



AGENDA

PLANNING AND ZONING COMMISSION

Regular Meeting: July 15, 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 Fence Code variation from Section 15.20.090, to replace a 6-foot privacy fence that exceeds the allowable height of a privacy fence in the rear yard of the property at 166 Stonegate Drive (Trustee Ottenheimer, Andrew Binder)
- B. Consideration of a Fence Code variation, Section 15.20.040 and 15.20.090, to install a 7-foot privacy fence that exceeds the allowable height and does not match the permitted style of a corner side yard fence, as well as encroaches beyond the minimum required setback for a corner side yard fence along McHenry Rd/Route 83 at 961 Checker Drive. (Trustee Ottenheimer, Andrew Binder)
- C. Consideration of a Special Use for a non-academic school, classes, and instruction in the Industrial District at 358 Lexington Drive (Trustee Ottenheimer, Andrew Binder)

3. Regular Meeting

- A. Other Matters for Discussion
- B. Approval of Minutes of the June 17, 2026 Planning & 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: July 15, 2026

AGENDA ITEM 2.A.

Consideration of a Fence Code variation from Section 15.20.090, to replace a 6-foot privacy fence that exceeds the allowable height of a privacy fence in the rear yard of the property at 166 Stonegate Drive

Contacts

Liaison: Trustee Ottenheimer

Staff: Andrew Binder

Staff Recommendation

Staff recommends approval.

Recommended Motion

The PZC moves to grant a variation to Section 15.20.090 of the Buffalo Grove Fence Code to replace a 6-foot privacy fence that exceeds the allowable height of a privacy fence in the rear yard of the property at 166 Stonegate Road, provided the fence shall be installed in accordance with the documents and plans submitted as part of this petition.

Summary

The Property Owner proposes to remove and replace an existing 6-foot privacy fence at 166 Stonegate Drive, which was previously approved by a fence variation that exceeds the allowable height for a rear yard fence.

File Attachments

1. 166 Stonegate Rd - Staff Report
2. 166 Stonegate Rd - Plan Set
3. 2000 PZC Case File





VILLAGE OF BUFFALO GROVE PLANNING & ZONING COMMISSION STAFF REPORT

Meeting Date:	July 15, 2026
Subject Property Location:	166 Stonegate Road, Buffalo Grove, IL 60089
Petitioner:	Lawrence Orloff & Linda Michelson, 166 Stonegate Drive
Prepared By:	Andrew Binder, Principal Planner
Request:	The petitioner seeks a Fence Code variation from Section 15.20.090, to replace a 6-foot privacy fence that exceeds the allowable height of a privacy fence in the rear yard of the property.
Existing Lane Use and Zoning:	The property is improved with a single-family home currently zoned R-5A.
Comprehensive Plan:	The Village Comprehensive Plan calls for this property and the immediate neighborhood to be single-family, detached.

PROJECT BACKGROUND

The Petitioner is proposing to remove and replace an existing 6-foot privacy fence that exceeds the allowable height for a privacy fence in the rear yard at 166 Stonegate Drive, as shown in red in Figure 1.

PLANNING & ZONING ANALYSIS

- The property is an interior lot on Stonegate Drive, backing up to Cooper Middle School. Currently, there's a 6-foot privacy fence along the south property line and 5-foot fences on the west property line and east boundary of the rear yard. The 6-foot privacy fence exceeds the maximum height permitted for privacy fences in the rear yard for an interior lot.
- In 2000, the property was approved for a fence variation for the existing 6-foot privacy fence along the southern property line. The newly proposed fence requires the same variation approved in 2000 for exceeding the allowable height for a privacy fence in the rear yard. The Village's Code requires that if a

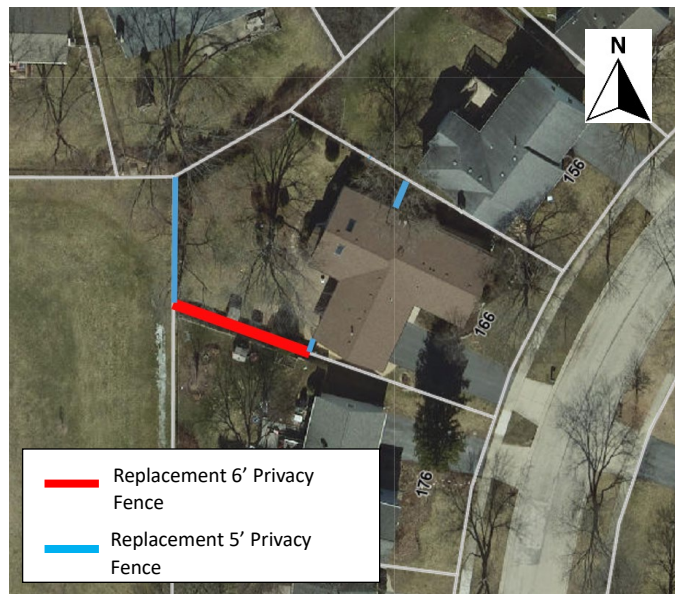


Figure 1: Subject Property

fence, for which a variation is granted, is removed or replaced by more than 50%, the new fence must comply with the Village's current fence code or request a new variation.

- The variation is largely due to the elevation change between the subject property and 176 Stonegate, the property to the south, with the neighboring property being at a higher elevation. The petitioner stated that the height of the fence enhances privacy and benefits the dogs in the rear yards of both properties.
- The rest of the proposed fence will be 5.0 feet in height and be a privacy fence along the west property line and along the rear of the home to the east. All proposed fences meet all other fence code requirements.
- Village Staff has no concerns or issues regarding the replacement of the existing fence in its current location, as the fence has been in place since 2000 with no issues. In addition, the fence will preserve the neighborhood's current character.

VARIATION REQUESTED

1. A fence variation from **Section 15.20.090.C** of the Buffalo Grove fence code, which states that *Fencing material that is over five feet in height shall be of a design that is open so as to allow visibility perpendicular or tangentially through the fence when moving along a plane parallel to the fence, including but not by way of limitation, board on board fencing; shadow box fencing; picket fencing or any other style of fencing that allows open visibility through the fencing material.*

DEPARTMENTAL REVIEWS

Village Department	Comments
Building	The Village building team reviewed the plans and does not have any concerns.

STANDARDS

The Planning & Zoning Commission is authorized to grant variations to the Fence Code based on the following criteria:

1. The plight of the owner is due to unique circumstances;
2. The proposed variation will not alter the essential character of the neighborhood;
3. There are practical difficulties or particular hardships in carrying out the strict letter of this Chapter which difficulties or hardships have not been created by the person presently having an interest in the property; and,
4. The proposed variation will not be detrimental to the public health, safety and welfare.

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, and a public hearing sign was posted on the subject property. The posting of the public hearing sign 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 fence variation request at 166 Stonegate Road, 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 requests. The PZC shall make the final decision on whether or not to approve the variations. If the PZC denies the requests, it can be appealed to the Village Board.

Suggested PZC Motion

The PZC moves to grant a variation to Section 15.20.090 of the Buffalo Grove Fence Code to replace a 6-foot privacy fence that exceeds the allowable height of a privacy fence in the rear yard of the property at 166 Stonegate Road, provided the fence shall be installed in accordance with the documents and plans submitted as part of this petition.

ATTACHMENTS

- Letter to PZC
- Response to Variation Standards
- Plat of Survey with Proposed Fence (X-X-X)
- Fence Specification Sheet
- Photos of Property & Existing Fence
- 2000 PZC Variation Approval Documents

June 13, 2026

To Planning & Zoning Commission of Buffalo Grove, IL

Lawrence Orloff and I own and reside at 166 Stonegate Road. On Aug 28, 2000, the village granted us a variance (see attached copy of approval) to install a solid wood 6 foot fence along the southern property line between 166 and 176 Stonegate Road. At this time we wish to replace the existing 6 foot solid fence with a new 6 foot solid fence, as well as the existing 5 foot solid wood fence along the west side of our property.

A solid fence is needed for 2 reasons. First, the property at 176 sits higher than our lot. In order for both families to have the privacy they want, a 6 foot fence is needed. Second, our dogs and the neighbor's dog do not like each other. When the dogs see the other, they all become aggressive and jump on the fence. For the safety of all the dogs and people in the yard, a 6 foot solid fence is needed.

It is our understanding that we need to obtain a new variance to replace an existing 6 foot solid fence with a 6 foot solid fence at this time.

Fondly,
Lawrence Orloff
Linda Michelson
166 Stonegate Road



Fence Variation Standards

During your testimony at the Public Hearing, you need to testify and present your case for the fence variance by addressing the four (4) standards listed below:

Criteria for Fence Variation (15.20.110)

A. 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 plight of the owner is due to unique circumstances;

Response:

- due to neighbor's property being higher than our's, 6ft fence needed for privacy
- dogs at both 166 + 176 Stevegate do not like each other

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

Response:

There is a 6ft fence between 166 + 176 currently (approved by VBG Aug 2000)

3. There are practical difficulties or particular hardships in carrying out the strict letter of this chapter which difficulties or hardships have not been created by any person presently having an interest in the property;

Response:

Because the lot @ 176 sits higher than 166, to achieve privacy for both families at 166 + 176, a 6ft fence is needed. Also to assure the safety of dogs a solid 6ft fence is needed.

4. The proposed variation will not be detrimental to the public health, safety and welfare;

Response:

There will be 2 gates w/in the 5ft.
2 solid wood fence sections, 1 in the
west fence, 1 in the southeast
fence.

PLAT OF SURVEY

ZONING BOARD OF APPEALS

EXHIBIT A



SCALE: 1" = 20'

5ft tall
52.7ft long
w/ gate

5ft tall
10ft long

6'-0" Stockade
fence along South
Property Line only.

6ft tall
60ft long

5ft tall
8ft long
w/ gates

ZBA Variation Granted
6'-0" Stockade Fence

APPROVED

ZONING REVIEW

By RA Date 8-30-00

ENGINEERING
REVIEW

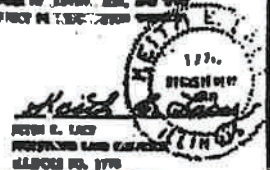
By _____ Date _____

LOT 10-A, BEING THE SOUTHWEST CORNER OF THE S. 1/4 OF SECTION 34, TOWNSHIP 47 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ADJACENT TO THE PLAT THEREIN PREVIOUSLY RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF ILLINOIS.

STATE OF ILLINOIS
COUNTY OF COOK

I, RUTH E. LACY, a Notary Public and Attorney at Law, do hereby certify that a copy of the above described plat was filed with me on the 17th day of August, 2000, and that the same is a correct and true copy of the original.

DATE: 9-17-86
NOTARY PUBLIC
ILLINOIS



TEL. (312) 382-8337

BARRINGTON ENGINEERING 418 E. MAIN ST. BARRINGTON, ILLINOIS 60010

B
AUG 28 2000
BUILDING & ZONING

ZONING BOARD OF APPEALS

EXHIBIT A



Contract

Action Fence Contractors Inc
945 Tower Rd
Mundelein, IL 60060
847-949-6690
email signed contracts to i [REDACTED]

Contact:

Larry and Linda Michelson
166 Stonegate Rd
Buffalo Grove, IL 60089
[REDACTED]
[REDACTED]

Job Location:

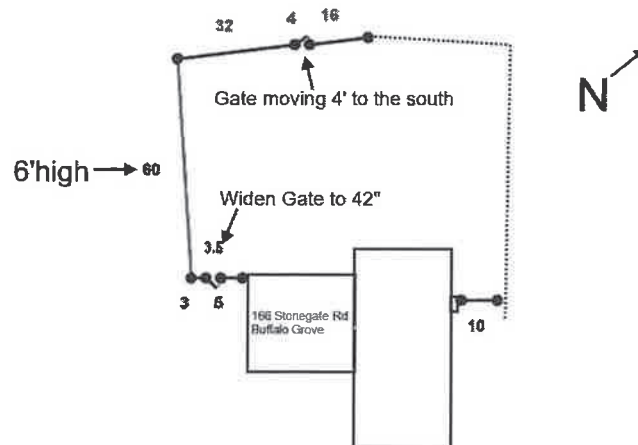
166 Stonegate Rd
Buffalo Grove, IL 60089

Estimate Info:

Date: 06/15/2026
Estimate: Larry and Linda Michelson
Rep: Robert Knackstedt
Job #1264

Client Agreement

- Take down and haul 134' of wood fence -Pull 6 terminal post butts.cut the rest at grade
- Furnish and install 60' of 6'high cedar solid board dog ear cut 3 rail fence
- Furnish and install 74' of 5'high cedar solid board fence dog ear cut 3 rail fence including 2 walk gates with Maxima Latch Deluxe
 - Postmaster steel posts, 2x4 cedar rails, 1x6 cedar pickets
- 42" wet mixed concrete footings per village code -haul dirt spoils off site





















Public Hearing Notice
PUBLIC NOTICE is hereby given that the Buffalo Grove Zoning Board of Appeals will hold a public hearing at 7:30 p.m. on Tuesday, August 15, 2000 in the Council Chambers of the Village Hall, 50 Raupp Boulevard.
Request is being made by Linda Michelson and Lawrence Orloff, 166 Stonegate Road, for variance of Municipal Code, Section 15.20.040, pertaining to Residential Districts, for the purpose of constructing a six (6) foot stockade fence along the south property line.
Legal Description:
Lot 336 in Strathmore in Buffalo Grove, Unit #3 in Sections 5 and 6, Township 42 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded February 8, 1968, as Document 20400443 in Cook County, Illinois.
Village of Buffalo Grove, IL
Bruce R. Entman,
Chairman
Zoning Board of Appeals
Published in the Daily Herald
July 26, 2000. (2400744)M

TO: ZONING BOARD OF APPEALS COMMISSIONERS

FROM: EDWARD SCHAR
Building Commissioner

DATE: July 27, 2000

DATE OF PUBLIC HEARING: Tuesday, August 15, 2000
7:30 P.M. – Council Chambers
Village Hall, 50 Raupp Boulevard

RE: 166 Stonegate Road, Linda Michaelson and Lawrence Orloff
Municipal Code, Section 15.20.040 – Residential Districts
Six (6) foot stockade fence along the south property line

Attached please find the documents and exhibits that have be submitted for the following variance:

Request is being made by Linda Michelson and Lawrence Orloff, 166 Stonegate Road, for variance of Municipal Code, Section 15.20.040, pertaining to Residential Districts, for the purpose of constructing a six (6) foot stockade fence along the south property line.

