



AGENDA

PLANNING AND ZONING COMMISSION

Regular Meeting: June 18, 2025 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 an amendment to the Preliminary Plan approved by Ordinance No. 1993-065, to build a new wooden deck with a pergola in the rear yard for outdoor dining at 85 S Buffalo Grove Rd (Trustee Ottenheimer, Andrew Binder)

3. Regular Meeting

- A. Other Matters for Discussion
- B. Approval of Draft Minutes from the May 7, 2025 Planning and Zoning Commission Meeting
- C. Chairperson's Report
- D. Committee and Liaison Reports
- E. Staff Report/Future Agenda Schedule
- F. **Public Comments and Questions**

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

4. Adjournment

The Planning and Zoning Commission will make every effort to accommodate all items on the agenda by 10:30 P.M. The Commission does, however, reserve the right to defer consideration of matters to another meeting should the discussion run past 10:30 P.M.

The Village of Buffalo Grove, in compliance with the Americans with Disabilities Act, requests that persons with disabilities who require certain accommodations to allow them to observe and/or

participate in this meeting or have questions about the accessibility of the meeting or facilities, contact the ADA Coordinator at 847-459-2500 to allow the Village to make reasonable accommodations for those persons.





AGENDA ITEM SUMMARY

PLANNING AND ZONING COMMISSION

Regular Meeting: June 18, 2025

AGENDA ITEM 2.A.

Consideration of an amendment to the Preliminary Plan approved by Ordinance No. 1993-065, to build a new wooden deck with a pergola in the rear yard for outdoor dining at 85 S Buffalo Grove Rd

Contacts

Liaison: Trustee Ottenheimer

Staff: Andrew Binder

Staff Recommendation

Staff recommends approval.

Recommended Motion

The PZC moves to make a positive recommendation to the Village Board to allow an amendment to the Preliminary Plan approved by Ordinance No. 1993-065, to construct a new 3,143 sqft wooden deck in the rear yard for outdoor dining at 85 S Buffalo Grove Rd, subject to the following conditions:

1. The proposed development shall be constructed in substantial conformance with the plans attached and in accordance with Section 16.20.070 of the Development Ordinance.
2. Final Engineering plans shall be revised in a manner acceptable to the Village as required.

Summary

Kim Wagner of the Malnati Organization requests an amendment to the Preliminary Plan approved by Ordinance No. 1993-065. The previous ordinance allowed an expansion of Lou Malnati's building and parking lot at 85 S Buffalo Grove Road. The proposed amendment aims to construct a new 3,143 square foot wooden deck with a pergola in the rear yard, designed for outdoor dining.

File Attachments

1. 85 Buffalo Grove Rd - Staff Report
2. 85 Buffalo Grove Rd - Plan Set
3. Ord. 1993-065



VILLAGE OF BUFFALO GROVE PLANNING & ZONING COMMISSION STAFF REPORT

Meeting Date:	June 18, 2025
Subject Property Location:	85 S Buffalo Grove Rd, Buffalo Grove, IL 60089
Petitioner:	Kim Wagner, The Malnati Organization
Prepared By:	Andrew Binder, Associate Planner
Request:	The petitioner seeks approval for an amendment to the Preliminary Plan approved by Ordinance No. 1993-065, to build a new wooden deck with a pergola in the rear yard for outdoor dining at 85 S Buffalo Grove Rd.
Existing Lane Use and Zoning:	The property is improved with the existing stand-alone Restaurant Building (Lou Malnati's) and is currently zoned B-1: Limited Retail.
Comprehensive Plan:	The Village Comprehensive Plan calls for this property to be commercial.

PROJECT BACKGROUND

Kim Wagner of the Malnati Organization is seeking an amendment to the Preliminary Plan approved by Ordinance No. 1993-065. The previous ordinance approved an expansion of the Lou Malnati's building and parking lot located at 85 S Buffalo Grove Road. The petitioner is requesting an amendment to the Preliminary Plan to construct a new 3,143 square foot wooden deck with a pergola in the rear yard for outdoor dining, as shown in green in Figure 1.

The proposed deck is a permitted structure in the business district. However, an amendment to the preliminary plan is required due to the deck being greater than 500 square feet in area.



Figure 1: Subject Property

PLANNING & ZONING ANALYSIS

Proposed Use & Operation

- A deck is classified as an accessory structure according to the Zoning Ordinance. The planned deck will be made of wood and cover an area of approximately 3,143 square feet.
- Certain accessory structures are allowed in the Business Districts, provided they comply with both the setback and impervious surface coverage requirements. The setback requirements state that the accessory structures must not be located closer than three feet from the side property line and no closer than five feet from the rear property line. Additionally, all accessory structures and buildings within a non-residential district cannot cover more than 30% of the rear yard. The proposed deck meets the zoning requirements for both setbacks and coverage.
- The new outdoor dining area will accommodate 210 people and will feature a pergola, landscape planters, umbrellas, and outdoor heaters. There will also be some changes to the back of the building to coordinate with the deck addition, including the installation of two new overhead doors and a new double door.
- The petitioner is also planning some improvements to the building façade, including fresh paint, updated light fixtures, new awnings, and repainted signage. Our Architectural Review Team has reviewed these changes and has no comments or concerns. The changes are reflected in the elevations included in the plan set.



Parking

- The Zoning Ordinance requires one parking space for every 100 square feet of floor area. The total square footage of the building, excluding the deck area, is 7,500 square feet. Since the deck is not included in the floor area, as the deck is an accessory structure, the total number of parking spaces required is 75. If the deck square footage were to be included in the parking requirement calculation, the total number of parking spaces required would be 107.
- There are a total of 137 parking stalls on-site for the business to use, which exceeds the required parking count by 62 parking stalls.
- Based upon the provided parking information and no past issues with their current business with regards to parking, Staff believes the existing site will have sufficient parking to accommodate the proposed expanded use.

Engineering

- The proposed deck will be located in the Zone AE/X Floodplain. Our Engineering Team has been collaborating with the applicant and the Metropolitan Water Reclamation District of Greater

Chicago (MWRD) to determine whether a permit is required. At this point, the Village Engineers have few concerns related to stormwater and will be working in coordination with the applicant on the Development Improvement Agreement (DIA).

Departmental Reviews

Village Department	Comments
Building	The Building Division has reviewed the plans and does not have any concerns.
Engineering	The Village Engineer has reviewed the engineering plans and does not have any concerns.
Fire Department	The Fire Department has reviewed the proposed plans and does not have any concerns.

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, staff has not received any comments or inquiries from nearby property owners.

STAFF RECOMMENDATION

Staff recommends **approval** of the Preliminary Plan, subject to the conditions listed in the PZC motion below.

ACTION REQUESTED

The Planning & Zoning Commission (PZC) shall open the public hearing and take public testimony concerning the request for approval of an amendment to the Preliminary Plan approved by Ordinance No. 1993-065, to construct a new 3,143 sqft wooden deck with a pergola in the rear yard for outdoor dining at 85 S Buffalo Grove Rd. The PZC shall make a recommendation to the Village Board regarding the requested preliminary plan approval.

Suggested PZC Motion

The PZC moves to make a positive recommendation to the Village Board to allow an amendment to the Preliminary Plan approved by Ordinance No. 1993-065, to construct a new 3,143 sqft wooden deck in the rear yard for outdoor dining at 85 S Buffalo Grove Rd, subject to the following conditions:

- 1. The proposed development shall be constructed in substantial conformance with the plans attached and in accordance with Section 16.20.070 of the Development Ordinance.*
- 2. Final Engineering plans shall be revised in a manner acceptable to the Village as required.*

ATTACHMENTS

- Petitioner's Narrative
- Proposed Floor Plan & Elevation Plans
- Engineering Plans
- Photometric Plans
- Ord. 1993-065



STUDIO 222
ARCHITECTS

Lou Malnati's New Patio
85 S Buffalo Grove Rd
Buffalo Grove, IL 60089

312.850.4970

s222arch.com

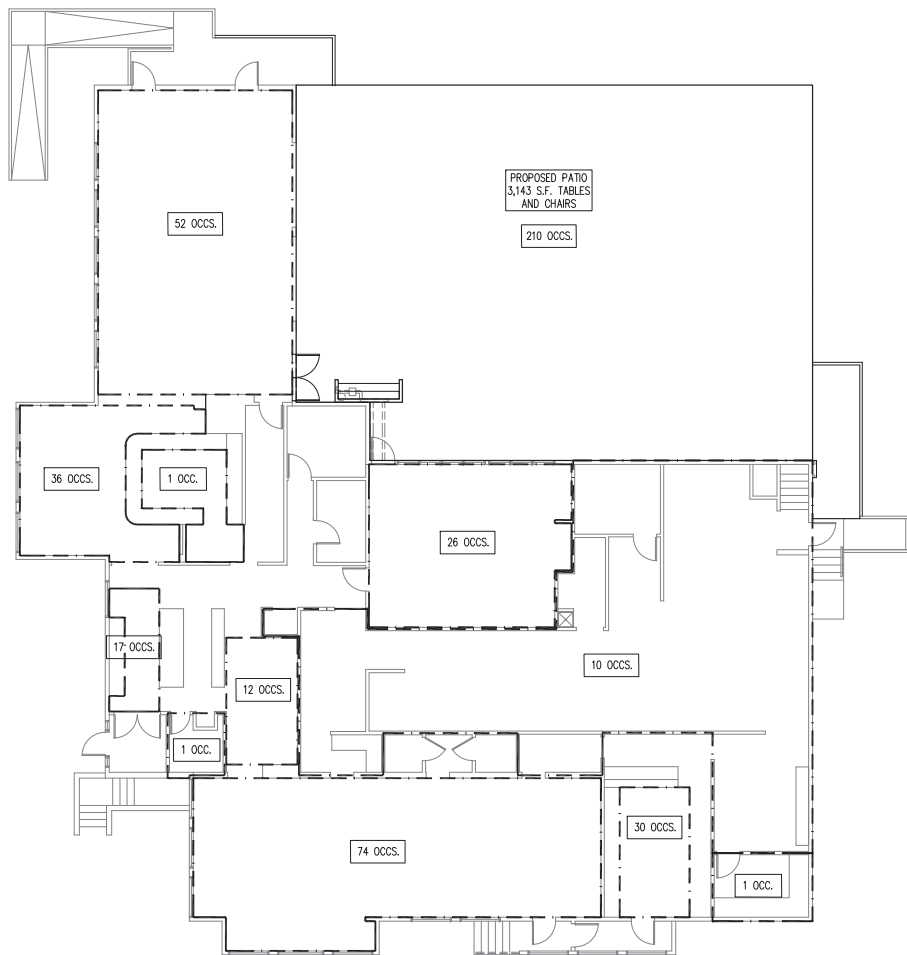
901 W Jackson Blvd, Ste 500
Chicago, IL 60607

Narrative Statement/Use Description

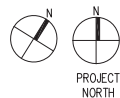
The work will include a new wooden deck for outdoor dining services, that's approximately 3,143 square feet, behind an existing pizza restaurant. The wooden deck will be on wooden posts and concrete pier with wooden guardrails along the edge. New wooden deck will connect to existing wooden ramp on the north side of building and mandoor on east side.

The wooden deck will also have a wood pergola feature along the west side of the deck. (4) existing windows between the dining room and wooden deck will be demolished and infilled with (2) new overhead doors. The existing door from the dining room will also be replaced with a double door.





