMENDED



LOCATION
 Lucky Strike Buffalo Grove,
 350 McHenry Road, Buffalo Grove,
 IL 60089
DESIGNER: RK **DATE:** 04/02/25

PROJECT MANAGER
 Vivian Lefebvre
REVISION DATE: 01-27-2026

CUSTOMER APPROVAL

Print Name _____ **Title** _____
Signature _____ **Date** _____

- Approved**
- Approved as Noted**
- Revise & Resubmit**

This document is the sole property of AGI, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is subject under a confidential relationship, for a special purpose, and the recipient, by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or for any purpose for which it was tendered, nor any special features peculiar to this design to be





LOCATION
 Lucky Strike Buffalo Grove,
 350 McHenry Road, Buffalo Grove,
 IL 60089
DESIGNER: RK **DATE:** 04/02/25

PROJECT MANAGER
 Vivian Lefebvre

REVISION DATE: 01-27-2026

CUSTOMER APPROVAL

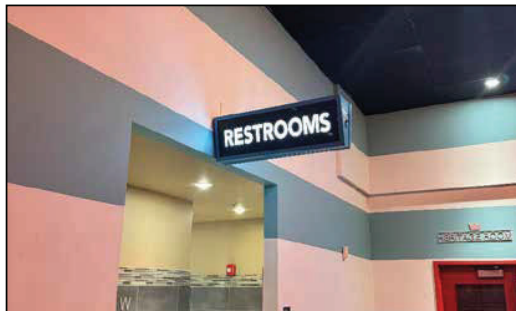
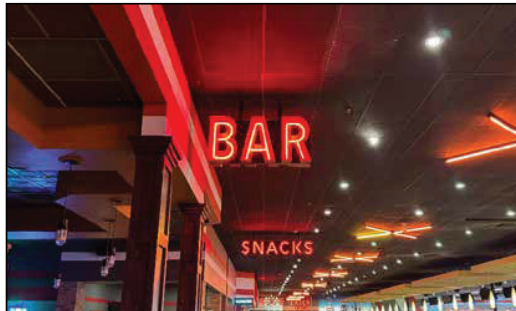
Print Name _____ **Title** _____

Signature _____ **Date** _____

- Approved**
- Approved as Noted**
- Revise & Resubmit**

This document is the sole property of AGI. Manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is subject under a confidential relationship, for a special purpose, and the recipient, by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or for any purpose for which it was tendered, nor any special features peculiar to this design to be





NOTE: SITE SURVEY REQUIRED FOR GRAPHIC RECOMMENDATIONS (INCLUDING FLOOR PLAN)



LOCATION
Lucky Strike Buffalo Grove,
350 McHenry Road, Buffalo Grove,
IL 60089
DESIGNER: RK **DATE: 04/02/25**

PROJECT MANAGER
Vivian Lefebvre

REVISION DATE: 01-27-2026

CUSTOMER APPROVAL

Print Name _____ Title _____
Signature _____ Date _____

- Approved
- Approved as Noted
- Revise & Resubmit

This document is the sole property of AGI. Manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is subject under a confidential relationship, for a special purpose, and the recipient, by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any purpose for which it was tendered, nor any special features peculiar to this design to be



Sign Program

AGI - ANCILLARY WORKS

Pre-Permit Notes

Site Information

Total Signage Aggregate: Allowances are separate.

Wall Sign Information

Maximum # of signs allowed: Three
 Maximum square footage allowed: 20% of the wall sign background area may be used for copy of enclosed sign.
 Maximum OAH: Copy height is not stipulated by the code; subject to review.

Ground Sign Information

Maximum # of signs allowed: One
 Minimum square footage allowed: The maximum area of a ground sign shall not exceed 120 square feet for each face of a double-faced sign or for the sole face of a single-faced ground sign.
 Maximum OAH: Maximum height of any ground sign or sign structure shall be 15 feet from ground level or top of foundation whichever is less.
 Minimum Setback: Cannot obstruct view; subject to site plan review.
 Wind Load: Subject to review.

Directional Information

Maximum # of directionals allowed per site: Two
 Maximum square feet allowed per sign: 12 sqft
 Maximum OAH: 4ft
 Minimum Setback: Must be located on premises.

Variance Information

Is variance for signage allowed? Yes
 Which sign will require a variance?
 Do we have to apply for permits first and get denial? Yes
 Which document is required for a variance? See attached
 What are the chances of receiving a variance? 20%

AGI's Scope of Work

A. Landscaping

Make good around foundation after old signage is removed. The area will be clean of debris to allow for landscaping to be done by dealer.

B. Electrical

AGI to make final electrical connection for all signs (if electrical is present) to within 10' of the signs.

C. Fascia

AGI's recommendation is that all wall areas have a minimum of 3/4" plywood backing (not applicable with the glass front building).



LOCATION
 Lucky Strike Buffalo Grove,
 350 McHenry Road, Buffalo Grove,
 IL 60089
 DESIGNER: RK DATE: 04/02/25

PROJECT MANAGER
 Vivian Lefebvre
 REVISION DATE: 01-27-2026

CUSTOMER APPROVAL

Print Name _____ Title _____
 Signature _____ Date _____

- Approved
- Approved as Noted
- Revise & Resubmit

This document is the sole property of AGI. Manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is subject under a confidential relationship, for a special purpose, and the recipient, by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or for any purpose for which it was tendered, nor any special features peculiar to this design to be



We look forward to
working with you!

