



## AGENDA

### PLANNING AND ZONING COMMISSION

Regular Meeting: July 2, 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 a Request for a Special Use for a nonacademic school, class, and instruction in the Industrial District at 727 Hastings Lane** (Trustee Ottenheimer, Andrew Binder)
- B. **Consideration of a Request for approval of an amendment to the Planned Unit Development and Preliminary Plan approved by Ord. No. 1987-044 and modified by Ord. No. 1993-082, as well as a variation from the parking requirements to allow Epicure Dining, LLC to open and operate a banquet facility and restaurant at 720 W Lake Cook Road.** (Trustee Ottenheimer, Andrew Binder)

#### 3. Regular Meeting

- A. Other Matters for Discussion
- B. Approval of Draft Minutes of the June 18, 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.*

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The Village of Buffalo Grove, in compliance with the Americans with Disabilities Act, requests that persons with disabilities who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of the meeting or facilities, contact the ADA Coordinator at 847-459-2500 to allow the Village to make reasonable accommodations for those persons.





## AGENDA ITEM SUMMARY

### PLANNING AND ZONING COMMISSION

Regular Meeting: July 2, 2025

#### AGENDA ITEM 2.A.

#### Consideration of a Request for a Special Use for a nonacademic school, class, and instruction in the Industrial District at 727 Hastings Lane

##### Contacts

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Liaison: Trustee Ottenheimer

Staff: Andrew Binder

##### Staff Recommendation

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Staff recommends approval.

##### Recommended Motion

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The PZC moves to make a positive recommendation to the Village Board to allow the Special Use of a non-academic school, classes, and instruction in the Industrial District at 727 Hastings Lane, subject to the following conditions:

1. The non-academic school, classes, and instruction shall be operated in substantial compliance with the business description and plans provided as part of this petition.
2. The Special Use is granted to Astera Service, Inc. to operate a non-academic school, classes at 727 Hastings Lane, which shall not run with the land.
3. The Special Use granted to Astera Service, Inc. is assignable to subsequent petitioners seeking assignment of this special use as follows:
  - a. Upon application of a petitioner seeking assignment of this Special Use, the Corporate Authorities, in their sole discretion, may refer said application of assignment to the appropriate commission(s) for a public hearing or may hold a public hearing at the Village Board.
  - b. Such assignment shall be valid only upon the adoption of a proper, valid and binding ordinance by the Corporate Authorities granting said assignment, which may be granted or denied for any reason.

##### Summary

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Viacheslav Astakhov from Astera Service Inc. is requesting a Special Use permit to establish Astera Academy, an HVAC and Appliance Trade School, within their existing tenant space, providing hands-on training for individuals pursuing careers in the HVAC and appliance repair industries.

## File Attachments

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1. 727 Hastings Ln - Staff Report
2. 727 Hastings Ln - Plan Set





## VILLAGE OF BUFFALO GROVE PLANNING & ZONING COMMISSION STAFF REPORT

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|                                      |                                                                                                                                                          |
|--------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Meeting Date:</b>                 | July 2, 2025                                                                                                                                             |
| <b>Subject Property Location:</b>    | 727 Hastings Lane, Buffalo Grove, IL 60089                                                                                                               |
| <b>Petitioner:</b>                   | Viacheslav Astakhov, Astera Service Inc.                                                                                                                 |
| <b>Prepared By:</b>                  | Andrew Binder, Associate Planner                                                                                                                         |
| <b>Request:</b>                      | The petitioner seeks approval for special use to operate a nonacademic school, classes, and instruction in the Industrial District at 727 Hastings Lane. |
| <b>Existing Lane Use and Zoning:</b> | The property is improved with an existing multi-tenant industrial building and is currently zoned Industrial (I).                                        |
| <b>Comprehensive Plan:</b>           | The Village Comprehensive Plan calls for this property to be Industrial.                                                                                 |

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### PROJECT BACKGROUND

Viacheslav Astakhov from Astera Service Inc. is requesting a Special Use to operate a nonacademic school, classes, and instruction in the Industrial District at 727 Hastings Lane, as shown in Figure 1. Astera Service seeks to establish Astera Academy, an HVAC and Appliance Trade School, within their existing tenant space to provide hands-on training for individuals pursuing careers in the HVAC and appliance repair industries.

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

### PLANNING & ZONING ANALYSIS

#### ***Proposed Use & Operation***

- Astera Services currently conducts its daily operations within the existing tenant space, which includes scheduling service calls, dispatching technicians, and handling customer service inquiries. The space also functions as a warehouse for storing HVAC and appliance equipment, tools, and essential parts needed by their technicians. In addition to these existing permitted uses, Astera Academy would operate as a trade school within the same tenant space.



Figure 1: Subject Property

- The trade school will provide a 2-week course in HVAC Installation and Service, alongside a 1-week course in Appliance Repair. The focus will be on equipping students with essential technical skills, safety knowledge, and industry best practices.
- Astera Academy will operate the same hours as their HVAC business, from 8 AM to 6 PM Monday through Saturday, with scheduled breaks.
- During business hours and trade school sessions, the tenant space will accommodate 8 people in total: 6 students, 1 instructor, and 1 office manager/assistant.

#### Existing & Surrounding Uses

- The petitioner's tenant space is located within a multi-tenant industrial building at 721-727 Hastings Lane. This property is zoned Industrial, and the building consists of office/warehouse tenants, as shown in Figure 2. The adjacent properties are all industrial uses, similar to Astera Service Inc. The petitioner's requested use is compatible with the adjacent building uses.

#### Parking

- The Zoning Ordinance requires that a Trade School provide one parking space per employee and per student. For Industrial uses, the ordinance requires two parking spaces for every three employees. With Astera having six students, one trade school teacher, and one office manager, their business is required to have 8 parking stalls according to the zoning requirements.
- Astera is allocated 8 parking stalls for their tenant space on the property, which complies with the zoning ordinance. To accommodate potential additional capacity and occasional visitors, Astera also obtained written consent from the neighboring tenant to use up to 4 additional parking spaces on the existing lot, increasing their total available parking to 12 spaces.
- The parking lot has a total of 28 parking spaces. Since one of the existing tenants and the proposed Special Use have a maximum of 8 employees/students, and two tenants have 5 employees each, the available parking is sufficient for the site.
- Based upon the abovementioned parking information, Staff believes the existing site will have sufficient parking to accommodate the additional demand created by the proposed use.



Figure 2: Surrounding Uses

### Departmental Reviews

| Village Department | Comments                                                                     |
|--------------------|------------------------------------------------------------------------------|
| Building           | The Building Division has reviewed the plans and does not have any concerns. |

### STANDARDS

#### ***Special Use Criteria***

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

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

The petitioner's responses to the standards are attached.

### SURROUNDING PROPERTY OWNERS

Pursuant to Village Code, the contiguous property owners were notified by mail, and a public hearing sign was posted on the subject property. The posting of the public hearing sign and the mailing of the notifications were both completed within the required timeframes. As of the date of this Staff Report, one general inquiry has been received regarding the requested Special Use.

### STAFF RECOMMENDATION

Staff recommends **approval** of the Special Use of a non-academic school, classes, and instruction in the Industrial District at 727 Hastings Lane, subject to the conditions listed in the PZC motion, due to the use's low-impact/complementary nature with other businesses in the building and the availability of adequate parking.

### ACTION REQUESTED

The Planning & Zoning Commission (PZC) shall open the public hearing and take public testimony concerning the requested Special Use of a non-academic school, classes, and instruction in the Industrial District at 727 Hastings Lane. The PZC shall make a recommendation to the Village Board regarding the requested Special Use.

### ***Suggested PZC Motion***

*The PZC moves to make a positive recommendation to the Village Board to allow the Special Use of a non-academic school, classes, and instruction in the Industrial District at 727 Hastings Lane, subject to the following conditions:*

- 1. The non-academic school, classes, and instruction shall be operated in substantial compliance with the business description and plans provided as part of this petition.*
- 2. The Special Use is granted to Astera Service, Inc. to operate a non-academic school, classes at 727 Hastings Lane, which shall not run with the land.*
- 3. The Special Use granted to Astera Service, Inc. is assignable to subsequent petitioners seeking assignment of this special use as follows:*
  - a. Upon application of a petitioner seeking assignment of this Special Use, the Corporate Authorities, in their sole discretion, may refer said application of assignment to the appropriate commission(s) for a public hearing or may hold a public hearing at the Village Board.*
  - b. Such assignment shall be valid only upon the adoption of a proper, valid and binding ordinance by the Corporate Authorities granting said assignment, which may be granted or denied for any reason.*

### **ATTACHMENTS**

- Petitioner's Narrative
- Petitioner's Response to the Special Use Standards
- Location Map and Tenant Space Floor Plan
- Site Parking Analysis



**Astera Academy**  
**Business Narrative for Technician Training School**  
**Viacheslav Astakhov - Owner**

### **General Business Description**

Astera HVAC, Refrigeration, and Appliance Repair is establishing a Technician Training School to provide hands-on training for individuals seeking careers in the HVAC and appliance repair industries. The school will offer a 2-week course for HVAC Installation and Service and a 1-week course for Appliance Repair, focusing on equipping students with the necessary technical skills, safety knowledge, and industry best practices.

The training program is designed to meet the growing demand for skilled technicians in the HVAC and appliance repair industry. Upon completion, high-performing students will have the opportunity to be recruited for employment with Astera HVAC, Refrigeration, and Appliance Repair.

### **Hours of Operation**

Monday: 8:00 AM – 6:00 PM

Tuesday: 8:00 AM – 6:00 PM

Wednesday: 8:00 AM – 6:00 PM

Thursday: 8:00 AM – 6:00 PM

Friday: 8:00 AM – 6:00 PM

Saturday: 8:00 AM – 6:00 PM

Sunday: Closed

Training Sessions: Conducted during business hours with scheduled breaks

### **Total Number of Employees**

Due to the small class sizes and the specialized nature of the training, Astera does not require a large number of employees to operate the school. The facility will be staffed by one full-time trainer and one part-time employee who will assist with administrative tasks. This small but dedicated team ensures a focused and hands-on learning experience for our students.

### **Total Number of Parking Spaces Provided**

The facility includes minimum 8 on-site designated parking spots (as per lease agreement, allocated for tenant use) which will be available for students and staff. In the event additional parking is needed, the additional parking will be available from the shared lot attached in Exhibit A to the narrative.

## **Expected Improvements to be Made on Site or Interior of the Building**

The current offices, bathrooms, and warehouse space are ideal. No demolition or construction will be done to the space.

To ensure a fully functional and safe learning environment, the following improvements will be made:

1. Classroom & Training Lab Setup
  - Installation of workstations with HVAC units, refrigeration systems, and appliances for hands-on training
  - Setup of desks, chairs, and whiteboards for theoretical instruction
  - Installation of projectors and training monitors for instructional use
2. Tool & Equipment Installation
  - Purchase and installation of training tools, diagnostic equipment, and testing stations
  - Setup of mock residential and commercial HVAC systems for real-world simulations
3. Safety & Compliance Upgrades
  - Installation of fire extinguishers, emergency exit signs, and first-aid stations
  - Compliance with city and state safety regulations for technical training facilities
4. Office & Reception Area Setup
  - A designated reception area for student inquiries and administrative tasks
  - Installation of computers, phone lines, and office furniture
5. Restroom & Breakroom Enhancements
  - Updating restroom facilities for student and staff use
  - Creating a break area with seating, vending machines, and water dispensers

These improvements will be completed before the school officially opens to ensure a professional and well-equipped training environment.

Should you require any further details or clarifications, please feel free to contact us at [steve@asteraservice.com](mailto:steve@asteraservice.com) or call 8475103305.

Sincerely,  
Viacheslav Astakhov  
Owner  
Astera HVAC, Refrigeration, and Appliance Repair



During your testimony at the Public Hearing, you need to testify and present your case for the Special Use being requested. In doing so, you need to address the six (6) Special Use Standards listed below:

**SPECIAL USE STANDARDS**

1. The special use will serve the public convenience at the location of the subject property; or the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;

**Response:**

Astera Academy ("School") fills a growing demand for skilled HVAC and appliance repair technicians, providing hands-on training in a controlled, safe environment. It won't harm public health, safety, or the neighborhood. The facility meets all local codes, and its operations are low-impact with no noise, hazardous materials, or disruptions.

2. The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with said special use, the size of the subject property in relation to such special use, and the location of the site with respect to streets giving access to it shall be such that it will be in harmony with the appropriate, orderly development of the district in which it is located;

**Response:**

The school is a great match for the existing building, requiring no expansion or major renovations. It operates during standard business hours, so there's no excessive traffic, noise, or inconvenience. Parking is sufficient, with overflow available if needed, ensuring it blends seamlessly with the district's development.

3. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted in such zoning district, nor substantially diminish and impair other property valuations with the neighborhood;

**Response:**

Since training happens indoors, there's no noise or disturbance to neighboring businesses. The limited number of students and staff prevents overcrowding or congestion. Instead, the school adds value by supporting local workforce development and maintaining the district's character.

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

**Response:**

The building's size and location work well for the school without interfering with nearby properties or future growth. No new construction is needed, and all activity remains indoors, ensuring a smooth fit with the area's intended use.

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

**Response:**

The facility is already equipped with all necessary utilities, roads, drainage, and restrooms. No additional strain will be placed on city services, and the site is fully capable of handling daily operations without modifications.

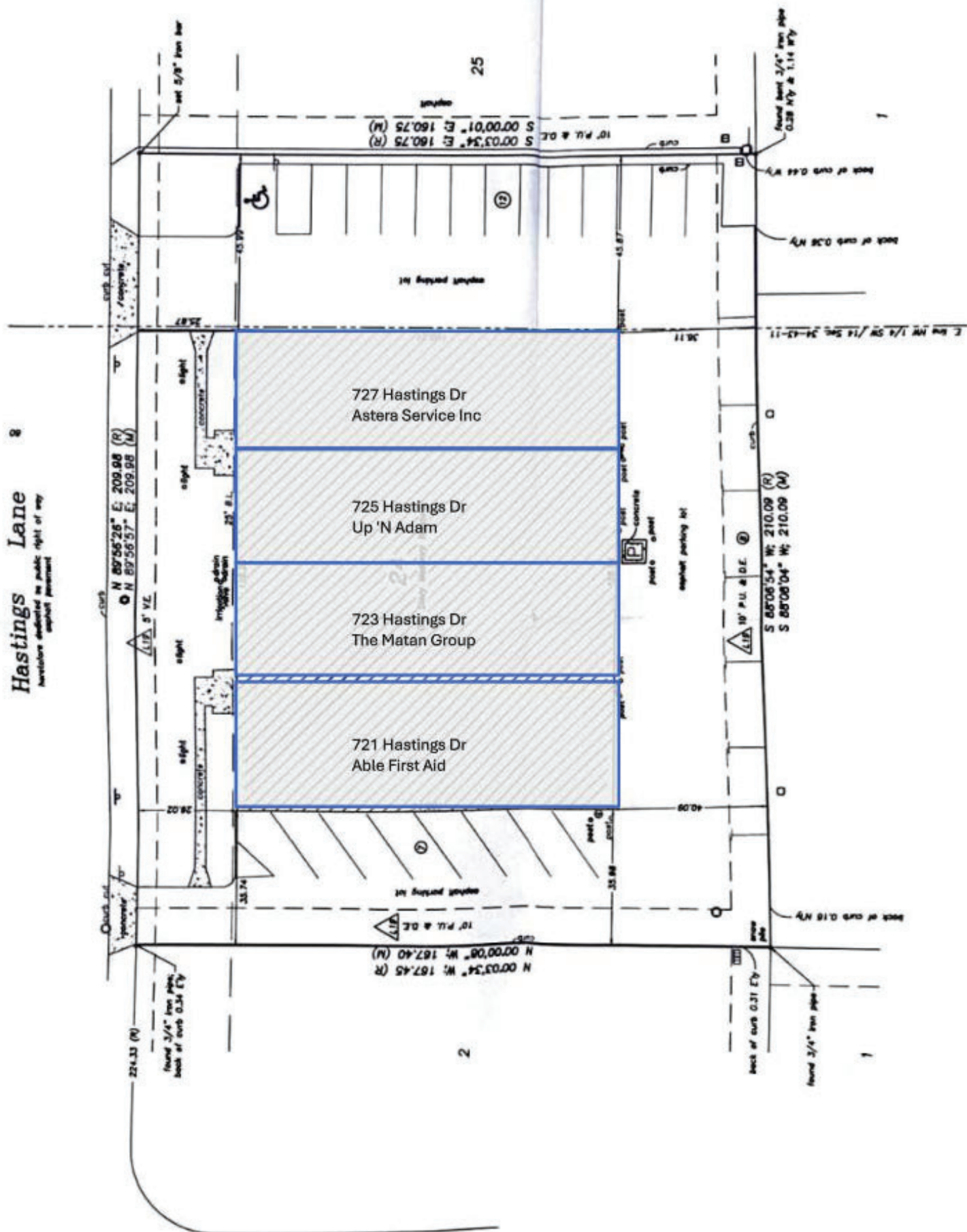
6. Parking areas shall be of adequate size for the particular special use, which areas shall be properly located and suitably screened from adjoining residential uses, and the entrance and exit driveways to and from these parking areas shall be designed so as to prevent traffic hazards, eliminate nuisance and minimize traffic congestion in the public streets.

