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.