1
18 OCCUPANCY LOAD
SCALE: 1/16" = 1'-0"



Existing Plumbing Fixtures & Configuration					
Occupancy	Gross Area	Net Area	Multiplier	Design Load	Remarks
Buffalo Dining Room	1087				
Tables/Chairs		427	15 net	29	
Booths			24 LF	45	(6) 66" booths = 18; (6) 54" booths = 18; 215" banquette = 9
Shutter Dining Room	1067				
Tables/Chairs		772	15 net	52	
Mirror Dining Room	559				
Tables/Chairs		226	15 net	15	
Booths		24 LF	11	263"	banquette = 11
Lobby Dining Room	172				
Booths		24 LF	12	(6) 50"	booths = 12
Bar	600				
Bar Seating		27'	1.5 LF	18	
Booths				18	(6) 54" booths = 18
Bar Service		125	200 gross	1	
Kitchen	1927		200 gross	10	
Lobby	296	82	5 net	17	
Carryout	344	150	5 net	30	
Storage	60		300 gross	1	
Office	113		150 gross	1	
Restroom	316		...	...	
Corridor	235		...	...	
Vestibule	67		...	...	
Total Design Load	6843			260	
Total Existing	6843			288	*Actual Posted Occupancy
Total Proposed @Patio	3143		15 net	210	
TOTAL				498	

Existing Plumbing Fixtures & Configuration					
(1) Men's Restroom					
(1) Single-user Men's Restroom					
(1) Women's Restroom					
(1) Single-user Women's Restroom					
Occupant Load	Water Closets		Urinals	Lavatories	
288 (144 M, 144 F)	Male	Female		Male	Female
		1: 1-50 2: 51-100 3: 101-150 4: 151-300	1: 1-150; 1 per each add'l 150	1: 1-100 2: 101-200 3: 201-400	1: 1-100 2: 101-200 3: 201-400
Required	2	3	1	2	2
Provided	3	3	2	3	3

Proposed Plumbing Configuration					
(1) Men's Restroom					
(1) Women's Restroom					
(2) All-gender Restrooms					
Occupant Load	Water Closets		Urinals	Lavatories	
498 (249 M, 249 F)	Male	Female		Male	Female
		1: 1-50 2: 51-100 3: 101-150 4: 151-300	1: 1-150; 1 per each add'l 150	1: 1-100 2: 101-200 3: 201-400	1: 1-100 2: 101-200 3: 201-400
Required	2	4	2	3	3
Provided	4	4	2	4	4



STUDIO 222
ARCHITECTS

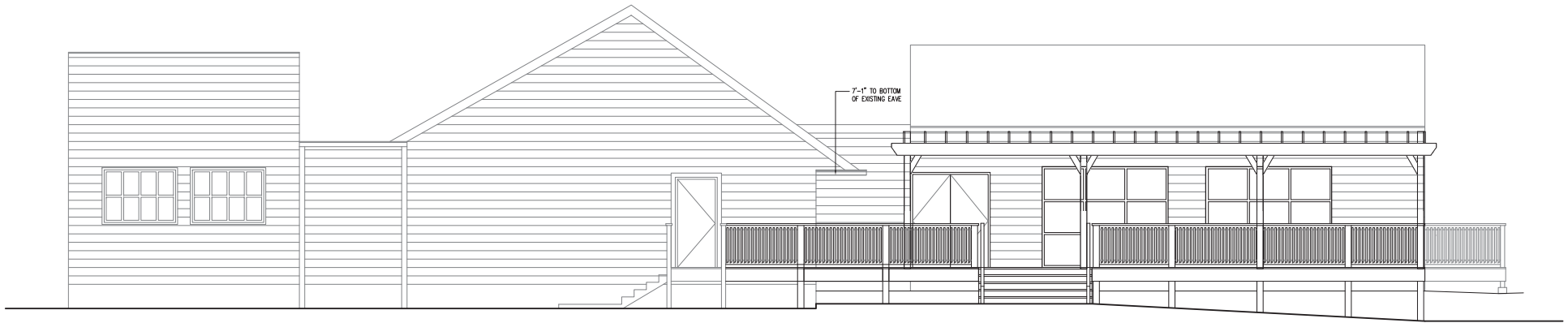
LOU MALNATI'S PATIO & RENOVATION
BUFFALO GROVE, IL



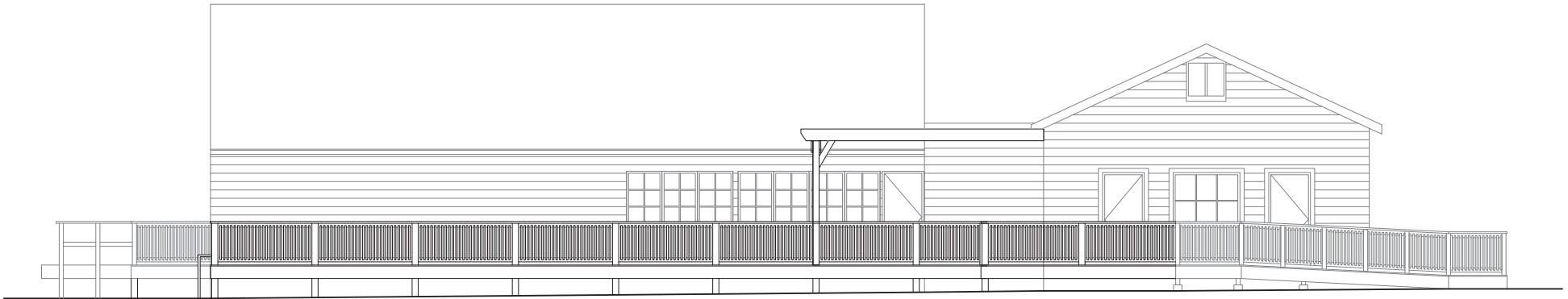
1B

PROJECT NUMBER: 25007

05.23.2025



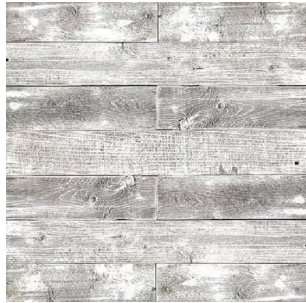
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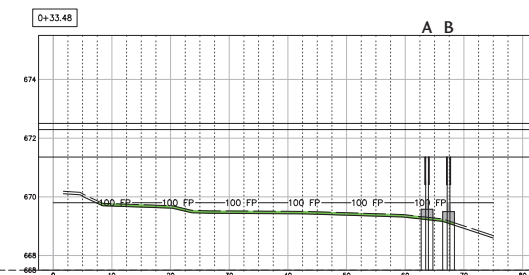
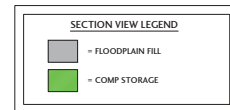
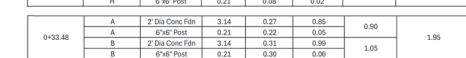
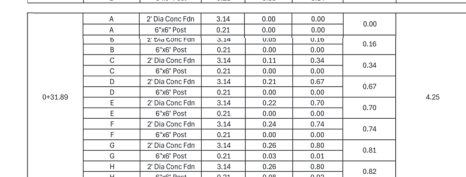
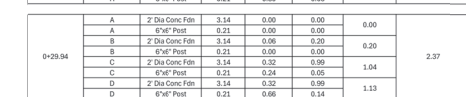
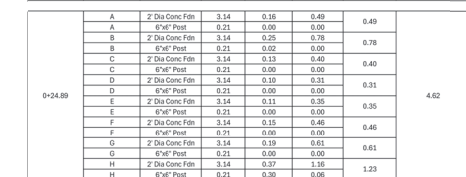
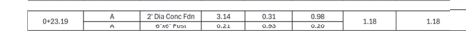
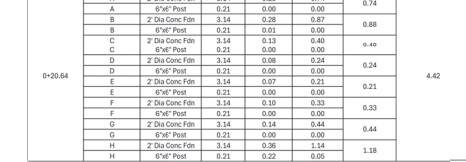
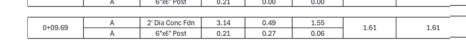
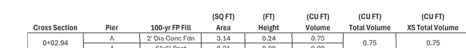
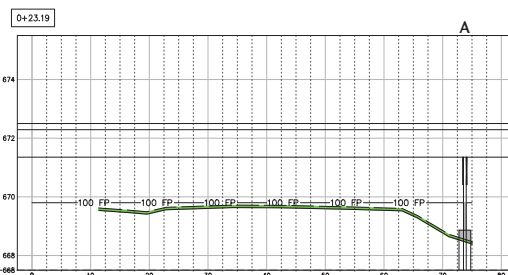
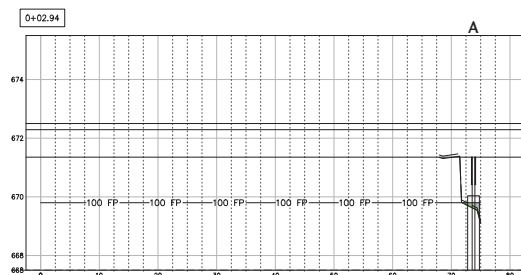
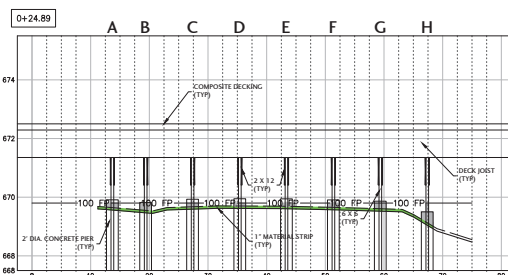
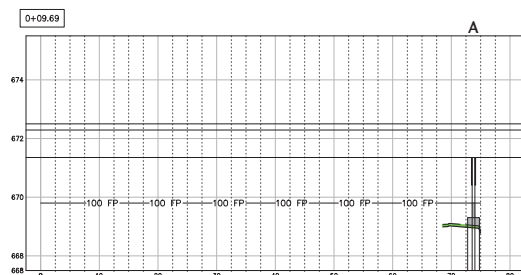
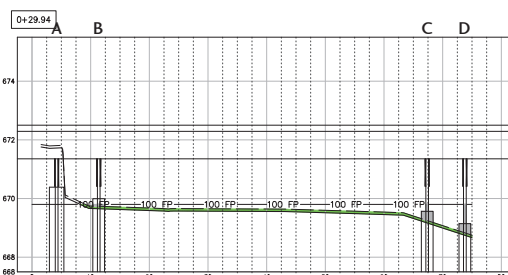
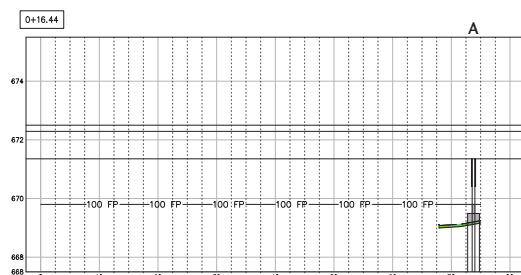
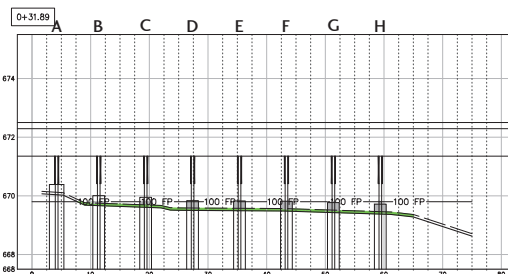
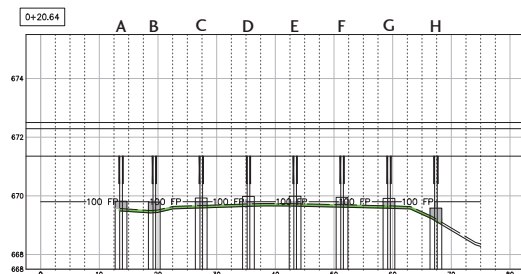
2 EAST ELEVATION
2.0 SCALE: 1/8" = 1'-0"







1 WHITEWASH INSPIRATION PHOTOS
1.2 SCALE: 1/16" = 1'-0"





LEGEND

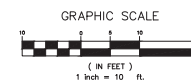
-  = EXISTING BITUMINOUS PAVEMENT
-  = EXISTING CONCRETE SIDEWALK
-  = EXISTING DECK
-  = EXISTING BUILDING