Notice of this public hearing was published in the Daily Herald on Wednesday, July 26, 2000.

If you have any questions regarding this matter do not hesitate to contact me at 459-2530.



Edward Schar

ES/sb
attachments

[illegible]

BARRINGTON ENGINEERING 415 E. MAIN ST. BARRINGTON, ILLINOIS 60010

EXHIBIT A

VILLAGE OF BUFFALO GROVE, ILLINOIS
ZONING BOARD OF APPEALS - - FINDINGS OF FACT
VARIATION TO FENCE CODE

THE BUFFALO GROVE ZONING BOARD OF APPEALS HEREBY MAKES THE
FOLLOWING FINDINGS OF FACT AND CONCLUSIONS:

I. SUBJECT PROPERTY:

- A. Petitioners: Linda Michelson and Lawrence Orloff
- B. Property: 166 Stonegate Road
- C. Legal Description:
As set forth in the Title Policy - Exhibit "G"
- D. Lot Size: Front: 63.91'
Side: 143.82'
Rear: 52.77' + 52.0'
Side: 127.12'
 - 1. Characteristics of Lot:
Irregular shaped lot
 - 2. Characteristics of House: 1 story frame SFD
 - 3. Anything distinguishing about house and lot:
N/A

II. CHARACTERISTICS OF THE SURROUNDING AREA:

- A. Location:
Lot 336 in Strathmore in Buffalo Grove, Unit #3
- B. Similar Houses and Lots:
Yes, in the same subdivision
- C. Similar Variations: Yes
- D. Public Rights of Way: Stonegate Road,
Public Parkway and Sidewalk

Adjacent Lots:
 - 1. Line-Of-Sight: N/A

III. VARIATION SOUGHT:

- A. Fence Code, Section 15.20.040
Pertaining to: Residential Districts
- B. Description of Variation: Petitioner requested a variance that would permit replacement of an existing six (6) foot stockade fence along the south property line.

IV. EXHIBITS DEPICTING VARIATION:

- 1. Plat of Survey - Exhibit "A"
- 2. Letter - dated July 17, 2000 - Exhibit "D"

Variation Power and Criteria: Section 15.20.110

- a. Allows the Zoning Board of Appeals to vary the Fence Code where there is sufficient evidence that the presence, or absence of a particular fence, or screening, would not be detrimental to the public health, safety and welfare.

V. PUBLIC HEARINGS:

- A. After due notice as required by law, a copy of said publication notice, being attached here to as Exhibit "B," The Zoning Board of Appeals held a public hearing on the proposed variation on Tuesday, August 15, 2000 at the Buffalo Grove Village Hall, 50 Raupp Boulevard.

- B. The reasons for requesting a variation were:

- 1. An existing six (6) foot fence that is located on the property at 176 Stonegate Road is to be removed and Ms. Michelson wants to replace the fence on her property.

Mr. Larry Shudak 176 Stonegate represented the petitioners. The fence is presently located on his property and he does not object to it being replaced.

No objectors appeared at the hearing.
No written objections were received.

VI. FINDINGS:

A. The Zoning Board of Appeals finds that: The petitioner met the burden of presenting sufficient evidence to show that the proposed fence would not be detrimental to the public health, safety and welfare.

B. Attached hereto, and made a part hereof, as Exhibit "J" are the minutes of Tuesday, August 15, 2000.

C. Conditions, or restrictions imposed:

Accordingly, by a vote of 6 to 0, the Buffalo Grove Zoning Board of Appeals GRANTS the variation to allow the applicant, Linda Michelson, 166 Stonegate Road, to construct a six (6) foot stockade fence along the south property line.

Dated - August 15, 2000

VILLAGE OF BUFFALO GROVE, IL
ZONING BOARD OF APPEALS

By: Bruce R. Entman
Bruce R. Entman
Chairman

sb

ZONING BOARD OF APPEALS
VILLAGE OF BUFFALO GROVE, ILLINOIS
TUESDAY, AUGUST 15, 2000

I. CALL TO ORDER

Chairman Bruce Entman called the Zoning Board of Appeals meeting to order at 7:40 P.M. on Tuesday, August 15, 2000 in the Council Chambers of the Village Hall, 50 Raupp Boulevard.

II. ROLL CALL

Commissioners Present: L. Windecker, S. Sandler, S. Krakauer, J. Horwitz, S. Lesser and B. Entman
Commissioners Absent: H. Hefler and H. Teplinsky
Bldg. Dept. Liaison: Edward Schar, Building Commissioner
Village Attorney: Richard Skelton
Village Board Liaison: Jeffrey Braiman, Trustee

III. APPROVAL OF MINUTES

July 18, 2000 Com. Windecker made a motion to approve.
Com. Sandler seconded the motion.
There were no additions or corrections.
Roll Call Vote: AYE - Windecker, Sandler, Krakauer, Horwitz, Lesser and Entman
NAY - None
Motion Passed - 6 to 0. Minutes of July 18, 2000 were approved as submitted.

IV. BUSINESS

- A. 166 Stonegate Road, Linda Michelson
Fence Code, Section 15.20.040 - 6 foot fence along south property line

Petitioner (Linda Michelson) was represented by Mr. Larry Shudak, 176 Stonegate Road (per letter submitted to Mr. Edward Schar) was sworn in. Notice of the public hearing was published in the Daily Herald on July 26, 2000. Mr. Shudak requested a variance that would permit replacement of an existing six (6) foot stockade fence that is located on his property with an identical six (6) foot fence that would be installed on Ms. Michelson's property. Ms. Michelson's patio is located about ten (10) feet from the lot line and Mr. Shudak's deck is elevated eighteen (18) inches from the lot line so the fence would provide privacy for both residences. Mr. Schudka's fence will be removed.

It was not determined when the fence at 176 Stonegate Road was constructed.
The Commissioners had no questions or objections. There were no comments from the audience.

Com. Windecker made the following motion:

I move we grant the request of Linda Michelson, 166 Stonegate Road,
for variance of Municipal Code, Section 15.20.040, pertaining to Residential
Districts, for the purpose of constructing a six (6) foot stockade fence along
the south property line.

Fence to be installed as indicated on the plat of survey submitted with the application per Village Review. Fence will not alter the essential character of the neighborhood and will not be detrimental to the public health, safety and welfare.

Com. Lesser seconded the motion.

Roll Call Vote: AYE – Horwitz, Krakauer, Lesser, Windecker, Sandler and Entman

NAY – None

Motion Passed - 6 to 0. Findings of Fact Attached. Permit may be issued on August 31, 2000.

- B. 171 Raupp Boulevard, Robert and Shirley Biagini
Zoning Ordinance, Section 17.32.030 – Accessory Buildings and Structures
Addition to existing detached garage that would exceed fifteen (15) feet in height
and raise the roof of the existing garage to the same height as the proposed addition.

Mr. Robert Biagini was sworn in. Notice of the public hearing was published in the Daily Herald on July 29, 2000. Mr. Biagini requested a variance that would permit the roof of the existing garage to be raised to seventeen (17) feet to match the height of the house and provide more storage area in the top of the garage. The addition will permit one (1) commercial dump truck to be kept inside. The width of the structure will not be increased.

The Village Engineer's Review, dated August 1, 2000, states: "If any excavated material is proposed to remain on site, a grading plan must be submitted verifying that it is placed outside of the floodplain."

Mr. Biagini said Dick Kuenkler will inspect the property after the concrete is poured to check the grade. He would prefer not to change the property if it is not necessary.

Com. Windecker said he observed two commercial dump trucks parked on the property. The ordinance only permits one (1) commercial vehicle to be kept on site and it should be stored inside.

Mr. Biagini said the pickup trucks are for personal use and they are taller than the dump trucks. Two (2) dump trucks will not be there all the time. The garage will be large enough to accommodate four (4) vehicles, but only one (1) dump truck will be kept on the property.

Com. Horwitz asked if the roof and materials for the garage will match the house.

Mr. Biagini said the cedar siding and roof of the garage and the addition will match the house. He has talked to his neighbors and one objected, but they are not present.

Com. Sandler made the following motion:

I move we grant the request of Robert and Shirley Biagini, 171 Raupp Boulevard, for variance of Zoning Ordinance, Section 17.32.020, pertaining to Accessory Buildings and Structures, for the purpose of constructing an addition to the existing detached garage that would exceed fifteen (15) feet in height and raise the roof of the existing garage to the same height as the proposed addition.

Addition and roof are to match the existing house and the height is not to exceed the height of the house (17 feet).

ZONING BOARD OF APPEALS
AUGUST 15, 2000 – PAGE TWO

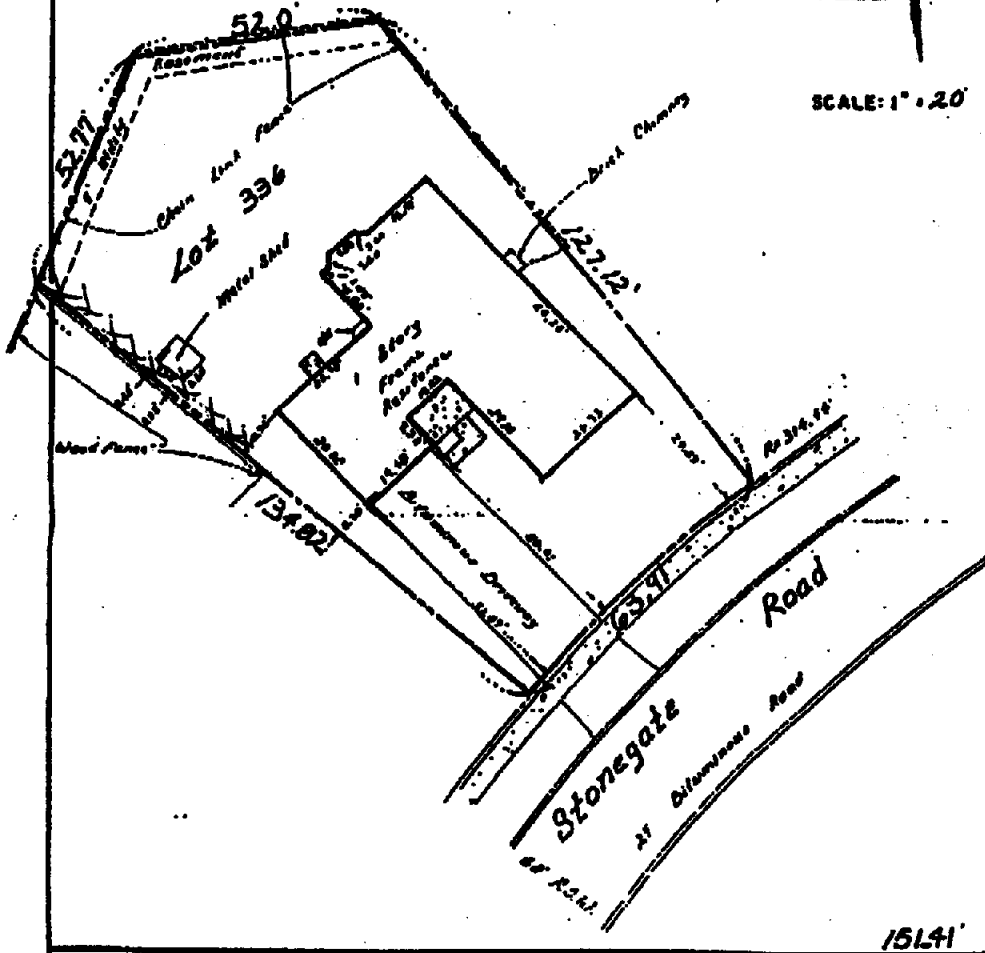
PLAT OF SURVEY

ZONING BOARD OF APPEALS

EXHIBIT A



SCALE: 1" = 20'



LOT 336 A STRATHMORE IN BUFFALO COUNTY, MISSOURI, IN SECTION 34 S. 10. TOWNSHIP 45 N. RANGE 18 E. OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREIN RECORDED IN BOOK 17, PAGE 10, OF THE PUBLIC RECORDS IN MISSOURI.