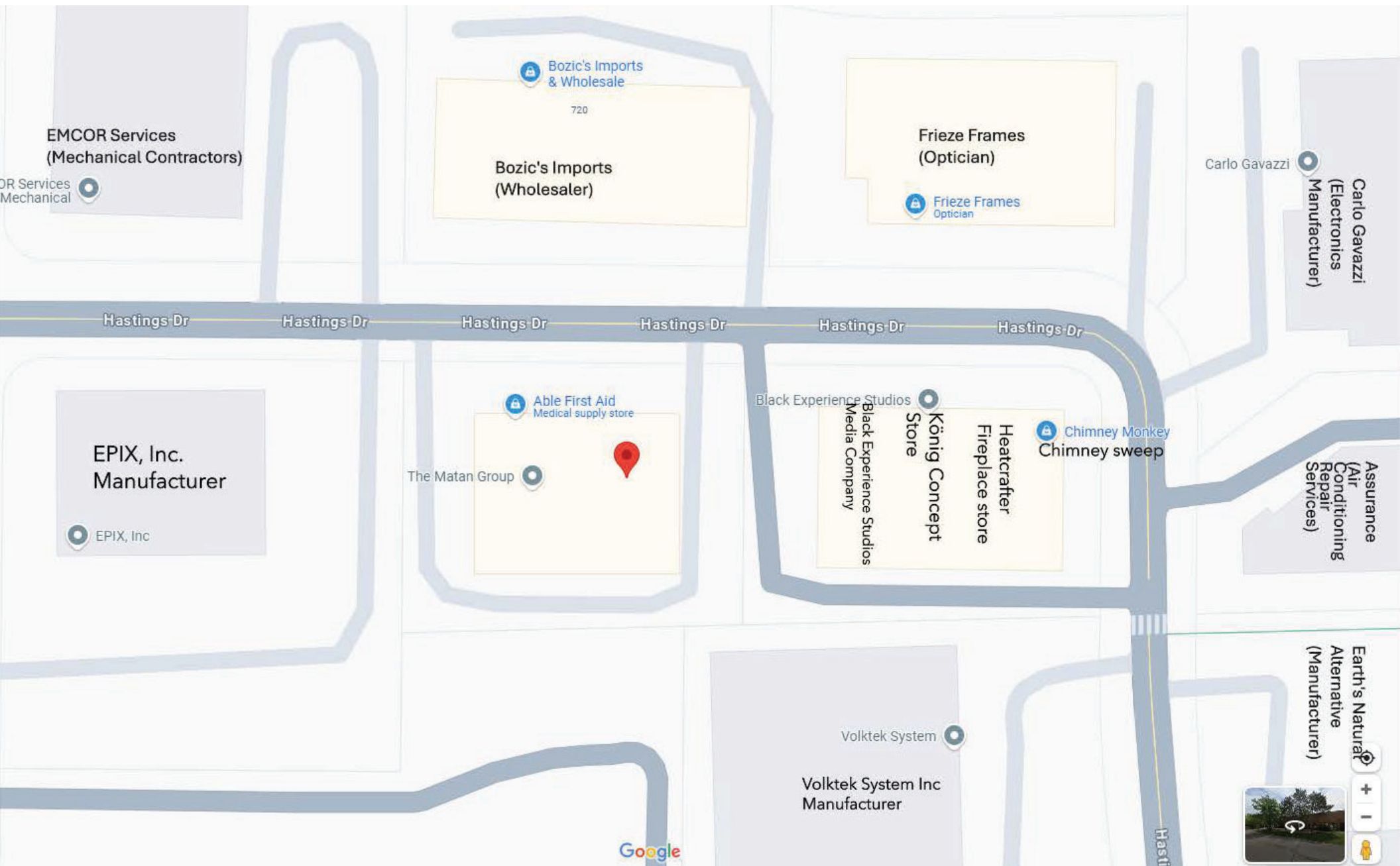
**Response:**

The school uses its designated parking spaces per the lease agreement, with extra parking available in a shared lot (Narrative. Exhibit A). The entrance and exit are designed to keep traffic flowing safely, preventing congestion or hazards. Small class sizes ensure minimal impact on public streets and nearby businesses.

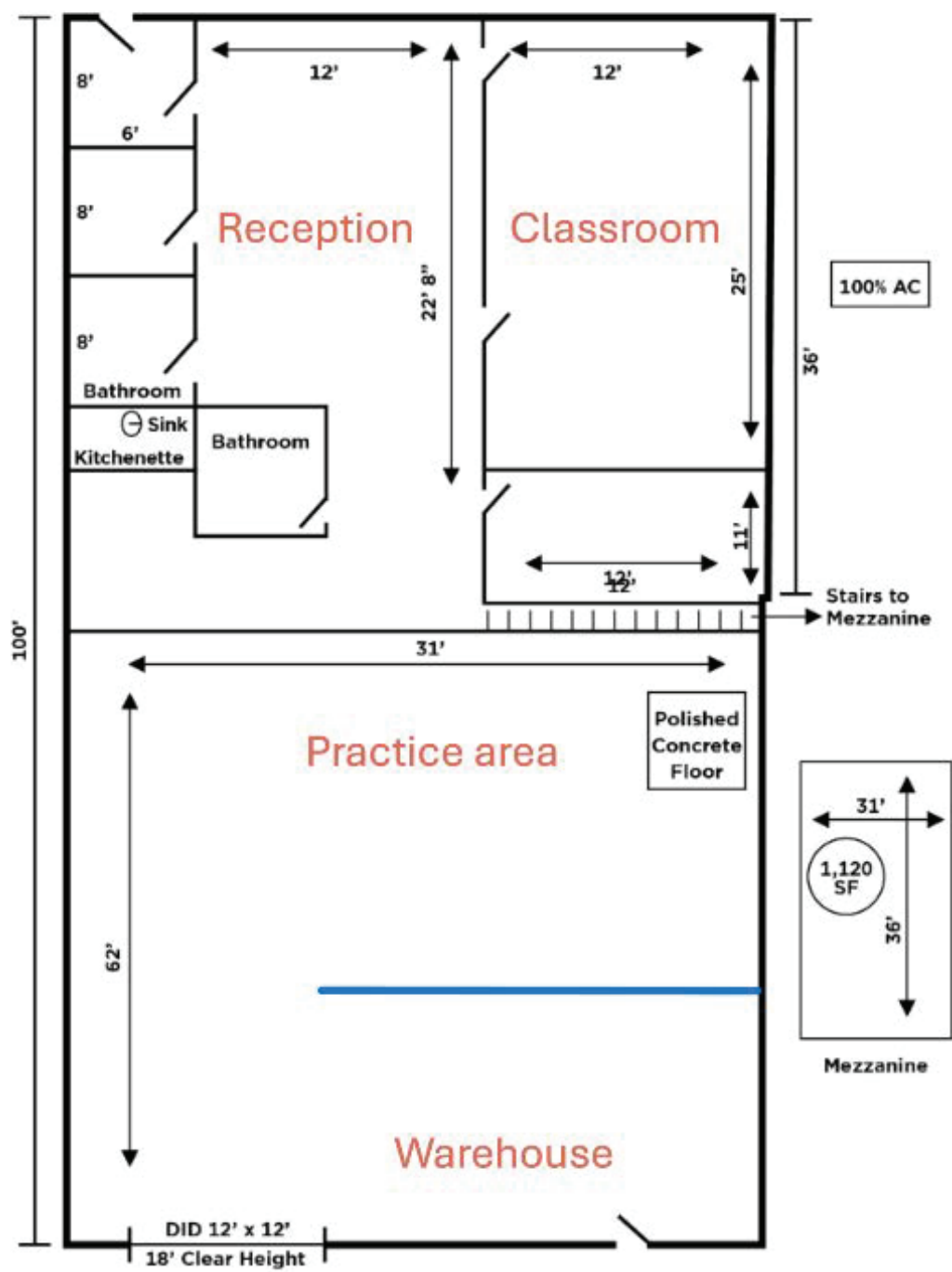


Developers dedicated to public right of way  
 support Agreement





FLOOR PLAN





**Astera Academy**  
**Parking Analysis for Technician Training School**  
**Viacheslav Astakhov - Owner**

This letter provides a detailed overview of the anticipated parking and traffic needs for our new vocational trade school, which will operate at 727 Hastings Dr, Buffalo Grove, IL 60089.

### **Program Overview**

Our training center will offer short-term vocational education programs focused on HVAC and appliance repair. Each program will run for a duration of two weeks, with classes held on-site Monday through Friday from 9:00 AM to 3:00 PM. The instructional staff per class includes one lead instructor and one part-time teaching assistant.

Each class will have a maximum of 6 enrolled students, which, along with the staff, brings the total number of individuals on-site during any given session to 8 people.

### **Class Schedule and Potential Second Shift**

While we are currently planning to operate one class per day, there is a possibility that a second class shift may be added if there is sufficient community demand. In this case, the second class would be held from 4:00 PM to 10:00 PM on weekdays, following the same structure and maximum headcount. These shifts would not overlap, ensuring that no more than 10 individuals are present at the facility at any one time.

### **Parking Availability**

Per our lease agreement for the facility at 727 Hastings Dr, we have exclusive access to 8 on-site parking spaces. In anticipation of the need for additional capacity, we have also secured written consent from the neighboring property owner to use up to 4 additional parking spaces on their lot, located adjacent to our premises. This brings our total available parking to 12 spaces, which is adequate to accommodate both students and staff, even in the event of back-to-back shifts.

### **Traffic Impact**

Due to the small class size, limited number of staff, and non-overlapping shifts, the overall traffic impact is expected to be minimal. Additionally, class start and end times are scheduled to avoid peak rush hour periods, further reducing the likelihood of traffic congestion in the surrounding area. Students will arrive individually, either by carpooling or by personal vehicle, and there will be no commercial deliveries or fleet vehicle traffic associated with regular class operations.

We are committed to being a good neighbor and maintaining a smooth flow of operations that respects the needs of the surrounding business community and complies with the Village of Buffalo Grove's zoning and parking requirements.

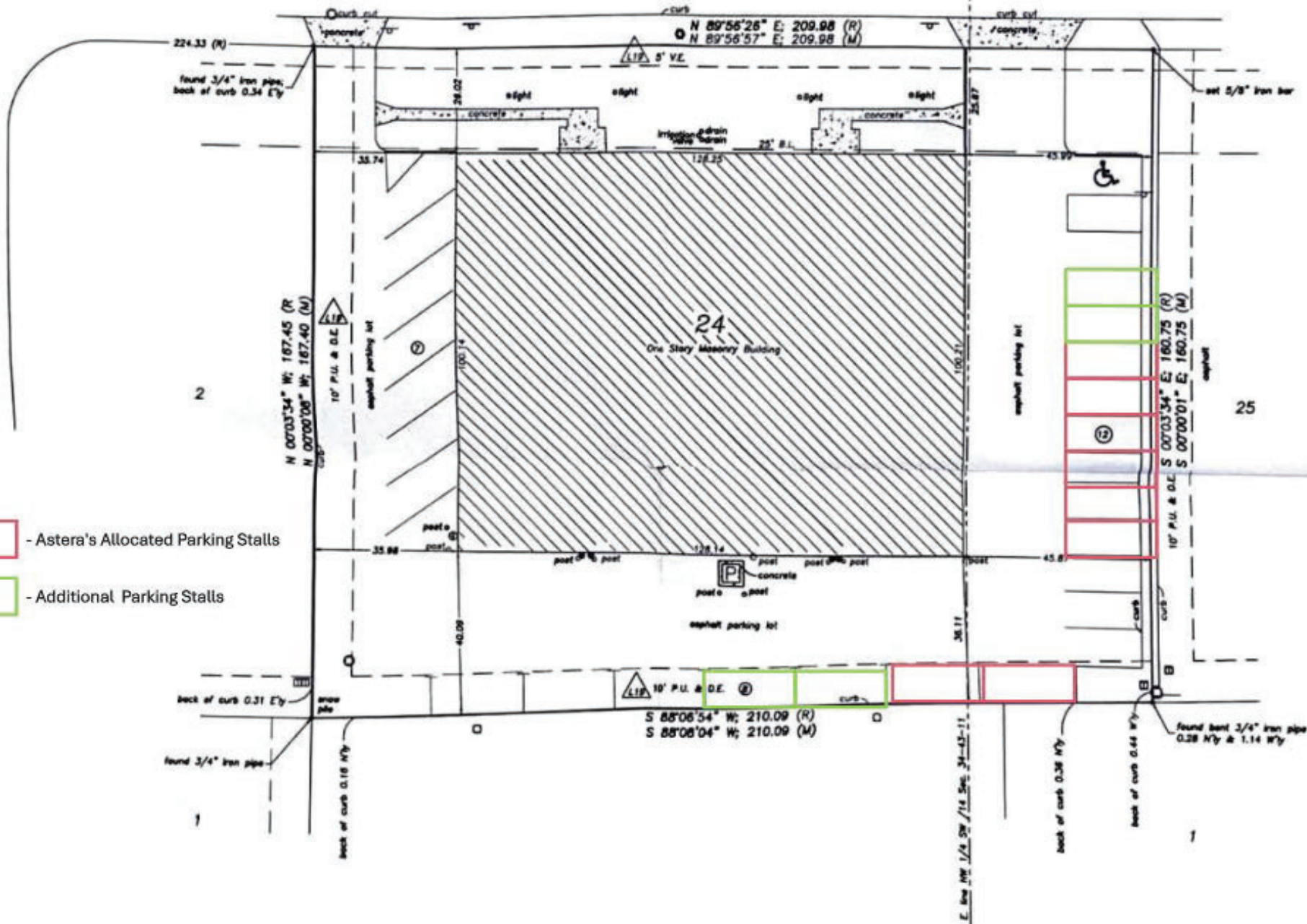
Should you require any further details or clarifications, please feel free to contact us at [steve@asteraservice.com](mailto:steve@asteraservice.com) or call 8475103305.

Sincerely,

Viacheslav Astakhov

Owner Astera HVAC, Refrigeration, and Appliance Repair

- Astera's Allocated Parking Stalls
- Additional Parking Stalls



## PARKING CONSENT AGREEMENT

**Date:**

**Neighboring Property Address:** 725 Hastings Dr, Buffalo Grove, IL 60089

**Facility Address:** 727 Hastings Dr, Buffalo Grove, IL 60089

To Whom It May Concern,

This letter serves as written consent from the undersigned property owner/representative of the property located adjacent to 727 Hastings Dr, Buffalo Grove, IL, to allow Astera Academy (Tenant) of that address to utilize up to 4 parking spaces on our premises.