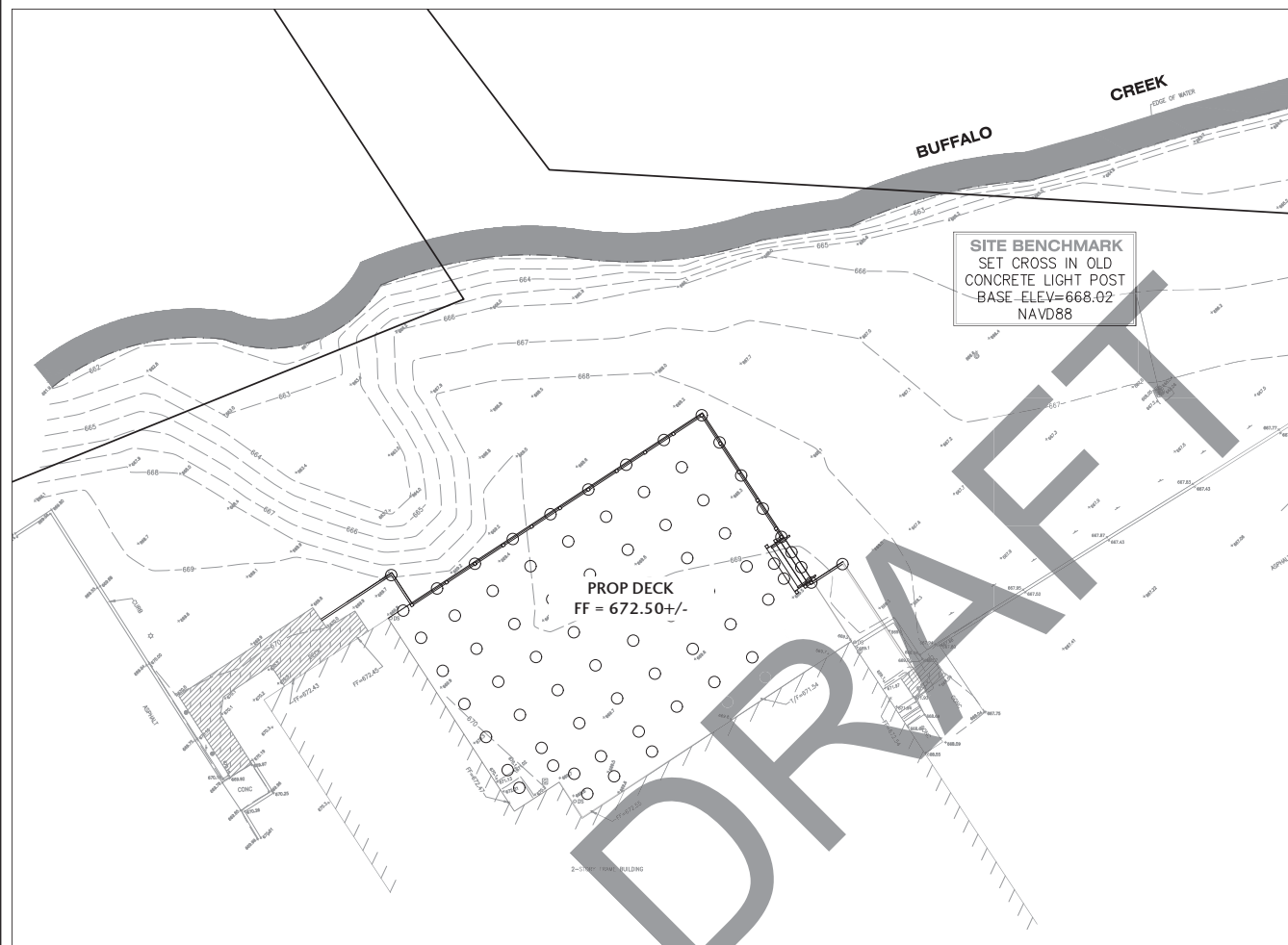
1. **DEMOLITION CONTRACTOR** SHALL FIELD VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO DEMOLITION. SOME UTILITIES MAY NOT BE SHOWN.
2. **COORDINATE WITH LOCAL AUTHORITIES AND UTILITY PURVEYORS FOR THE REMOVAL/RELOCATION OF EXISTING UTILITIES.**
3. **SECURITIZING OF EXISTING PAYMENT SHALL BE FIELD VERIFIED AND PROVIDE A CLEAR WRITTEN CLEAR CUT MATCH PROPOSED PAYMENT.**
4. **KEEP ALL PUBLIC AND PRIVATE TRAILS CLEAR OF CONSTRUCTION DEBRIS, TRASH, AND MATERIALS. ADJOINING PROPERTIES AND PRIVATE PROPERTIES SHALL BE PROTECTED FROM DAMAGE CAUSED BY CONSTRUCTION.**
5. **ALL WASTE MATERIALS SHALL BE DISPOSED OF OFFSITE IN AN APPROVED FACILITY.**
6. **ALL WASTE MATERIALS SHALL BE REMOVED IN A MANNER THAT PREVENTS INJURY OR DAMAGE TO ADJACENT OR ADJOINING PROPERTIES AND/OR RIGHT-OF-WAY.**
7. **ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO DEMOLITION OF SITE.**
8. **THE SITE SHALL BE GRADED TO MINIMIZE ACCUMULATION OF WATER OR DAMAGE TO ANY FOUNDATIONS ON THE PREMISES OF ADJACENT PROPERTY.**

LEGEND

	= EXISTING BITUMINOUS PAVEMENT
	= EXISTING CONCRETE PAVEMENT
	= EXISTING CONCRETE SIDEWALK
	= EXISTING GRAVEL
	= EXISTING BUILDING
	= PROPOSED DECK

- | OVERALL NOTES | |
|---------------|--|
| 1. | ALL SIGNING AND PAVEMENT MARKINGS SHALL MEET MUTCD STANDARDS. |
| 2. | PAVEMENT MARKINGS TO BE 4" WIDE PAINT UNLESS OTHERWISE NOTED. |
| 3. | ALL ACCESSIBLE PARKING SIGNS (R7-8) SHALL BE PLACED AT THE CENTER OF THE PARKING SPACE AND WITHIN 5' OF THE SPACE. |
| 4. | ALL DIMENSIONS ARE TO BACK OF CURB, EDGE OF PAVEMENT, AND OUTSIDE OF BUILDING FOUNDATION UNLESS OTHERWISE NOTED. |
| 5. | STRIPING DIMENSIONS ARE FROM CENTER TO CENTER OF PAVEMENT MARKING. |

[illegible]



SITE BENCHMARK
SET CROSS IN OLD
CONCRETE LIGHT POST
BASE ELEV=668.02
NAVD88

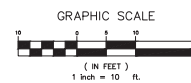
PROP DECK
FF = 672.50+/-

2-STORY (XAM) BUILDING

GRADING & EROSION CONTROL NOTES:

1. ALL DISTURBED AREAS SHALL BE STABILIZED WITH NA GREEN D575 EROSION BLANKET OR APPROVED EQUIVALENT HYDROSEEDING MIX, UNLESS OTHERWISE NOTED WITHIN THE PLAN SET.
2. CONTRACTOR RESPONSIBLE FOR EROSION CONTROL MEASURES UNTIL ADEQUATE VEGETATION ESTABLISHMENT OCCURS. CONTRACTOR SHALL REPAIR WORK SHALL BE INCIDENTAL TO THE INSTALLATION COSTS.
3. CONTRACTOR RESPONSIBLE FOR ADDITIONAL EROSION CONTROL MEASURES AS RECOMMENDED BY THE ENFORCEMENT OFFICER OR THE DESIGNATED EROSION INSPECTOR AS SITE CONDITIONS WARRANT.
4. ALL TRAPPED SEDIMENT IS TO BE PROPERLY STABILIZED OR DISPOSED OF.
5. IF CONTRACTOR NEEDS TO Dewater WHEN EXCAVATING, THEY MUST PUMP TO A "DIRT BAG" OR APPROVED EQUIVALENT.
6. WHERE THE USE OF TREE PROTECTION FENCING, BARRIERS, OR OTHER MEANS OF CONSTRUCTION, TREE TRUNK PROTECTION SHALL BE USED.
7. TEMPORARY SEEDING SHALL BE REQUIRED TO TEMPORARILY STABILIZE DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR COVER BY CONSTRUCTION ACTIVITIES WITHIN A PERIOD OF MORE THAN 14 DAYS. THE COVER CROP SEED MIX SHALL BE UTILIZED FOR TEMPORARY SEEDING.
8. CONTRACTOR IS RESPONSIBLE TO EMPLOY DUST CONTROL METHODS TO REDUCE & PREVENT THE SURFACE AND AIR TRANSPORT OF DUST DURING CONSTRUCTION. IN ADDITION TO MINIMIZATION OF SOIL DISTURBANCE, CONTRACTOR SHALL UTILIZE MULCHING METHODS (DOT 251.03 OR EQUIVALENT) TO REDUCE DUST.

GRADING & EROSION CONTROL LEGEND

[illegible]

STUDIO 222
ARCHITECTS
CHICAGO,
ILLINOIS



SCALE
1"=10'

ISSUE DATE
05/23/2025

PROJECT MANAGER
MAM

DESIGNER
LRT

QUALITY CONTROL
JEC

LOU MALNATI'S DECK EXPANSION

BUFFALO GROVE,
ILLINOIS

[illegible]

PROJECT NUMBER
STUD-25023-3

SHEET TITLE

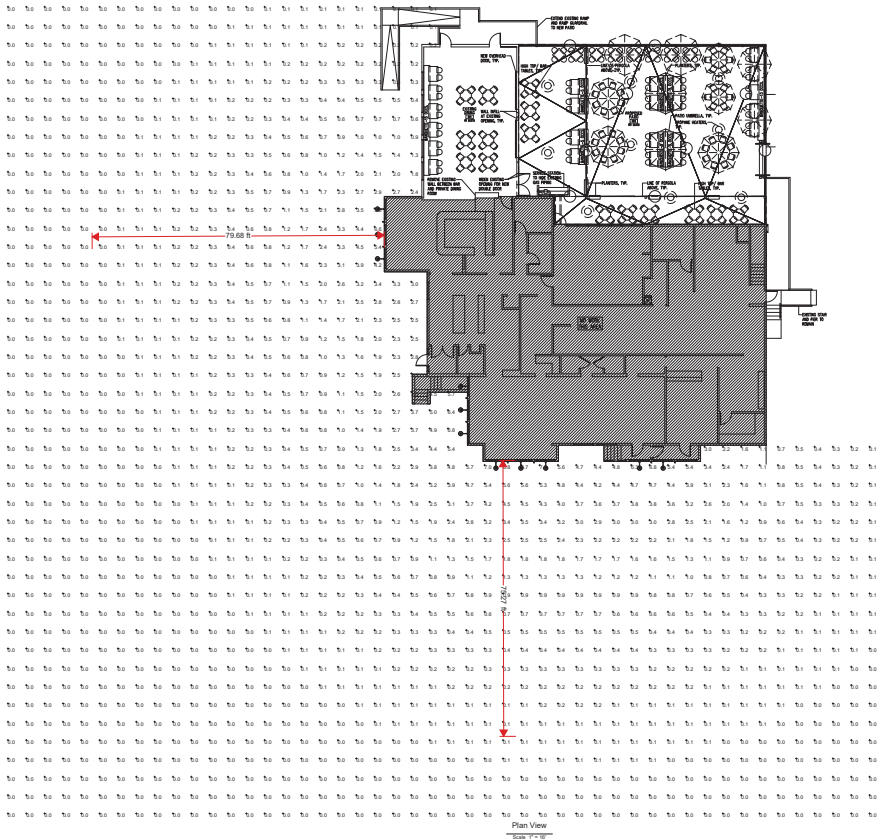
GRADING &
EROSION CONTROL
PLAN

SHEET NUMBER

C2.0

LUMINAIRE LOCATIONS												
No.	Label	X	Location Y	Z	MH	Orientation	TB	X	Am Y	Z		
1	A	8.5	46.8	5.0	5.0	0.0	0.0	8.5	46.8	0.0		
2	A	14.8	46.8	5.0	5.0	0.0	0.0	14.8	46.8	0.0		
3	A	-23.1	46.8	5.0	5.0	0.0	0.0	-23.1	46.8	0.0		
4	A	-30.1	46.8	5.0	5.0	0.0	0.0	-30.1	46.8	0.0		
5	A	-41.4	54.8	5.0	5.0	0.0	0.0	-41.4	54.8	0.0		
6	A	-41.3	48.5	5.0	5.0	0.0	0.0	-41.3	48.5	0.0		
7	A	-43.6	-1.1	5.0	5.0	0.0	0.0	-43.6	-1.1	0.0		
8	A	-43.6	-7.8	5.0	5.0	0.0	0.0	-43.6	-7.8	0.0		
9	B	-45.1	2.4	30.0	30.0	0.0	0.0	-45.1	2.4	0.0		
10	B	-45.2	4.5	30.0	30.0	0.0	0.0	-45.2	4.5	0.0		
11	B	-45.1	-11.0	30.0	30.0	0.0	0.0	-45.1	-11.0	0.0		
12	B	-42.8	-45.2	30.0	30.0	0.0	0.0	-42.8	-45.2	0.0		
13	B	-42.8	-51.7	30.0	30.0	0.0	0.0	-42.8	-51.7	0.0		
14	B	-42.9	-58.0	30.0	30.0	0.0	0.0	-42.9	-58.0	0.0		
15	B	-33.3	-47.2	30.0	30.0	0.0	0.0	-33.3	-47.2	0.0		
16	B	-28.5	-47.2	30.0	30.0	0.0	0.0	-28.5	-47.2	0.0		
17	B	-19.9	-47.2	30.0	30.0	0.0	0.0	-19.9	-47.2	0.0		
18	B	5.3	-47.2	30.0	30.0	0.0	0.0	5.3	-47.2	0.0		
19	B	11.6	-47.2	30.0	30.0	0.0	0.0	11.6	-47.2	0.0		
20	B	17.9	-47.2	30.0	30.0	0.0	0.0	17.9	-47.2	0.0		

LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
○	A	8	Surface-mounted Luminaires	WS-W32514		IES_WS- W32514.ies	328	1.00	16.1885
○	B	12	Red Goose neck Fixture	PHOTOPA-LMHQ- DOMED-LENS-VH9J	LED 38W LMHQ LED MODULE W/ DOME	VH476- 3000LM- DOME-9JL	Absolute	1.00	38



LOU MALNATI'S PATIO & RENOVATION
BUFFALO GROVE, IL

Designer

Date

May 16, 2025

Scale

Drawing No.