TYPE OF ALIENATION
COUNTY OF MISSOURI

1. JOHN E. LACY, A RESIDENT OF THE COUNTY OF MISSOURI, DO HEREBY CERTIFY THAT A CERTAIN OF THE LANDS DESCRIBED HEREIN ARE NOT USED IN CONFORMANCE WITH THE PLAT HEREIN SHOWN AS A CORRECT REPRESENTATION THEREOF.

DATE: 9-17-86

WITNESSED 8-15-86

JOHN E. LACY
PRESIDENT LAND SURVEYORS
ALABAMA REG. 1770

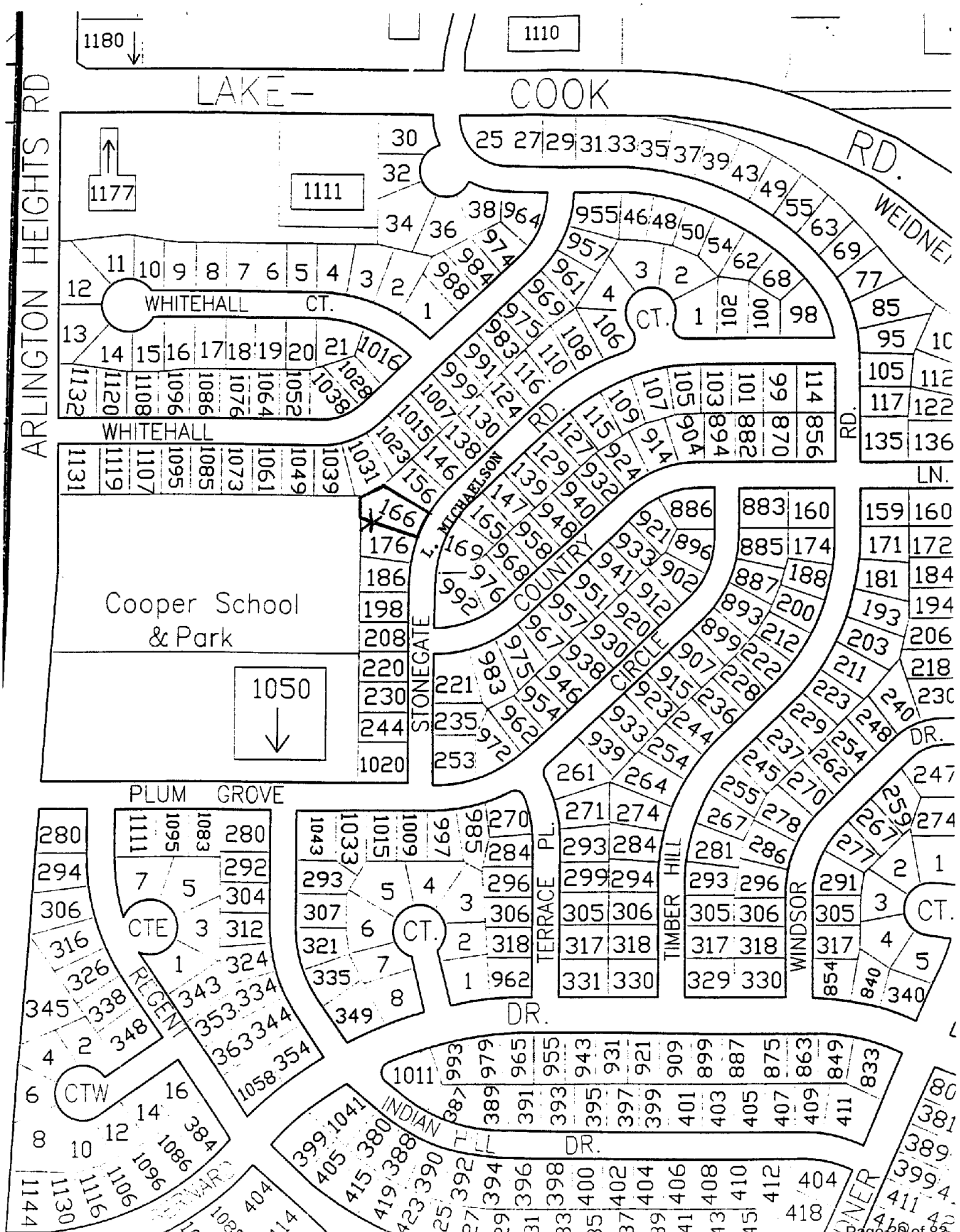


TEL. (312) 362-8337

BARRINGTON ENGINEERING 413 E. MAIN ST. BARRINGTON, ILLINOIS 60010

ZONING BOARD OF APPEALS

EXHIBIT A





AGENDA ITEM SUMMARY

PLANNING AND ZONING COMMISSION

Regular Meeting: July 15, 2026

AGENDA ITEM 2.B.

Consideration of a Fence Code variation, Section 15.20.040 and 15.20.090, to install a 7-foot privacy fence that exceeds the allowable height and does not match the permitted style of a corner side yard fence, as well as encroaches beyond the minimum required setback for a corner side yard fence along McHenry Rd/Route 83 at 961 Checker Drive.

Contacts

Liaison: Trustee Ottenheimer

Staff: Andrew Binder

Staff Recommendation

Staff recommends approval.

Recommended Motion

The PZC moves to grant variations to the Buffalo Grove Fence, Sections 15.20.040 and 15.20.090, to install a 7-foot privacy fence that exceeds the allowable height and does not match the permitted style of a corner side yard fence, as well as encroaches beyond the minimum required setback for a corner side yard fence along McHenry Road /Route 83 at 961 Checker Drive, provided the fence shall be installed in accordance with the documents and plans submitted as part of this petition.

Summary

The Petitioner is proposing a 7-foot privacy fence that exceeds the allowable height and does not match the permitted style of a corner side yard fence, as well as encroaches beyond the minimum required setback for a corner side yard fence along McHenry Road/Route 83, which was previously approved by a fence variation at 961 Checker Drive.

File Attachments

1. 961 Checker Dr - Staff Report
2. 961 Checker Dr - Plan Set
3. 2003 PZC Case File

Meeting Date:	July 15, 2026
Subject Property Location:	961 Checker Drive, Buffalo Grove, IL 60089
Petitioner:	Gadam Bazarov, 961 Checker Drive, Buffalo Grove, IL 60089
Prepared By:	Andrew Binder, Principal Planner
Request:	The petitioner seeks a Fence Code variation, Section 15.20.040 and 15.20.090, to install a 7-foot privacy fence that exceeds the allowable height and does not match the permitted style of a corner side yard fence, as well as encroaches beyond the minimum required setback for a corner side yard fence along McHenry Rd/Route 83
Existing Lane Use and Zoning:	The property is improved with a single-family home currently zoned R-4A.
Comprehensive Plan:	The Village Comprehensive Plan calls for this property to be single-family, detached.

PROJECT BACKGROUND

The Petitioner is proposing a 7-foot privacy fence that exceeds the allowable height and does not match the permitted style of a corner side yard fence, as well as encroaches beyond the minimum required setback for a corner side yard fence along McHenry Road/Route 83 at 961 Checker Drive, as shown in red in Figure 1.

PLANNING & ZONING ANALYSIS

- The subject property is a corner lot located at the intersection of Checker Drive and McHenry Road/Illinois Route 83, abutting a major arterial roadway. In 2003, the property received a variation to allow a 7-foot fence in the corner side yard. However, the existing fence along McHenry Road was built shorter than the approved 7-foot height.

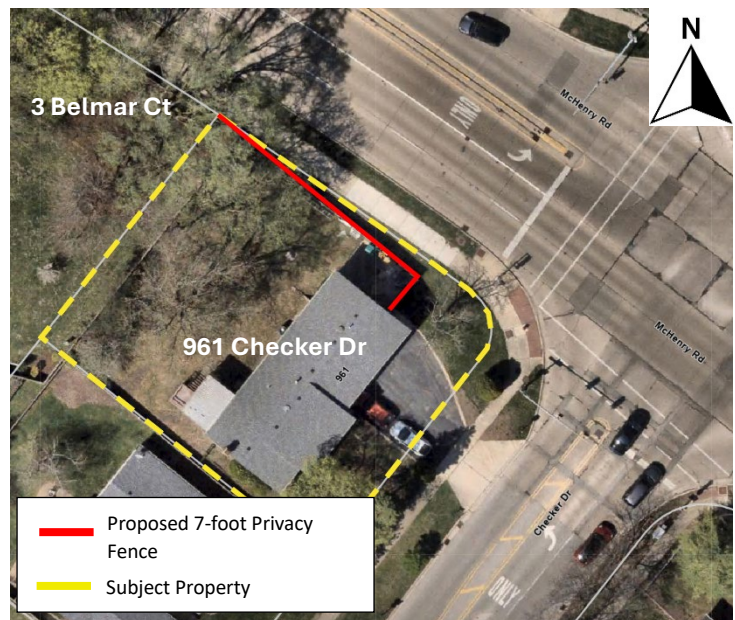


Figure 1: Subject Property

- The petitioner is now seeking approval to install a 7-foot solid wood privacy fence in the exact location of the existing fence. The proposed fence is designed to align with and match the style of the adjacent property to the northwest along McHenry Road (3 Belmar Court), which also received a variation for a 7-foot fence in 2003.



Figure 1: Existing Fence (Source: Google Street View)

- The 7-foot solid fence will be installed in the location of the existing fence. While the proposed fence meets all other fence code requirements, it requires approval of the following variations:
 1. It exceeds the maximum height limit for a corner-side yard fence.
 2. It is a solid fence, rather than the required semi-open style.
 3. It encroaches into the required 4-foot setback for a corner-side yard.
- The requested variations are due to the property's unique location along McHenry Road / Route 83. As noted by the petitioner, the proposed height and style will help maintain security and privacy in the rear yard.
- Village Staff has no concerns or issues regarding the proposed fence, as it will match the height and location of the existing fence along McHenry Road and be in the same location as the existing fence, as what was recommend by the Village Engineering in 2003 due to sight line issues. Since 2003, the current fence has caused no issues, and the new fence will maintain the neighborhood's established character.

VARIATION REQUESTED

1. A fence variation from **Section 15.20.040.B** of the Buffalo Grove fence code, which states that *Fences may be erected, placed and maintained on a corner lot provided they maintain a minimum distance of four feet from the property line.*
2. A fence variation from **Section 15.20.040.B** of the Buffalo Grove fence code, which states that *such fences of an open or a shadowbox style shall not exceed five feet above ground level, and shall conform to all sections of the Fence Code.*
3. A fence variation from **Section 15.20.090.C** of the Buffalo Grove fence code, which states that *Fencing material that is over five feet in height shall be of a design that is open so as to allow*

visibility perpendicular or tangentially through the fence when moving along a plane parallel to the fence, including but not by way of limitation, board on board fencing; shadow box fencing; picket fencing or any other style of fencing that allows open visibility through the fencing material.

DEPARTMENTAL REVIEWS

Village Department	Comments
Building	The Village building team reviewed the plans and does not have any concerns.

STANDARDS

The Planning & Zoning Commission is authorized to grant variations to the Fence Code based on the following criteria:

1. The plight of the owner is due to unique circumstances;
2. The proposed variation will not alter the essential character of the neighborhood;
3. There are practical difficulties or particular hardships in carrying out the strict letter of this Chapter which difficulties or hardships have not been created by the person presently having an interest in the property; and,
4. The proposed variation will not be detrimental to the public health, safety and welfare.

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, and a public hearing sign was posted on the subject property. The posting of the public hearing sign and the mailed notifications were completed within the prescribed timeframe as required. As of the date of this Staff Report, the Village has received two general inquiries regarding the requested variation.

STAFF RECOMMENDATION

Staff recommends approval of the fence variation requests for 961 Checker Drive, 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 requests. The PZC shall make the final decision on whether or not to approve the variations. If the PZC denies the requests, it can be appealed to the Village Board.

Suggested PZC Motion

The PZC moves to grant variations to the Buffalo Grove Fence, Sections 15.20.040 and 15.20.090, to install a 7-foot privacy fence that exceeds the allowable height and does not match the permitted style of a corner side yard fence, as well as encroaches beyond the minimum required setback for a corner side yard fence along McHenry Road /Route 83 at 961 Checker Drive, provided the fence shall be installed in accordance with the documents and plans submitted as part of this petition.

ATTACHMENTS

- Letter from Petitioner to PZC
- Response to Variation Standards
- Plat of Survey with Proposed Fence
- 2003 PZC Variation Approval Document

June 1, 2026

Planning & Zoning Commission
Village of Buffalo Grove
50 Raupp Boulevard
Buffalo Grove, IL 60089

Re: Variance Request – 7-Foot Composite Privacy Fence at 961 Checker Drive

Dear Members of the Planning & Zoning Commission,

My name is Gadam Bazarov, and I am the owner of the property at 961 Checker Drive, Buffalo Grove, IL 60089. I respectfully submit this letter in support of my request for a variance to install a 7-foot composite privacy fence along my property line bordering Illinois Route 83.

My property is uniquely situated at the corner of Checker Drive and Illinois Route 83, a high-volume arterial road with a posted speed limit of 45 mph. The side and rear yard of my property run directly along Route 83 at a signalized intersection. This exposes my backyard to constant vehicle traffic, headlight intrusion from vehicles stopping at the signal, and direct visibility from passing motorists and commercial truck drivers.