2655 International Parkway
Virginia Beach, VA 23452
757.427.1900
Toll Free: 800.877.7868
www.AGI.net



6/17/2013

ORDINANCE NO. 2013 – 32

TWENTY–THIRD AMENDMENT TO THE TOWN CENTER PLANNED UNIT DEVELOPMENT

**Ordinance approving an amendment to the Planned Unit Development
and approving a special use for a family entertainment center
in the Commercial/Recreational sub–district
of the B–5 Town Center District and variations of the Village Sign Code**

**Leiserv, Inc.
Brunswick’s – Buffalo Grove
350 McHenry Road**

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

WHEREAS, the real property legally described in Exhibit A (“Property”) attached hereto is zoned as part of a Planned Unit Development (PUD) in the Commercial/Recreational sub-district of the B-5 Town Center District; and,

WHEREAS, Leiserv, Inc., a Delaware corporation, is the owner (“Owner”) of the Property; and,

WHEREAS, Leiserv, Inc. will operate on the Property under the assumed name Brunswick’s – Buffalo Grove; and,

WHEREAS, Village Ordinance No. 2002-28, the eighteenth amendment of the Buffalo Grove Town Planned Unit Development, approved a special use for a family entertainment center known as the Cosmic Zone Family Entertainment Center pursuant to Chapter 17.28 and Section 17.44.060.C.1.e.11 of the Village Zoning Ordinance; and,

WHEREAS, eSkape Entertainment Center replaced Cosmic Zone as the entity operating said entertainment center pursuant to Ordinance No. 2002-28; and,

WHEREAS, eSkape Entertainment Center was granted amendments of the special use by Ordinance No. 2010-10 and Ordinance No. 2011-25; and,

WHEREAS, eSkape Entertainment Center has ceased operation of the family entertainment center on the Property; and,

WHEREAS, Owner (hereinafter sometimes referred to as the "Operator") has petitioned to the Village for approval of a special use to operate a family entertainment center on the Property pursuant to the provisions of Section 17.44.060.C.1e.11. of the B-5 Town Center zoning district and for variations of the Village Sign Code (Title 14 of the Buffalo Grove Municipal Code); and,

WHEREAS, the proposed facility shall be developed and operated in accordance with and pursuant to the following exhibits, which are made a part hereof:

| | |
|-----------------|---|
| EXHIBIT A | Legal Description |
| EXHIBIT B | Owner Acceptance and Agreement |
| EXHIBIT C | Exterior building elevation (perspective rendering, color) dated March 15, 2013 |
| EXHIBIT D | Building elevations dated March 15, 2013 |
| EXHIBIT E | Building floor plan dated April 29, 2013 |
| EXHIBIT F | Proposed site plan dated May 8, 2013 |
| EXHIBIT G | Proposed patio plan dated May 6, 2013 |
| GROUP EXHIBIT H | Sign package dated as last revised April 22, 2013 |
| GROUP EXHIBIT I | Parking plans (Sheets 1, 2 and 3) dated May 8, 2013 by Haeger Engineering |

WHEREAS, notice of the public hearing concerning the petition for the special use and variations of the Village Sign Code was given, and the public hearing was held by the Buffalo Grove Plan Commission on June 5, 2013; and,

WHEREAS, the Plan Commission determined that the proposed special use meets the criteria set forth in Section 17.28.040 of the Buffalo Grove Zoning Ordinance, and that said use is appropriate for the Property and would not have detrimental impacts on adjacent properties; and,

WHEREAS, the Plan Commission voted 6 to 0 to recommend approval of the special use to allow operation of a family entertainment center on the Property pursuant to the provisions

of Section 17.44.060.C.1e.11. of the B-5 Town Center zoning district, including variations of the Village Sign Code as set forth in the exhibits hereto; and,

WHEREAS, the President and Board of Trustees after due and careful consideration have concluded that approval of the special use and variations of the Village Sign Code on the terms and conditions herein is an appropriate use for the Property, and said use will be compatible with adjacent properties.

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, Development 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 adopt a proper, valid and binding ordinance approving a special use for Leiserv, Inc. and amending the Town Center Planned Unit Development and granting variations of the Village Sign Code for the Property legally described in Exhibit A hereto for operation of a family entertainment center in accordance with the provisions of Section 17.44.060.C.1e.11. of the B-5 Town Center zoning district and subject to the conditions set forth in Section 3 of this Ordinance.

Section 3. The special use is subject to the following:

- A. Modifications to the Property shall be in accordance with the exhibits hereto.
- B. The following variations of the Village Sign Code, Title 14 of the Buffalo Grove Municipal Code are hereby granted in accordance with the exhibits hereto:

Section 14.16.030 – to allow the ground sign to have “an occupancy within an occupancy” for the purpose of listing both “Brunswick’s” and “Tavern ‘45” on the sign.

Section 14.16.070 – to allow more than one wall sign on the building; and to allow the areas of the two walls signs on the south side of the building to exceed 20 percent of the respective background areas (façade elements).

- C. The outside patio area shall be used for customer seating. Said area shall be managed to avoid impacts, including noise and lighting, for adjacent properties. In the event that adjacent residents or businesses file complaints concerning noise or related issues pertaining to use of the outside patio area, Owner shall take appropriate mitigation measures at the direction of the Village.

- D. The special use is granted to Leiserv, Inc. and does not run with the land.
- E. The special use granted to Leiserv, Inc. is assignable to subsequent petitioners, seeking assignment of this special use as follows:
 - 1. 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.
 - 2. 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.

Section 4. This Ordinance shall be in full force and effect upon the submittal to and approval by the Village of the executed Acceptance and Agreement (Exhibit B hereto). This Ordinance shall not be codified.