1 of 1

Cylinder

Wall Mount 3000K

Fixture Type: _____

Catalog Number: _____

Project: _____

Location: _____

Model	Color Temp & CRI	Lumens	Finish
☐ WS-W190212	☐ 30 3000K - 80	515	☐ BK Black ☐ BZ Bronze ☐ WT White

Example: **WS-W190212-30-WT**

For custom requests please contact customs@wacighting.com

FEATURES

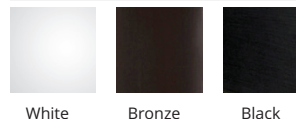
- Multiple LED array for uniform illumination
- ACLED driverless technology
- 5 Year warranty

SPECIFICATIONS

Color Temp:	3000K
Input:	120 VAC,50/60Hz
CRI:	80
Dimming:	ELV: 100-10%
Rated Life:	50000 Hours
Mounting:	Installs over a 3" or 4" Junction Box,Can be mounted on wall in all orientations
Standards:	ETL, cETL
	Wet Location Listed
Construction:	Die-cast aluminum

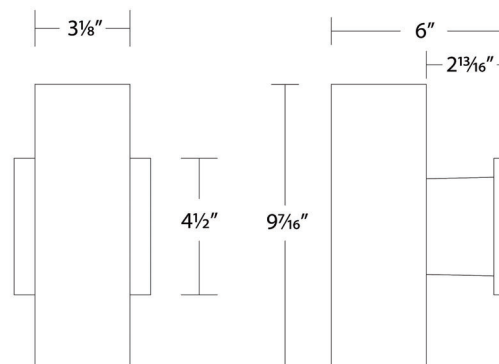


FINISHES:



White Bronze Black

LINE DRAWING:

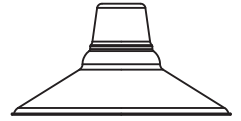




SPS-0458 REV C

AERO INTEGRATED LED SERIES

JOB NAME: _____ FIXTURE TYPE: _____



BLE - G	☐	SBA14	☐	455	☐	G25	☐	NA	☐	455	☐	NA	☐	-
A		B		C		D		E		F		G		
NA	☐	NA	☐	NA	☐	LED16	☐	3000K	☐					
H		I		J		K		L		M				

Order Example: BLE - G - SBA14 - 100 - G15 - NA - 100 - NA - WC - 400 - LED27 - 3000K - DL

A - MOUNTING STYLE

C	Cord Hung
CN	Chain Hung
F	Flush Mount
G	Gooseneck
S	Stem Mount

B - SHADE SIZE**AERO:**

SBA12	12" Shade
SBA14	14" Shade
SBA16	16" Shade

C - SHADE FINISH**PORCELAIN FINISHES¹:**

150	Black
250	White
350	Vintage Green
355	Jadite
455	Cherry Red
550	Yellow
650	Bronze
750	Cobalt Blue
765	Delphite Blue
850	Graphite
950	Metallic Chrome

POWDER COAT FINISHES²:

100	Black
105	Textured Black
106	Matte Black
200	White
206	Matte White
300	Dark Green
307	Emerald Green
370	Mint
380	Chartreuse
390	Teal
400	Barn Red
420	Orange
470	Watermelon
480	Blush Pink
490	Magenta
495	Sherbet Orange
500	Buttery Yellow
570	Sunflower
600	Bronze
601	Chocolate
605	Rust
615	Oil-Rubbed Bronze
700	Royal Blue
705	Navy
790	Lavender

C - SHADE FINISH (CONTINUED)**POWDER COAT FINISHES²:**

800	Industrial Grey
805	Charcoal Granite
975	Galvanized

NATURAL METALS³:

995	Raw Copper
996	Weathered Copper
997	Raw Brass
998	Weathered Brass
999	Oil-Rubbed Copper

D - MOUNTING

Please Note: If Flush Mount [F] is selected in **Section A**, please select **NA**

NA Not Applicable**CSA LISTED CORDS:**

SBK	Standard Black
SWH	Standard White
CSB	Black Cloth
CSW	White Cloth
CMG	Grey Cloth
CSR	Red Cloth
CRZ	Red Chevron Cloth
CSBB	Black & Brown Cloth
CSRW	Red & White Cloth
CSGW	Gold & White Cloth
CSBG	Black & Gold Cloth
CSBW	Black & White Cloth
CSBP	Black & Pink Cloth
CSUW	Blue & White Cloth

CHAIN MOUNT OPTIONS⁴:

CN36	3' of Chain
CN48	4' of Chain
CN60	5' of Chain
CN72	6' of Chain

GOOSENECK OPTIONS:

G1 ⁴	G11 ⁴	G26 ⁴
G2 ⁴	G12 ⁴	G32
G3 ^{4,5}	G13	G34 ⁴
G4 ⁵	G14	G35 ⁴
G5 ⁴	G15	G36 ⁴
G6	G16 ⁴	G64 ⁴
G7	G17	G65 ⁴
G8	G22	
G9	G24	
G10	G25	

D - MOUNTING (CONTINUED)**STEM MOUNT OPTIONS:**

ST506	.5" Stem Mount, 6" ⁴
ST512	.5" Stem Mount, 12" ⁴
ST518	.5" Stem Mount, 18" ⁴
ST524	.5" Stem Mount, 24" ⁴
ST536	.5" Stem Mount, 36" ⁴
ST548	.5" Stem Mount, 48" ⁴
ST706	.75" Stem Mount, 6"
ST712	.75" Stem Mount, 12"
ST718	.75" Stem Mount, 18"
ST724	.75" Stem Mount, 24"
ST736	.75" Stem Mount, 36"
ST748	.75" Stem Mount, 48"

E - CORD LENGTH⁶

NA	Not Applicable
7FT	7' of Cord
12FT	12' of Cord
20FT	20' of Cord

F - MOUNTING FINISH

Please Note: See **Section C** for Finish Options. 980-Brushed Aluminum is also available for Gooseneck (Not Available with G36, G40, G64 & G65) and Stem mounting styles. If a Porcelain shade finish is selected, mounting will be powder coat painted-to-match. Porcelain shade finishes are not available with a Natural Metal mounting finish (I) If Cord Hung [C], selection identifies canopy finish (II) If Chain Hung [CN] Mounting Style, selection identifies chain and canopy finish. Natural Metals are not applicable (III) If Stem Mount [S] Mounting Style, selection identifies stem and canopy finish (IV) If Flush Mount [F] Mounting Style, selection identifies hex coupler and canopy finish. Natural Metals are not applicable

980 Brushed Aluminum**G - CORDS⁷**

Please Note: See **Section D** for all applicable CSA Listed Cord Options

NA Not Applicable**H - SHADE ACCESSORIES⁴**

NA	None
WC	Wire Cage

I - SHADE ACCESSORY FINISH

Please Note: See **Section C** for Finish Options. Natural Metals not applicable. If Porcelain Finish is selected, accessory will be powder coat painted-to-match

NA Not Applicable**J - MOUNTING ACCESSORY**

Please Note: Mounting Accessories below are only applicable with select Mounting Styles. Please refer to product listings on our website for further detail

NA	None/Not Applicable
HSC	Hang Straight Canopy ^{4,8}
LDBPC	LED Decorative Backing Plate Cover ^{9,10}
LDCHX	LED Decorative Backing Plate Cover & Hex Cover ^{9,10}

K - LIGHT SOURCE

LED11	850 Lumen
LED16	1250 Lumen
LED27	2000 Lumen
LED38	3000 Lumen
LED43	4000 Lumen

L - COLOR TEMPERATURE

2700K	2700K, Warm White
3000K	3000K, Neutral White
3500K	3500K, Bright White
4000K	4000K, Cool White

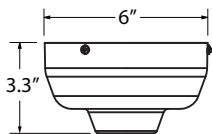
M - LED LENS

DL	Domed Lens
FL	Flat Lens

IMPORTANT: (1) All Porcelain Enamel finished shades feature a white interior and a black outer rim (2) All Powder Coat finished shades, Galvanized excluded, feature a white interior (3) Natural Metals have a longer estimated manufacturing time, please check the website for exact lead time. There are no returns accepted on Natural Metals (4) Not available in Natural Metals (5) Not compatible with 16" shade size (6) Only applicable if Cord Hung Mounting Style is selected in Section A, select NA if another Mounting Style is selected (7) Only applicable if Chain Hung Mounting Style selected in Section A, select NA if another Mounting Style is selected (8) Only applicable if Stem Mounting Style is selected in Section A (9) Not available with G3, G4, G11, G15 & G26 Gooseneck options (10) Only applicable if Gooseneck Mounting Style is selected in Section A

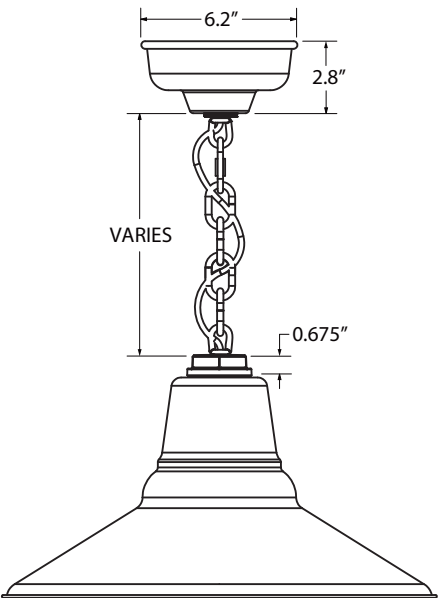
MOUNTING STYLE

HIGH LUMEN CANOPY
FOR PENDANT & FLUSH MOUNT



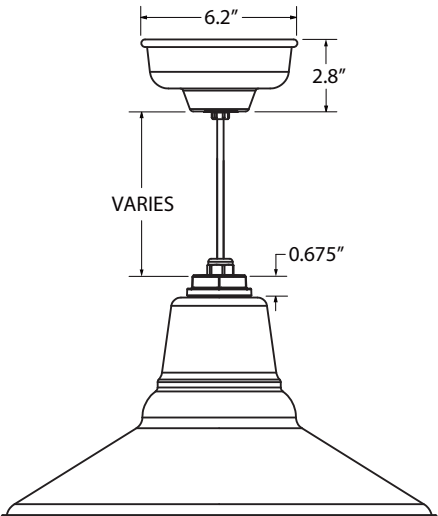
Required if LED 27, 38, 43 Light Source
selected in Section K

CHAIN HUNG PENDANT (CN)



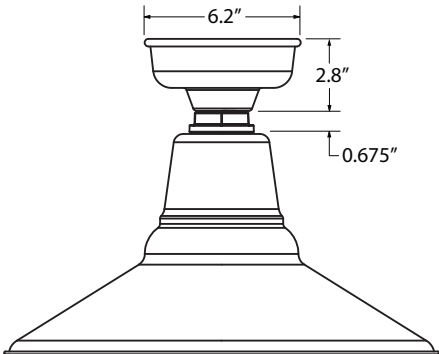
Canopy shown required if LED 11 & 16 Light Source
selected in Section K

CORD HUNG PENDANT (C)



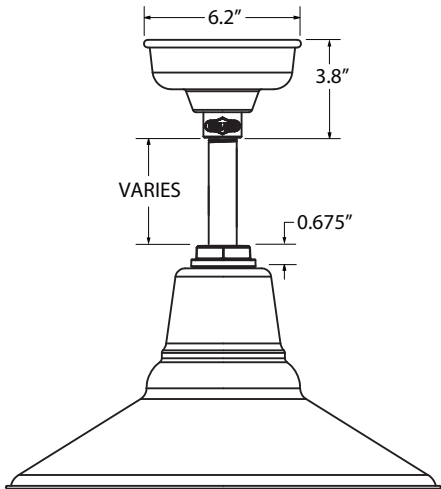
Canopy shown required if LED 11 & 16 Light Source
selected in Section K

FLUSH MOUNT (F)



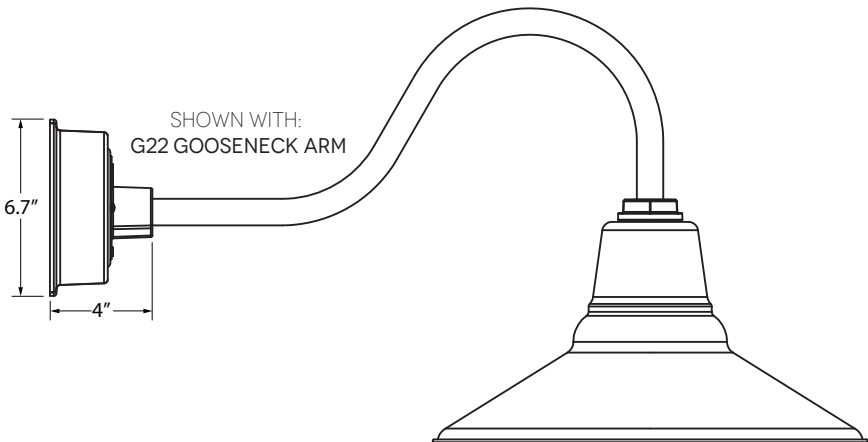
Canopy shown required if LED 11 & 16 Light Source
selected in Section K

STEM MOUNT PENDANT (S)

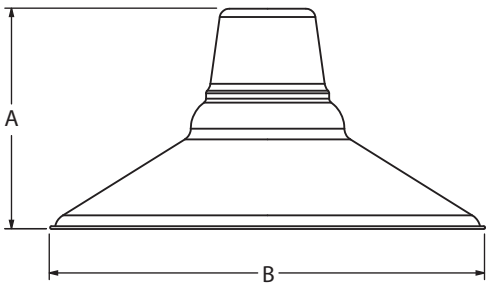


Canopy shown required if LED 11 & 16 Light Source
selected in Section K

GOOSENECK (G)



LUMINAIRE DIMENSIONS



SHADE CODE	HEIGHT (A)	DIAMETER (B)
SBA12	6.25"	12"
SBA14	7"	14"
SBA16	7.75"	16"

SPECIFICATIONS**CERTIFICATIONS, LISTINGS & WARRANTY**

MADE IN THE USA
**Manufactured and Hand-Crafted in Our 60,000 Square Foot Facility
 Located in Titusville, FL**