A standard 6-foot fence does not provide adequate privacy or safety given the height of commercial vehicles and the direct sightlines from the roadway. My rear neighbor has already installed a 7-foot fence along our shared property line. I am requesting a variance to match that same height of 7 feet along the Route 83 boundary, ensuring a uniform and consistent fence line around my property. A photograph of the neighboring 7-foot fence is included with this application.

The requested variance is consistent with the character of the neighborhood. The adjacent and rear properties already feature fencing at or above 7 feet, and similar tall fencing exists along the Route 83 corridor on Checker Drive. The proposed composite fence will be installed entirely within my property boundaries and will not obstruct traffic sightlines at the intersection.

I respectfully request that the Planning & Zoning Commission approve this variance. I am happy to provide any additional documentation and look forward to presenting my case at the public hearing.

Thank you for your time and consideration.

Respectfully,

Gadam Bazarov
961 Checker Drive
Buffalo Grove, IL 60089

VILLAGE OF BUFFALO GROVE

Community Development Department

50 Raupp Boulevard, Buffalo Grove, IL 60089

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

Fence Variation Standards

Applicant: Gadam Bazarov

Property Address: 961 Checker Drive, Buffalo Grove, IL 60089

Request: Variance to install a 7-foot composite privacy fence

Date: June 1, 2026

A. The plight of the owner is due to unique circumstances

Response:

The subject property is uniquely situated at the corner of Checker Drive and Illinois Route 83, a high-volume arterial road with a posted speed limit of 45 mph. The property's side and rear yard run directly along Route 83 at a signalized intersection, exposing the backyard to constant vehicle traffic, headlight intrusion from vehicles stopping at the signal, and direct visibility from passing motorists and truck drivers. Additionally, the owner's rear neighbor has already installed a 7-foot fence along the shared rear property line. This combination of arterial road frontage, intersection proximity, corner lot configuration, and existing 7-foot fencing on the adjoining property creates unique circumstances entirely beyond the owner's control.

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

Response:

A 7-foot composite privacy fence is fully consistent with the existing character of the immediate neighborhood. The rear neighboring property already features a 7-foot fence along the shared property line, and other properties on Checker Drive have similar tall privacy fencing along the Route 83 corridor. The proposed fence matches the height of the existing adjacent fence, creating a uniform and consistent appearance. The composite material is modern, clean, and durable, enhancing rather than detracting from the neighborhood's visual character.

C. There are practical difficulties or particular hardships not created by the owner

Response:

The hardship arises entirely from the property's fixed geographic location at the intersection of Checker Drive and Route 83 — a condition that existed prior to the owner's purchase and was not created by the owner. A standard 6-foot fence provides insufficient privacy and noise

attenuation given the elevation of Route 83 traffic and commercial trucks. Furthermore, the rear neighbor's existing 7-foot fence creates a practical difficulty: installing a shorter fence along Route 83 would result in an uneven and ineffective enclosure, as the rear fence line is already at 7 feet. Matching this height is both practical and necessary for a consistent, functional privacy barrier.

D. The proposed variation will not be detrimental to the public health, safety and welfare

Response:

The proposed 7-foot composite fence will be installed entirely within the subject property's boundaries and will not obstruct traffic sightlines at the intersection. The fence will run along the property line parallel to Route 83, posing no hazard to pedestrians or motorists. The solid composite construction will improve the residential environment by reducing noise and light spillover from the highway into the yard where minor children play. Matching the height of the existing rear neighbor's 7-foot fence ensures a structurally consistent and visually coherent installation that poses no risk to public safety or welfare.

Respectfully submitted,

Gadam Bazarov

961 Checker Drive, Buffalo Grove, IL 60089

Date: June 1, 2026

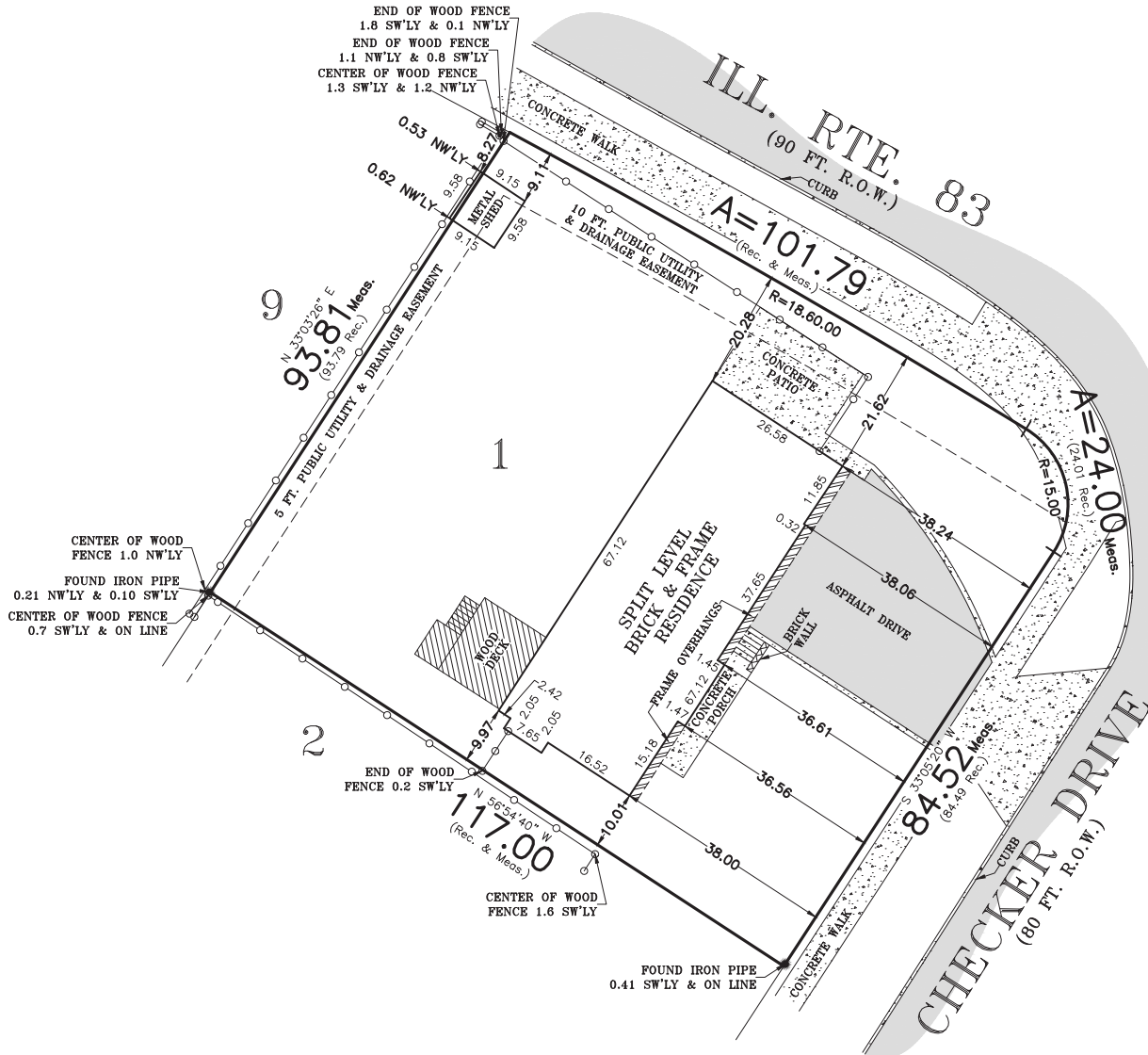
PLAT OF SURVEY of

LOT 1 IN BLOCK 22 IN STRATHMORE IN BUFFALO GROVE UNIT NUMBER 10, BEING A SUBDIVISION OF PART OF SECTION 29, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 18, 1969 AS DOCUMENT 1414387, IN BOOK 46 OF PLATS, PAGE 41, IN LAKE COUNTY, ILLINOIS.

ADDRESS: 961 CHECKER DRIVE, BUFFALO GROVE, ILLINOIS.
P.I.N. 15-29-305-042



SCALE: 1"=20'



GENERAL NOTES:

- 1) THE LEGAL DESCRIPTION HAS BEEN PROVIDED BY THE CLIENT OR THEIR AGENT.
- 2) THIS SURVEY SHOWS THE BUILDING LINES AND EASEMENTS AS INDICATED BY THE RECORDED PLAT. THIS PLAT DOES NOT SHOW ANY RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES UNLESS SUPPLIED BY THE CLIENT.
- 3) BASIS OF BEARING FOR THIS SURVEY IS AS ASSUMED NORTH.
- 4) MONUMENTS, WERE NOT SET PER CLIENTS REQUEST.
- 5) LOCATION OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. NO INTERPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN HEREON.
- 6) ONLY COPIES WITH AN ORIGINAL SIGNATURE AND SEAL ARE OFFICIAL LEGAL DOCUMENTS. ALL SURVEYS ARE COPYRIGHTED MATERIALS WITH ALL RIGHTS RESERVED.

STATE OF ILLINOIS)
COUNTY OF COOK)

SURVEY ORDERED BY: Z. WANG & ASSOCIATES

I, GARY HOLT, AS AN EMPLOYEE OF PREFERRED SURVEY INC., DO HEREBY STATE THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARD FOR A BOUNDARY SURVEY. PROPERTY CORNERS HAVE BEEN SET OR NOT IN ACCORDANCE WITH CLIENT AGREEMENT. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

GIVEN UNDER MY HAND AND SEAL THIS

2ND DAY OF OCTOBER A.D. 2024

GARY HOLT - LIC.# 035-02980 - EXPIRES ON 11/30/24

P.S.I. NO. 241722



Professional Design Firm 184008059-0008

Preferred
SURVEY, INC

10091 W. LINCOLN HWY, FRANKFORT, IL 60423
Phone 708-458-7845 / Fax 708-475-4975
www.psisurvey.com

Field Work Completed	9/30/24	FLD CREW:	CD/CR
Land Area Surveyed	11,355.3 Sq. Ft.	CAD:	BL
Drawing Revised			



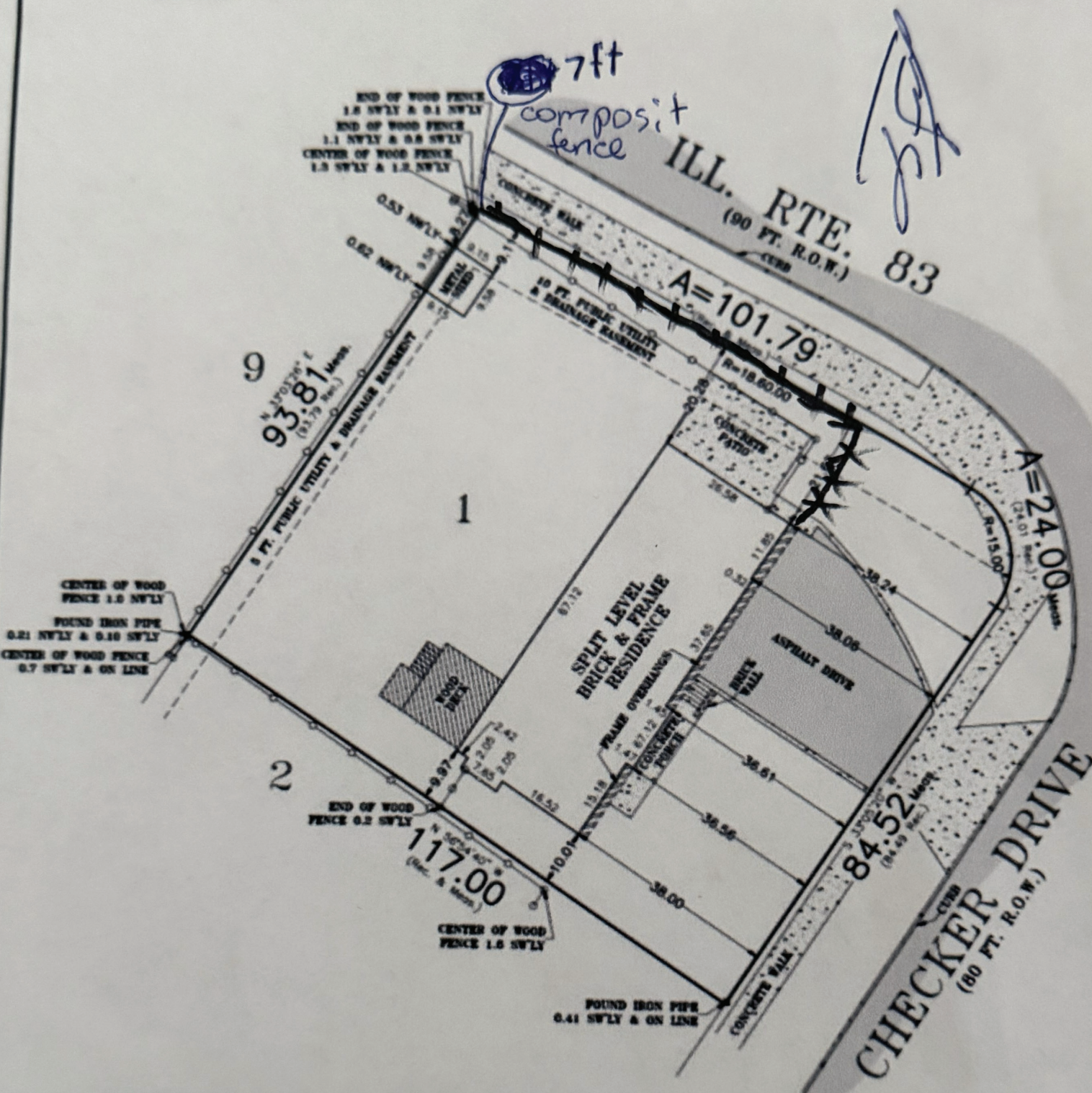
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ADDRESS: 961 CHECKER DRIVE, BUFFALO GROVE, ILLINOIS.
P.I.N. 15-29-305-042



SCALE: 1"=20'



GENERAL NOTES:

THE LEGAL DESCRIPTION HAS BEEN PROVIDED BY THE CLIENT OR HIS AGENT.

