

**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.