CSA LISTED FOR WET LOCATIONS
Includes All Gooseneck, Stem and Flush Mounting Styles

CSA LISTED FOR DAMP LOCATIONS
Includes All Chain and Select Cord Hung Mounting Styles

LIMITED WARRANTY
**For Additional Information on Our Limited Warranty, Please See
 Our Terms & Conditions**

CONSTRUCTION & FINISH

POWDER COAT SHADE
Hand-Spun from High Purity 3003-O Temper Aluminum

GALVANIZED SHADE
Hand Spun from High Quality Galvanized Steel

PORCELAIN SHADE
Hand-Spun from 20 Gauge Porcelain Steel

POWDER COAT FINISHES
**Polyester Powder Coat Finishes Are Electro-Statically Applied and
 Thermocured**

PORCELAIN FINISHES
Applied by Hand and Fired in a High Temperature Oven

COPPER
Hand-Spun from High Purity C11000-O60 ETP Copper

BRASS
Hand-Spun from High Purity C2600-O60 Brass

STEM
**1/2" Nominal (0.84" Actual) or 3/4" Nominal (1.05" Actual) Sch 40,
 6063 Aluminum Mounting Stem. Custom Lengths Available upon
 Request.**

GOOSENECK
**1/2" Nominal (0.84" Actual) or 3/4" Nominal (1.05" Actual) Sch 40,
 6063 Aluminum Gooseneck**

CORD
**Cord Hung Pendants Include 7', 12' or 20' of Cord (Overall Cord
 Length is Measured from Base of Socket and Varies Based on
 Fixture)**

CHAIN
**4-Gauge Chain Complete with Quick Link for On-Site Adjustments
 to Chain's Length**

LED LIGHT SOURCE

AVAILABLE CCT: 2700K, 3000K, 3500K, 4000K
 90+ CRI

ELECTRICAL/LED DRIVER

POWER FACTOR > 0.9

EFFICIENCY: UP TO 87% TYPICAL

INPUT VOLTAGE: 120-277 VAC (SEE DIMMING SECTION)

CLASS 2 POWER SUPPLY

LED DRIVER LIFETIME: > 100,000 HOURS (@ 25 DEG C AMBIENT)

IP64 MINIMUM RATING CASE WITH SILICONE-BASED POTTING

PROTECTIONS

**Output Open Load, Over-Current and Short-Circuit (hiccup), and
 Over-Temperature with Auto Recovery**

CONDUCTED AND RADIATED EMI

**Compliant with FCC CFR Title 47 Part 15 Class B (120 Vac), Class A
 (277 Vac) and EN55015 (CISPR 15) at 220, 230 and 240 Vac**

COMPLIANT WITH

**Complies with Energy Star® DLR (DesignLight Consortium®) and CA
 Title 24 Technical Requirements**

DIMMING

TRI-MODE DIMMING™

**Compatible with TRIAC (forward-phase or leading-edge), ELV
 (reverse-phase or trailing-edge) and 0-10 V Dimmers**

DIMMING RANGE 1-100%

**The Dimming Range Is Dependent on Each Specific Dimmer. May
 Not Be Able to Achieve 1% Dimming with Some Dimmers.**

TRIAC AND ELV DIMMING ONLY AT 120 VAC

ELV DIMMING AT 230 VAC

Available by Request

COMPATIBLE DIMMERS

Consult Factory for Additional Information on Dimming

8/11/93

ORDINANCE NO. 93- 65

AN ORDINANCE APPROVING A PRELIMINARY PLAN, VARIATIONS
TO THE FLOODPLAIN REGULATIONS, AND REZONING FROM
THE R-E ONE FAMILY DWELLING DISTRICT TO THE B-1 LIMITED
RETAIL DISTRICT, VILLAGE OF BUFFALO GROVE, COOK AND
LAKE COUNTIES, ILLINOIS

Malnati's Pizzeria
85 S. Buffalo Grove Road

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

WHEREAS, the Property legally described as Parcel A in Exhibit A hereto is zoned in the B-1 Limited Retail District and the Property legally described as Parcel B in Exhibit A hereto is zoned in the R-E Residential Estate (One Family) Dwelling District; and,

WHEREAS, the Village has received a petition from Marc A. Malnati requesting approval of the overall site plan dated August 11, 1993 by Gary A. Wiss, Inc. attached hereto as Exhibit B, the Preliminary Engineering Plan dated August 11, 1993 by Gary A. Wiss, Inc. attached hereto as Exhibit C, variations to the Village's Floodplain Regulations for the building addition on Parcel A depicted on Exhibit B and for the parking lot in Parcel B depicted on Exhibit C, and rezoning of Parcel B from the R-E to the B-1 District; and,

WHEREAS, notice of the public hearing concerning the petition for approval of the Preliminary Plan (Exhibits B and C), variations to the Floodplain Regulations and rezoning of Parcel B was given and the public hearing was held by the Buffalo Grove Plan Commission; and,

WHEREAS, the Plan Commission determined that the petitioner demonstrated that the variations meet the criteria set forth in Section 18.22.020 of the Floodplain Regulations and that the Preliminary Plan and rezoning are appropriate for the Property and 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 further enable the Village to control the 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 as follows:

1. Applicable Law. This Ordinance is made pursuant to and in accordance with the Village's Zoning Ordinance, Development Ordinance, Floodplain Regulations, and the Village's Home Rule powers. The preceding whereas clauses are hereby made a part of this Ordinance.

2. Approval of Preliminary Plan, Rezoning and Variations. The Corporate Authorities hereby adopt a proper, valid and binding ordinance approving the Preliminary Plan attached hereto as Exhibits B and C, approving the rezoning of Parcel B to the B-1 Limited Retail District and approving the following variations to the Village's Floodplain Regulations:

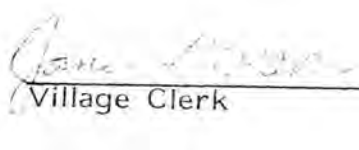
- a. Section 18.20.020.e. - For Parcel A: to allow a building setback of 10 feet instead of 25 feet from a Special Flood Hazard Area (SFHA) for construction of a building addition as depicted on Exhibit B;
- b. Section 18.20.010.f. - For Parcel B: to allow a parking lot to be constructed one foot below the Base Flood Elevation as depicted on Exhibits B and C.

3. Special Conditions. Approval of this Ordinance is subject to the following conditions:

- a. Landscaping plans and the removal or relocation of trees and other plant materials on the Property are subject to review and approval by the Village Forester;
- b. Landscaping plans and outdoor lighting for the parking lot on Parcel B are subject to review and approval by the Village Appearance Commission.

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

AYES: 4 - Reid, Kahn, Braiman, Hendricks
 NAYES: 0 - None ABSENT: 2 - Marienthal, Rubin
 PASSED: August 16, 1993 APPROVED: August 16, 1993
 ATTEST: APPROVED:


 Village Clerk

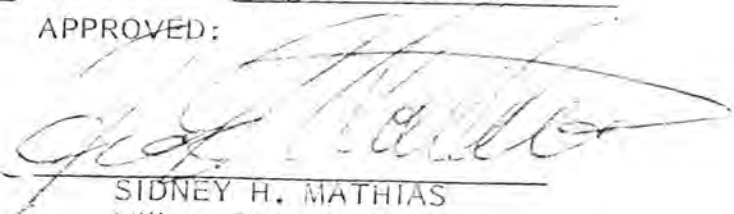

 SIDNEY H. MATHIAS
 Village President

EXHIBIT A

Malnati's Pizzeria
85 S. Buffalo Grove Road

SUBJECT PROPERTY LEGAL DESCRIPTION:

Parcel A (restaurant)

That part of the NW 1/4 of Section 4, Township 42 North, Range 11 East of the Third Principal Meridian, in the town of Wheeling described as follows:

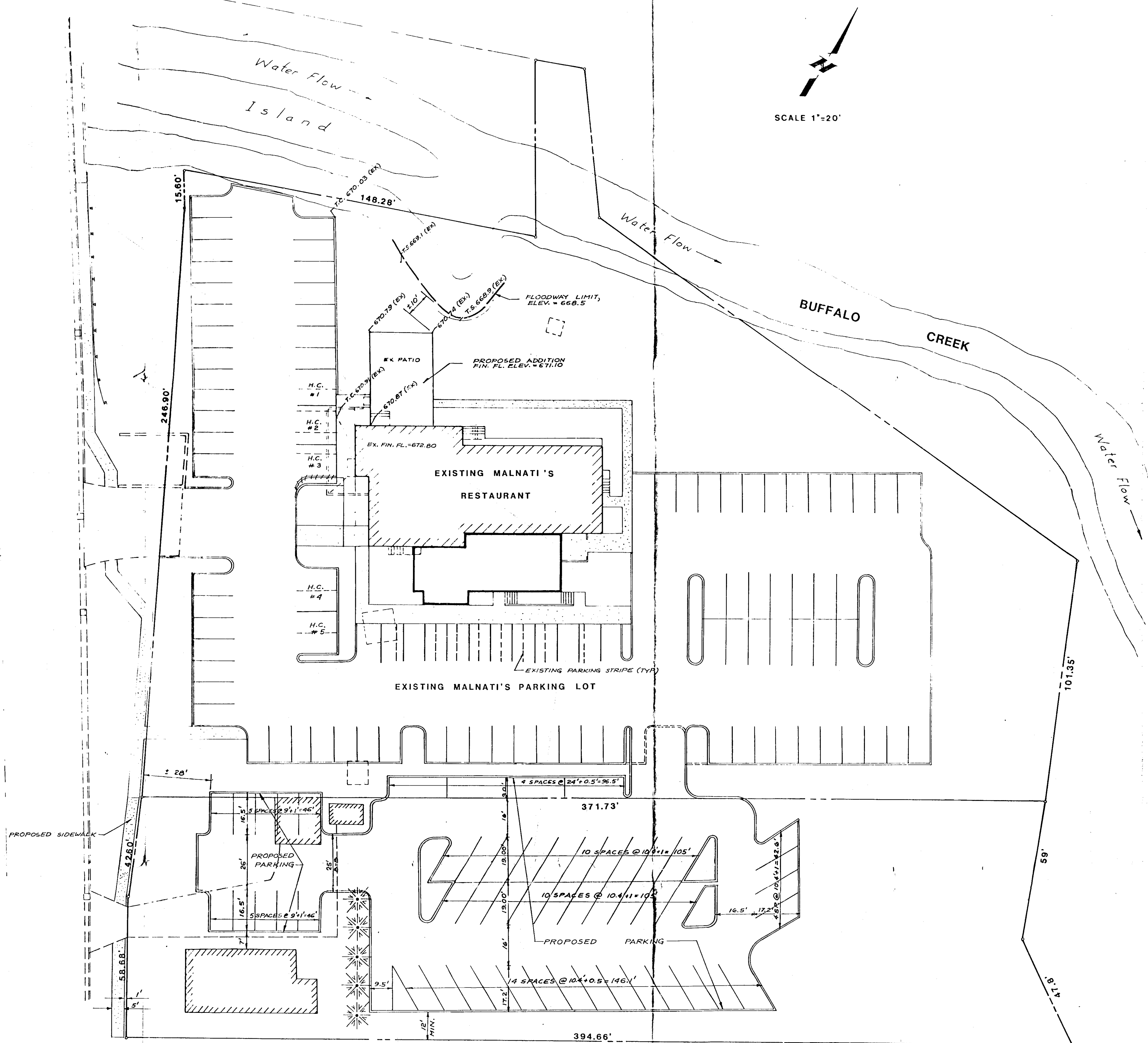
Commencing at a point in the middle of the McHenry Road, 175 feet South 34½ degrees East of the point of intersection of the North line of Section 4 aforesaid and the middle line of said McHenry Road running thence South 34½ degrees East along the middle of said McHenry Road, 405 feet; thence N 55° 30'E, 426'; thence N 24° 7'W, 88 feet; thence N 85° 48', 241 feet; thence N 38° 40'W, 63 feet; thence S 79° W, 272 feet, to the point of beginning; except that part therefrom described, as follows: Beginning at a point in the center line of Buffalo Grove Road formerly known as McHenry Road, 175 feet South 34½ degrees East of the point of intersection of the North line of Section 4 aforesaid and the center line of said Buffalo Grove Road; thence South 34.5 degrees Easterly along the center line of Buffalo Grove Road, 292 feet; thence Northeasterly at right angles to the center line of said Buffalo Grove Road, 50 feet; thence Northwesterly along a line which is 50 feet Easterly of and parallel to the center line of said Buffalo Grove Road to its point of intersection with a line drawn from the point of beginning with a bearing North 79° East; thence Southwesterly along the last described line to the point of beginning; all in Cook County, Illinois.

Parcel B (parking lot)

That part of the Northwest 1/4 of Section 4, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook county, Illinois, described as follows: Beginning at a point in the center of Buffalo Grove Road (formerly Old McHenry Road), South 34 degrees 30 minutes East 580.00 feet from the intersection of said center line with the North line of said Northwest 1/4 of Section 4, thence North 56 degrees 39 minutes 44 seconds East 426.00 feet; thence South 29 degrees 40 minutes 52 seconds East 62.04 feet; thence South 57 degrees 30 minutes 30 seconds East 47.80 feet; thence South 57 degrees 2 minutes 48 seconds West 444.48 feet to the center of said road, thence North 31 degrees 42 minutes 4 seconds West 102.58 feet to the place of beginning, in Cook County, Illinois.

