



AGENDA

PLANNING AND ZONING COMMISSION

Regular Meeting: July 16, 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 Fence Code variation, Section 15.20, to replace the existing fence with a 6-foot privacy fence exceeding the height limit in the rear yard along Fremont Way, and a 5-foot privacy fence in the corner side yard along Providence Lane at 957 Bedford Ct. (Trustee Ottenheimer, Andrew Binder)
- B. Consideration of a variation to Village Zoning Ordinance, Section 17.40 pertaining to the Residential Districts, for the purpose of constructing a three-season room that would encroach into the rear yard setback at 421 Arbor Gate Lane (Trustee Ottenheimer, Andrew Binder)
- C. Consideration of an amendment to the Planned Development Ordinance 1982-021 to allow a Special Use for a restaurant with dancing, entertainment, and amusement uses, along with a parking variation and updates to the signage criteria for the Strathmore Square Shopping Center located at 1202 -1300 Dundee Road (Trustee Ottenheimer, Andrew Binder)

3. Regular Meeting

- A. Other Matters for Discussion
- B. Approval of Draft Minutes from the July 2, 2025 Planning & Zoning Commission Meeting
- C. Chairperson's Report
- D. Committee and Liaison Reports
- E. Staff Report/Future Agenda Schedule
- F. **Public Comments and Questions**

All comments will be limited to 5 minutes and should be limited to concerns or

comments regarding issues that are relevant to Planning and Zoning Commission business and not on the regular agenda for discussion.

4. Adjournment

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

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





AGENDA ITEM SUMMARY

PLANNING AND ZONING COMMISSION

Regular Meeting: July 16, 2025

AGENDA ITEM 2.A.

Consideration of a Fence Code variation, Section 15.20, to replace the existing fence with a 6-foot privacy fence exceeding the height limit in the rear yard along Fremont Way, and a 5-foot privacy fence in the corner side yard along Providence Lane at 957 Bedford Ct.

Contacts

Liaison: Trustee Ottenheimer

Staff: Andrew Binder

Staff Recommendation

Staff recommends approval.

Recommended Motion

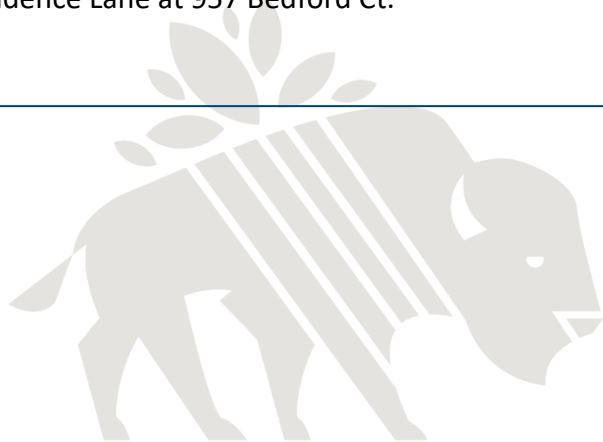
The PZC moves to grant variations to the Buffalo Grove Fence Section 15.20, to remove and replace an existing fence with a 6-foot privacy fence in the rear yard along Fremont Way and for a 5-foot privacy fence located in the corner side yard along Providence Lane, at 957 Bedford Ct, provided the fence shall be installed in accordance with the documents and plans submitted as part of this petition.

Summary

The Petitioner plans to replace the current fence with a 6-foot privacy fence, which exceeds the allowable height for a fence in the rear yard along Fremont Way, and also proposes a 5-foot privacy fence in the corner side yard along Providence Lane at 957 Bedford Ct.

File Attachments

1. 957 Bedford Ct - Staff Report
2. 957 Bedford Ct - Plan Set
3. 1994-04-14 PZC Case File





VILLAGE OF BUFFALO GROVE PLANNING & ZONING COMMISSION STAFF REPORT

Meeting Date:	July 16, 2025
Subject Property Location:	957 Bedford Ct, Buffalo Grove, IL 60089
Petitioner:	Jitan Arora & Pratibha Sawhney, 957 Bedford Ct, Buffalo Grove, IL 60089
Prepared By:	Andrew Binder, Associate Planner
Request:	The petitioner seeks a Fence Code variation, Section 15.20, to remove and replace an existing fence with a 6-foot privacy fence that exceeds the allowable height for a fence in the rear yard along Fremont Way and for a 5-foot privacy fence located in the corner side yard along Providence Lane, at 957 Bedford Ct.
Existing Lane Use and Zoning:	The property is improved with a single-family home currently zoned R-9A.
Comprehensive Plan:	The Village Comprehensive Plan calls for this property to be single-family, detached.