AYES: 5 – Berman, Trilling, Terson, Stein, Ottenheimer

NAYS: 1 – Sussman

ABSENT: 0 – None

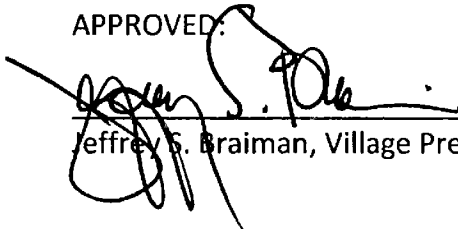
PASSED: June 17, 2013

APPROVED: June 17, 2013

ATTEST:

April M. Squatton
Village Clerk

APPROVED:



Jeffrey S. Braiman, Village President

This document was prepared by:

Robert E. Pfeil, Village Planner
Village of Buffalo Grove
50 Raupp Boulevard
Buffalo Grove, IL 60089

Mail to:

Village Clerk
Village of Buffalo Grove
50 Raupp Boulevard
Buffalo Grove, IL 60089

EXHIBIT A

Legal Description

Lot 2, Buffalo Grove Town Center Unit 8, being a resubdivision of Lot 2 in Buffalo Grove Town Center Unit 5, in the southwest quarter of Section 33, Township 43 North, Range 11 East of the Third Principal Meridian, in Lake County, Illinois.

SUBJECT PROPERTY COMMON DESCRIPTION: 350 McHenry Road, Buffalo Grove, Illinois.

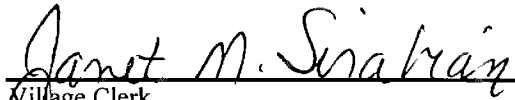
PIN: 15-33-304-161

STATE OF ILLINOIS) ss.
COUNTY OF COOK)

CERTIFICATE

I, Janet M. Sirabian, certify that I am the duly elected and acting Village Clerk of the Village of Buffalo Grove, Cook and Lake Counties, Illinois. I further certify that on June 17, 2013, the Corporate Authorities of the Village passed and approved Ordinance No. 2013-32, AN ORDINANCE APPROVING AN AMENDMENT TO THE PUD & APPROVING A SPECIAL USE FOR A FAMILY ENTERTAINMENT CENTER IN THE COMMERCIAL/RECREATIONAL SUB-DISTRICT OF THE B-5 TOWN CENTER DISTRICT AND VARIATIONS OF THE VILLAGE SIGN CODE,, a copy of such Ordinance was posted in and at the Village Hall, commencing on June 18, 2013 and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the Office of Village Clerk.

Dated at Buffalo Grove, Illinois, this 18th day of June, 2013.



Village Clerk



By

6/6/2017

ORDINANCE NO. 2017 - 025

**GRANTING VARIATIONS FROM CERTAIN SECTIONS
OF THE BUFFALO GROVE SIGN CODE**

Bowlero

350 McHenry Road, Buffalo Grove

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

WHEREAS, the real property legally described in Exhibit A ("Property") attached hereto is zoned as part of a Planned Unit Development (PUD) in the Commercial/Recreational sub-district of the B-5 Town Center District; and,

WHEREAS, BW Bowling Properties, LP, is the owner ("Owner") of the Property; and,

WHEREAS, Leiserv, LLC, the tenant of the property will operate on the Property under the assumed name Bowlero; and,

WHEREAS, request is being made by Ron Meyer of Meyer Sign & Graphics on behalf of Leiserv LLC, with the approval of BW Bowling Properties, LP, for variations to Petition to the Village of Buffalo Grove for variation to Sign Code, Section 14.16.030, pertaining to Business Districts; and Section 14.16.070, pertaining to Wall Signs, for the purpose of allowing two (2) additional wall signs and for the wall sign on the east elevation of the building to exceed the maximum permitted height, as shown on Exhibit B (Sign Plans) and;

WHEREAS, the Planning & Zoning Commission held a public hearing at which it received testimony on the requested variations; and

WHEREAS, the Planning & Zoning Commission made certain findings of fact, made a positive recommendation for the variations, and prepared minutes of the public hearing; and

WHEREAS, the Corporate Authorities of the Village of Buffalo Grove hereby determine and find that the requested sign variations are in harmony with the general purpose and intent of the Sign Code (Title 14 of the Buffalo Grove Municipal Code) , and that the Petitioner has shown: 1) That the proposed signage is of particularly good taste; and 2) The entire site has been particularly well landscaped.

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

Section 1. The preceding WHEREAS clauses are hereby adopted by the Corporate Authorities and made a part hereof.

Section 2. Variations are hereby granted to Section 14.16.030 and Section 14.16.070 of the Village Sign Code (Title 14 of the Buffalo Grove Municipal Code) for the purpose of allowing two (2) additional wall signs and for the wall sign on the east elevation of the building to exceed the maximum permitted height at the property located at 350 McHenry Road.

Section 3. The special use is subject to the following conditions:

1. The sign furthest east along the south elevation of the building shall be designed so that the light source has an adjustable dimming mechanism. Said sign shall be reduced in brightness after 10 p.m. every day to minimize light spillover into the adjacent residential neighborhood in a manner acceptable to the Village.

Section 4: This Ordinance shall be in full force and effect from and after its passage, and approval. This Ordinance shall not be codified.

AYES: 5 – Berman, Trilling, Stein, Ottenheimer, Johnson

NAYES: 0 - None

ABSENT: 1 - Weidenfeld

PASSED: June 19, 2017.

APPROVED: June 19, 2017.