This agreement is made in support of Astera Academy permit application and acknowledges the need for additional parking to accommodate occasional peak usage. This consent is granted under the following conditions:

1. Parking is limited to \_\_\_\_\_ standard-sized vehicles.
2. Usage is non-exclusive and revocable with 30 days written notice.
3. The tenant shall ensure that all vehicles parked on the property comply with local ordinances and do not obstruct access or operations.
4. This agreement does not constitute a lease or transfer of property rights.

Signed and agreed by:

**Property Owner / Authorized Representative:**

Name: Michael Sax UPNADAM

Title (if applicable): PRESIDENT

Phone: 847/537-2326

Email: MICHAEL@UPNADAMIL.COM

Signature: [Signature]

Date: 5/29/25



## AGENDA ITEM SUMMARY

### PLANNING AND ZONING COMMISSION

Regular Meeting: July 2, 2025

#### AGENDA ITEM 2.B.

**Consideration of a Request for approval of an amendment to the Planned Unit Development and Preliminary Plan approved by Ord. No. 1987-044 and modified by Ord. No. 1993-082, as well as a variation from the parking requirements to allow Epicure Dining, LLC to open and operate a banquet facility and restaurant at 720 W Lake Cook Road.**

#### Contacts

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Liaison: Trustee Ottenheimer

Staff: Andrew Binder

#### Staff Recommendation

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Staff recommends approval.

#### Recommended Motion

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The PZC moves to make a positive recommendation to the Village Board to allow the amendment to the Planned Unit Development and Preliminary Plan previously approved by Ordinance 1987-044 and modified by Ordinance 1993-082, with Variations to the Zoning Code, to allow Epicure Dining, LLC, to open and operate a banquet facility and restaurant use at 720 W Lake Cook Road, subject to the following conditions:

1. The banquet and restaurant facility shall be operated in substantial compliance with the business description and plans provided as part of this petition.
2. The Planned Unit Development is granted to Epicure Dining, LLC to operate a banquet and restaurant facility at 720 W Lake Cook Road, which shall not run with the land.
3. The Planned Unit Development Ordinance shall become null and void if the parking agreement between the 750 W Lake Cook Road property owner and Epicure Dining, LLC at 720 W Lake Cook Road is terminated.
4. Event size should not exceed the limitations of the available parking for the site.

#### Summary

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Olga Karvatskaya of Epicure Dining, LLC is requesting approval of an amendment to the Planned Unit Development and Preliminary Plan approved by Ord. No. 1993-082 and modified by Ord. No. 1993-082, as well as a parking variation to open and operate a banquet facility and

restaurant at 720 W Lake Cook Road. The restaurant would be open from 12pm to 11pm Monday through Thursday with events available Friday through Sunday from 12pm to 2am.

### **File Attachments**

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1. 720 W Lake Cook Rd - Staff Report
2. 720 W Lake Cook Rd - Plan Set





## VILLAGE OF BUFFALO GROVE PLANNING & ZONING COMMISSION STAFF REPORT

|                                      |                                                                                                                                                                                                                                    |
|--------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Meeting Date:</b>                 | July 2, 2025                                                                                                                                                                                                                       |
| <b>Subject Property Location:</b>    | 720 W Lake Cook Road, Buffalo Grove, IL 60089                                                                                                                                                                                      |
| <b>Petitioner:</b>                   | Olga Karvatskaya, Epicure Dining, LLC                                                                                                                                                                                              |
| <b>Prepared By:</b>                  | Andrew Binder, Associate Planner                                                                                                                                                                                                   |
| <b>Request:</b>                      | The petitioner seeks approval of an amendment to the Planned Development and Preliminary Plan, previously approved by Ordinance 1987-044 and modified by Ordinance 1993-082, as well as a variation from the parking requirements. |
| <b>Existing Lane Use and Zoning:</b> | The property is improved with an existing stand-alone restaurant building and is currently zoned B-1: Limited Retail.                                                                                                              |
| <b>Comprehensive Plan:</b>           | The Village Comprehensive Plan calls for this property to be commercial.                                                                                                                                                           |

### PROJECT BACKGROUND

Olga Karvatskaya of Epicure Dining, LLC, is requesting approval of an amendment to the Planned Development and Preliminary Plan, approved by Ordinance 1987-044 and modified by Ordinance 1993-082, and a parking variance to open and operate a banquet facility and restaurant at 720 W Lake Cook Road, as shown in Figure 1. The business, Epicure Dining, will offer a full-service restaurant and a banquet facility for social gatherings such as weddings, birthdays, and corporate events.

While the restaurant use is permitted, the proposed banquet facility is neither a permitted nor a Special Use in the B-1 District and is being requested as part of the amendment to the Planned Unit Development.



Figure 1: Subject Property

### BACKGROUND

- In 1987, the Village approved a plan for a 4,844-square-foot standalone restaurant on the site under a Planned Unit Development (PUD).

- In 1994, an amendment to the PUD and Preliminary Plan was approved for a 6,200-square-foot Outback Steakhouse, which is the current building on the property. The Outback Steakhouse operated for 21 years before closing in 2015. The building has been vacant since Outback closed in 2015.

### **LAKE COOK CORRIDOR PLAN**

The property is located in the middle of the larger 475-acre Lake Cook Corridor. The [Lake Cook Corridor Market Study and Plan](#) (LCCP), represents a community-driven vision and plan for the Corridor that was adopted in 2018 as a component of the Village's Comprehensive Plan.

The LCCP aims to keep retail development at the northeast corner of Weidner Road and Lake Cook Road, as shown in Figure 2. Retail is planned for this corner to boost daytime amenities for employees and visitors of the Buffalo Grove Business Park. Epicure Dining will continue this vision, as described below.



Figure 2: LCCP

### **PLANNING & ZONING ANALYSIS**

#### ***Proposed Use & Operation***

- Epicure Dining will offer a full-service restaurant and a banquet facility for social gatherings such as weddings, birthdays, and corporate events. The menu will include a wide range of cultural cuisines.
- Epicure Dining will operate its restaurant from 12 PM to 11 PM, Monday through Thursday. The restaurant will have reservations upon request but will still be open to the public during their regularly scheduled hours.
- Events will be available on Fridays, Saturdays, and Sundays from 12 PM to 2 AM. Weekday events will also be offered as needed to accommodate various gatherings.
- The petitioner has submitted a Safety and Security plan for their business, which the Village will review as part of the liquor license application.

#### ***Existing and Surrounding Uses***

- The subject property is located within the Buffalo Grove Business Park and is zoned B-1: Limited Retail Business District. The 2009 Comprehensive Plan calls for the site to be a commercial land use, and the LCCP also designates this site to remain retail.
- The property to the north of the site is zoned as an Office and Research District, while the properties to the east and west are designated as Business Districts. Meanwhile, the property across Lake Cook Road to the south is zoned R-5A One-Family Dwelling District.

- Restaurant uses are permitted uses in the B-1 District. However, a banquet facility is neither a permitted nor a Special Use in the B-1 District and is being requested as part of the amendment to the Planned Unit Development.
- Except for traffic flow, which is more condensed, banquet facilities operate similarly to restaurant uses. Overall, staff believe the proposed plan for Epicure Dining is compatible with the surrounding uses, and since the property is separated from the residential areas to the south by Lake Cook Road, there should be no impact on the residential properties.

### ***Setbacks & Elevations***

- The current building measures 6,200 square feet in area. The petitioner intends to add a 400-square-foot addition to the front of the building, enclosing the existing covered porch, which will bring the total floor area to 6,600 square feet. This new addition will include a vestibule, a wardrobe/coat check room, and two small private dining spaces.
- The B-1 District requires that the building be setback from property lines by a minimum distance equal to its height, and a landscape buffer of the same width must be installed. The building, approximately 18 feet tall, is setback 77.6 feet from the front property line and 91.3 feet from the corner side yard line, complying with the setback and landscape buffer requirements of the B-1 Zoning District.
- The existing building will be renovated to reflect the prairie-style architecture typical of the area. The gables on the east and west sides and the current front columns will be removed. The addition to the building will be added to the front elevation and will feature a stucco finish and prairie-style columns, as shown in Figure 3. The existing brick façade and metal roof will be repainted, and new siding will be installed on the front gable.



*Figure 3: Proposed Front Elevation*

### ***Signage***

- The petitioner is proposing to add a new wall sign to the front elevation and reface the existing ground sign at the southwest corner of the site.
- The existing ground sign was granted a sign variation in 1994 because it was closer than 250 feet to another ground sign at the time (750 W Lake Cook Road Sign). The refacing of the existing ground sign does not require a new variation since the sign is not being structurally altered.
- Both the wall and ground signs meet the sign code requirements, and will be an improvement to the property.

### Traffic & Vehicular Accessibility

- Access to the property will continue to be provided via two driveways connecting the parking lot to a private road that links to Weidner Road and Lake Cook Road. An access easement allows vehicles to travel along the private road, which is located on the 750 Lake Cook Road property, to reach the site. Where the private road intersects with Weidner Road there is a full-access driveway, and where it intersects with Lake Cook Road, a right-in/right-out driveway is provided. No changes are planned for the existing access drives as part of this project.

### Parking

- The Zoning Ordinance requires 1 parking space per 100 square feet of floor area for an Eating and Dining Establishment. Epicure Dining, spanning approximately 6,600 square feet, is required to have at least 66 parking spaces. Currently, the site has 62 stalls, requiring a parking variation. The proposed plan includes 62 stalls on the site and an additional 14 off-site stalls, located just north of the site along a private road on 750 W Lake Cook Road, as shown in Figure 4, totaling 76 parking stalls.

- The previous tenant, Outback, was granted an easement to use these 14 off-site parking stalls. The petitioner received a letter from the property owner of 750 W Lake Cook Road, confirming the parking agreement and stating that the petitioner may continue use of the 14 parking stalls north of the site. Staff recommends a condition that if the parking easement is terminated, the PUD amendment becomes null and void, as the parking is an essential component to the existing building and banquet facility operations.

- According to the parking analysis prepared by KLOA, the proposed banquet facility's estimated parking demand is based on an average vehicle occupancy of 2.5 people and an assumption that 10% of attendees will use alternative transportation like Uber or Lyft. For peak events, they expect a need of 63 parking spaces for guests, plus an additional 12 spaces for their employees, totaling 75 spaces. There will be no valet parking provided for events. Based on KLOA's assessment, the 76 available parking spaces is adequate for the proposed use. The analysis also suggests designating spaces on the north side of the private roadway for employees to ensure guest parking is prioritized closer to the building.
- Based on the provided parking analysis and the parking easement agreement, staff believe the existing site has enough parking to support the expanded use. Staff notes, event size should not exceed the limitations of the available parking for the site.

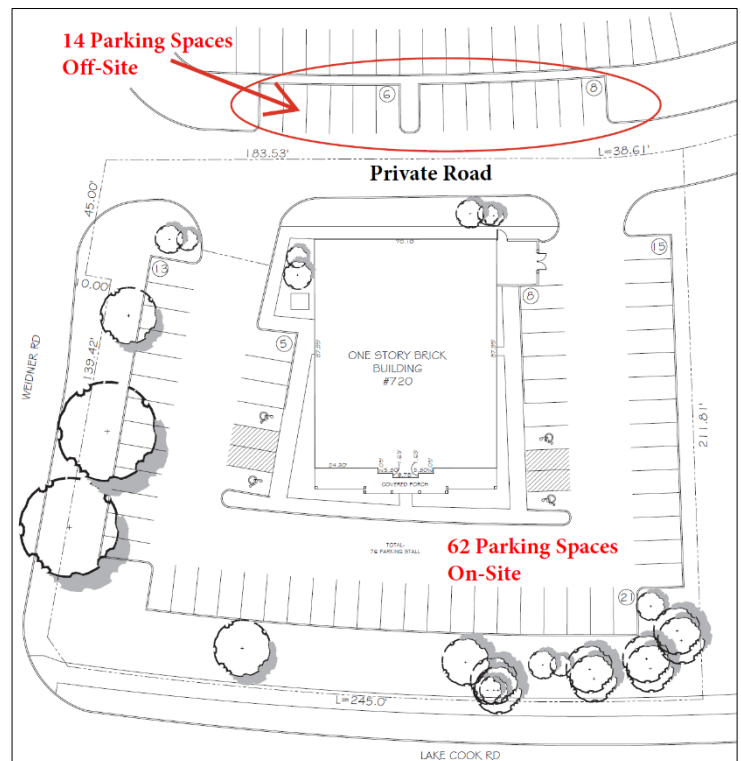


Figure 4: Site Plan with Parking

### **Lighting**

- The proposed lighting will be maintained in accordance with acceptable engineering practices, as required by Code, and shall be designed so that neither direct nor reflected light will adversely affect surrounding property.

### **Departmental Reviews**

| Village Department | Comments                                                                                                                 |
|--------------------|--------------------------------------------------------------------------------------------------------------------------|
| Building           | The Building Division has reviewed the plans for compliance with building code and ADA requirements and has no concerns. |
| Engineering        | The Engineering Division has reviewed the plans for compliance and has no concerns.                                      |
| Police             | The Police Department has reviewed the plans, including the safety plan, and has no concerns.                            |
| Fire               | The Fire Department has reviewed the plans, including the safety plan, and has no concerns.                              |

### **STANDARDS**

#### **Planned Unit Development Amendment:**

The Planning & Zoning Commission is authorized to make a recommendation to the Village Board on requested Planned Unit Developments/Amendments based upon the following criteria:

1. That the PUD has the minimum areas as set forth in [Section 17.16.060](#).
2. The uses permitted in such development are not of such a nature or so located as to exercise an undue detrimental influence or effect upon the surrounding neighborhood;
3. The plan effectively treats the developmental possibilities of the subject property, making appropriate provisions for the preservation of streams, wooded areas, scenic views, floodplain areas, and similar physical features;
4. All requirements pertaining to commercial, residential, institutional or other uses established in the planned unit development conform to the requirements for each individual classification as established elsewhere in this Title, except as may be specifically varied for the proper planning of the planned unit development;
5. The Planning and Zoning Commission shall determine that the area and width of the lot shall be sufficient for the proposed use, and that the development of the property in the proposed manner creates no outlots which will be difficult to develop in an appropriate manner.

Planned Unit Developments are also Special Uses, and therefore must meet the Special Use criteria as follows:

1. The special use will serve the public convenience at the location of the subject property; or the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
2. The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with said special use, the size of the subject property in relation to such special use, and the location of the site with respect to streets giving access to it shall be such that it will be in harmony with the appropriate, orderly development of the district in which it is located;

3. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted in such zoning district, nor substantially diminish and impair other property valuations with the neighborhood;
4. The nature, location and size of the buildings or structures involved with the establishment of the special use will not impede, substantially hinder or discourage the development and use of adjacent land and buildings in accord with the zoning district within which they lie;
5. Adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided;
6. Parking areas shall be of adequate size for the particular special use, which areas shall be properly located and suitably screened from adjoining residential uses, and the entrance and exit driveways to and from these parking areas shall be designed so as to prevent traffic hazards, eliminate nuisance and minimize traffic congestion in the public streets.

The petitioner has provided written responses to both sets of standards, which are included in the attached packet.

#### Zoning Variation Requests:

The Planning & Zoning Commission is authorized to make a recommendation to the Village Board on requested Zoning Variations based on the following criteria:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations of the zoning district in which it is located except in the case of residential zoning districts.
2. The plight of the owner is due to unique circumstances.
3. The proposed variation will not alter the essential character of the neighborhood.

The petitioner has provided written responses to the variation standards which are included in the attached packet.

#### **SURROUNDING PROPERTY OWNERS**

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

#### **STAFF RECOMMENDATION**

Staff recommends **approval** of the amendment to the Planned Unit Development and Preliminary Plan approved by Ordinance 1987-044 and modified by Ordinance 1993-082, with Variations to the Zoning Code, to allow the Epicure Dining, LLC, to open and operate a banquet facility and restaurant use at 720 W Lake Cook Road, subject to the conditions listed in the PZC motion.

#### **ACTION REQUESTED**

The Planning & Zoning Commission (PZC) shall open the public hearing and take public testimony concerning the requested amendment to the Planned Unit Development and Preliminary Plan, and the zoning variation for Epicure Dining, LLC at 720 W Lake Cook Road. The PZC shall make a recommendation to the Village Board regarding the requests.