PROJECT BACKGROUND

The Petitioner is proposing to replace an existing fence with a 6-foot privacy fence that exceeds the allowable height for a fence in the rear yard along Fremont Way and for a 5-foot privacy fence located in the corner side yard along Providence Lane, at 957 Bedford Ct, as shown in red in Figure 1. 

PLANNING & ZONING ANALYSIS

- The subject property is a corner lot with frontage on three roads: Bedford Court, Providence Lane, and Fremont Way. A 5-foot privacy fence that transitions to a 6-foot privacy fence is currently in place along a portion of the property adjacent to Providence Lane, and a 6-foot privacy fence is currently in place along Fremont Way.
- In 1994, the property was approved for a fence variation for the existing fence that encroached within the corner side yard. The Village's Code requires that if a fence, for which a variation is granted, is removed or replaced by more than 50%, the new fence must comply with the Village's current fence code or request a new variation.

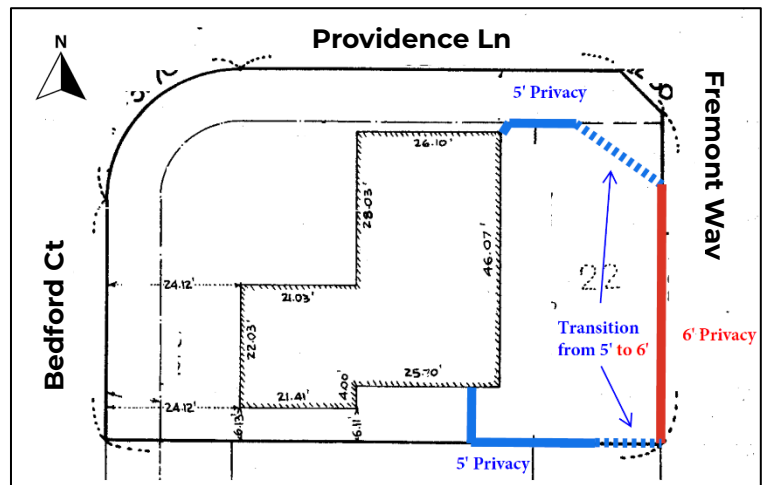


Figure 1: Subject Property

- The replacement fence requires variations because both the 5-foot portion in the corner side yard and the 6-foot portion in the rear yard are required to be of an open or semi-privacy style fence.
- The variations requested are largely due to the uniqueness of the property, as it fronts three roads. As the Petitioner mentioned in their submittal, the current and proposed fence layout and style help maintain security and privacy for the rear yard of the property.



Figure 2: Existing Fence (Source: Google Street View)

- The proposed fence will be constructed out of vinyl and will align with the adjacent properties to the south along Freemont Way. The proposed fence meets all other fence code requirements.
- Village Staff have no concerns or issues regarding the replacement of the existing fence in its current location, as the fence will not obstruct the sight line at the intersections of Bedford Court, Providence Lane, and Fremont Way. In addition, the fence will maintain the current character of the neighborhood.

VARIATION REQUESTED

1. A fence variation from **Section 15.20.040.B** of the Buffalo Grove fence code, which states that *Fences may be erected, placed and maintained on corner lots provided they maintain a minimum of four feet from the property line. Such fences must be of an open or a shadowbox style.*
2. A fence variation from **Section 15.20.090.C** of the Buffalo Grove fence code, which states that *Fencing material that is over five feet in height shall be of a design that is open so as to allow visibility perpendicular or tangentially through the fence when moving along a plane parallel to the fence, including but not by way of limitation, board on board fencing; shadow box fencing; picket fencing or any other style of fencing that allows open visibility through the fencing material.*

DEPARTMENTAL REVIEWS

Village Department	Comments
Building	The Village building team reviewed the plans and does not have any concerns.