APPROVED:


Beverly Sussman, Village President

ATTEST:



Janet M. Sirabian, Village Clerk

EXHIBIT A

LEGAL DESCRIPTION

Bolero

350 McHenry Road, Buffalo Grove

Lot 2, Buffalo Grove Town Center Unit 8, being a resubdivision of Lot 2 in Buffalo Grove Town Center Unit 5, in the southwest quarter of Section 33, Township 43 North, Range 11 East of the Third Principal Meridian, in Lake County, Illinois.

EXHIBIT B

Sign Plans

Bolero

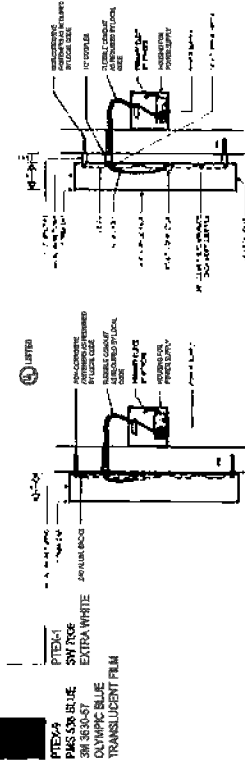
350 McHenry Road, Buffalo Grove

A 1 EXTERIOR BOWLERO CHANNEL LETTERS
 INTERNALLY ILLUMINATED - FACE LIT/BACK-LIT

SCALE: AS NOTED
 QUANTITY (1)

CIRCLE: "FACE-LIT ONLY"
 BACKS: .050" PRE-PAINTED ALUMINUM
 RETURNS: .050" x 4" DEEP PAINTED SW7006 EXTRA WHITE, SATIN FINISH
 TRIM CAP: 1" WHITE
 FACES: .177" #7328 WHITE PLEX
 ILLUMINATION: WHITE LED'S & POWER SUPPLIES AS REQUIRED FOR PROPER ILLUMINATION
 ATTACHMENT: FLUSH MOUNT - ATTACHMENT HARDWARE TBD IN FIELD PER WALL CONDITIONS.

"BOWLERO": "FACE-LIT/BACK-LIT"
 BACKS: TRANSLUCENT WHITE LEXAN
 RETURNS: .050" x 4" DEEP PAINTED TO MATCH PMS 638 BLUE, SATIN FINISH
 TRIM CAP: 1" CLOSEST MATCH TO PMS 638 BLUE
 FACES: .177" #7328 WHITE PLEX WITH 3M 3636-57 OLYMPIC BLUE TRANSLUCENT VINYL
 SPACERS: 1 1/2" PAINT TO MATCH FACADE
 ILLUMINATION: WHITE LED'S & POWER SUPPLIES AS REQUIRED FOR PROPER ILLUMINATION
 ATTACHMENT: FLUSH MOUNT - ATTACHMENT HARDWARE TBD IN FIELD PER WALL CONDITIONS.

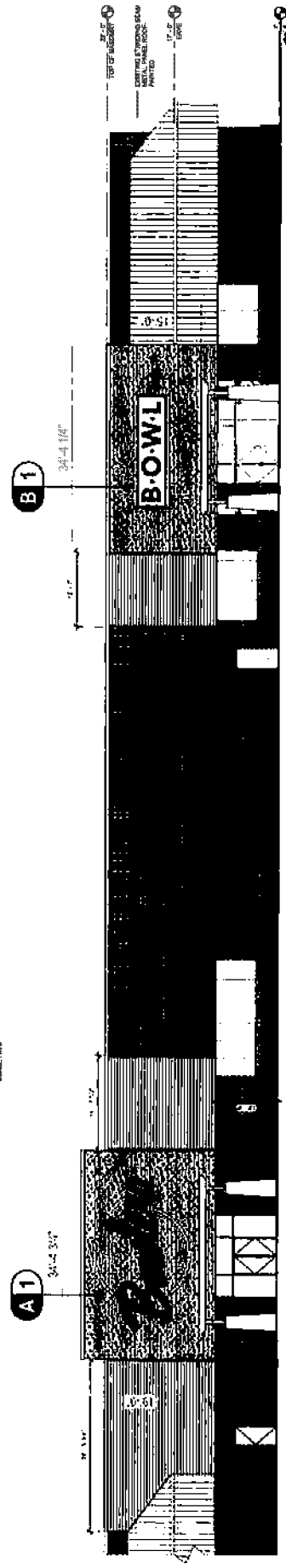


SECTION A1 - FACE-LIT ONLY
 SECTION A2 - FACE-LIT/BACK-LIT



FRONT VIEW
 SCALE 1/16"=1'-0"

SIDE VIEW



PROPOSED SOUTH ELEVATION
 SCALE 1/16"=1'-0"

WALTON SIGNAGE
 Client: **Bowlero**
 Address: **501 Lechman Road**
 City: **St. Louis, MO**
 State: **MO**
 Zip: **63104**
 Phone: **636-291-1111**
 Fax: **636-291-1111**

This is an original drawing created by Walton. It is all reserved for your personal use. However, if used in any other project without the express written consent of Walton, you are not authorized to share these drawings to anyone outside your organization and all other reproduction, use, or copy is prohibited in any manner.

The sign is intended to be installed in accordance with the requirements of the International Building Code and/or applicable local codes. That includes proper grounding and bonding of the sign.