### ***Suggested PZC Motion***

*The PZC moves to make a positive recommendation to the Village Board to allow the amendment to the Planned Unit Development and Preliminary Plan previously approved by Ordinance 1987-044 and modified by Ordinance 1993-082, with Variations to the Zoning Code, to allow Epicure Dining, LLC, to open and operate a banquet facility and restaurant use at 720 W Lake Cook Road, subject to the following conditions:*

- 1. The banquet and restaurant facility shall be operated in substantial compliance with the business description and plans provided as part of this petition.*
- 2. The Planned Unit Development is granted to Epicure Dining, LLC to operate a banquet and restaurant facility at 720 W Lake Cook Road, which shall not run with the land.*
- 3. The Planned Unit Development Ordinance shall become null and void if the parking agreement between the 750 W Lake Cook Road property owner and Epicure Dining, LLC at 720 W Lake Cook Road is terminated.*
- 4. Event size should not exceed the limitations of the available parking for the site.*

### **ATTACHMENTS**

- Petitioner's Narrative
- Petitioner's Response to the PUD, Special Use, and Variation Standards
- Traffic and Parking Impact Statement
- Letter of Agreement on Parking at 750 W Lake Cook Road
- Safety & Security Plan
- Architectural Plans
- Ord 1987-044
- Ord 1993-082

# Epicure Dining Business Plan

**Business Name:** Epicure Dining

**Address:** 720 W Lake Cook Rd, Buffalo Grove, IL 60089

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## Executive Summary

Epicure Dining is set to address a distinct gap in the suburban Chicago market for an international family-friendly restaurant, banquet hall, and event space that caters to diverse cultural communities. With a focus on Ukrainian, Russian, American, Polish, German, Hispanic, and other global cuisines, Epicure aims to create an inclusive dining experience that celebrates community, culture, and culinary excellence.

Our restaurant and event space will offer a variety of catering options, making it the ideal location for intimate family gatherings, corporate events, weddings, and large-scale celebrations. Our diverse menu and customizable event services will cater to the rich cultural tapestry of the Chicago area, focusing on authentic international flavors and locally sourced ingredients.

---

## Target Demographics

The Chicago metropolitan area is home to a large and diverse population with significant communities from Eastern Europe, Latin America, and other parts of the world. Specifically:

- **Polish Community:** Over 2.5 million individuals of Polish descent reside in the Chicago area. Suburban communities such as Mount Prospect, Arlington Heights, and Park Ridge have a high concentration of Polish Americans, who are active in local business, culture, and politics.
- **Eastern European Communities:** Chicago is also home to more than 300,000 residents from the former USSR, including around 45,000 Ukrainian Americans. These communities have become increasingly dispersed, with a concentration in Cook, Du Page, and Lake Counties.

Epicure aims to attract these vibrant communities, along with other international groups, to experience a diverse culinary offering and celebrate their rich cultural heritage.

---

## The Epicure Experience

At **Epicure**, we believe every gathering should be a celebration. Whether for a milestone personal event or a corporate function, we will offer a range of services that ensure each

occasion is memorable. Our experienced catering team will collaborate with clients to craft personalized menus, while our event coordinators will arrange entertainment and décor that reflect cultural preferences.

Our space will cater to diverse cultural traditions, providing a welcoming atmosphere for any celebration—be it a family gathering, a professional meeting, or a wedding. We believe in creating a warm, inclusive space where everyone feels at home.

---

## **Culinary Offerings**

Epicure will offer a wide array of menu options to satisfy every palate, from elegant formal dinners to casual brunches. Dishes will feature a mix of international and American flavors, with special emphasis on dishes from Eastern Europe and other regions. Clients can customize menus to suit their preferences, with a focus on fresh, local ingredients and unique international recipes.

### **Signature Dishes:**

- **Borscht**
- **Chicken Kiev**
- **Grilled Salmon**
- **Tuna Salad**
- **Rack of Lamb**
- **Blintzes with Caviar**
- **Lobster Ravioli**
- **Arugula Salad**
- **Stuffed Peppers**
- **Pierogi**
- **Goulash**

Additionally, Epicure will feature creative table setups and gourmet coffee service to add special touches to every event.

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## **Payment Methods**

Epicure will accept a variety of payment options, including:

- Cash
- Checks
- All major credit cards

## Licensing

Epicure Dining will be fully licensed to serve alcohol and will file articles of incorporation with the Illinois Secretary of State to ensure legal compliance.

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## Advertising & Marketing Strategy

To build brand awareness and attract customers, we will implement a multi-channel marketing strategy:

1. **Social Media Marketing**

Platforms: Instagram, Facebook, TikTok

Content: Showcase dishes, events, and restaurant ambiance, engage with followers through behind-the-scenes content, chef features, and customer stories.

2. **Influencer Partnerships**

Partner with local food bloggers and influencers to host tasting events, review menu items, and promote Epicure on social media.

3. **Launch Events**

Host a grand opening with special promotions, live music, and free samples to attract a crowd. Offer exclusive discounts to attendees.

4. **Local Advertising**

Advertise in local newspapers, magazines, and community bulletins. Use direct mail campaigns to target nearby residents.

5. **Online Listings**

List Epicure on Google My Business, Yelp, TripAdvisor, and other relevant online platforms for visibility.

6. **Promotions & Discounts**

Offer opening-week discounts, happy hour specials, and loyalty programs to build a customer base.

7. **Email Marketing**

Build an email list through our website and in-person sign-ups. Send regular newsletters with updates, offers, and event announcements.

8. **Collaborations with Local Businesses**

Partner with neighboring businesses for cross-promotions or joint events to increase visibility.

9. **Website & SEO**

Develop a user-friendly website with an online menu, reservation options, and contact details. Optimize the website for local search to drive traffic.

10. **Customer Engagement**

Encourage diners to share their experiences on social media using a branded hashtag or by tagging Epicure Dining. Incentivize online reviews and feedback.

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## Projected Hours of Operation

Epicure Dining operates with tailored hours to accommodate both regular dining and special events. Lunch and dinner service is available by request from Monday to Thursday, 12:00 PM to 11:00 PM. For banquets and special occasions, the venue extends its hours on Fridays, Saturdays, and Sundays from 12:00 PM to 2:00 AM, offering flexibility for brunches, receptions, and late-night gatherings.

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## Startup Budget

The startup budget will cover essential initial expenses, including:

- **Remodeling:** Interior renovations, plumbing, electrical work, flooring, etc.
  - **Major Equipment:** New kitchen range, coffee machines, refrigerators, freezers, and other commercial equipment.
  - **Furniture & Fixtures:** Tables, chairs, silverware, and other dining essentials.
  - **Video Surveillance:** For security.
  - **Utility Deposits:** Initial costs for water, gas, electricity, etc.
  - **Legal & Professional Fees:** To establish the business and ensure compliance.
  - **Insurance:** General liability and property insurance.
  - **Advertising & Promotions:** Initial marketing push.
  - **Salaries and Wages:** Staff compensation during the pre-opening period.
- 

## Organizational Staffing

To run Epicure successfully, we will hire qualified staff and provide ongoing training. Key positions will include:

- **Food Runners**
- **Sous Chef**
- **Dishwashers**
- **Prep Cooks**
- **Host/Hostess**
- **Servers**
- **Line Cooks**
- **Kitchen Manager**
- **Executive Chef**

Each role will play an important part in creating an efficient and customer-focused experience.

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## Giving Back to the Community

Epicure is dedicated to supporting the local community. In addition to providing employment opportunities, we will host monthly cultural and social events, such as dance classes for senior citizens, community art exhibitions, and food festivals. These programs aim to connect with families in need, foster diversity, and contribute to the well-being of our neighbors.

We believe in creating a dining experience that not only satisfies the palate but also strengthens the bonds within our community. Through partnerships with local organizations and cultural groups, Epicure Dining will become a place where both locals and visitors feel welcomed, celebrated, and at home.

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## **Conclusion**

Epicure Dining will be more than just a restaurant—it will be a gathering space that embraces the diversity of the Chicago area. By offering exceptional food, customized services, and a welcoming atmosphere, we aim to become a cultural hub and a top choice for dining, events, and celebrations. Through thoughtful planning, community engagement, and a commitment to excellence, Epicure Dining will create memorable experiences for all who walk through our doors.

Epicure Dining operates with tailored hours to accommodate both regular dining and special events. Lunch and dinner service is available by request from Monday to Thursday, 12:00 PM to 11:00 PM. For banquets and special occasions, the venue extends its hours on Fridays, Saturdays, and Sundays from 12:00 PM to 2:00 AM, offering flexibility for brunches, receptions, and late-night gatherings.

The venue also provides customizable hours for conferences, private dinners, and meetings, which can be arranged through advanced reservations.

Staffing at Epicure Dining is strategically aligned with service demands. During setup and preparation, approximately 12 employees—a combination of kitchen and service staff—are scheduled based on guest reservations for the day. Staffing is flexible and scales with event needs. Interestingly, kitchen staffing is reduced during peak event times to streamline operations and maintain efficiency.

Due to current parking limitations, the restaurant and banquet facility is designed to accommodate a maximum capacity of 175 people, including staff. This allows for 165 guests and 8 to 10 employees on-site simultaneously.

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**PLANNED UNIT DEVELOPMENT STANDARDS**

In addition to the special use standards, all planned unit developments shall meet the following general standards:

1. Have the minimum areas as set forth in [Section 17.16.060](#).

**Response:**

Epicure Dining is located within the appropriate zoning district, specifically the B-1 Business District, Limited Retail, which has a minimum area requirement of 1 acre. The property meets and exceeds this minimum requirement, ensuring that the site is adequately sized for the proposed use. Additionally, the site plan takes into account the surrounding zoning districts, and in cases where the restaurant's property abuts or is directly across from similarly zoned areas, those areas have been considered in the overall land calculations. This ensures that the site complies with the minimum area requirements and remains consistent with the intended use of the surrounding zoning districts.

2. The uses permitted in such development are not of such a nature or so located as to exercise an undue detrimental influence or effect upon the surrounding neighborhood;

**Response:**

Epicure Dining will complement the surrounding neighborhood, offering a dining experience that aligns with the area's character and enhances the community. The nature of the restaurant's use—moderate in size and scale—will not place undue pressure on local resources or negatively impact the quality of life for neighboring residents. It is strategically located to ensure minimal disruption, with careful attention to noise control, traffic management, and waste disposal.

3. The plan effectively treats the developmental possibilities of the subject property, making appropriate provisions for the preservation of streams, wooded areas, scenic views, floodplain areas, and similar physical features;

**Response:**

Epicure Dining development plan has been carefully designed. Efforts have been made to minimize the impact on the environment by incorporating sustainable design. Any floodplain areas have been carefully considered in the layout, with drainage and stormwater management solutions that will prevent any disruption to natural water flow. Landscaping and screening will enhance the aesthetic appeal of the site while maintaining the integrity of the surrounding environment. The plan ensures that the development harmonizes with the natural landscape, safeguarding the area's ecological value and scenic beauty for future generations.



4. All requirements pertaining to commercial, residential, institutional or other uses established in the planned unit development conform to the requirements for each individual classification as established elsewhere in this Title, except as may be specifically varied for the proper planning of the planned unit development;

**Response:**

Epicure Dining conforms to all applicable requirements set forth for commercial uses within the planned unit development (PUD), as outlined in the zoning regulations. The development adheres to the specific guidelines for building size, setbacks, parking, and landscaping that apply to commercial establishments in the area. Any variations from the standard requirements have been carefully considered to ensure that they are necessary for the proper planning and functionality of the PUD. These adjustments are designed to enhance the overall planning of the site while maintaining compatibility with the surrounding residential and commercial uses. In all respects, the restaurant meets the standards for its classification and contributes positively to the development's cohesive design.

5. The Planning and Zoning Commission shall determine that the area and width of the lot shall be sufficient for the proposed use, and that the development of the property in the proposed manner creates no outlots which will be difficult to develop in an appropriate manner.

**Response:**

Epicure Dining will be located on a lot with sufficient area and width to accommodate the intended use while meeting all necessary zoning and planning requirements. The size and layout of the property allow for the proper development of the restaurant, with ample space for parking, landscaping, and building placement. The development has been designed in such a way that it will not result in the creation of any leftover outlots or irregular spaces that would be difficult to develop in the future. The property is shaped and sized to ensure that all portions of the lot can be effectively utilized, maintaining the overall integrity and functionality of the site for current and future development needs.

During your testimony at the Public Hearing, you need to testify and present your case for the Special Use being requested. In doing so, you need to address the six (6) Special Use Standards listed below:

**SPECIAL USE STANDARDS**

1. The special use will serve the public convenience at the location of the subject property; or the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.

**Response:**

Epicure Dining will serve the public convenience by providing a much-needed dining option in the area, catering to local residents and visitors alike. It will offer a variety of meals, contributing to the local economy and creating a social hub for the community. The operation of the restaurant will not be detrimental to public health, safety, or general welfare, as it will adhere to all local zoning laws, health codes, and safety regulations. Measures will be in place to manage traffic flow, prevent noise disturbances, and ensure waste disposal meets environmental standards. Additionally, the restaurant will provide sufficient parking, maintaining a safe environment for both customers and pedestrians. Overall, the restaurant will enhance the community's quality of life without posing any risk to public well-being.

2. The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with said special use, the size of the subject property in relation to such special use, and the location of the site with respect to streets giving access to it shall be such that it will be in harmony with the appropriate, orderly development of the district in which it is located;

**Response:**

The location and size of the proposed restaurant are well-suited to the subject property, which is large enough to accommodate the operation without overwhelming the surrounding area. The nature and intensity of the restaurant's operation will be consistent with the character of the district, offering a moderate dining experience that complements the neighborhood's existing businesses and residential spaces. The site is strategically located with easy access to major streets, ensuring smooth traffic flow and minimizing congestion. The restaurant's design and scale are compatible with the surrounding development, maintaining harmony with the district's aesthetic and contributing to its overall orderly growth.

3. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted in such zoning district, nor substantially diminish and impair other property valuations with the neighborhood;

**Response:**

Epicure Dining will not be injurious to the use and enjoyment of nearby properties, as it is designed to complement the existing character of the area. The restaurant's operation will not create

disruptive noise, odors, or excessive traffic that could negatively affect the neighboring properties. Additionally, the establishment will adhere to all zoning regulations, ensuring that its presence enhances the neighborhood rather than detracts from it. Rather than diminishing property values, the restaurant is expected to positively contribute to the area by attracting customers, improving the local economy, and potentially increasing demand for nearby properties. Overall, the restaurant will be a positive addition to the community without negatively impacting neighboring properties.

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

**Response:**

The nature, location, and size of the restaurant building are thoughtfully designed to fit seamlessly within the zoning district and will not impede or discourage the development of adjacent land and properties. The structure is appropriately scaled to complement the surrounding area, ensuring that it does not block views, create unnecessary traffic congestion, or disrupt the flow of development in the district. Additionally, the restaurant's design and operation are in alignment with the zoning regulations, allowing for future growth and development of neighboring properties without hindrance. The establishment will enhance the area by providing a quality service while leaving ample opportunity for further development in accordance with the zoning district's intended use.

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

**Response:**

Adequate utilities, access roads, drainage, and other necessary facilities have been carefully planned to support the restaurant's operation and ensure minimal impact on the surrounding area. The restaurant will be connected to existing municipal water, sewer, and electrical systems, with all necessary upgrades to accommodate the business. Access roads will be designed for smooth traffic flow, and parking will be sufficient for both customers and staff. A comprehensive drainage plan has been developed to prevent any runoff or flooding issues, ensuring that the site remains environmentally responsible. These infrastructure improvements will be implemented prior to the restaurant's opening, guaranteeing that all essential services are in place to support the establishment and its integration into the community.

6. Parking areas shall be of adequate size for the particular special use, which areas shall be properly located and suitably screened from adjoining residential uses, and the entrance and exit driveways to and from these parking areas shall be designed so as to prevent traffic hazards, eliminate nuisance and minimize traffic congestion in the public streets.

