

**MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION HELD
AT JEFFREY S. BRAIMAN COUNCIL CHAMBERS
FIFTY RAUPP BLVD, BUFFALO GROVE, IL 60089, WEDNESDAY, JUNE 3, 2026**

CALL TO ORDER

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

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

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

PUBLIC HEARINGS/ITEMS FOR CONSIDERATION

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

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

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

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

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

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

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

Village Staff report was entered as Exhibit 1.

The public hearing was closed.

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

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

The motion was seconded by Com. Worlikar.

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

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

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

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

NAYS: 0 None

ABSENT: 1 Sujat Saxena

Motion declared Passed.

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

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

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

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

alike while undermining walkability.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

recent Highbury Club development.

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

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

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

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

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

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

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

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

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

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

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

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

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

uses and be logical.

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

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

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

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

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

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

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

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

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

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

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

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

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

The Village Staff report was entered as Exhibit 1.

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

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

The motion was seconded by Com. Worlikar.

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

Director Woods confirmed.

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

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

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

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

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

REGULAR MEETING

A. Other Matters for Discussion

None

B. Approval of Minutes

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

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

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

NAYS: 0 None

ABSENT: 1 Sujat Saxena

Motion declared Passed.

C. Chairperson's Report

None

D. Committee and Liaison Reports

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

E. Staff Report/Future Agenda Schedule

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

F. Public Comments and Questions

All comments will be limited to 5 minutes and should be limited to concerns or comments regarding issues that are relevant to Planning and Zoning Commission business and not on the regular agenda for discussion.

ADJOURNMENT

The meeting was adjourned at 9:15 pm.