

**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, JULY 15, 2026**

CALL TO ORDER

Acting Chairperson Moodhe called the meeting to order at 7:30 PM.

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

Absent: PZC Chairperson Weinstein, PZC Commissioner Au

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

PUBLIC HEARINGS/ITEMS FOR CONSIDERATION

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

Principal Planner Binder provided an overview of the fence variation request, including the previous variation that was granted for the home.

Larry Orloff, property owner, was sworn in. He stated that they are proposing to replace the existing fence with a privacy fence. The neighboring dogs don't get along, and the current fence is becoming dilapidated.

Commissioner Gregory questioned whether anyone had made any comments on the application.

Binder confirmed the only call was a general inquiry.

Commissioner Worlikar confirmed that the existing 5'-tall fences would also be replaced with 5'-tall fences, and that the petitioner is not requesting a 6'-tall fence around the entire yard.

The village staff report was entered into the record as Exhibit 1.

Commissioner Davis made a motion to approval of the fence variation at 166 Stonegate Drive, subject to the conditions listed in the staff report. The motion was seconded by Commissioner Worlikar.

Commissioner Worlikar emphasized the importance of precedent, noting that since it has been granted previously, issuing it again is reasonable. Additionally, it is not entirely across the yard.

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

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

NAYS: 0 None

ABSENT: 2 Mitchell Weinstein, Amy Au

Motion declared Passed.

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.

Principal Planner Binder provided an overview of the fence variation request, including the previous variation that was granted for the home.

Gadam Bazarov, property owner, was sworn in. He stated they are looking for privacy for their kids at the busy intersection.

Commissioner Gregory questioned whether that changes the approval with the material change of the fence.

Binder stated that staff would work with the resident regarding the style of the fence to confirm it matches.

Commissioner Davis noted he was going to mention the materials. He also questioned the height of the fence along Checker.

Bazarov stated the existing fence facing Checker Drive is 6' in height.

Commissioner Schwartz questioned whether the site lines were reviewed since the last approval in 2003, with the additional foot of the fence.

Binder stated it has not been reviewed by our current engineering staff, but the fence would be in the same location as the previous engineer recommended and still outside the site triangle.

Acting Chairperson Moodhe questioned whether the motion needs to change to allow the composite material.

Brankin stated that the Commission could allow Staff to address the fence style as part of the permit.

Commissioner Worlikar questioned whether the petitioner would consider a 7' fence along McHenry Road and a 6' fence along Checker Drive.

Bazarov stated they still wanted a 7' tall fence for the entire area as requested.

The village staff report was entered into the record as Exhibit 1.

Commissioner Davis made a motion to approve the fence variation at 166

Stonegate Drive, subject to the conditions listed in the staff report, as well as a condition that the fence matches the style of the adjacent fence, with final determination to be reviewed and approved by Village Staff. The motion was seconded by Commissioner Gregory.

Commissioner Gregory spoke in favor of the motion and mentioned that Figure 1 of the existing fence does not alter the site line, even with the taller fence.

Acting Chairperson Moodhe commented that this house has historically faced traffic issues along McHenry, including the fence being installed at an angle, and expressed that it should not continue to be a concern.

Commissioner Worlikar observed that the street's curve is less of a concern for him regarding McHenry. Instead, he is more focused on the section along Checker, which is 7 feet high, and whether emergency personnel can see over that part of the fence.

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

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

NAYS: 0 None

ABSENT: 2 Mitchell Weinstein, Amy Au

Motion declared Passed.

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

Principal Planner Binder provided an overview of the special use request, and the anticipated operations of the martial arts training program.

Gary Gerovoy, Petitioner, was sworn in. He stated they lost their current facility and are currently training in parks. They have signed a lease and hope to open soon and that most of their students live in Buffalo Grove currently.

Commissioner Gregory questioned the drop-off and how it will work for children to ensure safety and questioned if the petitioner thought there would be enough parking for the use.

Gerovoy stated the their business close at 5pm and the proposed use will not open until after the rest of the businesses close. In the evening the parking lot is empty and will be safe for drop-off and pick-ups.

Commissioner Saxena questioned if there was any licensing requirements.

Binder stated not that he was aware of, other than a business license.

Commissioner Worlikar questioned whether parking could be used on either side of the building.

Gerovoy stated yes, they could.

Commissioner Worlikar questioned whether there was another martial arts tenant within this area and has since closed.

Gerovoy stated there was one at the corner of Lexington and Armstrong.

Commissioner Davis made a motion to recommend approval of the special use for a non-academic school, classes, and instruction at 358 Lexington Drive, subject to the conditions listed in the staff report. The motion was seconded by Commissioner Schwartz.

Commissioner Spunt stated it is great to see additional businesses wanting to move into the Village.

Acting Chairperson Moodhe stated he is surprised that this building has been vacant since 2022. He also stated that these types of uses have been common in the last several meetings and compliant with the other uses in the industrial area.

Commissioner Worlikar stated there previously was another martial arts use in this area which ceased operations but has been there before. Having the ability to enter on both sides of the building helps with the parking usability.

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

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

NAYS: 0 None

ABSENT: 2 Mitchell Weinstein, Amy Au

Motion declared Passed.

REGULAR MEETING

A. Other Matters for Discussion

None.

B. Approval of Minutes of the June 17, 2026 Planning & Zoning Commission Meeting

Moved by Marc Spunt, seconded by Chad Gregory to approve the June 17, 2026 PZC Minutes. Upon roll call, the Commissioners voted as follows:

AYES: 5 Adam Moodhe, Marc Spunt, Jason Davis, Don Schwartz, Chad Gregory

NAYS: 0 None

ABSTAIN: 2 Neil Worlikar, Sujat Saxena

ABSENT: 2 Mitchell Weinstein, Amy Au

Motion declared Passed.

C. Chairperson's Report

None.

D. Committee and Liaison Reports

None.

E. Staff Report/Future Agenda Schedule

Binder stated that they are planning to cancel the August 5, 2026 meeting.

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.

Commissioner Worlikar had a question regarding the potential development of the daycare building on the border of Long Grove and Buffalo Grove.

Brankin stated the Village objected as it is located in the Village of Long Grove and will not comment further. Access to the site is controlled by Buffalo Grove, but access is not in the purview of the PZC.

ADJOURNMENT

The meeting was adjourned 8:14 PM.