Approval: _____ Date: _____
 Sales: _____ Date: _____
 P.M.: _____ Date: _____
 Design: _____ Date: _____
 Client: _____ Date: _____

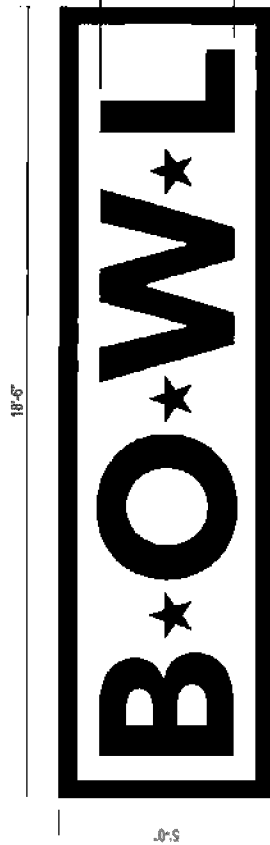
XXXXXXXX

Sheet 1 of 6

B1 EXTERIOR SINGLE FACED CABINET SIGN
 INTERNALLY ILLUMINATED, FACE LIT CABINET SIGN.

SCALE: AS NOTED
 QUANTITY (1)

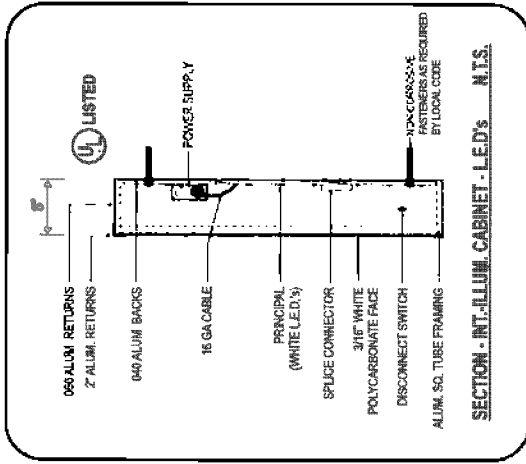
CABINET : 1'-0" x 2'-4 1/2" ALUM. CABINET WITH 2" RETAINERS
 CABINET TO HAVE 3/4" x 3/4" x .125" ALUM ANGLE INTERIOR GUIDES FOR FACES
 LED'S AND POWER SUPPLY
 FACES : .1875" #7/328 WHITE PLEX WITH 3M 3630-57 OLYMPIC BLUE TRANSLUCENT VINYL / KNOCK-OUT WHITE TEXT
 ILLUMINATION : WHITE LED'S & POWER SUPPLY AS REQUIRED FOR PROPER ILLUMINATION
 ATTACHMENT : FLUSH MOUNTED ON WALL WITH LAGS OR PROPER HARDWARE FOR WALL CONDITION



FRONT VIEW
 SCALE 3/8"=1'-0"



SIDE VIEW



SECTION - INT.-ILLUM. CABINET - LED'S N.T.S.



PROPOSED SOUTH ELEVATION
 SCALE 1/16"=1'-0"

This is an original drawing created by Walton. It is submitted for your permission, however, it shall not be used for any other project without the written consent of the author. You are not authorized to use these drawings in any form without the express written permission of the author.

Client: **Walton**
 Address: 352 Jackson Road
 City: Bellingham, WA 98226
 Phone: (360) 835-1111
 Fax: (360) 835-1112
 Website: www.walton.com

Scale: 1/16"=1'-0"
 Date: XXXXXX
 Designer: XXXXXX
 Checker: XXXXXX
 Approver: XXXXXX

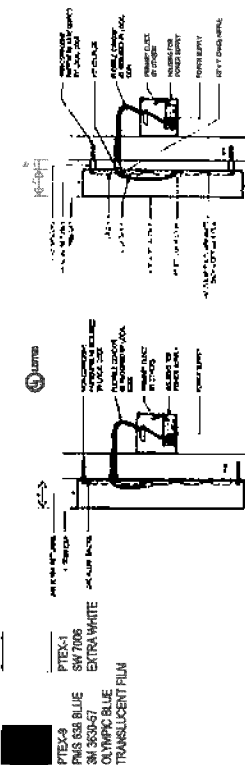
© 2005 Walton. All rights reserved.

C1 EXTERIOR BOWLERD CHANNEL LETTERS
INTERNALLY ILLUMINATED - FACE LIT/BACK-LIT

SCALE: AS NOTED
QUANTITY (1)

CIRCLE: "FACE-LIT ONLY"
BACKS : .050" PRE-PAINTED ALUMINUM
RETURNS : .050" x 4" DEEP PAINTED SW7006 EXTRA WHITE, SATIN FINISH
TRIM CAP : 1" WHITE
FACES : .177 #7328 WHITE PLEX
ILLUMINATION : WHITE LED'S & POWER SUPPLIES AS REQUIRED FOR PROPER ILLUMINATION
ATTACHMENT : FLUSH MOUNT - ATTACHMENT HARDWARE TBD IN FIELD PER WALL CONDITIONS.

"BOWLERD": "FACE-LIT/BACK-LIT"
BACKS : TRANSLUCENT WHITE LEXAN
RETURNS : .050" x 4" DEEP PAINTED TO MATCH PMS 638 BLUE, SATIN FINISH
TRIM CAP : 1" CLOSEST MATCH TO PMS 638 BLUE
FACES : .177 #7328 WHITE PLEX WITH 3M 3630-57 OLYMPIC BLUE TRANSLUCENT VINYL
SPACERS : 1 1/2" PAINT TO MATCH FACADE
ILLUMINATION : WHITE LED'S & POWER SUPPLIES AS REQUIRED FOR PROPER ILLUMINATION
ATTACHMENT : FLUSH MOUNT - ATTACHMENT HARDWARE TBD IN FIELD PER WALL CONDITIONS.