**Response:**

The parking area for the restaurant will accommodate the expected volume of customers and staff, with ample space to ensure smooth flow and prevent congestion. The parking lot is strategically located on the property to minimize any impact on surrounding areas. The entrance and exit driveways will be carefully planned to provide safe and efficient access, with clear signage and design elements to direct traffic flow and reduce potential hazards. These measures will prevent traffic disruptions and minimize the risk of accidents, ensuring that the restaurant's parking facilities integrate seamlessly with the surrounding neighborhood and public streets.

During your testimony at the Public Hearing, you need to testify and present your case for the variance by addressing the three (3) Variation Standards listed below:

**Criteria for Zoning Variation.**

- A. The regulations of this Title shall not be varied unless findings of fact are made based upon evidence presented at the hearing that:
1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations of the zoning district in which it is located except in the case of residential zoning districts:

**Response:**

Our proposed restaurant and banquet hall at 720 W Lake Cook Rd, Buffalo Grove, IL 60089, is specifically designed to address a distinct gap in the suburban Chicago market for an international family-friendly restaurant, banquet hall, and event space that caters to diverse cultural communities.

If the current zoning regulations do not permit a full-service restaurant and banquet hall, the property would be unable to achieve a reasonable return. The plan explicitly states that the restaurant and event space will offer a variety of catering options, making it the ideal location for intimate family gatherings, corporate events, weddings, and large-scale celebrations.

Without the necessary zoning variance to operate as a restaurant and banquet hall, the property would be unable to meet a clear and growing market demand. The target demographics—diverse and culturally rich communities—are increasingly dispersed, with significant concentrations in Cook, DuPage, and Lake Counties. Epicure seeks to become a central destination for these communities, offering a vibrant culinary experience and a venue to celebrate their cultural traditions. The zoning variance is essential to unlock this opportunity and fulfill a demonstrated regional need.

If restricted to less comprehensive uses allowed by existing zoning, the property's potential for generating substantial revenue and serving the community as envisioned in the business plan would be severely limited, thus preventing a reasonable return on investment.

2. The plight of the owner is due to unique circumstances:

**Response:**

Our request for this variation stems from circumstances specific to our property, not a desire to circumvent general zoning regulations.

- **Existing Building Constraints:** The existing structure on the property has an architectural design and interior layout that makes it exceptionally well-suited for a restaurant and banquet hall, requiring minimal structural changes. Reconfiguring it for other permitted uses would necessitate costly and extensive demolition and reconstruction, effectively making it economically unfeasible.

- **Lot Size:** Currently, Epicure Dining has 61 dedicated parking spaces; however, the village zoning code stipulates a requirement of 62 stalls for eating and dining establishments. To fully address and surpass this requirement, we have successfully secured a formal agreement with Hamilton Partners. This agreement grants us access to an additional 14 parking spots conveniently located at the rear of the building. This combined arrangement provides Epicure Dining with a total of 75 available parking spaces (61 dedicated + 14 supplemental), which is more than sufficient to not only meet but substantially exceed the village's parking requirements.
- **Proximity to Commercial Hub/Limited Residential Appeal:** While some adjacent areas might be residential, our property is uniquely situated in a commercial corridor, and major roads, and makes this suitable for a community-serving business like a restaurant/banquet hall that can capitalize on higher traffic counts.

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

**Response:**

We believe that the proposed restaurant and banquet hall will not alter the essential character of the neighborhood; in fact, it will complement and enhance the current building.

- **Aesthetic Compatibility:** Our plans include a prairie style look. We have designed the building's exterior and lighting to be tasteful and blend seamlessly with the existing streetscape, avoiding any stark or contrasting appearances.
- **Traffic and Parking Management:** We have conducted a traffic study and have enough dedicated parking spaces on-site, which we believe will be sufficient for our projected capacity. We have also considered off-peak hours and potential ride-sharing options to mitigate any parking or traffic concerns for residents. Our operations will be designed to minimize any impact on local traffic flow.
- **Community Benefit:** Rather than altering the character, our establishment will provide a valuable community amenity, offering a much-needed venue for local events, celebrations, and dining experiences, potentially reducing the need for residents to travel outside the village for such services. We anticipate contributing positively to local economic activity and fostering a sense of community.
- **Maintaining Property Values:** We have ensured that our design and operational plan are of high quality, which we anticipate will enhance property values in the vicinity, rather than detract from them. Our aim is to be a welcome and harmonious addition to the Buffalo Grove community and family.

MEMORANDUM TO: Olga Karvatskaya  
Epicure Dining

FROM: Brendan May, PE, PTOE  
Principal

Luay Aboona, PE, PTOE  
Principal

DATE: February 14, 2025

SUBJECT: Traffic and Parking Impact Statement  
Epicure Dining Banquet Hall  
Buffalo Grove, Illinois

This memorandum presents the findings of a summary traffic and parking evaluation conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed Epicure Dining Banquet Hall to be located at 720 W. Lake Cook Road in Buffalo Grove, Illinois. The purpose of this study is to document the existing roadway conditions, estimate the peak hour trips to be generated by the facility, compare the trips generated to the previously use on site, and evaluate the adequacy of the proposed access drives and parking supply.

## Proposed Development

The development site is located at 720 W. Lake Cook Road which occupies the northeast corner of the intersection of Lake Cook Road and Weidner Road in Buffalo Grove, Illinois. As proposed, the existing approximately 6,200 square-foot building will be repurposed to contain a 175-seat banquet facility with eight to twelve employees. Hours of operation of the banquet facility will be from 7:00 P.M. to 12:00 A.M. on Friday, 7:00 P.M. to 2:00 A.M. on Saturday, and from 2:00 P.M. to 6:00 P.M. on Sunday. The facility will not be open the rest of the week. Access to the site will continue to be provided via two full movement access drives on the east-west circulation road connecting Weidner Road to Lake Cook Road. Parking for the site will be accommodated by the existing 76 parking spaces serving the site. A copy of the site plan is included in the Appendix.

## Existing Roadway Characteristics

*Lake Cook Road* is an east-west principal arterial roadway that generally provides two travel lanes in each direction, at its signalized intersection with Weidner Road, Lake Cook Road provides an exclusive left-turn lane, a through lane, and a shared through/right-turn lane on the eastbound and westbound approaches. Lake Cook Road is under the jurisdiction of the Cook County Department of Transportation and Highways and carries an annual average daily traffic (AATD) volume of 29,400 vehicles (IDOT 2022).

*Weidner Road* is generally a north-south local roadway that provides a single travel lane in each direction. At its signalized intersection with Lake Cook Road, Weidner Road provides an exclusive left-turn lane and a shared through/right-turn lane on the northbound and southbound approaches. Weidner Road is under the jurisdiction of the Village of Buffalo Grove.

## Estimated Vehicle Trip Generation and Comparison

The volume of traffic estimated to be generated by the proposed facility was based on the proposed 175 seats proposed. Based on KLOA, Inc's past experience with banquet facilities, the typical vehicle occupancy (on average) is 2.5 people per vehicle with approximately 10 percent of attendees utilizing other means of transportation such as taxi, uber, lyft, etc. Therefore, it is anticipated that 7 vehicle trips will be generated by ridesharing vehicles and 63 trips generated by personal vehicles and that all of these vehicles will arrive in the hour leading up to the start of an event at the facility.

The trips estimated to be generated by the banquet facility were compared to the trips generated by the former use of the site as a restaurant based on information published in the Institute of Transportation Engineers (ITE) *Trip Generation Manual* 11<sup>th</sup> Edition. For the purposes of this comparison Land-Use Code 932 High-Turnover Sit-Down Restaurant was utilized. **Table 1** summarizes the estimated vehicle trip generation and comparison. As can be seen from Table 1, the proposed banquet facility is anticipated to generate less trips than the existing use of the site as a restaurant.

Table 1  
SITE-GENERATED TRIP ESTIMATE COMPARISON

| ITE<br>Land-Use<br>Code | Type/Size                                           | Weekday Evening Peak Hour |            |            |
|-------------------------|-----------------------------------------------------|---------------------------|------------|------------|
|                         |                                                     | In                        | Out        | Total      |
|                         | Personal Vehicle Trips                              | 63                        | 0          | 63         |
|                         | Drop-Off/Pick-Up Trips                              | 7                         | 7          | 14         |
|                         | Banquet Facility Total                              | 70                        | 7          | 77         |
| 932                     | High-Turnover (Sit-Down)<br>Restaurant (6,200 s.f.) | 52                        | 49         | 101        |
|                         | <b>Difference</b>                                   | <b>+18</b>                | <b>-42</b> | <b>-24</b> |

## Access Evaluation

Access to the site is provided via two full movement access drives off a circulation roadway that connects Weidner Road with Lake Cook Road. The circulation roadway has a right-in/right-out intersection with Lake Cook Road and a full movement access drive with Weidner Road. As previously indicated, Weidner Road has a signalized intersection with Lake Cook Road. This access system will be adequate to serve the proposed banquet facility due to the following:

- The banquet facility is open in the late evening and on weekends when the traffic volumes along Lake Cook Road are much lower than the weekday morning and evening peak hour of commuter traffic.
- The signalized intersection of Weidner Road with Lake Cook Road serves various other general office, medical office, restaurant, and hospitality land-uses that are not open at the same time as the proposed facility.
- The proposed access system provides efficient and flexible access with multiple means of ingress and egress to Lake Cook Road.

## Parking Evaluation

The parking demand for the proposed development was estimated based on the Village of Buffalo Grove Zoning Ordinance and data provided from Epicure Dining

### Village of Buffalo Grove Parking Requirements

The Village of Buffalo Grove Zoning Ordinance requires that parking for eating and drinking establishments provide parking at a ratio of one parking space per 100 square-feet. With an approximately 6,200 square-foot building, a total of 62 parking space is required. Therefore, the existing 76 parking spaces meets the Village of Buffalo Grove Zoning Ordinance.

### Estimated Parking Demand

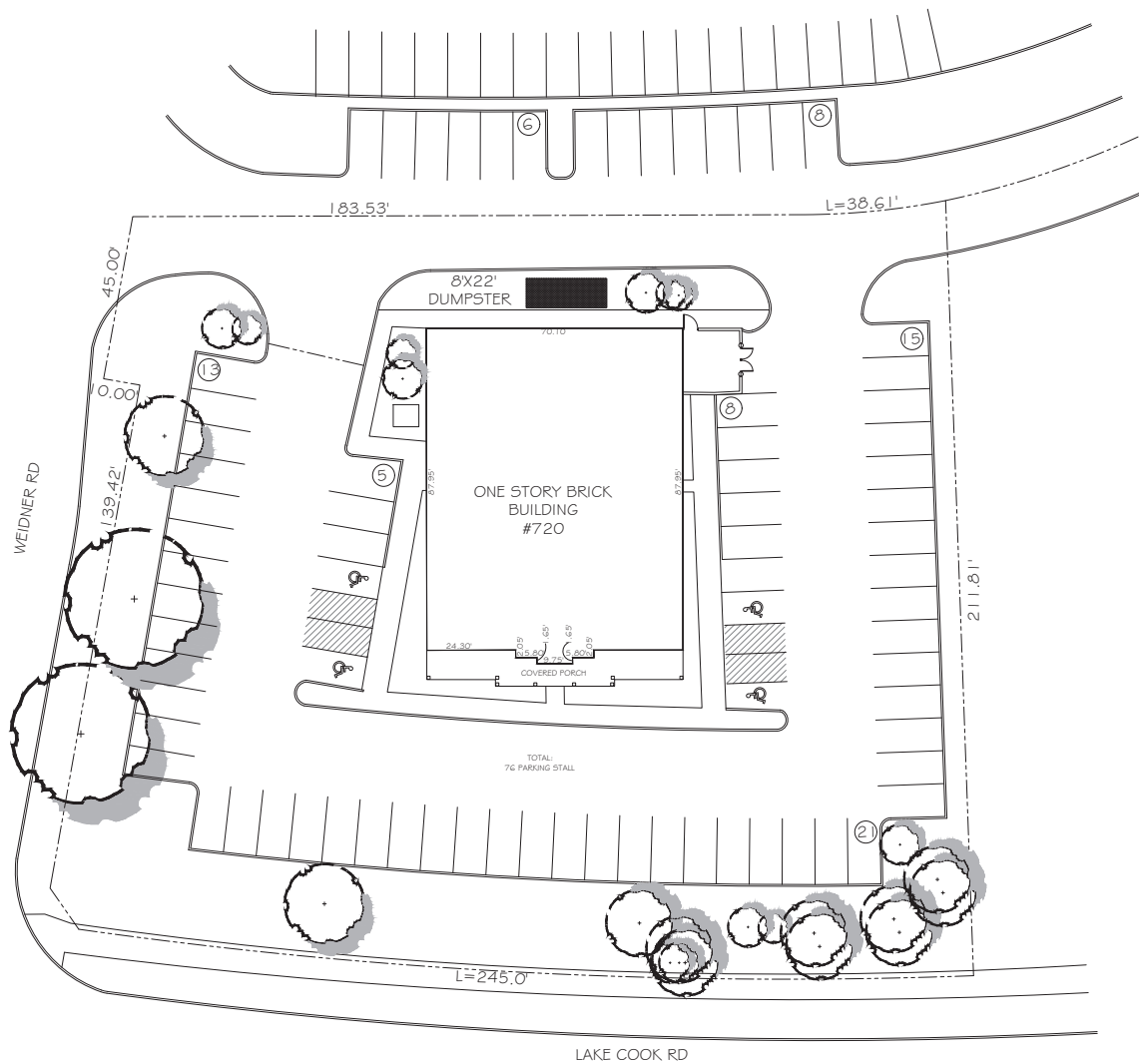
As previously indicated, the banquet facility will have a total of 175 seats. Based on KLOA, Inc's past experience with banquet facilities, the typical vehicle occupancy (on average) is 2.5 people per vehicle with approximately 10 percent of attendees utilizing other means of transportation such as taxi, uber, lyft, etc. Therefore, the anticipated parking demand for guests of the proposed facility for a peak event will be 63 spaces. With up to 12 employees, the total estimated parking demand will be 75 spaces. Therefore, the 76 parking spaces can accommodate the estimated parking demand for a peak event. However, it should be noted that the parking spaces located on the north side of the circulation roadway should be utilized by employees of the facility so that the parking spaces proximate to the building are available for guests.

## Conclusion

Based on the proposed development plan and the preceding evaluation, the following conclusions and recommendations are made:

- The traffic to be generated by the proposed banquet facility will not have a significant impact on the surrounding roadway network.
- The peak hour traffic estimated to be generated by the banquet facility is less than the traffic estimated to be generated by the parcel as a restaurant land-use.
- The access system as proposed will be adequate in accommodating the future traffic volumes given that:
  - The banquet facility is open in the late evening and on weekends when the traffic volumes along Lake Cook Road are much less than the weekday morning and evening peak hour of commuter traffic.
  - The signalized intersection of Weidner Road with Lake Cook Road serves various other general office, medical office, restaurant, and hospitality land-uses that are not open at the same time as the proposed facility.
  - The proposed access system provides efficient and flexible access with multiple means of ingress and egress to Lake Cook Road.
- The proposed facility will have 76 parking spaces which will meet the parking requirements per the Village of Buffalo Grove Zoning Ordinance and can accommodate a peak event based on KLOA, Inc.'s experience with similar facilities.