THIS SURVEY SHOWS THE BUILDING LINES AND EASEMENTS AS LOCATED BY THE RECORDED PLAT. THIS PLAT DOES NOT SHOW ANY RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES UNLESS FILED BY THE CLIENT.

BASES OF BEARING FOR THIS SURVEY IS AS ASSUMED NORTH.

MONUMENTS, WERE NOT SET PER CLIENTS REQUEST.

LOCATION OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. NO INTERFERENCES.

10:04

5Gw

G June 2025

...

X



Aerial



Checker Dr



1 year ago · [See more dates](#) >





ZONING BOARD OF APPEALS
VILLAGE OF BUFFALO GROVE, ILLINOIS
FINDINGS OF FACT ON VARIATION OF FENCE CODE

THE BUFFALO GROVE ZONING BOARD OF APPEALS HEREBY MAKES THE FOLLOWING FINDINGS OF FACT AND CONCLUSIONS:

I. THE SUBJECT PROPERTY:

- A. Petitioner: Kaleel Hussaini
- B. Property: 961 Checker Drive
- C. Legal Description: As set forth in Exhibit "A" attached hereto and made a part hereof.
- D. Lot size: Front – 84.61 Feet
Side - 101.73 Feet
Rear - 93.79 Feet
Side - 117.00 Feet
- E. Characteristics of the lot: Corner lot
- F. Characteristics of the house: One-story brick and frame residence
- G. Anything distinguishing about the lot and house: Corner lot along Checker Drive and Illinois Route 83.

II. CHARACTERISTICS OF THE SURROUNDING AREA:

- A. Location: Lot 1 in Block 22 in Strathmore in Buffalo Grove Unit Number 10.
- B. Similar houses and lots: Yes, in the same subdivision.
- C. Public Rights of Way:
Checker Drive and Illinois Route 83
- D. Line of sight: Village Engineer's Review, dated July 3, 2003, which states:
"We have reviewed the line of sight requirements at the subject location. We recommend against restriction of the line of sight. I have included a sketch of the recommended fence location. Please call if you have any questions."

III. VARIATION SOUGHT:

- A. Fence Code, Section 15.20.040, pertaining to Residential Districts
- B. Description of variation: Petitioner is requesting a variance for the purpose of constructing a seven foot (7') fence past the building setback line along the northeast property line along Illinois Route 83.

IV. EXHIBITS DEPICTING VARIATION:

- A. Plat of survey - Exhibit "A"
- B. Letter dated, June 12, 2003 - Exhibit "D"
- C. Village Engineer's Review, dated July 3, 2003.

V. PUBLIC HEARINGS:

- A. After due notice, as required by law, a copy of said publication notice is attached hereto as Exhibit "B". The Zoning Board of Appeals held a public hearing on the proposed variation on Tuesday, July 15, 2003, at the Village Hall, 50 Raupp Blvd., Buffalo Grove, IL.
- B. The reasons for requesting the variation were:
 - 1. Safety
 - 2. Privacy
 - 3. Security
- C. One individual testified on behalf of the Petitioner – Syed Hussaini, 961 Checker Drive, Buffalo Grove, IL 60089
- D. No objectors appeared at the hearing.
- E. No written objections were received.

V. FINDINGS:

- A. The Zoning Board of Appeals finds that the Petitioner met the burden of presenting sufficient evidence to show that the proposed fence would not be detrimental to the public health, safety and welfare.
- B. Attached hereto and made a part hereof as Exhibit "J" are the minutes of the Zoning Board of Appeals meeting held on Tuesday, July 15, 2003.
- C. Conditions and/or restrictions imposed:
 - 1. Fence to be located as specified in the Village Engineer's Report dated July 3, 2003.
 - 2. The height of the fence is not to exceed seven feet (7') along Illinois Route 83 and not to exceed six feet (6') along Checker Drive.

Accordingly, by a vote of 4 to 0, the Buffalo Grove Zoning Board of Appeals hereby grants the amended request made by Kaleel Hussaini, 961 Checker Drive, for variance of Fence Code, Section 15.20.040, pertaining to Residential Districts, for the purpose of constructing a fence in the location specified by the Village Engineer's Report dated July 3, 2003. The height of such fence is not to exceed

seven feet (7') along the northeast property line along Illinois Route 83 and not to exceed six feet (6') from the house to the northeast property line along Checker Drive.

Dated – July 15, 2003

VILLAGE OF BUFFALO GROVE, IL

A handwritten signature in black ink, appearing to read "Bruce Entman". The signature is fluid and cursive, with the first name "Bruce" and last name "Entman" clearly distinguishable.

Bruce Entman, Chairman
Zoning Board of Appeals

TO: Edward Schar
Building Commissioner

FROM: Richard K. Kuenkler
Village Engineer

Date: July 3, 2003

SUBJECT: 961 CHECKER DRIVE
LINE OF SIGHT

We have reviewed the line of sight requirements at the subject location. We recommend against restriction of the line of site.

I have included a sketch of the recommended fence location.

Please call if you have any questions.

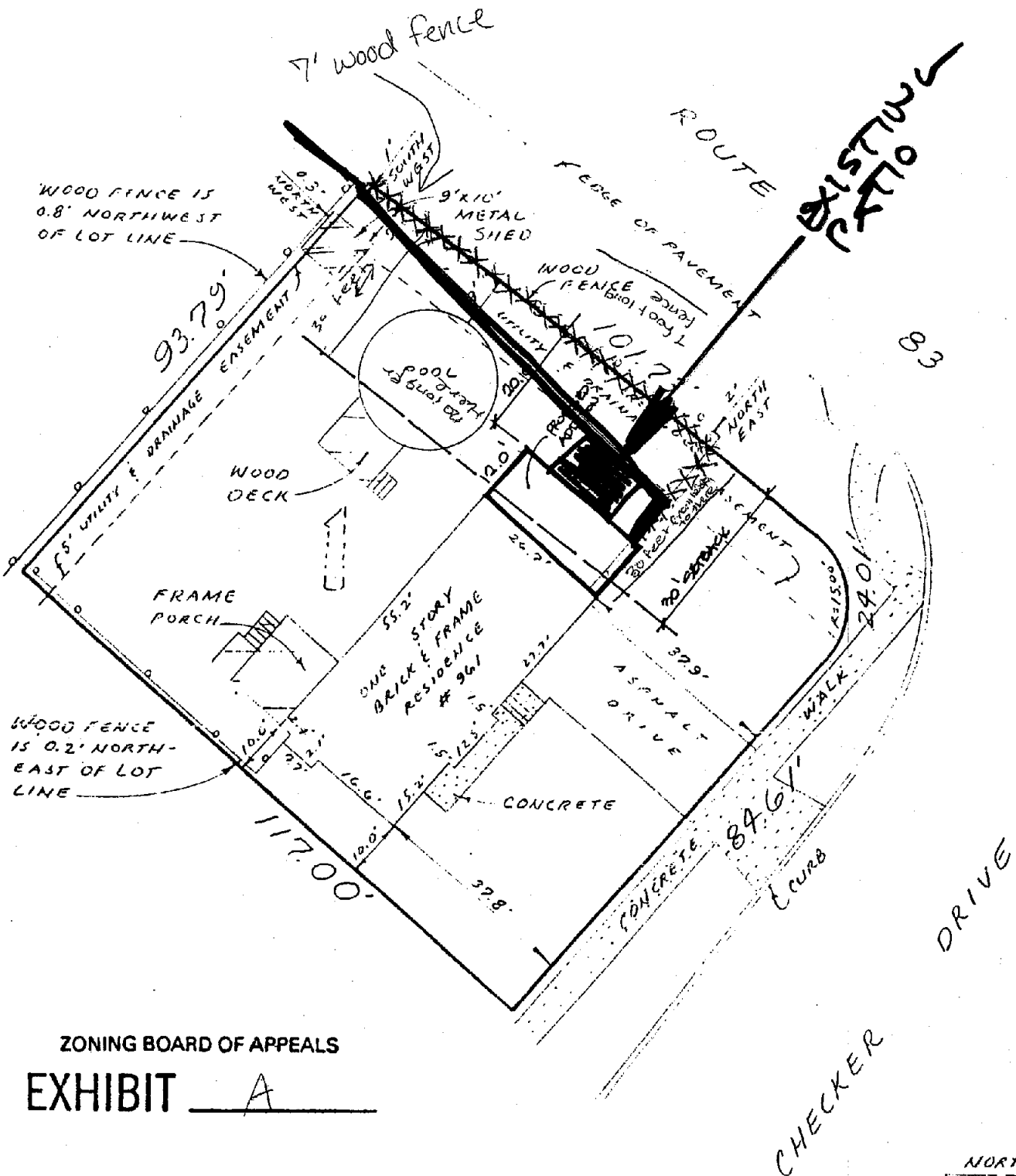


Richard K. Kuenkler, P. E.

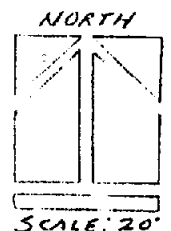
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Lot 1 IN BLOCK 22 IN STRATHMORE IN BUFFALO GROVE UNIT NUMBER 10, BEING A SUBDIVISION OF PART OF SECTION 29, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 18, 1969 AS DOCUMENT NO. 1414387, IN BOOK 46 OF PLATS, PAGE 41, IN LAKE COUNTY, ILLINOIS.



ZONING BOARD OF APPEALS
EXHIBIT A



qi- Greater Illinois Survey Company

STATE OF ILLINOIS) ss
COUNTY OF COOK)

Greater Illinois Survey Company hereby certifies that it has surveyed the tract of land above described and that the hereon drawn plat is a correct representation thereof. This survey has been made for the purpose of the plat of the 48 of 88



AGENDA ITEM SUMMARY

PLANNING AND ZONING COMMISSION

Regular Meeting: July 15, 2026

AGENDA ITEM 2.C.

Consideration of a Special Use for a non-academic school, classes, and instruction in the Industrial District at 358 Lexington Drive

Contacts

Liaison: Trustee Ottenheimer

Staff: Andrew Binder

Staff Recommendation

Staff recommends approval.

Recommended Motion

The PZC moves to make a positive recommendation to the Village Board to allow the Special Use for a non-academic school, classes, and instruction in the Industrial District at 358 Lexington Drive, 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 Brothers' MMA Gym, Inc to operate a non-academic school, classes at 358 Lexington Drive, which shall not run with the land.
3. The Special Use granted to the Brothers' MMA Gym, Inc is assignable to subsequent petitioners seeking assignment of this special use as follows:
 - a. Upon application of a petitioner seeking assignment of this Special Use, the Corporate Authorities, in their sole discretion, may refer said application of assignment to the appropriate commission(s) for a public hearing or may hold a public hearing at the Village Board.
 - b. Such assignment shall be valid only upon the adoption of a proper, valid and binding ordinance by the Corporate Authorities granting said assignment, which may be granted or denied for any reason.
4. The facility shall be used for individual and group personal training and physical fitness activities as represented in the exhibits hereto and testimony presented by the Petitioner. The facility shall not be used for large group activities, including but not limited to competitions.
5. Activities at the facility shall be conducted indoors within the lease space, and amplified music shall be managed to ensure that sound from the facility is not audible on adjacent residential properties.

6. The Petitioner and Owner shall monitor traffic circulation and parking on the Property and take appropriate measures, as approved by the Village, to ensure the safety of pedestrians using the facility.

Summary

Gary Gerovoy, representing Brothers' MMA Gym, Inc., is requesting a Special Use permit to operate a non-academic school that will provide classes and instruction in the Industrial District at 358 Lexington Drive. Brothers' MMA Gym will offer martial arts training for children, teenagers, and adults.

File Attachments

1. 358 Lexington Dr - Staff Report
2. 358 Lexington Dr - Plan Set
3. Ord 2014-022





VILLAGE OF BUFFALO GROVE PLANNING & ZONING COMMISSION STAFF REPORT

Meeting Date:	July 15, 2026
Subject Property Location:	358 Lexington Dr, Buffalo Grove, IL 60089
Petitioner:	Gary Gerovoy, Brothers' MMA Gym, Inc
Prepared By:	Andrew Binder, Principal Planner
Request:	The petitioner seeks approval of a Special Use for a non-academic school, classes, and instruction in the Industrial District at 358 Lexington Drive.
Existing Lane Use and Zoning:	The subject property is located within a multi-tenant building and is zoned I: Industrial District.
Comprehensive Plan:	The Village Comprehensive Plan calls for this property to be Industrial.