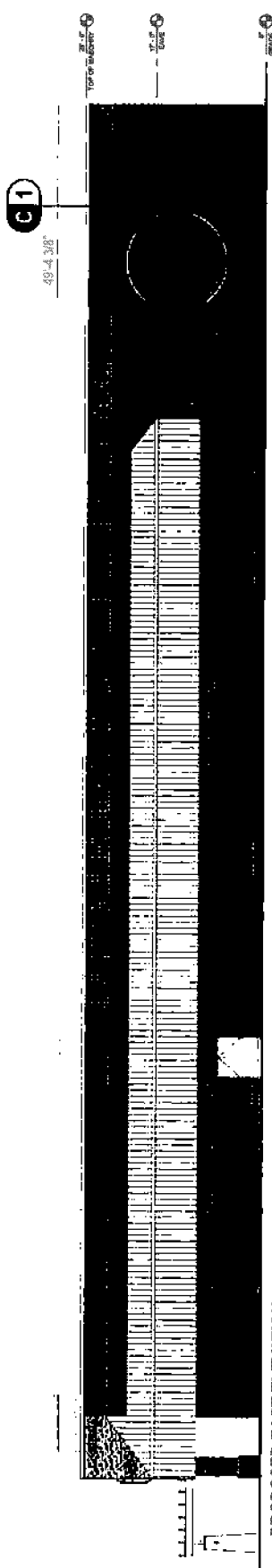


SECTION A-CAL - FACE LIT/BACK LIT
SCALE: NTS



FRONT VIEW
SCALE 1/4\"/>

SIDE VIEW



PROPOSED EAST ELEVATION
SCALE 1/16\"/>

WALTON
SIGNAGE
350 McHenry Road
Location: Buda, TX 78610
Sales: TX
255.838.8144

Client: **Bowhorr**
Address: 350 McHenry Road
Location: Buda, TX 78610
Sales: TX
255.838.8144

Designer: **MO**
PH: **GM**

This sign is intended to be installed in accordance with the requirements of Code 806.05 of the National Electrical Code. This includes proper grounding and labeling of the sign.

Scale: 1/16\"/>

PM: **XXXXXX**
Date: **XXXXXX**

Design: **XXXXXX**
Date: **XXXXXX**

Client: **XXXXXX**
Date: **XXXXXX**

P. White, Designer, 1500 S. 15th St., Suite 100, Buda, TX 78610



AGENDA ITEM SUMMARY

PLANNING AND ZONING COMMISSION

Regular Meeting: June 17, 2026

AGENDA ITEM 3.B.1.

Approval of Minutes of the June 3, 2026, Planning and Zoning Commission Meeting

Contacts

Liaison: Trustee Ottenheimer

Staff: Michelle House

Staff Recommendation

Staff recommends approval.

Recommended Motion

I move to approve the minutes from the June 3rd, 2026 Planning and Zoning Commission meeting.

Summary

File Attachments

1. 6-03-26 PZC Meeting Minutes - DRAFT



**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, JUNE 3, 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 Au, PZC Commissioner Moodhe, PZC Commissioner Worlikar, PZC Commissioner Spunt, PZC Commissioner Davis, PZC Commissioner Schwartz, PZC Commissioner Gregory.

Also present were: Trustee Liaison Lester Ottenheimer, Village Attorney Patrick Brankin, Director of Community Development Nicole Woods, Deputy Director of Community Development Michelle House, and Principal Planner Andrew Binder

PUBLIC HEARINGS/ITEMS FOR CONSIDERATION

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

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

Kristina Saldarelli, owner of Saldarelli Dance Arts, was sworn in. Ms. Saldarelli shared her more than 25 years of experience in dance education and performance, including her role as an adjunct professor and her longstanding connection to the former studio in Buffalo Grove. She described her new business as a continuation of the prior studio, with no planned changes to the physical space. To ensure safe traffic flow, she implemented staggered class scheduling, designated drop-off spots for parents with younger children, and on-site management. Ms. Saldarelli confirmed that soundproofing measures would be maintained and that she would be mindful of noise levels.

Com. Au asked about parking drop-off and pick-up with the child tutoring center next door.

Saldarelli stated that they are a smaller use and there has been no issues.

Chairperson Weinstein ask what her involvement was with the prior use and whether any changes will be made to the tenant space or use.

Sandarelli stated that while class schedules might evolve, overall operations would remain similar to before.

Village Staff report was entered as Exhibit 1.

The public hearing was closed.

Com. Davis made a motion to make a positive recommendation to the Village Board

to allow the Special Use for a non-academic school, classes, and instruction in the Industrial District at 1388 Busch Parkway, subject to the conditions in the Staff Report.

The motion was seconded by Com. Worlikar.

Com Neil Worlikar stated that he supports the request, noting that the previous operation set a clear precedent for this use, with nearby compatible uses such as a childcare facility and a golf simulator. He praised Ms. Saldarelli for her thorough presentation.

Com. Moodhe also stated that he supports the request, similar to what Worlikar stated.

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

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

NAYS: 0 None

ABSENT: 1 Sujat Saxena

Motion declared Passed.

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.

Director of Community Development Woods presented the BG2050 Comprehensive Plan, describing it as a major project that was started before COVID, paused during the pandemic, and then resumed with a significantly revised approach to reflect substantial changes in the landscape. She noted that the public comment period, which began on April 6, 2026, is now officially ending with tonight's public hearing. Director Woods provided an overview of the plan's development process, outreach efforts, data collection, existing conditions report, subareas, natural resources, infrastructure, and transportation options. Reviewing the guiding principles helped shape the BG2050 vision. The plan's recommendations focus on land use, subareas, Dundee and Milwaukee, housing, economic development, transportation and accessibility, open space, and natural resources.

Com. Spunt noted that he was interested to see that over 70% of the area is designated for housing, industrial uses, and parks, with 29% remaining open space. He expressed a desire to see more detailed information about areas available for development, especially considering the significant development that has occurred over the past 10 years.