# Appendix



**EXISTING SITE PLAN**  
SCALE: N.T.S.

**1**

**Document Record:**

| Issued Date | Description         |
|-------------|---------------------|
| 12.20.2024  | FOR DEMOLITION PERM |
|             |                     |
|             |                     |

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RENOVATING AN EXISTING RESTAURANT  
**EPICURE DINING LLC**  
720 W LAKE COOK RD  
BUFFALO GROVE, IL 60089

Issue Date: 09-27-2023  
Drawn By: PAI

Sheet: EXISTING SITE PLAN

**A0.2**

PAI PROJECT NUMBER  
2024.00

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HAMILTON PARTNERS, INC.  
1130 Lake Cook Road, #190  
Buffalo Grove, IL 60089  
P (847) 459-9225  
F (847) 459-8918

June 11, 2025

Mr. Kon Kruglyak  
Epicure Dining

**RE: 720 W. LAKE COOK ROAD**

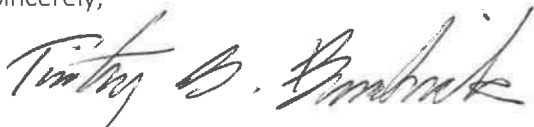
Dear Mr. Kruglyak,

Based on your input and per your previous emails submitted to our office, it is our understanding that you are seeking permits from the Village of Buffalo Grove for the renovation of the above captioned property which will, upon completion, be used as a "sit down" restaurant use with such use to include banquet use. This use would not include "fast food" use nor would it include a "social encounter" restaurant or bar which is designed and operated primarily for mixing, mingling and social encounters such as "singles bars".

Based on the above conditions, you have provided the attached site plan depicting 14 parking stalls located just north of your northern property line and contained within the boundary of the 750 Lake Cook Road building property. Ownership of the 750 Lake Cook Road property hereby acknowledges that contingent upon the use of the 720 building property as defined above, patrons of the restaurant are entitled to the use of these parking stalls located north of your northern property line as depicted on the enclosed drawing.

Given that the property is within the Buffalo Grove Business Park, John Stevens, our property manager, will reach out to you to review ongoing responsibilities as well as signage and exterior alterations approval requirements of the Owner of the 720 Building property in relation to the Buffalo Grove Business Park Property Owners Association. Please reach out if any questions. We hope that this location will prove to be very successful and look forward to the opening of this use within the Buffalo Grove Business Park.

Sincerely,



Timothy G. Beechick  
Partner

TGB:mcs

Encl.

CC: John Stevens / HP

*More details on the safety and security plan, including:*

- *What security measures will you have in place? On-site Security, Lighting in the Parking lot, Surveillance cameras?*

**Parking Lot Lighting:** The parking lot is equipped with six strategically placed lights around the building, providing a full visibility. This setup helps deter suspicious activity and ensures guests feel safe when arriving or leaving the venue at night.

**Surveillance Cameras:** High-resolution security cameras will be installed throughout key areas, including entrances, exits, event spaces, hallways, and the parking lot. The footage will be recorded and monitored in real time to ensure comprehensive coverage.

- *How will you ensure the banquet facility will be closed by 2am?*

To ensure the banquet facility is closed by 2 a.m., we will implement strict operational policies and clear procedures for both staff and guests. All event contracts will include a clause stating that events must end no later than 1:30 a.m., allowing 30 minutes for clean-up and guest departure. Staff will be trained to begin wind-down procedures well in advance, including lowering music volume, stopping alcohol service, and notifying guests of closing time.

- *How will you figure out what kinds of problems could pop up at different events, so you can be ready for them and what will your procedure be? (Like knowing if a bigger wedding needs more attention than a quiet dinner.)*

To anticipate and prepare for potential problems at different events, we will conduct a thorough risk assessment during the planning stage of each booking. This includes evaluating the size of the event, type of gathering (e.g., wedding, corporate meeting, dinner party), guest count, alcohol service, and special requests. Larger or high-energy events like weddings will be flagged for increased staffing and more detailed coordination. If there are 100 or more guests in the hall room, security personnel will be onsite to help ensure a safe and well-managed environment. We will use a standardized event checklist to identify potential risks—such as overcrowding, parking issues, or guest behavior—and assign specific responsibilities to staff. The General Manager will oversee operations, monitor the event in real time, and be ready to respond to issues quickly. After each event, we will hold a debrief with staff to review what went well and what could be improved, updating our procedures as needed to stay ready for future challenges.

- *Who's going to oversee keeping everyone safe, and how will you make sure all your staff, from servers to cleaners, know how to handle tricky situations or emergencies?*

Security will be onsite for large-size reservations to help maintain a safe and controlled environment. The General Manager will oversee keeping everyone safe during all events. This person will be responsible for emergency response, conflict resolution, and coordination with local authorities. He will oversee security measures, ensure all safety protocols are followed, and act as the point of contact during any emergency. To make sure every staff member—from servers to cleaners—knows how to handle tricky situations, we will provide regular training sessions covering topics like fire evacuation, handling intoxicated guests, medical emergencies, and dealing with disruptive behavior.

- *What security measures will you have in place to keep everyone secure? (Think cameras, strong locks, good lighting, and ways to control who comes in and out.)*

To ensure the safety and security of everyone on the premises, we will implement a comprehensive set of measures. Security cameras will be strategically placed throughout the property to provide continuous surveillance and deter unauthorized activity. All entry points will be equipped with strong locks to prevent break-ins. Ample lighting will be installed in both interior and exterior areas, including walkways, to eliminate dark spots and enhance visibility at night. Additionally, access for guests will be controlled through the front doors, while employees will enter through the back doors.

- *What's your game plan for when things go wrong, like a fire, someone getting hurt, or an unwelcome guest? (You need clear steps for every emergency.)*

In the event of an emergency, we will follow a clear and well-structured response plan to keep everyone safe and minimize risk. For fires, we will have smoke detectors and fire extinguishers in key areas, along with clearly marked exit signs. In the event of a fire, all guests and staff will be evacuated quickly and safely according to our emergency evacuation plan. If someone gets hurt, we will provide first aid while emergency services are contacted immediately. A fully stocked first aid kit will always be accessible. In the case of an unwelcome guest or security threat, we will follow a lockdown procedure, notify authorities, and use surveillance footage to monitor the situation.

- *How will you team up with the local police, fire department, and paramedics so they know about your place and can help you out fast if you ever need them?*

We will establish strong connections with local emergency services, including the police, fire department, and paramedics, to ensure a quick and effective response in any situation. This will start with notifying each department about our location, layout, and the nature of any incidents. We will invite them for walkthroughs and safety inspections so they are familiar

with the property and can respond efficiently if needed. Contact information for all emergency services will be kept up to date and easily accessible to staff.

- *Can you please confirm the setback of the ground sign:*

When we begin renovations, we will bring on a dedicated sign company that will come up with an architectural plan for village approval.

- *What are the specs of the Wall Sign / Length, Height, Illumination*

*Attachment PDF in the email.*

- *Confirm the color of the wall sign and ground sign:*

*Black or Brown*

- *Photometric Plan*

Please see #8 in response letter

- *Can you please confirm the operation from a number of employees and the number of hours they will be there, and the maximum number of guests.*

**Maximum Number of Guests:** 175 people

**Staffing:** 10-12 people

- **Day Shift (9:00 AM – 6:00 PM):** 10–12 employees on-site for setup, cleaning, kitchen prep, and general operations.
- **Evening Shift (Starting at 7:00 PM):** Approximately 8-10 employees will remain to manage the event (depending on the amount of guest in the hall), including servers, bussers, and kitchen staff.

This staffing plan ensures adequate coverage for both preparation during the day and smooth operation during events in the evening, while keeping the guest capacity within the allowed limit of 175 people.

- *Confirm there is no valet parking.*

There will be no valet parking.

## **Response to Police Follow-Up Question:**

### **Alcohol Policy and Enforcement**

We will implement strict rules prohibiting the consumption of alcohol outside the building and within the parking lot. Our policy will explicitly state that all alcohol purchased and consumed on the premises must remain within the confines of the licensed interior spaces of the restaurant and banquet hall. No alcoholic beverages will be permitted to leave the building.

Enforcement of this policy will be multifaceted and rigorously applied:

- **Staff Training:** All Epicure Dining staff, particularly servers, bartenders, and event personal, will undergo comprehensive training on responsible alcohol service, including our specific policy regarding no outdoor consumption. This training will emphasize identifying and addressing attempts to take alcohol outside the building.
- **Staff Monitoring:** Our staff will actively monitor the premises, including entrances, exits, and the parking lot, during events where alcohol is served. This includes regular patrols by designated staff members to ensure compliance.
- **Event Leaders Oversight:** For banquet and private events, our dedicated event leaders will work directly with clients to communicate and enforce this policy. They will be responsible for ensuring guests understand and adhere to the rules throughout the event.
- **Security Personnel (as needed):** For larger events or those with higher anticipated attendance, Epicure Dining will utilize professional security personnel to assist with monitoring and enforcement, including ensuring adherence to alcohol policies in all areas, including the parking lot.
- **Immediate Intervention:** Any observed attempts to consume alcohol outside the building will result in immediate intervention by staff. Guests will be politely but firmly reminded of the policy and asked to return inside or dispose of the alcoholic beverage. Repeated non-compliance will lead to removal from the premises.
- **Collaboration with Authorities:** We are committed to maintaining an open line of communication with the Buffalo Grove Police Department. In instances of persistent non-compliance or any public safety concerns related to alcohol, we will not hesitate to contact law enforcement for assistance. Our goal is to prevent issues proactively, but we are prepared to collaborate with the police to ensure public order and safety.

# Epicure Dining LLC

720 W LAKE COOK RD  
BUFFALO GROVE, IL 60089

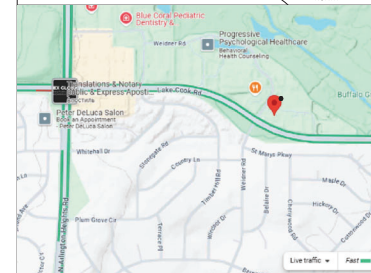


EXISTING BUILDING FRONT VIEW

## DRAWINGS INDEX:

|       |                                              |
|-------|----------------------------------------------|
| C.0   | COVER PAGE                                   |
| A0.2  | EXISTING SITE PLAN                           |
| A.0.3 | PROPOSED SITE PLAN                           |
| A1.0  | EXISTING FLOOR PLAN WITH DEMO NOTES          |
| A1.1  | PROPOSED FLOOR PLAN                          |
| A2.0  | EXISTING EXTERIOR ELEVATIONS WITH DEMO NOTES |
| A2.1  | EXISTING EXTERIOR ELEVATIONS WITH DEMO NOTES |
| A2.2  | PROPOSED EXTERIOR ELEVATIONS                 |
| A2.3  | PROPOSED EXTERIOR ELEVATIONS                 |
| A2.4  | PROPOSED EXTERIOR GROUND MONUMENT SIGN       |

## PROJECT LOCATION:



## Document Record:

| Revised Date | Description                               |
|--------------|-------------------------------------------|
| 11.20.2014   | For SCHEDULING/PS&M                       |
| 3.24.2015    | Public Hearing for the PUD Amendment      |
| 5.21.2015    | Proposed Prairie Style Elevation (Detail) |

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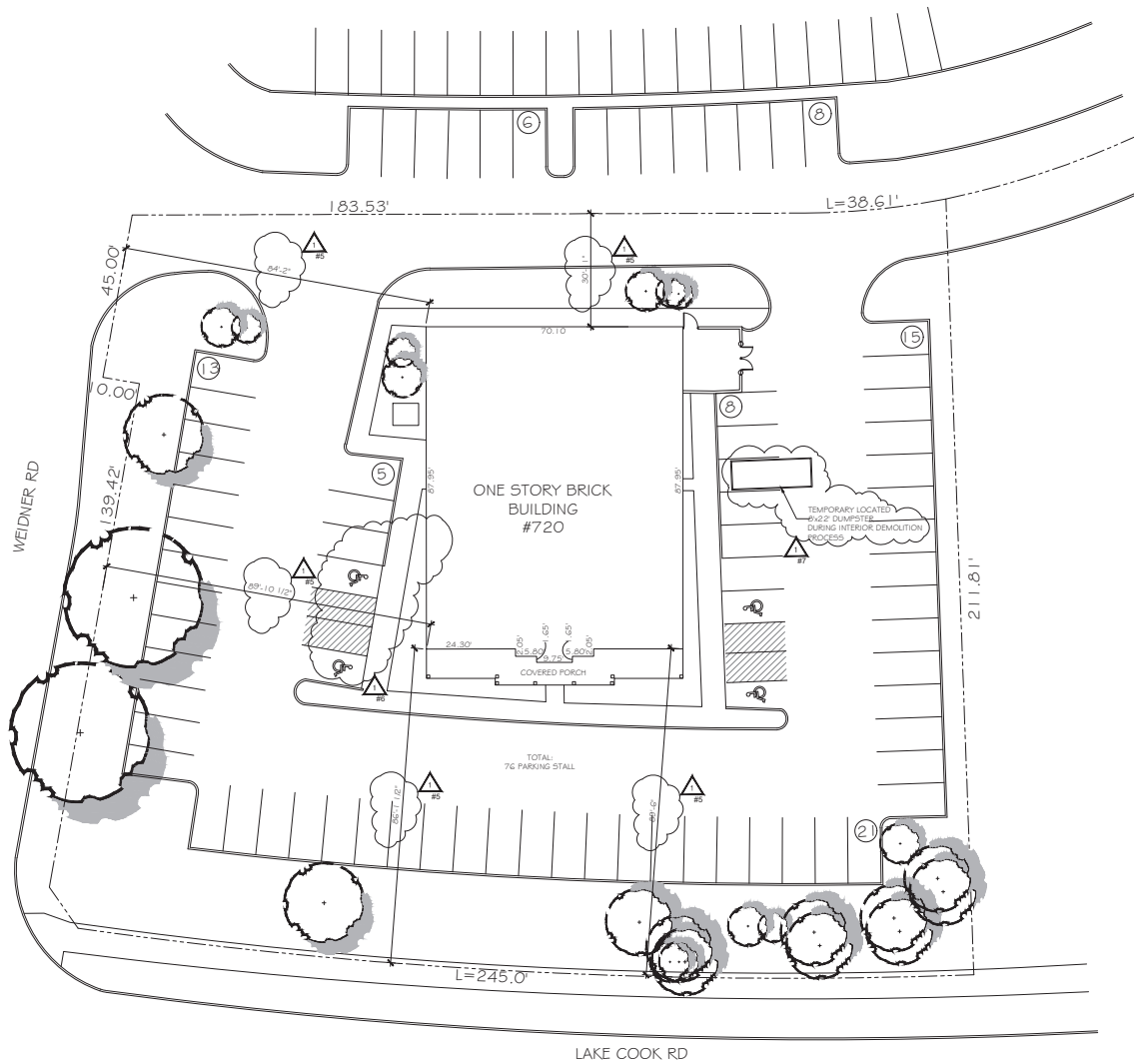
RENOVATING AN EXISTING RESTAURANT  
**EPICURE DINING LLC**  
720 W LAKE COOK RD  
BUFFALO GROVE, IL 60089

Issue Date: 09-27-2023  
Drawn By: PAI

Sheet: COVER SHEET  
SHEET INDEX

**C.0**

PAI PROJECT NUMBER  
20124.00



**EXISTING SITE PLAN**  
SCALE: 1/16"=1'-0"

1

**Document Record:**

| Revised Date | Description                               |
|--------------|-------------------------------------------|
| 11.20.2014   | For DEMOLITION PERMITS                    |
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| 5.21.2015    | Proposed Prairie Style Elevations (Set 1) |