SUBJECT PROPERTY COMMON DESCRIPTION: The approximately 3-acre tract at the southeast corner of Buffalo Grove Road/Lake Cook Road including the Malnati's Pizzeria, 85 S. Buffalo Grove Road.

BUFFALO GROVE ROAD



PARKING REQUIRED

EXISTING RESTAURANT BUILDING	5950 S.F.
PROPOSED RESTAURANT ADDITION	1000 S.F.
PROPOSED COMMERCIAL BUILDING	2600 S.F.
TOTAL	9550 S.F.
REQUIRED PARKING (1 STALL PER 100 S.F.)	96

PARKING PROVIDED

EXISTING SITE:	
CURRENT PARKING	= 100
LOSS DUE TO NEW DRIVE & RECONFIGURATION	= -3
NET	= 97
PROPOSED EXPANSION	= 53
TOTAL INCLUDING EXPANSION	= 150

**BUILDING DEPARTMENT
COPY**

EXHIBIT B

GARY A. WISS, INCORPORATED
CONSULTING CIVIL ENGINEERS
450 SKOKIE BLVD. SUITE 105
NORTHBROOK, ILL 480-0240

DESIGNED BY: R.H. BOOK: PAGE:
DRAWN BY: J.B. SCALE: 1"=20' JOB NO. 91014
2004

**ADDITIONAL PARKING
FOR
MALNATI'S RESTAURANT**
BUFFALO GROVE ILLINOIS

SITE PLAN

DATE	BY	NO.	REVISION
8-11-93	R.H.	5	PLAN COMM. REVIEW
7-29-93	G.W.	4	VILLAGE SUBMITTAL
6-24-93	G.W.	3	VILLAGE SUBMITTAL
5-26-93	G.W.	2	VILLAGE SUBMITTAL
4-27-93	G.W.	1	VILLAGE SUBMITTAL

**SHEET
1
OF 1**

DATE 10-22-92

TO: WILLIAM R. BALLING, Village Manager
FROM: ROBERT E. PFEIL, Village Planner
DATE: AUGUST 11, 1993
SUBJ: MALNATI'S PIZZERIA, 85 S. Buffalo Grove Road
Proposed parking area and building addition
requiring variances to the Village's Floodplain Regulations;
Rezoning from the R-E to the B-1 District for the parking lot
parcel

Marc Malnati is proposing to construct a building addition to the existing restaurant and a new parking area for the restaurant on the one-acre parcel recently disconnected from Wheeling and annexed to Buffalo Grove.

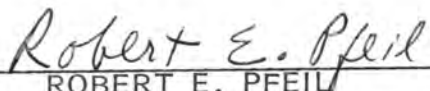
The building addition of 1,000 square feet would be on the east side of the restaurant where a seasonal patio is now located. The addition would be within ten feet of the floodplain of Buffalo Creek. Village ordinance requires a setback of 25 feet.

The proposed parking lot would be constructed on the one-acre parcel south of the present Malnati's parking area. The new parking lot would be higher than the elevation of the existing lot, but a variation is requested to allow the elevation to be one foot below the base flood elevation. Village ordinance requires the elevation to be one foot above the base flood elevation.

The one-acre parcel is zoned R-E, and has an existing house which is still used as a residence. Mr. Malnati is requesting B-1 zoning for all of this parcel. Buffalo Grove's Comprehensive Plan does not include this parcel. Wheeling's plan designates this area for commercial use.

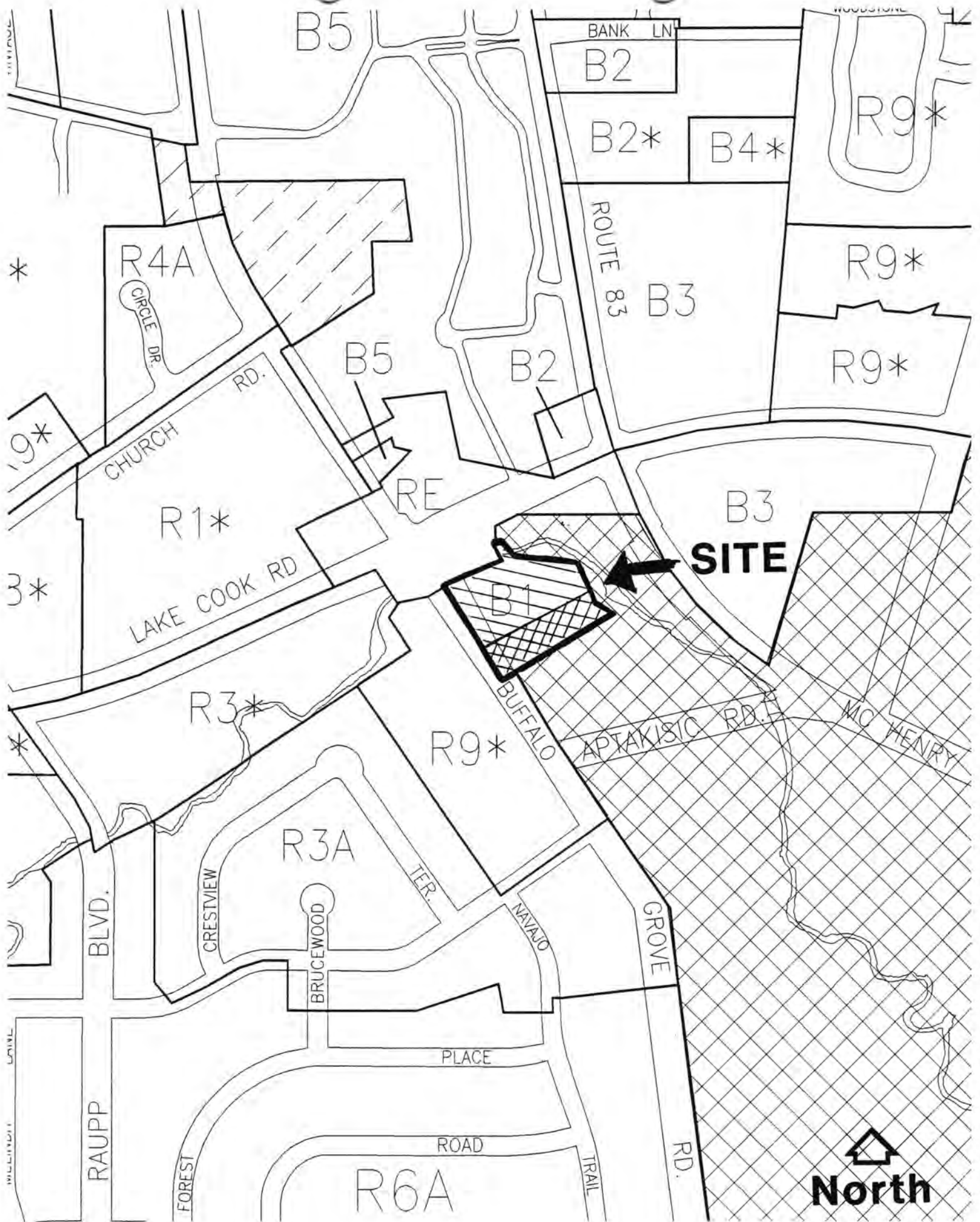
The Plan Commission held a public hearing on August 4, 1993 and voted 7 to 0 to recommend approval of the Preliminary Plan, Floodplain Ordinance variations and rezoning to B-1. The Commission's review included extensive discussion of access to the parking lot and the appropriate zoning for the residential structure on the one-acre parcel.

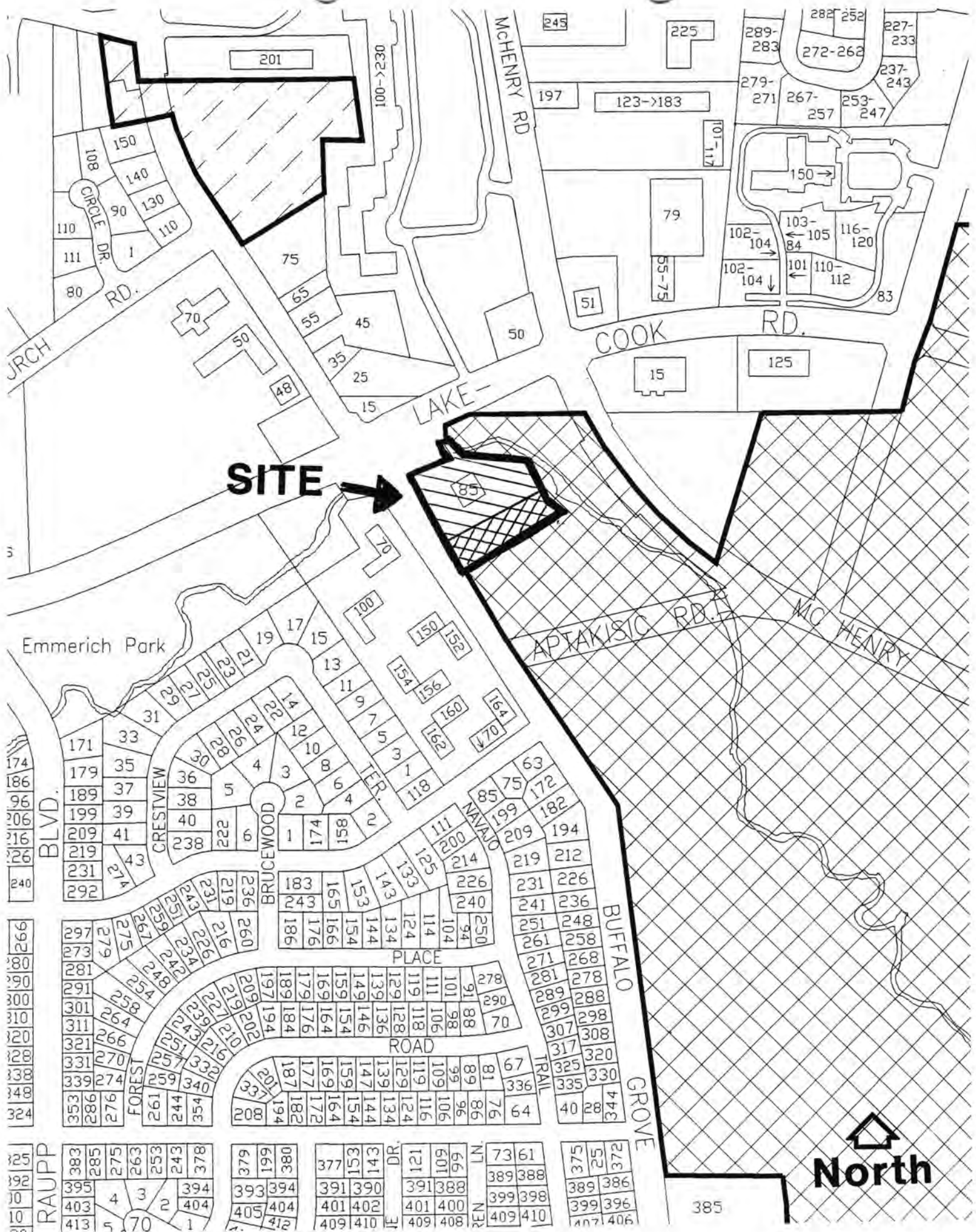
A draft ordinance and exhibits are attached. Two location maps and the draft Plan Commission minutes are also attached.


ROBERT E. PFEIL
Village Planner

REP/ps
Attachments

cc Marc Malnati





DRAFT COPY

with the plan.

Commissioner Berman concurred with Commissioner Samuels comments, noting that the paucity of alternative sources of this particular type of retail goods makes this exactly the type of business the ordinance anticipated.

Chairman Silbern timer stated that if this is only one out of twenty five stores of this type in the country then he cannot see restricting this use and he will support the motion.

Chairman Silbern timer called for a vote on the motion and the vote was as follows:

AYES: Howard, Rosenston, Samuels, Berman, Silbern timer
NAYES: Krug, Rhodes
ABSTAIN: None
ABSENT: Goldspiel, Genell

The motion passed 5 to 2.

MALNATI'S PIZZERIA, 85 S. BUFFALO GROVE ROAD - REZONING FROM THE R-E DISTRICT TO THE B-1 DISTRICT AND PRELIMINARY PLAN; VARIATIONS TO THE VILLAGE FLOODPLAIN ORDINANCE FOR THE PROPOSED PARKING AREA AND FOR AN ADDITION TO THE EXISTING RESTAURANT BUILDING

Commissioner Rosenston stated that he would like a polling of the Commission as to the two different curb cut plans as there seemed to be a wide divergence amongst the commissioners.

Chairman Silbern timer called for a polling noting the one curb cut plan proposed by the traffic consultant and the two curb cuts with the driveway remaining as is.