Com. Gregory expressed general support for the plan and offered several specific comments. He commended the inclusion of Accessory Dwelling Units (ADUs) as a potential housing option, describing them as a meaningful tool for adding attainable housing while encouraging gentle density. He raised the issue of parking minimums as a recurring concern before the Commission, advocating for their elimination and noting that outdated parking requirements hamstringing businesses and development

alike while undermining walkability.

Director Woods stated that it is a Comprehensive Plan that deals with land uses and is a vision for the community, and that once the Comp Plan is done, staff will work through the code changes to reflect the Comprehensive Plan. She acknowledged that the Village's zoning code, like many municipal codes, has become antiquated and does not reflect current development patterns, and that a comprehensive overhaul, potentially in the form of a UDO, is needed. She confirmed that parking standards and minimums would be revisited as part of that process.

Com. Gregory also raised the question of how to measure progress on walkability, asking whether commitments or metrics could be incorporated into the plan.

Director Woods encouraged the Commission to think about walkability in terms of land use and development patterns, not merely sidewalk infrastructure, noting that targeted, node-by-node approaches in areas such as The Clove and the Prairie View Metra Station area had been effective. She cautioned against blanket measurable standards, arguing that organic progress tied to development, redevelopment, and funding opportunities tends to be more effective and durable.

Com. Gregory asked whether the plan's characterization of the Prairie View Metra Station area as intentionally not "transit-oriented development," and not calling for it to be walkable with lower ridership, is correct, or whether the Village should be focusing on density in that area and less on parking. He also questioned whether there were any changes planned around the BG station.

Director Woods explained that the NCS line has historically suffered from low frequency and declining ridership, and that the decision was made to center the Prairie View Metra Station Area Plan on place-making and density, with the train station as a supportive component rather than the primary justification, so that the area would remain viable even if Metra service were further reduced or discontinued. She contrasted this with the Buffalo Grove station, which has historically served industrial businesses rather than residential riders and functions differently in the broader context.

Com. Gregory further asked what the Village could do to encourage new development that incorporates renewable energy and sustainable practices.

Director Woods noted that sustainability is broadly defined, that development standards have generally become more stringent over time, and that many redevelopment scenarios inherently require more sustainable approaches due to environmental conditions. She also cited examples such as conservation-oriented land development practices as forms of sustainability already being pursued.

Com. Davis raised two related concerns. The first was the Village's aging demographic profile and whether the plan reflected a preference or a plan for addressing it.

Director Woods acknowledged that while the Village has no stated preference on

the matter, the aging demographic does necessitate more careful consideration of senior housing options, and that market trends are already driving some developers toward senior-friendly unit types.

Com. Davis's second concern was housing affordability for young professionals and Gen Z residents, and how the Village can attract them. He expressed the challenge from a personal perspective, noting that his adult daughter wishes to remain in Buffalo Grove but struggles to find affordable housing.

Director Woods acknowledged the difficulty, noting that while new construction tends to be expensive by nature, increasing the overall housing supply, including diversifying typologies from single-family detached to single-family attached and multifamily, tends to improve affordability in older stock over time through what she described as a "housing ladder" effect.

Com. Adam Moodhe asked for clarification regarding the specific type of senior housing included in the plan.

Director Woods clarified that the reference was deliberately broad, including age-specific, age-restricted, and amenity-rich housing suitable for aging in place, rather than focusing specifically on assisted living or independent living facilities.

Com. Moodhe also raised the longer-term challenge of aging housing stock, with some homes approaching 75 years old, and asked whether the plan anticipates a scenario in which developers seek to demolish and rebuild on existing residential lots.

Director Woods noted that the future land use map continues to envision these areas as residential, while acknowledging that contextually appropriate redevelopment proposals that deviate modestly from the Comp Plan could be evaluated on their merits, as has always been the case. She expressed a general desire to modernize zoning away from strictly Euclidean approaches toward a more flexible framework.

Com. Moodhe also raised the Prairie View Metra Station as Buffalo Grove's historically strongest or second-strongest station on the NCS line, expressing support for keeping residential density and transit use in mind as development continues in that area.

Director Woods stated that it is still one of the most-used stations, but overall ridership has declined.

Com. Moodhe encouraged the Commission to note the importance of leading pedestrian intervals at intersections near The Clove, given the high pedestrian traffic in that area, and emphasized the importance of requiring bike path connectivity from developers.

Director Woods confirmed that it is already standard practice for staff in all development reviews to require bike path connectivity from developers, noting the

recent Highbury Club development.

Com. Moodhe noted that a resident walking or biking through Buffalo Grove neighborhoods to various destinations would likely find the community more connected than most suburbs.

Director Woods agreed that the Village's trail network is widely recognized.

Com. Moodhe asked for a definition of "advanced manufacturing" as used in the plan. He expressed some caution about the term being applied too loosely.

Director Woods clarified that the designation relates to the process itself, not the final product. It involves processes that use high technology and workers with advanced degrees. She also mentioned that the Village adopted CMAP's methodology, which uses NAICS codes, to identify qualifying businesses.

Com. Moodhe asked about the five guiding principles and whether Nicole could elaborate on them.

Director Woods walked through each one of them and noted that they help shape the strategies.

Com. Moodhe questioned whether the Village has action plans to make these happen.

Director Woods noted that Strategies and Recommendations are the action plans based on the guiding principles.

Com. Moodhe raised a question about the future land use map, specifically noting what appeared to be the entire Buffalo Grove Golf Course area depicted as mixed-use, which he considered inconsistent with the Lake Cook Corridor Plan's phased approach that preserved most of the golf course as green space.