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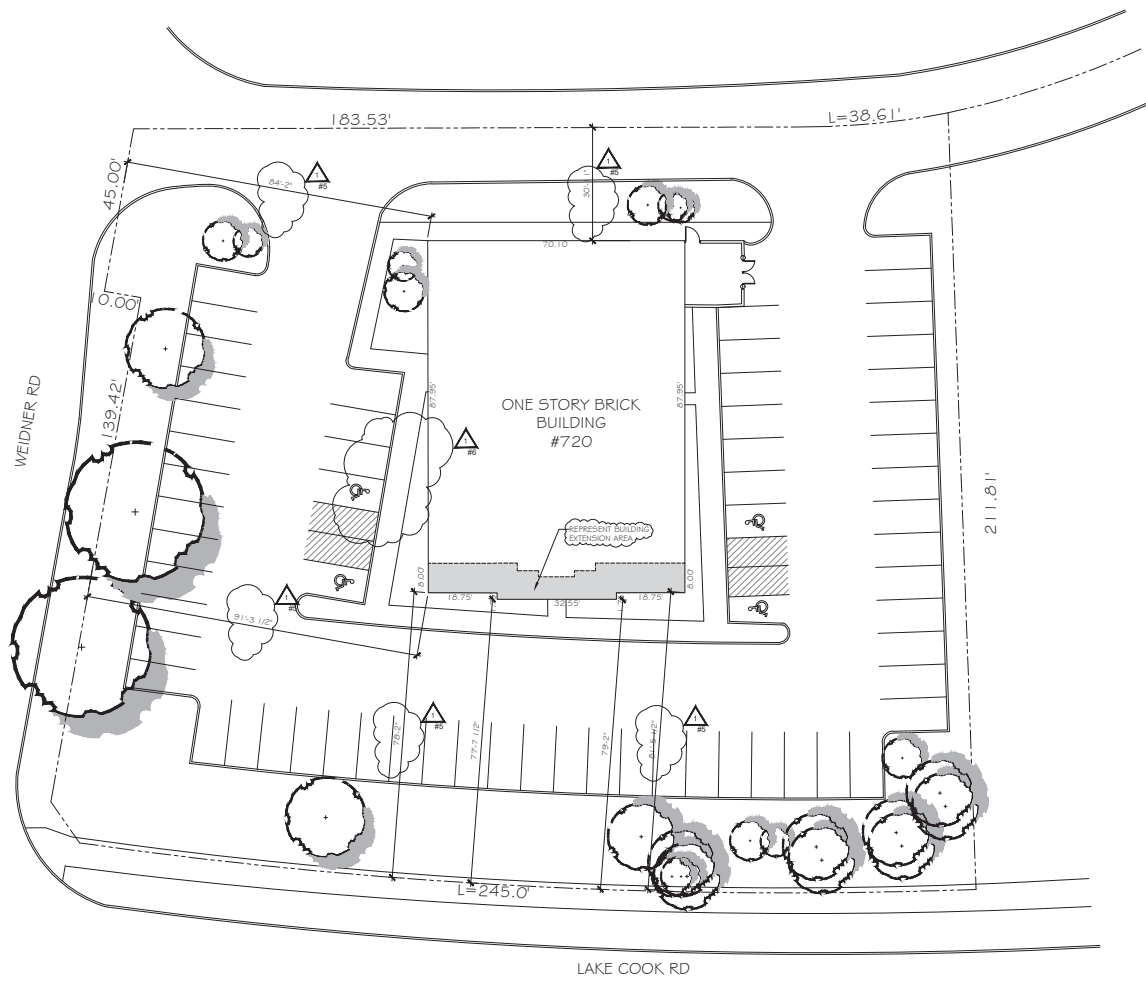
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Lester E. Purohit, P.E., AIA

**RENOVATING AN EXISTING RESTAURANT**  
**EPICURE DINING LLC**  
720 W LAKE COOK RD  
BUFFALO GROVE, IL 60089

Issue Date: 09-27-2023  
Drawn By: PAI  
Sheet: EXISTING SITE PLAN

**A0.2**

PAI PROJECT NUMBER  
20124.00



**PROPOSED SITE PLAN**  
SCALE: 1/16"=1'-0"

**1**



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| Document Record: |                                           |
|------------------|-------------------------------------------|
| Issued Date      | Description                               |
| 11.20.2014       | For SCHEDULING/PERMITS                    |
| 3.24.2015        | Public Hearing for the PUD Amendment      |
| 5.21.2015        | Proposed Prairie Style Elevations (Set 1) |

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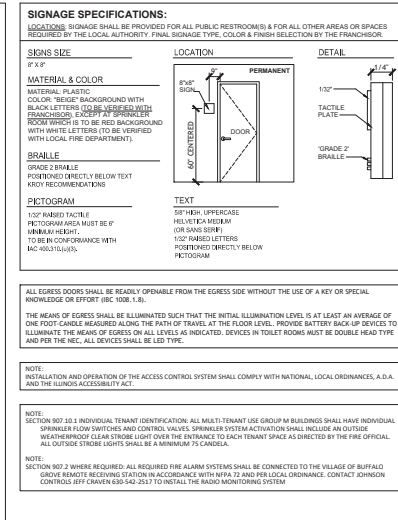
Issue Date: 09-27-2013  
Drawn By: PAI  
Sheet: PROPOSED SITE PLAN

**A0.3**  
PAI PROJECT NUMBER  
20124.00





1



REINOVATING AN EXISTING RESTAURANT  
**EPICURE DINING LLC**  
 7720 W LAKE COOK RD  
 BUFFALO GROVE, IL 60089

## A 1.1

PAI PROJECT NUMBER  
20124.00



**PROPOSED FRONT-SOUTH ELEVATION**

SCALE: 1/4"=1'-0"

**1**



**PROPOSED RIGHT-EAST ELEVATION**

SCALE: 1/4"=1'-0"

**2**

| KEYNOTE LEGEND |                                                              |
|----------------|--------------------------------------------------------------|
| TAG            | DESCRIPTION                                                  |
| 1              | 12X12 BOX COLUMN FIBER CEMENT WHITE COLUMN                   |
| 12             | EXTERIOR LIGHT FIXTURE BRUSHED NICKEL DOWNLIGHT              |
| 13             | REPAINTED EXISTING STANDING SEAM METAL ROOFING PANELS        |
| 14             | 3 COAT STUCCO FINISH                                         |
| 21             | FIBER CEMENT PANEL FINISHED JAMES HARDIE OR EQUAL (COLOR #1) |
| 22             | NEW PAINTED WITH POWER WASHED EXISTING BRICK (COLOR #1)      |

| EXTERIOR MATERIAL LEGEND                       |                               |
|------------------------------------------------|-------------------------------|
|                                                | FRONT GABLE                   |
|                                                | 3 COAT STUCCO FINISH          |
|                                                | 12X12 BOX COLUMN              |
|                                                | EXISTING REPAINTED METAL ROOF |
| Paint Colors > White > Montgomery White OC-148 |                               |
| COLOR #1                                       |                               |
| Paint Colors > Orange > Georgian Brick HC-50   |                               |
| COLOR #2                                       |                               |

**Document Record:**

| Issued Date | Description                          |
|-------------|--------------------------------------|
| 12-20-2024  | FOR DEMOLITION PERMITS               |
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| 5-21-2025   | Proposed Prairie Style Elevations    |

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Issue Date: 09-27-2025  
Drawn By: PAI

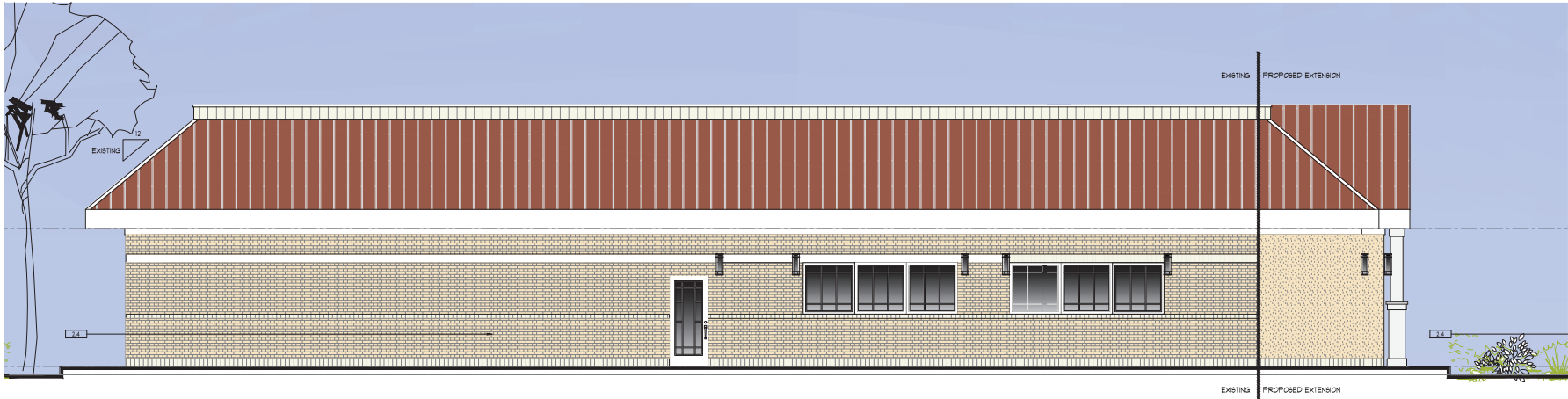
Sheet: PROPOSED ELEVATIONS

**A 2.2**

PAI PROJECT NUMBER  
20124\_00



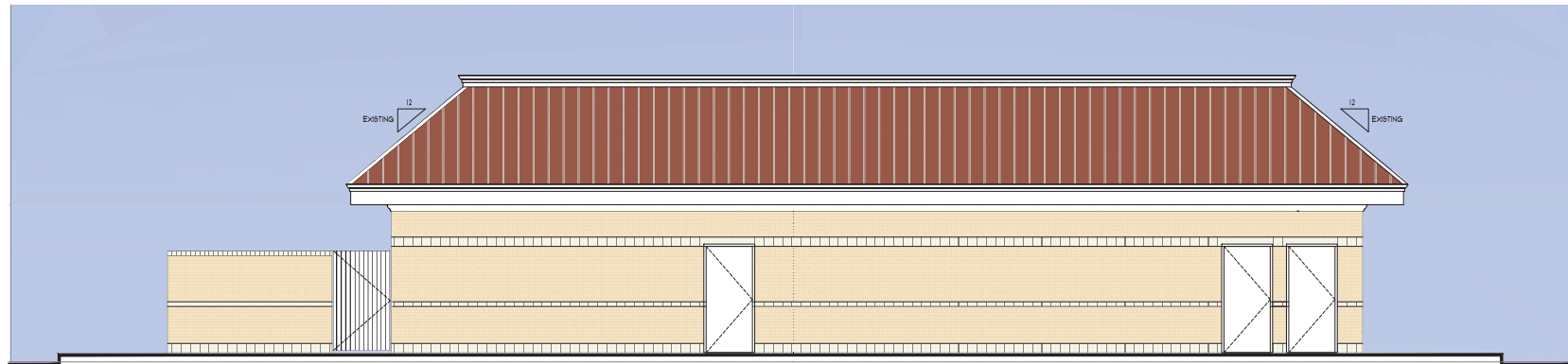
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**PROPOSED LEFT-WEST ELEVATION**

SCALE: 1/4"=1'-0"

**1**



**PROPOSED REAR-NORTH ELEVATION**

SCALE: 1/4"=1'-0"

**2**

**KEYNOTE LEGEND**

| TAG | DESCRIPTION                                                   |
|-----|---------------------------------------------------------------|
| 11  | FRAME STYLE 12X12 BOX COLUMN FIBER CEMENT WHITE COLUMN        |
| 12  | EXTERIOR LIGHT FIXTURE BRUSHED NICKEL DOWNLIGHT               |
| 13  | REPAINED EXISTING STANDING BEAM METAL ROOFING PANELS          |
| 14  | 3 COAT STUCCO FINISH                                          |
| 21  | FIBER CEMENT PANEL FINISHED- JAMES HARDIE OR EQUAL (COLOR #1) |
| 22  | NEW PAINTED WITH POWER WASHED EXISTING BRICK (COLOR #1)       |

**EXTERIOR MATERIAL LEGEND**

|                      |
|----------------------|
| FRONT GABLE          |
| 3 COAT STUCCO FINISH |
| 12X12 BOX COLUMN     |
| EXISTING             |
| REPAINED METAL ROOF  |

Paint Colors : White : Montgomery White OC-148

COLOR #1

Paint Colors : Orange : Georgian Brick HC-50

COLOR #2

**Document Record:**

| Issued Date | Description                            |
|-------------|----------------------------------------|
| 12-20-2024  | For DEMOLITION PERM                    |
| 3-24-2025   | Public Hearing for the PLD Amendment   |
| 5-21-2025   | Proposed Plans Style Elevations Date 1 |

DO NOT SCALE THE DRAWINGS. PURSUANT TO THE PROFESSIONAL ARCHITECT'S LICENSE, THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION. IN THE EVENT OF A DISCREPANCY BETWEEN THE DRAWINGS AND THE EXISTING CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING. THE ARCHITECT SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS PRIOR TO STARTING THE AFFECTED WORK.

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**Purohit Architects**

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Indian Creek, IL 60133

262-455-0200

denise@purohitarchitects.com

ARCHITECT OF RECORD

PROFESSIONAL DESIGN FIRM ARCHITECT

CORPORATION LICENSE NO. 166-000003

License Expires: 04/30/2028

**PA**

**Purohit Architects**

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RENOVATING AN EXISTING RESTAURANT  
**EPICURE DINING LLC**  
720 W LAKE COOK RD  
BUFFALO GROVE, IL 60089

Issue Date: 09-27-2025

Drawn By: PAI

Sheet: PROPOSED ELEVATIONS

**A 2.3**

PAI PROJECT NUMBER

20124.00



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1

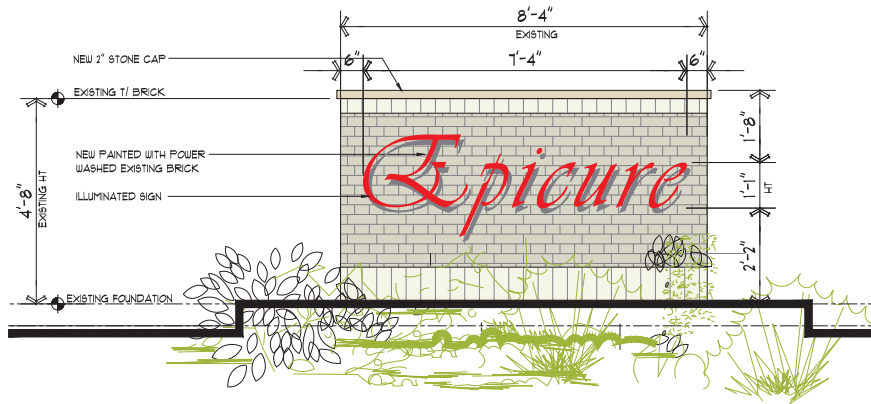
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720 W LAKE COOK RD  
BUFFALO GROVE, IL 60089

## A 2.5

PA|PROJECT NUMBER  
20124.00



**PROPOSED GROUND MONUMENT SIGN**  
SCALE: 3/4"=1'-0"

1



**EXISTING GROUND MONUMENT SIGN**  
SCALE: 1/4"=1'-0"

2



**Document Record:**

| Revised Date | Description                               |
|--------------|-------------------------------------------|
| 11.20.2014   | For CD/CD/CD/CD/CD/CD                     |
| 3.24.2015    | Public Hearing for the PUD Amendment      |
| 5.21.2015    | Proposed Prairie Style Elevations (Set 1) |

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RENOVATING AN EXISTING RESTAURANT  
**EPICURE DINING LLC**  
720 W LAKE COOK RD  
BUFFALO GROVE, IL 60089

Issue Date: 09-27-2023

Drawn By: PAI

Sheet: PROPOSED EXTERIOR  
GROUND MONUMENT SIGN

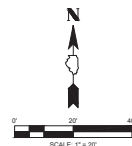
**A 2.4**

PAI PROJECT NUMBER  
20124.00

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SUBJECT SITE AREA  
48256.11 SQ. FT.