PROJECT BACKGROUND

Gary Gerovoy from Brothers' MMA Gym, Inc. is requesting a Special Use to operate a non-academic school, classes, and instruction in the Industrial District at 358 Lexington Drive, *as shown in Figure 1*. Brothers' MMA Gym will offer martial arts training for children, teenagers, and adults within the subject tenant space.

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

Site History

- In 2014, The Sweatshop received a Special Use permit to expand from 362 Lexington Drive to include the space at 358 Lexington Drive, establishing a personal training and fitness facility. The Sweatshop vacated this space in 2019.
- In 2020, Black Star Distribution occupied the space as a warehouse and auto parts distributor, and was the previous tenant before vacating in 2022.

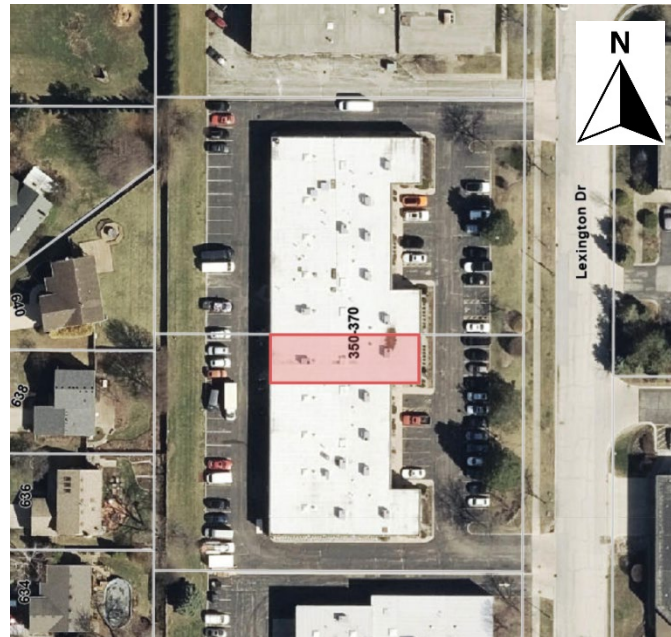


Figure 1: Subject Tenant Space

PLANNING & ZONING ANALYSIS

Proposed Use & Operation

- Brothers' MMA Gym will offer Mixed Martial Arts (MMA), Muay Thai, Brazilian Jiu-Jitsu, wrestling fundamentals, and self-defense programs. The classes will range from youth to adult classes while also providing private one-on-one classes or small group sessions.
- The business will be open Monday through Friday from 5:30 AM to 8:30 PM, and on Saturday from 9 AM to 2 PM, and on Sundays for private sessions only. Peak classes will be during the weekdays from 5:30 PM to 8:30 PM. During daytime hours, the facility will be mainly used for private one-on-one instruction by appointment only.
- The business will have no more than 3 staff members at any given time, with peak classes serving up to 14 students.
- There will be no improvements made to the site or interior of the building for the new use.
- Staff recommends maintaining the same conditions as the previous personal training business regarding large events, noise to neighboring properties, and parking.

Existing and Surrounding Uses

- The subject property's tenant space is located within the multi-tenant building at 350-370 Lexington Drive. This property is zoned Industrial, and the building consists of a mix of office and industrial use tenants, which include office/warehouse uses, catering business, general office and a garage and auto repair shop, as shown in Figure 2. The petitioner's requested use is compatible with the adjacent and surrounding uses.

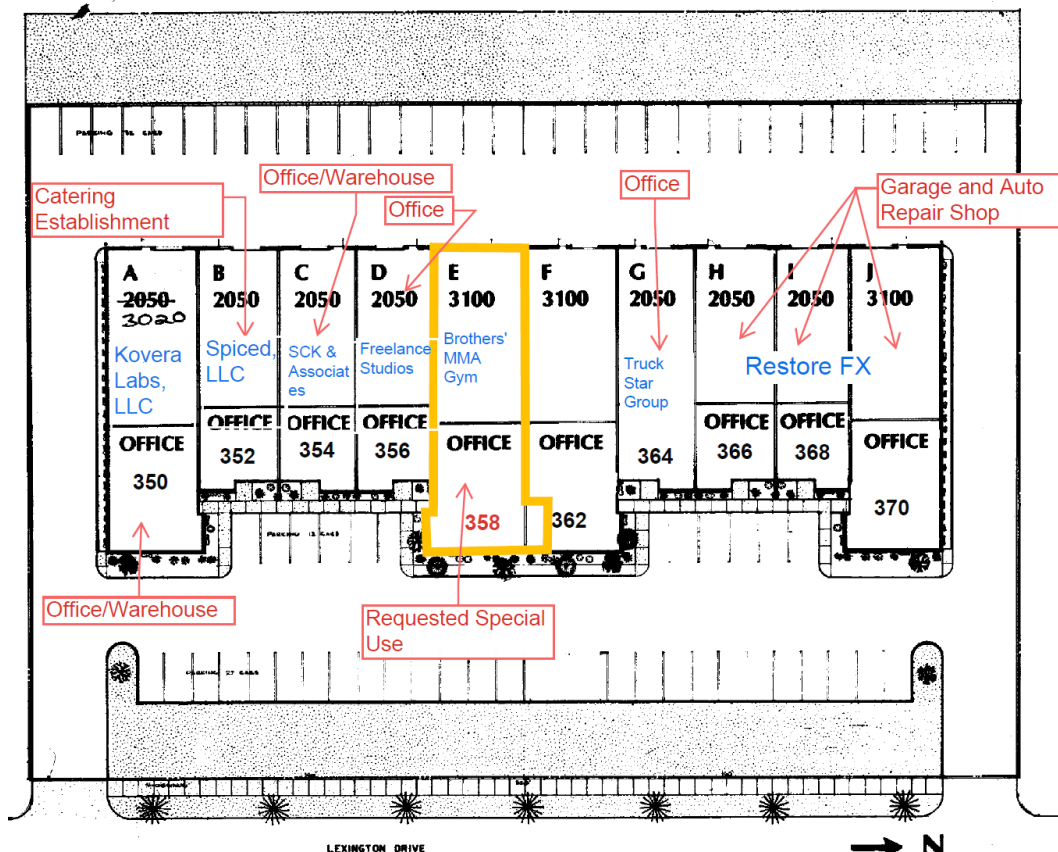


Figure 2: Surrounding Tenant Uses

Parking

- The Zoning Ordinance 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 3 students. With the proposed Martial Arts Studio having a maximum of 14 students and 3 employees, a total of 8 parking stalls is required.
- The 350-370 Lexington Building provides 75 parking spaces, with no assigned spots for tenants, available on both the north and south sides of the building. The Petitioner states that their busiest classes occur after 5:30 PM, when parking demand from other tenants decreases. They estimate about 6-8 cars per class. Children attending youth classes are expected to be dropped off and picked up in the parking lot adjacent to the building entrance.
- The Petitioner has also analyzed parking utilization over time, indicating that ample on-site parking exists during late weekdays and weekends. Based on this data, Staff believes the current parking supply is adequate for the proposed use.

Departmental Reviews

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

STANDARDS

Special Use Criteria

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

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

The petitioner's response to the standards is attached.

SURROUNDING PROPERTY OWNERS

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

STAFF RECOMMENDATION

Staff recommends approval of the Special Use for the non-academic school, classes, and instruction in the Industrial District at 358 Lexington Drive, 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 the non-academic school, classes, and instruction at 358 Lexington Drive. The PZC shall make a recommendation to the Village Board regarding the requested Special Use.

Suggested PZC Motion

The PZC moves to make a positive recommendation to the Village Board to allow the Special Use for a non-academic school, classes, and instruction in the Industrial District at 358 Lexington Drive, 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 Brothers' MMA Gym, Inc to operate a non-academic school, classes at 358 Lexington Drive, which shall not run with the land.*
- 3. The Special Use granted to the Brothers' MMA Gym, Inc is assignable to subsequent petitioners seeking assignment of this special use as follows:*
 - a. Upon application of a petitioner seeking assignment of this Special Use, the Corporate Authorities, in their sole discretion, may refer said application of assignment to the appropriate commission(s) for a public hearing or may hold a public hearing at the Village Board.*
 - b. Such assignment shall be valid only upon the adoption of a proper, valid and binding ordinance by the Corporate Authorities granting said assignment, which may be granted or denied for any reason.*
- 4. The facility shall be used for individual and group personal training and physical fitness activities as represented in the exhibits hereto and testimony presented by the Petitioner. The facility shall not be used for large group activities, including but not limited to competitions.*
- 5. Activities at the facility shall be conducted indoors within the lease space, and amplified music shall be managed to ensure that sound from the facility is not audible on adjacent residential properties.*
- 6. The Petitioner and Owner shall monitor traffic circulation and parking on the Property and take appropriate measures, as approved by the Village, to ensure the safety of pedestrians using the facility.*

ATTACHMENTS

- Petitioner's Narrative & Parking Review
- Petitioner's Response to the Special Use Standards
- Site Plan & Parking Spaces
- Parking Info and Photos of other Tenants
- Floor Plan
- Ord. 2014-022

BROTHERS MMA GYM

Narrative of Operations

358 Lexington Drive, Suite 358
Buffalo Grove, IL 60089

Business Description

Brothers MMA Gym is a martial arts training facility that provides structured instruction in a safe, supervised environment for children, teenagers, and adults. The facility focuses on fitness, discipline, self-defense, and athletic development through professional martial arts instruction.

Services Provided

The facility will offer:

- Mixed Martial Arts (MMA)
- Muay Thai
- Brazilian Jiu-Jitsu (BJJ)
- Wrestling fundamentals
- Self-defense programs
- Youth martial arts classes
- Adult martial arts classes
- Private one-on-one instruction
- Small group training sessions

No retail sales, manufacturing, or entertainment uses are proposed.

Hours of Operation

Monday – Friday: 5:30 AM – 8:30PM

Saturday: 9:00 AM – 2:00 PM

Sunday: Closed (private instruction by appointment only, if scheduled)

The majority of group classes will be conducted between **5:30 PM and 8:00 PM**.

During daytime hours, the facility will primarily be utilized for private **one-on-one** instruction by appointment only. These sessions typically require only one parking space for the student and one parking space for the instructor, resulting in minimal parking demand during daytime hours.

Facility Size

Brothers MMA Gym will occupy approximately **3,471 square feet** within Suite 358.

Staffing

The business currently has **no employees**.

The owner will operate the business and classes may be conducted by the owner together with **assistant instructors**, depending on enrollment.

Typically, no more than **three instructors** will be present at one time.

Class Size

Typical attendance is expected to be:

- Youth Classes: **10–14 students**
- Adult Classes: **8–10 students**

Private lessons generally involve one instructor and one student.

Parking

The property provides **75 shared parking spaces** that are available for all tenants.

Parking is not assigned to individual tenants and is available on both the north and south sides of the building.

Most neighboring businesses operate during normal daytime business hours 8pm-5pm. Brothers MMA Gym's busiest hours occur during the evening, generally after **5:30 PM**, when parking demand from many neighboring tenants has significantly decreased.

Based on anticipated attendance, Brothers MMA Gym is expected to generate approximately **6–8 parked vehicles per class**, which can be readily accommodated within the existing parking supply.

Existing Tenant Directory

The building is occupied by a mix of office and commercial tenants. The current tenant directory is as follows:

Suite	Tenant	Square Feet
350	Kovera Labs LLC	3,020
352	Spiced LLC	2,050
354	SCK & Associates	2,050
356	Freelance Studios	2,050
358	Brothers MMA	3,471
364	Truck Star Group	2,050
366-368	Restore FX	4,100
370	Restore FX	3,100

Drop-Off / Pick-Up Procedures

Children attending youth classes will be dropped off and picked up using the existing parking lot immediately adjacent to the building entrance.

Parents will utilize existing parking spaces and internal drive aisles. Drop-off and pick-up typically lasts only a few minutes before and after each class.

No vehicle queuing on Lexington Drive or other public streets is anticipated, and traffic circulation within the parking lot will remain unchanged.

Compatibility With Existing Uses

The proposed martial arts studio is a low-impact recreational and educational use. The business generates minimal noise outside the building, requires no outdoor activities, and will primarily operate during hours that complement the surrounding office and commercial tenants.

The existing building, shared parking facilities, and site access are adequate to support the proposed use without requiring any modifications or creating adverse impacts on neighboring tenants or surrounding properties.

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 Brothers MMA martial arts academy will provide a valuable recreational and educational service to the Buffalo Grove community by offering martial arts, self-defense, youth fitness, and wellness programs for children, teens, and adults. The business promotes physical fitness, discipline, confidence, and respect in a safe, supervised environment. The operation will not create excessive noise, pollution, or hazardous conditions and will not be detrimental to the public health, safety, comfort, morals, 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;

Response:

The proposed use is compatible with the existing office and commercial properties surrounding the site. The facility will operate entirely indoors within the existing building without changing the exterior appearance of the property. Class schedules are staggered throughout the day and evening, resulting in moderate traffic that is consistent with surrounding commercial uses. The location has convenient access from Lexington Drive and provides adequate on-site parking.