Chairperson Weinstein elaborated on the concern, comparing the Lake Cook Corridor Plan's three phased stages, which largely preserved the golf course, with the future land use map on page 30 of the draft plan, where the entire golf course appeared to be designated as mixed-use.

Director Woods acknowledged that the map's color scheme might be confusing and clarified that the aim was to portray the Lake Cook Corridor Plan area as a mixed-use zone governed by the corridor's guidelines. She explained that the Lake Cook Corridor Plan outlines potential developments within the Golf Course Area and mentioned she will work to update the color scheme to improve clarity and differentiate the Corridor Plan boundary overlay on the Future Land Use Map.

Com. Moodhe questioned the vacant office space and explored other potential uses.

Director Woods mentioned that the Village could explore potential uses such as medical, housing, and similar options that could align with the existing surrounding

uses and be logical.

Com. Amy Au raised concerns about public perception of the plan, noting that residents sometimes feel that development decisions contradict the Comprehensive Plan. She also asked how purposeful the Village can be about attracting specific types of businesses or amenities that residents request.

Director Woods stated that Comprehensive Plans are meant to be a guide or vision for the community and recognized the natural tension in comprehensive planning between a document's longevity and its specificity. She highlighted that the Commission and staff evaluate all proposals carefully and avoid rubber-stamping. She stated that the Village's role is to act as a proactive facilitator by creating favorable conditions via zoning, infrastructure, and incentives, rather than dictating exact tenants, which she believes falls outside the Village's proper scope.

Com. Worlikar commended the overall quality of the plan and raised questions about the plan and the infrastructure's capacity to support projected population growth.

Director Woods stated that the Village maintains long-standing agreements with Lake County concerning sewer infrastructure capacity, which are based on expected development densities. Additionally, fiscal impact analyses for new developments assess how these projects will affect Village revenues and expenditures, including public safety services.

Com. Worlikar also noted that the plan did not make explicit the Village's close working relationships with the local school districts and encouraged staff to highlight those partnerships more prominently in the final document.

Director Woods agreed and highlighted the strength of those relationships, including sharing projected demographic and land-use data with school districts to aid long-term facility planning, as well as ongoing discussions about satellite space for the Stevenson High School administration near the Prairie View Metra Station area.

Com. Spunt mentioned that everyone has heard about Sprouts opening at Chase Plaza, and that a restaurant in The Clove has closed down. He asked whether this means that any type of restaurant can take its place.

Director Woods explained that typically, when a business closes, it must follow zoning laws. The Clove, however, faces extra scrutiny due to the redevelopment agreement, which specifies what can be established there. It must be an eatery and meet standards tied to the TIF funds given to the developer. She said the developer knows their options, and communication with them is ongoing. Other potential tenants are also interested in the space.

Com. Moodhe asked whether the same conditions would apply to Aldi.

Brankin noted that the discussion focuses on the Comprehensive Plan as a guiding document and not current zoning enforcement.

Chairperson Weinstein asked the number of people who were involved in the public input for the Comprehensive Plan.

Director Woods explained that 1,500 participants provided public feedback and comments at events, workshops, surveys, and similar activities. The public comment period featured numerous events and online avenues for sharing feedback, and it started in April and ends tonight.

Trustee Ottenheimer mentioned that a former Planning Commission member praised the Commission's involvement with the plan, highlighting the quality of questions raised. He also described the BG2050 Comprehensive Plan as one of the most impressive comprehensive plans he had seen in his years of involvement with the Village.

The Village Staff report was entered as Exhibit 1.

TJ May, 1221 Johnson Drive, Buffalo Grove, addressed the Commission. He expressed enthusiasm for the plan, praised the Village's "Smart with Heart" identity, and commended the Commission and staff for their ongoing work. He expressed personal interest in transit connectivity and suggested exploring connections to the waterway and adjacent communities.

Com. Davis made a motion to make a positive recommendation to the Village Board for approval of the BG2050 Comprehensive Plan as its new Comprehensive Plan.

The motion was seconded by Com. Worlikar.

Com. Moodhe noted that the one specific map revision discussed—correcting the color treatment of the golf course/Lake Cook Corridor area on the future land use map—should be reflected in the final document.

Director Woods confirmed.

Com. Gregory expressed his support for the plan and regarded it as an excellent initial step toward enhancing density, walkability, and zoning regulations for the upcoming 25 years. He also hopes that the feedback provided will be duly considered.

Chairperson Weinstein expressed strong support for the document and noted his participation in the plan's steering committee. He described the plan as a significant improvement over the prior Comprehensive Plan and noted its value as a public-facing document that potential developers and residents could consult to understand the Village's vision and direction.

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

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

NAYS: 0 None
ABSENT: 1 Sujat Saxena
Motion declared Passed.

REGULAR MEETING

A. **Other Matters for Discussion**

None

B. **Approval of Minutes**

1. **Approval of Draft Minutes of the May 20, 2026 Planning and Zoning Commission Meeting**

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

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

NAYS: 0 None

ABSENT: 1 Sujat Saxena

Motion declared Passed.

C. **Chairperson's Report**

None

D. **Committee and Liaison Reports**

Director Woods gave a summary of COW, including the unveiling of Clove Park.

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

Binder announced that the next regular meeting would be held on June 17, 2026, with three items on the agenda: a zoning variation for a front porch, a Special Use request in the Industrial District for a non-academic school (martial arts), and a sign variation for the Bolero/Lucky Strike building rebranding. Staff indicated an intent to cancel the July 1, 2026, meeting if possible.

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 9:15 pm.