# PLAT OF SURVEY



PARCEL 1:

LOT 1 IN BUFFALO GROVE BUSINESS PARK UNIT 8, BEING A SUBDIVISION IN THE NORTH 1/2 OF SECTION 5, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS AND DRIVEWAY PURPOSES THROUGH LOT 2 IN BUFFALO GROVE BUSINESS PARK UNIT 9 AS CREATED BY SECOND AMENDMENT TO BUFFALO GROVE BUSINESS PARK DECLARATION OF ROAD EASEMENT DATED JANUARY 27, 1994 AND RECORDED FEBRUARY 2, 1994 AS DOCUMENT 94110519 BY AND AMONG THE RIGGS NATIONAL BANK OF WASHINGTON D.C., FREEDOM I LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP, FREEDOM II LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP, AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 15, 1992 AND KNOWN AS TRUST NO. 11519-08 AND STATE STREET BANK AND TRUST COMPANY, A MASSACHUSETTS BANKING CORPORATION, AS TRUSTEE UNDER THAT CERTAIN POOLING AND SERVICING AGREEMENT DATED AS OF DECEMBER 1, 1993 FOR CBA MORTGAGE PASS-THROUGH CERTIFICATE SERIES 1993-C1 (AS ASSIGNEE OF CBA CONDUIT, INC., A DELAWARE CORPORATION (SUCH DOCUMENT AMENDING THE BUFFALO GROVE BUSINESS PARK DECLARATION OF ROAD EASEMENT, DATED NOVEMBER 12, 1992 AND RECORDED AS DOCUMENT 93370789).

PARCEL 3:

EXCLUSIVE EASEMENT (SUBJECT ONLY TO EQUAL RIGHTS OF USAGE FOR GRANTOR) FOR THE BENEFIT OF PARCEL 1 FOR THE SOLE PURPOSE OF CONSTRUCTING AND MAINTAINING 30 PARKING SPACES FOR RESTAURANT PATRONS OF GRANTEE'S SUCCESSOR TO PARK THEIR AUTOMOBILES AND A NON-EXCLUSIVE EASEMENT FOR THE SOLE PURPOSE OF PERMITTING RESTAURANT PATRONS TO PARK THEIR AUTOMOBILES IN NOT MORE THAN 11 PARKING SPACES AS CREATED BY EASEMENT AGREEMENT DATED JANUARY 27, 1994 AND RECORDED FEBRUARY 2, 1994 AS DOCUMENT 94110518 BY AND BETWEEN RIGGS NATIONAL BANK OF WASHINGTON D.C. AND FREEDOM I LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP.

PARCEL 4:

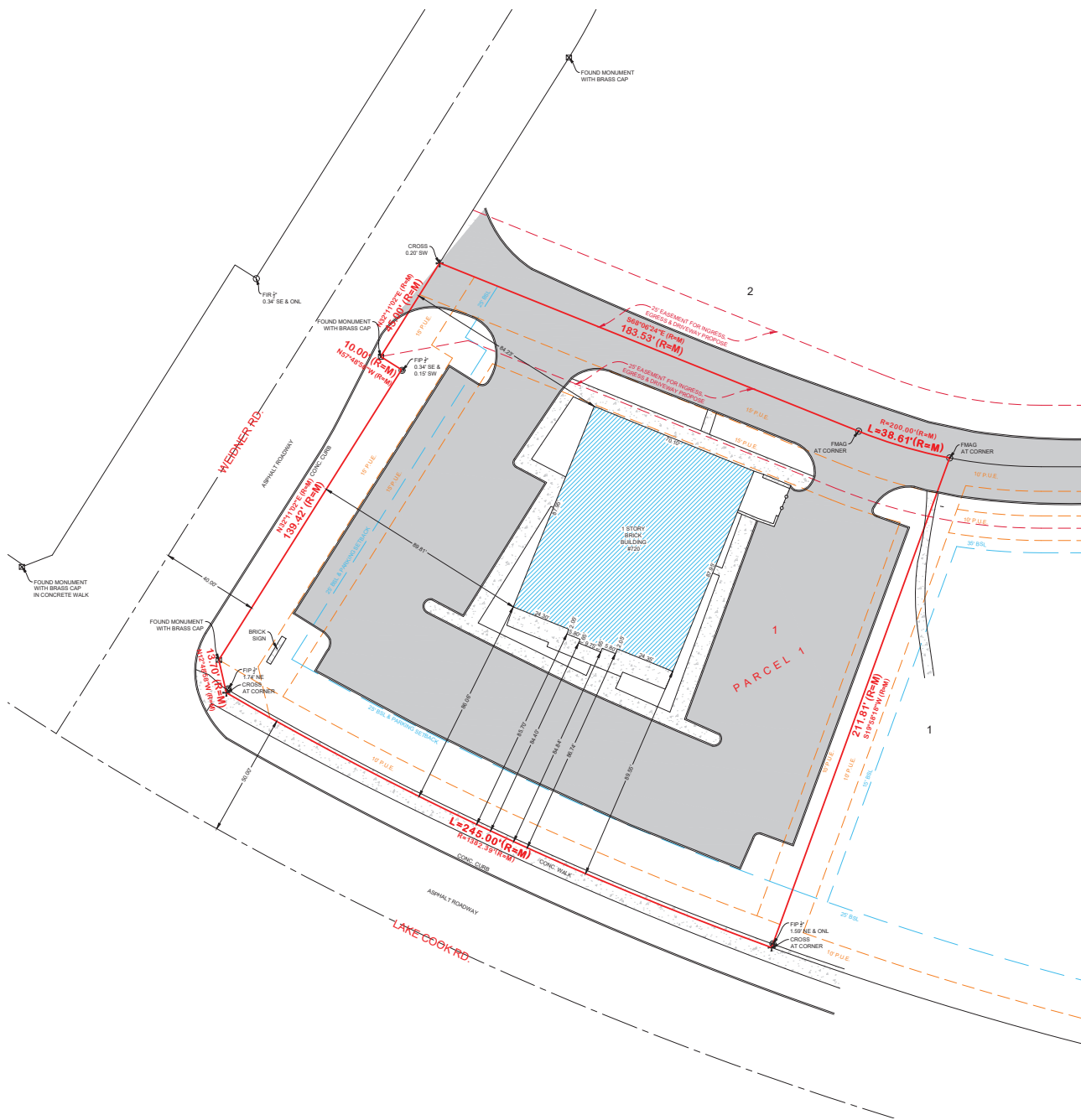
NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 TO USE 9 PARKING SPACES AS CREATED BY EASEMENT AGREEMENT MADE BY AND BETWEEN FREEDOM TWO LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP, AND OUTBACK STEAKHOUSE OF FLORIDA, INC., A FLORIDA CORPORATION DATED JANUARY 27, 1994 AND RECORDED FEBRUARY 2, 1994 AS DOCUMENT 94110521, OVER LOT 1 IN BUFFALO GROVE BUSINESS PARK UNIT 10, BEING A SUBDIVISION IN THE NORTH 1/2 OF SECTION 5, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR THE BUFFALO GROVE BUSINESS PARK, AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR THE BUFFALO GROVE BUSINESS PARK, SECOND AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR THE BUFFALO GROVE BUSINESS PARK AND THIRD AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR THE BUFFALO GROVE BUSINESS PARK, WHICH DECLARATION AND AMENDMENTS WERE RECORDED IN COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 89576261, AND IN LAKE COUNTY, ILLINOIS AS DOCUMENT NUMBERS 2251413, 2267866, 2268521 AND 2588030, FOR INGRESS, EGRESS AND DRIVEWAY PURPOSES, OVER THE FOLLOWING DESCRIBED LAND:

(A) THAT PORTION OF LOT 2 IN BUFFALO GROVE BUSINESS PARK UNIT 9 RECORDED AS DOCUMENT NUMBER 88504177 DESCRIBED IN SAID THIRD AMENDMENT TO DECLARATION AS EASEMENT PREMISES "A".

(B) THAT PORTION OF LOT 1 IN BUFFALO GROVE BUSINESS PARK UNIT 10 RECORDED AS DOCUMENT NUMBER 88504178 DESCRIBED IN SAID THIRD AMENDMENT TO DECLARATION AS EASEMENT PREMISES "B".



| RECORD - MEASURED DIMENSION |     | LEGEND                 |            |
|-----------------------------|-----|------------------------|------------|
| (A) RECORD DIMENSION        | L   | APC LINDEN             | BUILDING   |
| (B) RECORD DIMENSION        | R   | RADIUS                 | CONCRETE   |
| (C) RECORD DIMENSION        | ONL | ONLINE                 | ASPHALT    |
| (D) RECORD DIMENSION        | POS | POINT OF BEGINNING     | WOOD DECK  |
| (E) RECORD DIMENSION        | POC | POINT OF COMMENCEMENT  | METAL DECK |
| (F) RECORD DIMENSION        | ONL | ONLINE                 | BRICK      |
| (G) RECORD DIMENSION        | TYP | TYPICAL                | SPRINK     |
| (H) RECORD DIMENSION        | CUL | CROWN LINE FENCE       | STONE      |
| (I) RECORD DIMENSION        | W   | WOOD FENCE             | WATER      |
| (J) RECORD DIMENSION        | MF  | MONUMENTAL FENCE       | OVERHANG   |
| (K) RECORD DIMENSION        | PP  | PLASTIC/PAVEMENT FENCE | ADDITION   |
| (L) RECORD DIMENSION        | WFF | WIRE FENCE             |            |
| (M) RECORD DIMENSION        | GR  | GRASS                  |            |

## SURVEY NOTES:

- FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREIN, REFER TO YOUR DEED, TITLE POLICY AND LOCAL ZONING ORDINANCE ETC.
- ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
- REVIEW LEGAL DESCRIPTION AND RECORD MEASUREMENT ON THIS PLAT AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE. BEFORE DAMAGE MAY OCCUR.
- COMPARE ALL POINTS BEFORE BUILDING BY SAME.
- WE DO NOT CERTIFY UTILITIES. THEREFORE, CONTACT UTILITIES COMPANIES BEFORE BUILDING.
- DATE OF FIELD WORK IS DATE SHOWN IN CERTIFICATION.
- NO MEASUREMENTS ARE TO BE ASSUMED BY SCALING.
- ANY COMMENTS, MODIFICATIONS, ALTERATIONS AND REVISIONS MUST BE BROUGHT TO OUR ATTENTION WITHIN 90 DAYS OF DATE OF COMPLETION OF THIS SURVEY.
- TREES AND UTILITIES ARE NOT SHOWN HEREIN.
- CATEGORY OF THIS SURVEY IS BASED UPON CLIENT'S REQUEST.
- TO ENSURE LEGITIMACY OF THIS PLAT, IT MUST CARRY THE SEAL OF THE PROFESSIONAL LICENSEE WHO PREPARED THIS PLAT.
- ALL BUILDING DIMENSIONS AND THIS ARE TO CURRENT BIDDING MATERIAL AND NOT TO FOUNDATION.
- ARCHITECT, OWNER OR ENGINEER SHOULD VERIFY AND REMEASURE BUILDING FOR BUILDING ADDITION PURPOSES.
- NO ZERO, SCANNED COPIES SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM PROFESSIONAL LAND SURVEYOR.

STATE OF ILLINOIS  
COUNTY OF DAKE

WE, PI SURVEYING PLLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM DO HEREBY CERTIFY THAT THE SURVEY WAS MADE UNDER ITS SUPERVISION ON THE GROUND AND THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAME. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEY.

DATED AT OAK BROOK, ILLINOIS THIS 22nd DAY OF OCTOBER, 2024.

BY: \_\_\_\_\_  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 036.003601  
LICENSE EXPIRES 1/30/2024  
ILLINOIS PROFESSIONAL DESIGN FIRM NO. 194.00811-0008





## AGENDA ITEM SUMMARY

### PLANNING AND ZONING COMMISSION

Regular Meeting: July 2, 2025

#### AGENDA ITEM 3.B.

**Approval of Draft Minutes of the June 18, 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 meeting minutes from June 18, 2025.

#### Summary

---

#### File Attachments

---

1. 25-0618 - 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, JUNE 18, 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 Moodhe, PZC Commissioner Worlikar, PZC Commissioner Spunt, PZC Commissioner Davis, PZC Commissioner Saxena, PZC Commissioner Schwartz, PZC Commissioner Gregory.

Absent from the meeting was PZC Commissioner Au

Also present were: Trustee Liaison Lester Ottenheimer, Village Attorney Patrick Brankin, Deputy Director of Community Development Kelly Purvis, Associate Planner Andrew Binder, and Civil Engineer Adam Dow

**PUBLIC HEARINGS/ITEMS FOR CONSIDERATION**

**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**

Associate Planner Binder provided an overview of the request indicating staff's support for approval of the preliminary plan to allow construction of a new deck and pergola on the property.

Kim Wagner (Construction Manager), Meghan Michel (Civil Engineer), Kelly O'Connor (Architect) representing Lou Malnati's were sworn in.

Wagner indicated that this is one of the Malnati's flagship stores. She also noted that the deck is meant to give a backyard feeling to customers.

Com. Schwartz asked what the construction will look like in terms of traffic.

Wagner indicated that she does not want the construction to interfere with the guest experience. She noted that they will try to minimize the overlap.

Com. Spunt asked about the location of the piers in relation to the creek.

Michel responded that the piers will be located far enough away from the creek and out of any slope.

Com. Moodhe asked about their intent in terms of keeping the deck open, versus enclosed.

Wagner noted that the plan is to keep the deck open and she described an additional area that will be enclosed that will feature roll up doors.

Com. Moodhe asked about the color of the deck.

O'Connor responded that the color of the deck has not been selected, but will likely be white or black.

Com. Worlikar asked about the curb cuts and whether they have considered adding another one.

Wagner indicated that it isn't something that has been considered as part of this project.

Com. Saxena asked about how adding about 200 additional seats will impact capacity.

Wagner indicated that it will approximately double the capacity.

Com. Saxena noted that navigating the parking lot can be an issue at times, and wanted to understand, even though it meets the zoning requirements whether there will actually be enough parking to accommodate the additional customers.

Wagner indicated that they are discussing how best to modify operations to accommodate the additional customers.

Com. Davis asked the petitioners if they conducted any sort of traffic/parking study on their own.

Wagner indicated that they had not.

Chairperson Weinstein asked about consideration related to noise and lighting.

Binder responded that a photometric plan was submitted and that there are no concerns related to either lighting or noise due to the location of the proposed deck behind the building.

Purvis noted that outdoor dining is a permitted use in the district and that a noise analysis was not required.

Chairperson Weinstein asked Attorney Brankin about the parking requirements and whether he could confirm that they are adequate.

Brankin responded that they have more than enough parking per the code requirements.

Com. Gregory asked about operations and how this additional capacity would impact their ability to operate effectively.

Wagner stated that they may scale it back some.

Com. Schwartz asked about construction hours.

Binder responded that the hours were 7:00am - 7:00pm.

Com. Schwartz asked about staging construction equipment.

Wagner indicated that she does not think that construction equipment will remain on the property and would not interfere with parking.

The Staff Report was entered into the record as Exhibit 1.

The public hearing was closed, and the Chairperson called for a motion.

Com. Davis moved 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.

The motion was seconded by Com. Moodhe.

Com. Spunt indicated he is in support of the changes and noted that he looks forward to the deck being constructed.

Com. Moodhe noted that the short-term traffic that is likely to be there for construction traffic should be set aside for the long-term benefit. He also noted that any sound from the restaurant would likely be less than the traffic on Buffalo Grove Road. Moodhe noted that the additional capacity should help to clear out those that are waiting in the waiting area. He stated they can work these things out, and noted these are good problems to have.

Com. Worlikar indicated that he is in support of the motion. He also noted that the parking lot to the south is part of their property, and suggested they could add some signage to make that more clear. He agreed with Com. Moodhe

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

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

NAYS: 0 None

ABSENT: 1 Amy Au

Motion declared Passed.

## REGULAR MEETING

**A. Other Matters for Discussion**

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

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

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

NAYS: 0 None

ABSENT: 1 Amy Au

Motion declared Passed.

**C. Chairperson's Report**

Chairperson Weinstein welcomed Commissioner Gregory to the PZC.

**D. Committee and Liaison Reports**

Spunt gave an overview of the Board meeting he attended in May.

Davis indicated that the June 16th Board meeting included an award presentation for Rotary Firefighter of the Year, swearing in of the new Deputy Police Chief, and approval of an easement agreement for First Watch Restaurant.

**E. Staff Report/Future Agenda Schedule**

Staff reminded the Commissioners of the Volunteer Reception scheduled for June 22, 2025 from 4pm to 6pm.

Purvis also noted upcoming meeting dates.

**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.**

None

**ADJOURNMENT**

The meeting was adjourned at 8:09 PM.