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 martial arts academy will not negatively impact neighboring businesses or surrounding properties. All activities will take place inside the building, minimizing noise and other impacts. The business is expected to enhance occupancy of the existing commercial space, contribute to the local economy, and maintain the quality and value of neighboring properties without interfering with their normal operation

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

Response:

The proposed martial arts academy will occupy an existing tenant space within the building and will not require significant exterior modifications, expansion of the structure, or changes to surrounding properties. The use is compatible with nearby office and commercial uses and will not impede, hinder, or discourage the continued development or use of adjacent properties. The facility will operate entirely indoors and will maintain the professional character of the surrounding business area.

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

Response:

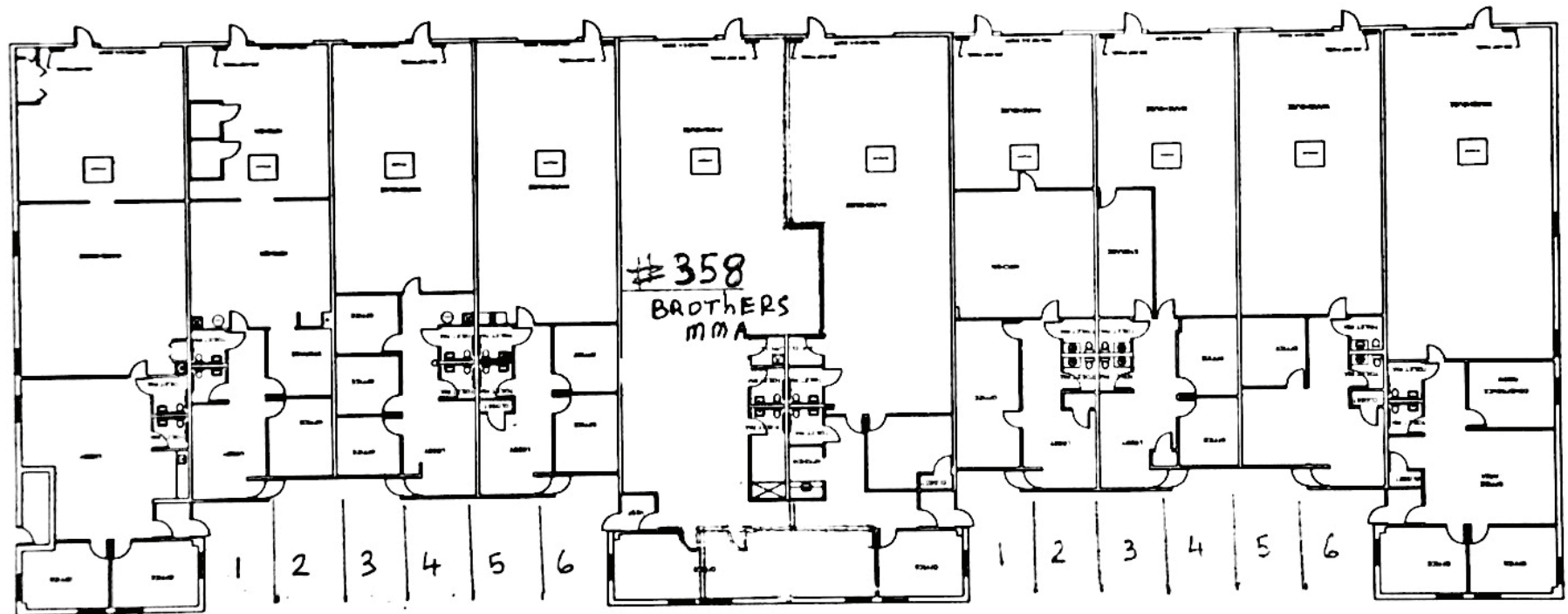
The property is currently served by all necessary public utilities and infrastructure, including water, sanitary sewer, electrical service, drainage facilities, and paved access roads. The proposed use will utilize the existing building infrastructure and will not place unusual demands on public services. Adequate access to the site is provided through the existing roadway network, and no additional public improvements are anticipated to be necessary.

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:

7. The property provides 73 existing on-site parking spaces, which are more than adequate to accommodate students, instructors, and visitors. Group classes are held between 5:30 p.m. and 8:00 p.m., when parking demand from surrounding office uses is significantly reduced. Each class typically consists of approximately 10 to 14 students. During daytime hours, the facility operates primarily by appointment for one-on-one private training sessions, resulting in minimal parking demand. Many students are dropped off and picked up, further reducing the number of vehicles parked on-site. The existing parking lot and access driveways provide safe and efficient vehicle circulation, and the proposed use will not create traffic hazards or contribute to congestion on adjacent public streets.
8. Brothers MMA Gym is currently owner-operated and has no employees. All classes and business operations are conducted by the owners.

LEXINGTON TECH CENTER
350-370 LEXINGTON DRIVE
BUFFALO GROVE, ILLINOIS 60089



Total parking spaces - 75

Re: 358 Lexington Dr. _ Special Use permit application.

From Gary Gerovoy [REDACTED]

Date Fri 6/26/2026 11:30 AM

To Andrew Binder <ABinder@vbg.org>

Cc [REDACTED]

1. Other tenants are mostly. 8am- 5pm.
2. Only two units #370, and #368 using about 2 to 3 spots
All other units are by appointments only.
3. We will have first class start at 5:30 -6:30pm which will have about 6 to 10 kids.
Next class will be at 6:30pm- 8pm which will have about 10 -12 students.

Attached are the photo of the parking lot taken at approximately 11:15 AM, during the normal business hours.
As you can see there is plenty of available parking spaces









224-830-1145

-887-9988

INFO@RESTORFXBUFFALOGROVE.COM

RESTORFXBUFFALOGROVE.COM

BUSINESS HOURS

MONDAY - FRIDAY

8:00 AM - 5:00 PM

SATURDAY

8:00 AM - 3:00 PM

SUNDAY CLOSED





On Jun 26, 2026, at 10:57 AM, Andrew Binder <ABinder@vbg.org> wrote:

Gary,

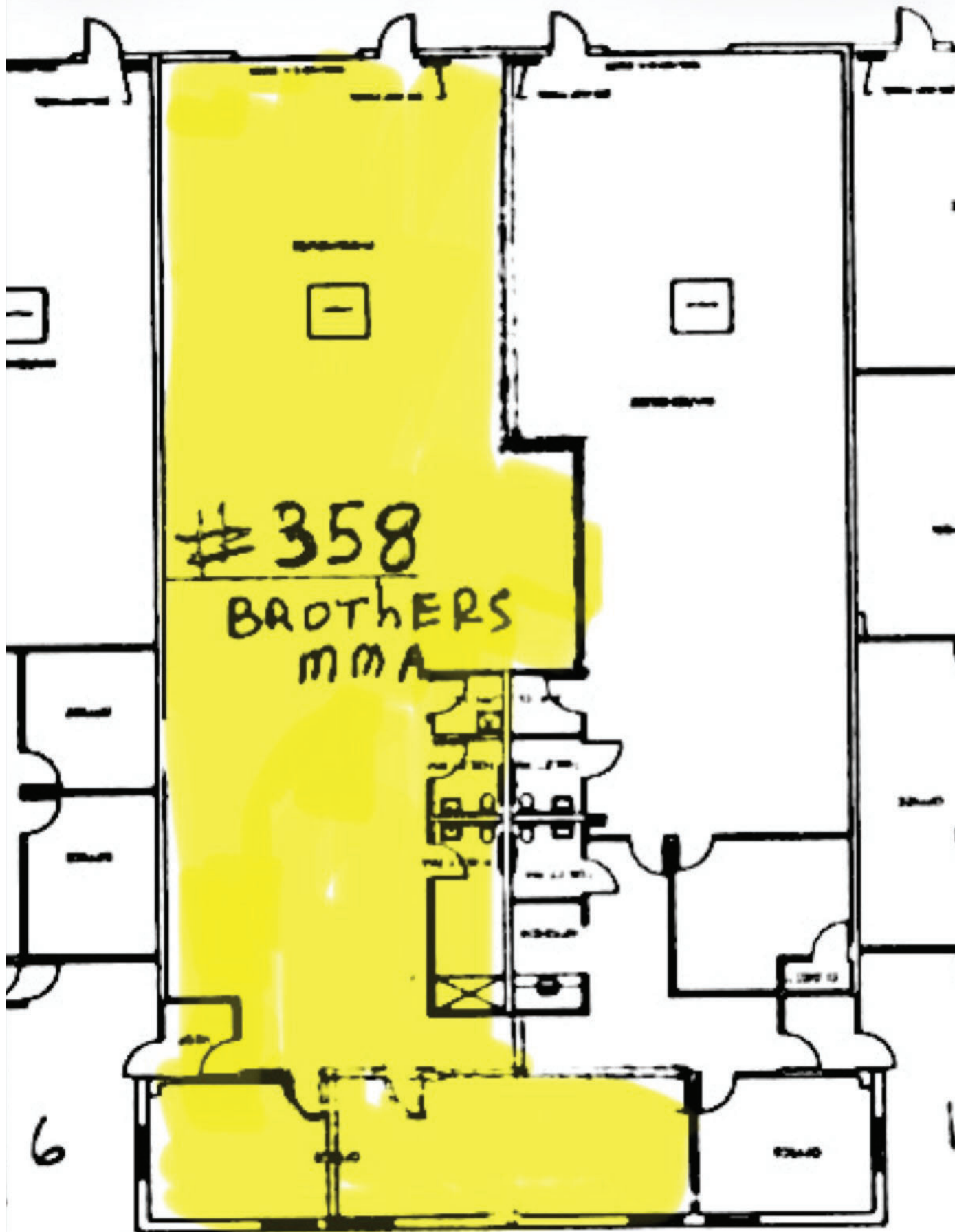
Per our conversation, I'm going to work to get your item on the July 15th Planning and Zoning Commission.

I will also need some follow-up information:

1. Can you confirm the hours of operation of the other tenants within the space?
2. Can you provide an estimate of how many parking spaces each tenant within the building use?
3. Just to confirm, will you have one class going on at 5:30pm? Or will there be 2? And have a maximum of 14 students?

Can you update the narrative with this information?

Thank you,
Andrew



2/18/2014

ORDINANCE NO. 2014 - 22

**AN ORDINANCE APPROVING AN
AMENDMENT OF A SPECIAL USE IN THE INDUSTRIAL DISTRICT
VILLAGE OF BUFFALO GROVE,
COOK AND LAKE COUNTIES, ILLINOIS**

**Matthew Kuhlman
The Sweatshop LLC
358-362 Lexington Drive
Buffalo Grove Commerce Center**

WHEREAS, the Village of Buffalo Grove is a 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 in the Industrial District pursuant to Village Ordinance No. 83-32; and,

WHEREAS, F.S.G.B., LLC is the owner ("Owner") of the Property; and,

WHEREAS, Matthew Kuhlman (hereinafter referred to as the "Petitioner") is the sole member of The Sweatshop LLC, an Illinois limited liability company, and is the operator of the business known as The Sweatshop; and,

WHEREAS, the Village approved Ordinance No. 2011-57 granting a special use to the Petitioner to operate a personal training and physical fitness facility in a tenant space of 2,050 square feet at 368 Lexington Drive; and,

WHEREAS, Petitioner proposes to relocate and expand the facility in a space of 6,200 square feet at 358-362 Lexington Drive in the same building where the current facility is operating; and,

WHEREAS, said expanded personal training and physical fitness facility requires approval as an amendment of the special use in the Industrial District granted by Ordinance No. 2011-57; and,

WHEREAS, the proposed facility would be developed and operated in accordance with and pursuant to the following exhibits:

EXHIBIT A	Legal Description
EXHIBIT B	Petitioner's Acceptance and Agreement concerning special use
EXHIBIT C	Letter dated January 8, 2014 from Matthew Kuhlman
EXHIBIT D	Building layout depicting tenant spaces (8 ½ x 11 inches, not dated)
EXHIBIT E	Conceptual floor plan (8 ½ x 11 inches, not dated)

WHEREAS, notice of the public hearing concerning the petition for approval of the special use was given and the public hearing was held by the Buffalo Grove Plan Commission; and,

WHEREAS, the Plan Commission held a public hearing on February 5, 2014 and determined that the criteria for a special use as set forth in Section 17.28.040 of the Village's Zoning Ordinance have been met and development of the Property as proposed would be compatible with adjacent properties; and,

WHEREAS, the President and Board of Trustees after due and careful consideration have concluded that the development of the Property on the terms and conditions herein set forth would enable the Village to control development of the area and would serve the best interests of the Village.

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 an amended special use for operation of a personal training and physical fitness facility pursuant to EXHIBITS C, D and E for the Property legally described in EXHIBIT A attached hereto, subject to the following conditions:

- A. The special use zoning approval does not become effective until Matthew Kuhlman executes a lease for the tenant space at 358-362 Lexington Drive, and provides a copy of said fully executed lease to the Village.

- B. The special use is granted to Matthew Kuhlman operating as The Sweatshop LLC and 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.
- C. The facility shall be used for individual and group personal training and physical fitness activities as represented in the exhibits hereto and testimony presented by the Petitioner. The facility shall not be used for large group activities, including but not limited to, competitions.
- D. Activities at the facility shall be conducted indoors within the lease space, and amplified music shall be managed to ensure that sound from the facility is not audible on adjacent residential properties.
- E. The Petitioner and Owner shall monitor traffic circulation and parking on the Property and take appropriate measures, as approved by the Village, to ensure the safety of pedestrians using the facility.