The polling was as follows:

One Curb Cut

Krug
Howard
Rosenston
Samuels
Berman

Two Curb Cuts

Rhodes
Silbern timer

Moved by Commissioner Rosenston, seconded by Commissioner Berman to recommend approval to the Village of the petition for approval of a Preliminary Plan for Parcels A and B and approval of rezoning from the R-E Residential Estate District to the B-1 Limited Retail District for Parcel B with the following variations: FLOODPLAIN REGULATIONS - Section 18.20.020.e (for Parcel A - to allow a building setback of 10 feet instead of 25 feet from a Special Flood

Hazard Area [SFMA] for construction of a building addition); Section 18.20.010.f. (for Parcel B - to allow a parking lot to be constructed one foot below the Base Flood Elevation), subject to:

1. Relocation of handicapped parking as shown on the Site Plan to place the three additional handicapped spaces surrounding the main entrance
2. Appearance Commission review and approval of the lighting plan
3. Reconfiguration of the traffic and parking pattern in accordance with the traffic consultant's memo to provide one curb cut on Buffalo Grove Road approximately 70 feet south of the existing cut and to close off the southern most cut on the new parcel on Buffalo Grove Road

Chairman Silbern timer asked if the petitioner will continue to develop this property with the changes proposed to the driveway.

Mr. Anderson stated that they would accept one curb cut on Buffalo Grove Road but would prefer to keep the entrance as it is now.

Chairman Silbern timer stated that the motion on the table now included moving the driveway 70 feet south on Buffalo Grove Road and aligning it with the apartment complex.

Commissioner Berman asked that the petitioners comments regarding a single curb cut be presented.

Mr. Anderson stated that they will agree to a single curb cut but eliminating the entrance as it exists would be extremely detrimental. They would, however, eliminate the curb cut at the house and interconnect the lots per Mr. Carmignani's recommendations.

Commissioner Samuels stated that Commissioner Berman's previous idea was excellent to sign and stripe one of the parking spaces at the northernmost end of the lot to be used as a turnaround area. Since Mr. Carmignani's plan picks up an additional five spaces, the loss of one space at the northern end of the lot will not be too great a loss.

Mr. Rick Malnati stated that even though five spaces will be gained it will be a net loss if the employees cannot park so densely together.

Chairman Silbern timer stated that moving the driveway 70 feet south is not a good idea due to the way the lot is configured. No one will pay attention to a striped area for a turnaround. If this driveway is an issue today it should have been an issue when it was originally planned.

Commissioner Samuels stated that he would still like to see the striping for the turnaround area made a part of the motion whether or not the driveway is moved or not. He also stated that he would like to make clear where the handicapped spaces area and would like one space at the north and two spaces to the south. He further noted that he would like to have the relocated evergreens preserved and relocated to an appropriate place on the new configuration.

Mr. Anderson stated that five handicapped spaces are never fully used and perhaps these spaces could be put at the northern lot where they would not all be used and then people could use these spaces as a turnaround.

Commissioner Rhodes stated that he would not want the record to reflect that idea.

Commissioner Rosenston stated that he did not feel that one striped space is a sufficient turnaround area.

Chairman Silbern timer took a polling as follows:

Existing driveway
with no second cut

Driveway moved farther south

Krug
Rhodes
Howard
Berman
Silbern timer

Rosenston
Samuels

Chairman Silbern timer stated he would also like to see the second curb cut retained.

Commissioner Rosenston amended his motion to reflect the motion to read the adoption of Mr. Carmignani's recommendation with respect to joining the lots together but not to move the existing driveway. In addition, one handicapped parking space is to be located on the north and two handicapped spaces are to be located on the south and the pine trees are to be preserved and relocated where appropriate.

Commissioner Berman accepted the amendment.

Chairman Silbern timer called for a vote on the motion and the vote was as follows:

AYES: Krug, Rhodes, Howard, Rosenston, Samuels, Berman, Silbern timer
NAYES: None
ABSTAIN: None
ABSENT: Goldspiel, Genell

The motion passed 7 to 0.

Chairman Silbern timer stated that in the long term interests of the Village, given potential uses for the secondary parcel, it would be preferable to retain the two curb cuts on Buffalo Grove Road and not connect the lots so that property could potentially be used for a separate and distinct business without having to share the parking.

MANCHESTER GREENS PHASE II VILLAS - AMENDMENT TO PLANNED UNIT DEVELOPMENT (P.U.D.) TO ALLOW FENCING IN REAR YARD AREAS AND TO ELIMINATE THE GUARDHOUSE AT MANCHESTER DRIVE/CHURCH ROAD

Mr. John Green stated that Jacobs and Red Seal are now the contract purchasers of Manchester Greens Villas and that they are back before the Plan Commission due to the Appearance Commission rejection of the guard house on Church Street.

Mr. Green suggested that this guard house is not essential to the plan and could be eliminated.

Commissioner Samuels asked if the guard house on Checker would also be eliminated if the one on Church was torn down.

Mr. Green stated that Scarsdale who still owns the condominium building and is about to construct a second building feels that this would be an inappropriate time to eliminate the guard house on Checker but would not object to same when the second building is completed.

All Commissioners were in favor of eliminating the guard house on Church.

Mr. Green stated the concept behind the villas is unique for the Village of Buffalo Grove. At the time the initial plan for the villas was proposed the speculation was that the villas would appeal to empty nesters and therefore raised patios would do well. He noted that it appears that many young couples with small children are interested in the villas and they would like to see some small amount of security.

Mr. Green stated that he is suggesting deck style railings extending 15 feet from the walls of the units and 34 feet in width across the rear yards of the villas. The fences would create rear yard areas larger than the decks and they would be uniform in height at five feet. He further noted that the fencing could surround the air conditioning units as well.

Commissioner Silbern timer stated that it would be possible to have a new owner move in and elect to build a chain link fence.

Mr. Green stated that this would be restricted in the covenants and agreements of the association.

PUBLIC HEARING

BUFFALO GROVE PLAN COMMISSION

August 4, 1993

Malnati's Pizzeria, 85 S. Buffalo Grove Road
Rezoning from the R-E District to the B-1 District
and Preliminary Plan; Variations to the Village Floodplain
Ordinance for the Proposed Parking Area and For an
Addition to the Existing Restaurant Building

Chairman Silbern timer called the meeting to order at 8:25 p.m. in Room 24, Buffalo Grove Alcott Center, 530 Bernard Drive, Buffalo Grove, Illinois and read the Notice of Public Hearing as published in the Buffalo Grove Daily Herald, explained the format of the meeting and swore in persons who were giving testimony at the hearing.

Commissioners present: Chairman Silbern timer
Mr. Krug
Mr. Rhodes
Ms. Howard
Mr. Rosenston
Mr. Samuels
Mr. Berman

Commissioners absent: Mr. Goldspiel
Ms. Genell

Also present: Mr. Rick Malnati, Malnati's Pizzeria
Mr. Gary Wiss, Gary A. Wiss, Inc.
Mr. Tim Anderson, Focus Development
Mr. Richard Kuenkler, Village Engineer
Mr. William Raysa, Village Attorney
Mr. Robert Pfeil, Village Planner

The following exhibits were presented by the petitioner at the public hearing:

Exhibit A: Overall Site Plan dated July 29, 1993

Exhibit B: Preliminary Engineering Plan for parking lot dated July 29, 1993

Mr. Tim Anderson reviewed the issues before the Commission stating that rezoning from R-E to B-1 is being requested as well as two floodplain variations dealing with a building setback of 10 feet from the floodplain instead of 25 feet and to allow construction of the parking lot one foot below the base flood elevation.

Mr. Anderson stated in response to the Commission's request that the requirements of Section 18.22.020 be addressed that if the parking lot elevation were raised, it would reduce the overall amount of added parking and this would make the project unfeasible.

Mr. Anderson also stated that the restaurant would suffer undue hardship with the loss of additional parking. He also noted that they have provided the absolute minimum amount of parking while still maintaining the stormwater detention requirements and maintaining the mass amount of landscaping and relocation of existing landscaping.

Mr. Anderson further stated that the Malnati's will incur considerable expense in relocating existing trees for additional screening from their neighbors and in addition the parking lot has been engineered to meet all the safety requirements necessary. The engineering plan meets all IDOT and MWDR standards in terms of public health and safety issues. He noted that the proposed catch basins are nine inches above the existing parking.

Mr. Anderson stated that none of the proposed activities are located within the floodway.

Mr. Anderson stated that they have modified the plan to provide a 25 foot setback for the parking area per request and they have now provided a footpath between the parking lots. He noted that the sidewalk has been continued all along Buffalo Grove Road, also as requested.

Mr. Wiss, Gary Wiss, Inc., stated that the proposed 10 foot setback to the floodway for the proposed patio enclosure is not unsafe. He further stated that the intention is to provide as much parking as possible which they have done within the limitations imposed with the floodplain. If they were to comply with the code only one as much parking would be provided and that would make this plan moot. He further noted that the existing parking lot which is lower has experienced no problems with flooding.

Mr. Wiss stated that the lowest points in the new parking lot are nine inches higher than the existing lot and further it is the most remote part of the parking and will therefore be the least used.

Mr. Wiss also noted that the stormwater detention is in full compliance with the Village. He noted that there would be no fill in within the floodway and therefore no problem either upstream or downstream. He stated that they are merely cutting a hole and building a storm sewer.

Mr. Wiss stated that they see a serious problem with the recommendation of the traffic consultant that the existing driveway to Buffalo Grove Road for the restaurant be closed and relocated to the south to align with the apartment building driveway. He noted that these recommendations were made in order to improve access from Buffalo Grove Road, to improve circulation and to create a shared parking lot.

Mr. Wiss stated that the existing parking area north of the Buffalo Grove Road driveway has no outlet and therefore anyone entering this area would have to back out. It is workable right now because it is

a relatively short distance and can be seen fairly well. If the driveway is moved 70 feet farther south, there will be a much longer dead end, with no efficient way for cars to turn around. Anyone dropping someone off at the entrance to the restaurant will turn in to park in the northern lot and finding no spaces will have to back up a great distance. This will create a tremendous bottleneck. Secondly, there does not seem to be a great problem with access from Buffalo Grove Road at the present time. There is adequate stacking space for cars entering. Additionally, a separate parking lot will be a plus for any future commercial user of the parking lot parcel. If the lots are shared, they will be competing for spaces and this would not be as desirable for any future tenant. Also, the separate parking lot will be screened by relocated pines.

Commissioner Krug asked where the handicapped parking will be relocated

Mr. Wiss stated that there would be two spaces located at the ramp near the restaurant; the other three now located at the ramp adjacent to the carry out would be moved across the aisle to the south away from the building.

Commissioner Krug stated that he would like the other three handicapped spaces located near the restaurant so that handicapped patrons would not have to cross an access aisle.

Chairman Silbern timer stated that two of the handicapped spaces could be put to the north of the main entrance and it would therefore serve a dual purpose as anyone who gets stuck in that north lot could back into the handicapped space if empty and back out of that lot.

Commissioner Krug asked what the zoning would be for the residential building which is the big issue.

Mr. Raysa noted that the Commission may want to refer to Mr. Pfeil's memo regarding zoning options as follows:

1. Retain residential zoning for the house; rezone only the parking lot to B-1. This would require re-platting to provide a lot for the house, and the lot size and rear yard setback would be substandard. Mr. Raysa stated that it would perhaps be a thought to do an R-E zoning as a holding pattern until the petitioner decides how he wants to proceed. If B-1 is requested at that time, it will require variations and the Village can then put conditions and restrictions on the variations, which it could not do on straight B-1 zoning.
2. Rezoning the property to B-1 with restrictions on permitted uses. Mr. Raysa stated that he agrees that it would be best to stay away from this kind of zoning because of its legal weakness.
3. Special Use/P.U.D. zoning - The parking lot parcel and existing

restaurant site have a combined area of less than three acres, and the Zoning Ordinance sets four acres as the minimum area for a P.U.D. The B-3 District requires a minimum of five acres. The property does not abut any commercial zoning, so the minimum acreage requirement would need to be varied.

Commissioner Samuels asked if a variation can be put on B-3 zoning from the required 4 acres to 3 acres.

Mr. Raysa stated that is possible.

Mr. Anderson asked if B-1 zoning would be better once the residential tenant vacates the house.

Mr. Raysa stated it would still be a problem as straight B-1 zoning has three pages listed of permitted uses, some of which may be inappropriate for this location.

Mr. Anderson asked if the entire parcel could be zoned B-3.

Commissioner Samuels stated that B-3 zoning presents a problem with the acreage requirement.

Commissioner Rosenston asked why they do not tear down the house and make the entire parcel parking.

Mr. Rick Malnati commented that his company paid a relatively high price for the one-acre parcel, and they want to get some economic return out of the Buffalo Grove Road frontage in addition to the parking for the existing restaurant.

Chairman Silbern timer noted that Malnati's would stand to lose a great deal if the building were used for purposes that would be detrimental to the restaurant operation. Therefore if Malnati was to leave Buffalo Grove, the entire parcel would be sitting there with B-1 zoning, not just the one-acre parcel. He recommended zoning the one-acre parcel to B-1, with the residential use being allowed to continue as a non-conforming use. He commented that since the parcel is not very large, B-1 zoning will not create a problem for the Village.