Section 3. This Ordinance shall be in full force and effect upon the submittal of the fully executed lease as set forth in Section 2.A of this Ordinance and the executed Petitioner's Acceptance and Agreement (Exhibit B hereto). This Ordinance shall not be codified.

AYES: 6 – Berman, Trilling, Sussman, Terson, Stein, Ottenheimer

NAYS: 0 – None

ABSENT: 0 – None

PASSED: February 24, 2014

APPROVED: February 24, 2014

ATTEST:

Janet M. Sullivan
Village Clerk

APPROVED:

Jeffrey S. Braiman
JEFFREY S. BRAIMAN, Village President

EXHIBIT A

Legal Description

**The Sweatshop
358-362 Lexington Drive
Buffalo Grove Commerce Center**

Lot 32 and 33 in the Buffalo Grove Commerce Center, Unit 2B, being a subdivision of part of the southwest quarter of Section 34, Township 43 North, Range 11 East of the Third Principal Meridian (excepting there from the west 600.00 feet as measured at right angles to west line thereof) in Lake County, Illinois.

SUBJECT PROPERTY COMMON DESCRIPTION: 358-362 Lexington Drive, Buffalo Grove, IL

PIN: 15-34-302-038 and 15-34-302-039

EXHIBIT B

**Matthew Kuhlman
The Sweatshop LLC
358-362 Lexington Drive
Buffalo Grove Commerce Center**

Petitioner Acceptance and Agreement concerning special use ordinance

Matthew Kuhlman, on behalf of himself, and as sole member of The Sweatshop LLC, an Illinois limited liability company, does hereby accept and agrees to abide by and be bound by each of the terms, conditions and limitations set forth in Ordinance No. 2014-22 duly passed and approved by the Village of Buffalo Grove, IL granting the special use set forth in said Ordinance.

Matthew Kuhlman acknowledges that he has read and understands all of the terms and provisions of said Buffalo Grove Ordinance No. 2014-22, and does hereby acknowledge and consent to each and all of the provisions, restrictions, and conditions of said Ordinance.

The Sweatshop LLC

By: Matt Kuhlman
Matthew Kuhlman

Matt Kuhlman
Matthew Kuhlman

The undersigned Owner acknowledges that it has read and understands all of the terms and provisions of said Buffalo Grove Ordinance No. 2014-22.

Owner, F.S.G.B., LLC

By: Frank Schwab
FRANK SCHWAB, member

LEASE AMENDMENT

THIS LEASE AMENDMENT (the "Amendment") is made as of the 21st day of December, 2013, by and between FSGB, LLC, an Illinois limited liability company, (hereinafter referred to as the "Landlord") and The Sweatshop, an Illinois limited liability company, (hereinafter referred to as "Tenant").

RECITALS:

A. Landlord and Tenant acknowledge there is an existing Lease between FSGB LLC, Landlord and The Sweatshop, LLC Tenant, which Lease was executed October 12, 2011 for the premises commonly known as 368 Lexington Drive, Buffalo Grove, Illinois 60089 (the "Premises") for a term commencing November 22, 2011 and ending on November 21, 2014,

B. Landlord and Tenant now desire to amend the terms of the Lease as hereinafter provided.

NOW, THEREFORE, in consideration of the mutual covenants and obligations hereinafter set forth, the parties agree as follows:

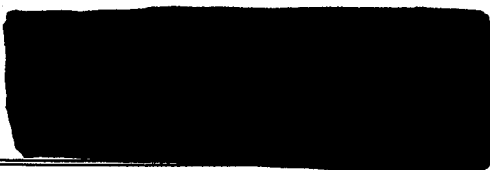
Relocation and Expansion of Premises. The Premises under the Lease consisting of approximately 2,050 square feet at 368 Lexington Drive, Buffalo Grove, Illinois 60089 (hereinafter, the "Existing Premises") is hereby amended to be the premises consisting of approximately 6,200 square feet, commonly known as 358 and 362 Lexington Drive, Buffalo Grove, Illinois 60089 (hereinafter, the "New Premises").

Use. The New Premises shall be occupied and used by Tenant in accordance with the permitted uses set forth in section 10 of the Lease.

Term. The term of the Lease shall be extended by five (5) years, commencing on November 22, 2014 and terminating on November 21, 2019. The lease extension shall be upon the same terms, conditions and provisions of the Lease. Upon the Landlord's turnover of the New Premises, the parties will execute a Lease certificate acknowledging the "Turnover Date."

Rent.

A. **Fixed Minimum Rent.** Tenant shall pay as Annual Minimum Rent to Landlord for the Premises as follows, in accordance with the Minimum Annual Rent Schedule set forth below:

Lease Term Extension Period	Monthly Base Rent	Annual Base Rent
November 22, 2013-November 21, 2014		
November 22, 2014-November 21, 2019		

Real Estate Taxes and Common Area Charges. Tenant's share of real estate taxes and Common Area Charges will be charged to Tenant and calculated in accordance with Landlord's Turnover of the relocated premises at 358 and 362 in accordance with section 6 (c) and (d). Upon turnover of new premises Tenant will be charged monthly Real Estate Tax and Common Area charges based on 6,200 square feet of revised premises.

Landlord Improvements

Brokers. Tenant has not dealt with any broker or agent in connection with the negotiation or execution of this Amendment. Tenant agrees to defend, indemnify and hold Landlord harmless from and against all claims, damages, costs, expenses, attorneys' fees, and other liabilities for commissions or other compensation claimed by any other broker or agent.

Incorporation of Terms of the Lease. All of the terms, covenants and obligations of the Landlord and Tenant contained in the Lease and Addendum shall remain in full force and effect, except as modified herein.

IN WITNESS WHEREOF, the parties have executed this Amendment as of the day and year first above written.

LANDLORD:

FSGB, LLC

By: Frank Schwab

Frank Schwab

Its: Member _____

TENANT:

The Sweatshop, LLC

By: Matt Kuhlman

Name: Matt Kuhlman

Its: Owner



AGENDA ITEM SUMMARY

PLANNING AND ZONING COMMISSION

Regular Meeting: July 15, 2026

AGENDA ITEM 3.B.

Approval of Minutes of the June 17, 2026 Planning & 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 17, 2026 Planning and Zoning Commission meeting

Summary

File Attachments

1. 6-17-26 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 17, 2026**

CALL TO ORDER

Acting Chairperson Davis called the meeting to order at 7:34 PM.

Roll call indicated the following were present: PZC Acting Chairperson Davis, PZC Commissioner Au, PZC Commissioner Moodhe, PZC Commissioner Schwartz, PZC Commissioner Gregory.

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

PUBLIC HEARINGS/ITEMS FOR CONSIDERATION

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

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

Omar Gutiérrez, architect, was sworn in. He noted that this is one of four identical homes in the subdivision that share the same floor plan, and that the subject property is the only one without a covered front porch.

Com. Moodhe asked whether a variance had been granted when the home was originally constructed to account for the existing nonconforming encroachment.

Binder confirmed that no such record could be found.

Com. Moodhe further noted that granting the variation would bring the property into greater compliance going forward and would benefit the owners in future property transactions.

Binder confirmed.

Village Staff report was entered as Exhibit 1.

The public hearing was closed.

Com. Gregory made a motion for 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 conditions in the Staff Report.

The motion was seconded by Com. Au.

Com. Moodhe stated that he was in favor of the motion, as the angle of the lot creates a unique situation with the side yard setback, and there is no neighbor to the subject side yard.

Com. Gregory stated that they also have a walkway between their house and the next-door neighbor's house, and the front porch would help get them into compliance, so he is also in favor of the motion.

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

AYES: 5 Amy Au, Adam Moodhe, Jason Davis, Don Schwartz, Chad Gregory

NAYS: 0 None

ABSENT: 4 Mitchell Weinstein, Neil Worlikar, Marc Spunt, Sujat Saxena
Motion declared Passed.

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

Deputy Community Development Director House provided an overview of the request and indicated that staff is recommending approval.

Master ZhongQin Shi and Sophia Tso, were sworn in. Tso noted that she was recording Master Shi's proceedings to share with family and friends back home in China. Master Shi introduced himself and noted that he has been teaching for over 10 years and will be a US Citizen soon. He identified himself as a 32nd-generation Shaolin Kung Fu Master.

Com. Au asked whether there are any similar businesses in the industrial park.

Binder responded that multiple similar uses in the industrial park were approved as Special Uses within the last 2 years.

Com. Au asked businesses are within the same building as the proposed use.

House responded that the Petitioner provided an overview of some of the existing businesses and all of them are typical industrial uses that end their business operations by 5pm.

Com. Moodhe asked about parking the ally behind the building and if staff will be parking behind the building.

Tso stated that their is parking spaces behind the building, but noted that the only employee will be Master Shi.

Com. Gregory asked about the parking requirements for the Special Use as the staff report notes that 1 space is required per student.

Binder confirmed that there was an error in the staff report; it should indicate one parking space for every three students. He noted that, while a dance studio analogy

was cited, there is no specific parking category for martial arts or non-academic uses. The staff confirmed that the standard for dance studios was applied in this case.

Com. Schwartz asked if most students are dropped off or is there parents viewing of the classes.

Tso stated that some parents like to do the drop off and some parents like to watch. If they are younger, parents like to stay. If they are older, parents will likely drop them off.

Acting Chairperson Davis asked if the other building parking area can be used for overflow parking as well.

Tso confirmed and walked through which areas will be used for overflow parking if needed.

Village Staff report was entered as Exhibit 1.

The public hearing was closed.

Com. Gregory made a motion 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 conditions in the Village Staff Report.

The motion was seconded by Com. Moodhe.

Com. Moodhe expressed support for the motion, noting that there have been no complaints about this type of use in the industrial district and that class-based uses of this type are increasingly common in industrial zones and represent a practical and compatible use of available space.

Moved by Chad Gregory, seconded by Adam Moodhe to recommend approval. Upon roll call, Trustees voted as follows:

AYES: 5 Amy Au, Adam Moodhe, Jason Davis, Don Schwartz, Chad Gregory

NAYS: 0 None

ABSENT: 4 Mitchell Weinstein, Neil Worlikar, Marc Spunt, Sujat Saxena

Motion declared Passed.

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

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

Frank Lambert, from Sharpen Up the permit expediter, and Lucky Strike

representative Jay Gordon, were sworn in. Lambert gave an overview of the request.

Com. Moodhe questioned the business history and how they got to Lucky Strike.

Gordon discussed Brunswick's building acquisition and how Lucky Strike took over Bowlero in 2023.

Com. Moodhe asked about the food operation.

Gordon gave an update on the restaurant and food options at Lucky Strike.

Com. Au asked if there is any size changes from the old signs to the new signs.

Lambert stated that the new signs will be smaller than the existing Bowlero signs, but similar.

Acting Chairperson Davis asked about the condition established under the 2017 ordinance requiring sign dimming after 10:00 PM on the east and south elevations, which would remain in effect with the new signage.

Gordon confirmed that it will stay in place.

Acting Chairperson Davis stated that it will be a condition of the permit.

Village Staff report was entered as Exhibit 1.

The public hearing was closed.

Com. Gregory made a motion 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 conditions in the Staff Report.

The motion was seconded by Com. Schwartz.

Com. Moodhe expressed his support about Lucky Strike remaining and investing in Buffalo Grove, noting it complements the Clove's vision by adding an entertainment and a dining experience.

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

AYES: 5 Amy Au, Adam Moodhe, Jason Davis, Don Schwartz, Chad Gregory

NAYS: 0 None

ABSENT: 4 Mitchell Weinstein, Neil Worlikar, Marc Spunt, Sujat Saxena
Motion declared Passed.

REGULAR MEETING

A. Other Matters for Discussion

None.

B. Approval of Minutes

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

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

AYES: 5 Amy Au, Adam Moodhe, Jason Davis, Don Schwartz, Chad Gregory

NAYS: 0 None

ABSENT: 4 Mitchell Weinstein, Neil Worlikar, Marc Spunt, Sujat Saxena
Motion declared Passed.

C. Chairperson's Report

None.

D. Committee and Liaison Reports

Com. Moodhe briefly referenced a recent amendment to a planned unit development related to a tenant change from Amazon Fresh to Whole Foods at the Clove, noting that modifications to the approved square footage necessitated an amendment to the relevant ordinance to allow the project to proceed, including a fulfillment component for the broader store network.

E. Staff Report/Future Agenda Schedule

Binder announced that the July 1, 2026, Planning and Zoning Commission meeting would be canceled. He indicated that the meeting on July 15, 2026, is anticipated, with potential agenda items but not yet finalized, and that commissioners would be notified accordingly.

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.

Stephen Oller, a resident of the Crossing Subdivision, addressed the Commission, informing them that the neighboring village of Long Grove is advancing a plan for a daycare facility that would connect two driveways onto Fremont Way that is located within Buffalo Grove. Mr. Oller noted that he had forwarded an email to Planner Binder containing links to the Long Grove plan illustrating the proposed driveway locations.

ADJOURNMENT

The meeting was adjourned at 8:24 pm.