Commissioner Krug asked if there is a lighting design for the proposed parking lot.

Mr. Wiss stated that the lighting design has not as yet been done but would have sharp cutoff fixtures to meet Village standards.

Mr. Pfeil stated that the lighting plan would be subject to review by the Appearance Commission.

Commissioner Krug asked if there would be additional signage.

Mr. Malnati stated there would be only internal parking directional signs.

Commissioner Rhodes asked if there would be sidewalk on Lake Cook Road.

Mr. Malnati stated there would not.

Mr. Pfeil stated that if this were a new development, sidewalks would be required. In the current situation for Malnati's a sidewalks may be an impediment to the future Lake Cook Road improvements, and may have to be removed.

Chairman Silbern timer noted that this section of the parcel is not part of the petition and is not an issue.

Commissioner Rosenston stated he has no problem with the B-1 zoning for the entire site. He stated, however, that traffic going southbound on Buffalo Grove Road is very heavy and the existing access to the restaurant is hazardous and he therefore concurs with Mr. Carmignani's recommendations to move the driveway south.

Commissioner Samuels concurred with Commissioner Rosenston. He stated that Mr. Carmignani's recommendations will add an additional five parking spaces which are so badly needed. He further added that one curb cut is also more desirable than two and lining up the driveway with the residential apartment building would be better.

Commissioner Samuels further stated that if the parking were shared he would have less objection to B-1 zoning.

Commissioner Berman concurred with Commissioner Samuels and suggested striping off one of the end spaces in the north lot to be used for a turnaround.

Chairman Silbern timer disagreed with Mr. Carmignani's report and suggestions stating that moving the driveway further south would mean even more people would want to park closer to the front door. He noted that he liked the configuration of the separate parcel for the long term and would be a more viable parcel if the Malnati's were to leave and he noted that it would be ideal for employee parking. He also stated that enclosing the screened area would be a wonderful thing for the community.

Commissioner Howard noted that even if the Carmignani suggestion was taken, she would still want the evergreens to be saved. She also agreed with Chairman Silbern timer that moving the driveway would create a greater bottleneck at the entrance to the restaurant.

Commissioner Rhodes concurred with Chairman Silbern timer that the long aisle to the north was already bad enough and would be aggravated by Mr. Carmignani's suggestion.

Ray Geimer asked if the evergreen on the southeast corner of the parcel will be kept.

Mr. Anderson noted that they would be maintained.

There being no further comments, Chairman Silbern timer closed the public hearing at 9:25 p.m.

Respectfully submitted,

Fay Rubin, Recording Secretary

APPROVED BY:

MARTIN SILBERNIMER, Chairman



AGENDA ITEM SUMMARY

PLANNING AND ZONING COMMISSION

Regular Meeting: June 18, 2025

AGENDA ITEM 3.B.

Approval of Draft Minutes from the May 7, 2025 Planning and Zoning Commission Meeting

Contacts

Liaison: Trustee Ottenheimer

Staff: Kelly Purvis

Staff Recommendation

Staff recommends approval.

Recommended Motion

I move to approve the Planning and Zoning Commission meeting minutes from May 7, 2025.

Summary

File Attachments

1. 25-0507 - PZC Minutes



**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, MAY 7, 2025**

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 Saxena, PZC Commissioner Schwartz.

Also present were: Trustee Liaison Denice Bocek, Village Attorney Patrick Brankin, Deputy Community Development Director Kelly Purvis, and Associate Planner Andrew Binder

PUBLIC HEARINGS/ITEMS FOR CONSIDERATION

- A. **Consideration of a variation to Fence Code Section 15.20.040 for residential fences, allowing replacement of an existing fence with a 6-foot semi-open fence that exceeds the corner side yard height limit and encroaches into the required setback along Prairie Road at 3040 Roslyn Lane.**

Associate Planner Binder provided an overview of the request and indicated that staff is in support of the fence variation as the fence will match other fences on surrounding properties and will be replacing an existing fence in the same location.

The petitioner, Marius Blass, owner of the property at 3040 Roslyn Lane was sworn in.

Mr. Blass indicated that he has lived in the home for about 8 years and that the fence is approximately 30 years old. He stated that a storm last year blew off several panels of the fence; they have done what they can to repair it, and it needs to be replaced completely at this point.

Mr. Blass stated that the home is also located across the road from a farm and noted that they want a taller fence to help keep animals out of his yard, and from potentially attacking the family dog.

Mr. Blass further noted that many other fences in the area are 6-foot-tall fences. He stated the fence would be in the same location and same style, just 6 feet instead of the existing 5-foot fence.

Com. Au asked about the previous fence variation, whether the fence was 5-foot or 6-foot.

Binder indicated that the existing fence is 5 feet tall.

Com. Au asked if the neighbor's fence to the north is 5 or 6 feet tall.

Binder stated the neighbor's fence is 5 feet tall, but is permitted to be 6 feet.

Com. Davis asked about the specs for the proposed fence.

Mr. Blass noted that they would be using the exact same style of fence.

Com. Davis asked about what the setback would be.

Com. Binder indicated that it would be over 1-foot from the sidewalk, and noted that the fence would be placed at the property line.

Com. Moodhe asked, since a variation was previously granted for the location, if the commission is just considering the height of the fence.

Binder indicated that since the fence is being replaced, both variations are needed.

Com. Moodhe asked about the designation of the roadway and why other properties are permitted a 6-foot fence.

Binder indicated that Prairie Road is considered a collector road, which does not qualify for a 6-foot solid fence. He also noted that the other properties have rear yards along Prairie Road, whereas the subject property's corner side yard is along Prairie Road.

Com. Worlikar asked staff if the previous fence was granted with a 2-foot setback.

Binder noted that he was not sure, it was likely just a recommendation by the Village Engineer. He also noted that the Village Engineer reviewed the request and did not have any issues.

Com. Worlikar asked if the adjacent property received a variation at the same time.

Binder indicated that appears to be the case.

Com. Au asked if it is typical for fences in the front yard to be 6 feet tall.

Binder indicated that the subject fence is located in the corner side yard and noted that it is typical.

The staff report was entered into the record as exhibit 1 and the public hearing was closed.

Com. Davis made a motion to grant a variation to Section 15.20.040 of the Buffalo Grove Fence Code to replace an existing fence with a 6-foot semi-open fence that exceeds the allowable height for a fence in the corner side yard and encroaches beyond the minimum required setback for a corner side yard fence along Prairie Road, at 3040 Roslyn Lane, provided the fence shall be installed in accordance with the documents and plans submitted as part of the petition. The motion was seconded by Com. Moodhe.

Com. Worlikar spoke in favor of the variation, noting that if the house had been turned slightly the request wouldn't have been necessary. He also noted that keeping the height consistent is aesthetically pleasing.

Com. Spunt spoke in favor of the variation and noted the fence will be an improvement to the area.

Com. Au noted that she is generally not in favor of 6-foot fences in the front. She indicated she was ok with the proposal if it is characteristic for the neighborhood.

Chairperson Weinstein spoke in favor of the request, noting that the shadow box style makes a difference with a 6-foot fence. He further noted the fence is in keeping with the character of the neighborhood.

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

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

NAYS: 0 None

ABSENT: 0 None

Motion declared Passed.

B. Consideration of an amendment to Ordinance No. 2017-044, which approved a Special Use for Chicago School of Golf, Inc. to expand the business operations of a non-academic school, classes, and instruction in the Industrial District at 1610-1612 Barclay Boulevard.

Associate Planner, Binder provided an overview of the request and indicated staff's support for the amendment to the special use to allow the expansion of the use.

The Petitioner, David Maslen from Chicago School of Golf, was sworn in.

Mr. Maslen indicated that they have been in this location since 2017 and noted that they would love to expand. He stated that golf is booming and they have an opportunity to serve more people in Buffalo Grove.

Com. Moodhe asked about the previous special use being designated as a recreational use.

Binder explained that the use is more in-line with a non-academic school providing instruction.

Chairperson Weinstein asked if the facility could be used without coaches.

Mr. Maslen responded that students can come in to practice outside of formal instruction times.

Purvis followed up by asking if anyone from the public not receiving instruction could use the simulators.

Mr. Maslen indicated that they would allow it, but that would be about 1% of their business.

Chairperson Weinstein indicated that he wants to ensure we aren't limiting their use and wanted to know if we could call it instruction and recreational.

Attorney Brankin noted that since it was noticed as a special use for non-academic school, it could not be called a recreational use also.

Com. Davis asked if there would be any change to the ADA requirements for a change in the use designation.

Binder indicated that there would not be.

The staff report was entered into the record as exhibit 1 and the public hearing was closed.

Com. Davis made a motion to make a positive recommendation to the Village Board to allow the amendment to the Special Use Ordinance 2017-044, for the expansion of the non-academic school, classes, and instruction in the Industrial District at 1610-1612 Barclay Boulevard, subject to the conditions listed in the staff report. Com. Spunt seconded the motion.

Chairperson Weinstein spoke in favor of the motion, indicating that it is the same use in the same location. He noted that he was happy to see the business grow and stay in Buffalo Grove.

Com. Moodhe spoke in favor of the request, noting that the predominate use as a non-academic school is appropriate. He reiterated that the use has been good in this location and that he is happy to see them growing and staying in Buffalo Grove as well.

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

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

NAYS: 0 None

ABSENT: 0 None

Motion declared passed.

C. Consideration of a Special Use for a Supermarket and Food Store in the B-5: Town Center Planned District at 21 N. Buffalo Grove Road.

Associate Planner, Binder provided an overview of the request and indicated staff's support for the special use to allow a supermarket and food store in the B-5 Town Center Planned District.

The petitioner, Rahul Kurup was sworn in.

Mr. Kurup stated that his grocery store has been in business for 20 years. He walked through the proposed operations of the store and noted that this would be an expansion of their location in Glenview. He stated that there would not be any modification to the building and that the grocery store would focus on providing Indian groceries and snacks that would be delivered to the store daily.

Com. Moodhe asked about the use and why it requires approval.

Binder noted that a special use is required for food stores in the B-5 District.

Moodhe asked about the "take-out" food and if it is actually being catered in.

The petitioner indicated that the food would be prepared in Glenview and brought to the store and kept in warmers. At the end of the day, whatever is not sold will be destroyed.

Com. Moodhe asked about the language in the suggested motion requiring future similar uses to come back for approval through the Village Board.

Attorney Brankin noted that this is consistent with current practices and is the appropriate way to handle special uses, which do not run with the land. He noted that the special use is not freely assignable to another entity.

Chairperson Weinstein asked about the two prior grocery uses in this location, noting that they were not successful.

Mr. Kurup indicated that they have a long-term plan that they think will be successful for the space.

The staff report was entered into the record as exhibit 1 and the public hearing was closed.

Com. Davis made a motion to make a positive recommendation to the Village Board to allow a Special Use for a Supermarket and Food Store in the B-5: Town Center Planned District at 21 Buffalo Grove Road, subject to the conditions listed in the staff report. Com. Worlikar seconded the motion.

Com. Worlikar spoke in favor of the motion and indicated that he is supportive of residents opening businesses in the Village and that this use would serve Buffalo Grove's diverse community.

Com. Moodhe stated that he hopes that this business has more luck and that he was happy to see the expansion of this business to Buffalo Grove.

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, Sujat Saxena, Don Schwartz
NAYS: 0 None
ABSENT: 0
Motion declared Passed.

REGULAR MEETING

A. Other Matters for Discussion

B. Approval of Draft Minutes from the March 5, 2025 Planning and Zoning Commission Meeting

Chairperson Weinstein called for a motion to approve the draft minutes from the March 5, 2025 Planning and Zoning Commission meeting.

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

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

NAYS: 0 None

ABSENT: 0

Motion declared Passed.

C. Chairperson's Report

Chairperson Weinstein noted that the seat to his right was empty. He noted that he wanted to thank Vice Chair Richards on record for his years of service on the Planning and Zoning Commission, noting that he will be officially sworn in as a Trustee soon.

Chairperson Weinstein also noted that things are in the works for filling the vacancy.

D. Committee and Liaison Reports

Chairperson Weinstein noted that he attended a meeting in April where an amendment to a special use was approved for the after-school tutoring use. He further noted that the Village Board meetings start at 7:00pm instead of 7:30pm now.

E. Staff Report/Future Agenda Schedule

Staff indicated that there are not any complete applications for consideration at the May 21st meeting and that meeting will be canceled.

Deputy Director, Purvis thanked the Commissioners that attended the training last week and noted that slides and notes will be shared with the Commissioners.

Purvis thanked the Commissioners for completing their compliance filings by May 1st.

Com. Worlikar noted that he appreciated the Commission training and noted that he was impressed with how organized and well managed Buffalo Grove's PZC seems to be. He provided a brief overview of the training.

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

Chairperson Weinstein called for a motion to adjourn the meeting.

Moved by Jason Davis, seconded by Amy Au to adjourn. Upon roll call, Commissioners voted as follows:

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

NAYS: 0 None

ABSENT: 0 None

Motion declared Passed.

The meeting was adjourned 8:28 PM