STANDARDS

The Planning & Zoning Commission is authorized to grant variations to the Fence Code based on the following criteria:

1. The plight of the owner is due to unique circumstances;
2. The proposed variation will not alter the essential character of the neighborhood;
3. There are practical difficulties or particular hardships in carrying out the strict letter of this Chapter which difficulties or hardships have not been created by the person presently having an interest in the property; and,
4. The proposed variation will not be detrimental to the public health, safety and welfare.

The petitioner has provided a written response to the variation standards included in this packet.

SURROUNDING PROPERTY OWNERS

Pursuant to Village Code, the contiguous property owners were notified, and a public hearing sign was posted on the subject property. The posting of the public hearing sign and the mailed notifications were completed within the prescribed timeframe as required. As of the date of this Staff Report, the Village has received two general inquiries regarding the requested variations.

STAFF RECOMMENDATION

Staff recommends approval of the fence variation requests for 957 Bedford Ct, subject to the conditions listed in the PZC motion, as the new fence will be replaced within the same location as the existing fence and aligned with the adjacent properties' fences to match the character of the surrounding area.

ACTION REQUESTED

The Planning & Zoning Commission (PZC) shall open the public hearing and take public testimony concerning the variation requests. The PZC shall make the final decision on whether or not to approve the variations. If the PZC denies the requests, it can be appealed to the Village Board.

Suggested PZC Motion

The PZC moves to grant variations to the Buffalo Grove Fence Section 15.20, to remove and replace an existing fence with a 6-foot privacy fence in the rear yard along Fremont Way and for a 5-foot privacy fence located in the corner side yard along Providence Lane, at 957 Bedford Ct, provided the fence shall be installed in accordance with the documents and plans submitted as part of this petition.

ATTACHMENTS

- Letter from Petitioner to PZC
- Response to Variation Standards
- Plat of Survey with Proposed Fence
- 1994 PZC Variation Approval Documents

Jitan Arora & Pratibha Sawhney

957 Bedford Ct

Buffalo Grove, IL 60089

arorajitan@gmail.com

847-909-6379

Date: 06/17/2025

To:

Planning & Zoning Commission

Village of Buffalo Grove

50 Raupp Boulevard

Buffalo Grove, IL 60089

Subject: Fence Variation Request for 957 Bedford Ct, Buffalo Grove

Dear Members of the Planning & Zoning Commission,

I am writing to formally request a variation to replace the existing privacy fence at my residence located at 957 Bedford Ct. I currently have a 6-foot wooden privacy fence that was previously approved through a variance. I am seeking to replace it with a new 6-foot **vinyl privacy fence**, using the **same dimensions and layout** as the existing one.

As the homeowner of a **corner lot**, I understand that zoning regulations typically limit the use of full-height privacy fences along street-facing yards. However, the existing fence has been in place for many years without issue, and it plays a vital role in maintaining both **privacy and security** for my family. My backyard directly borders a public sidewalk, and my young daughter frequently plays in the yard. Reducing the fence height or using a more open design would pose a real safety concern and significantly reduce the usable, private space for our family.

The current wooden fence is deteriorating rapidly—many planks are broken or falling off, and it requires frequent maintenance. The proposed vinyl fence will not change the **location, height, or visibility lines**, but will **enhance durability, safety, and overall aesthetics** of the property. This replacement will blend in with the character of the neighborhood and mirror the look of other fences nearby.

In summary, I am not requesting to expand or alter the footprint of the fence. I am simply requesting approval to **replace the aging structure with a higher-quality material**, while maintaining the same form, to ensure continued privacy, safety, and value for our home—given the unique challenges of owning a corner lot.

Thank you for your time and consideration of this request. I welcome the opportunity to answer any questions during the upcoming hearing and appreciate your support.

Sincerely,

Jitan Arora & Pratibha Sawhney

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

Criteria for Fence 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 plight of the owner is due to unique circumstances;

Response:

I'm replacing the existing wooden privacy fence—which was previously approved through a variance—with a more durable, higher-quality vinyl fence. The fence will follow the exact same layout and dimensions as the current one, with no changes to height, length, or placement.

As a corner lot homeowner, I'm subject to specific zoning restrictions that limit the height and style of fences along street-facing sides. However, the existing 6-foot privacy fence has been in place for years without any concerns, and it provides essential privacy and safety for our family—especially given that our yard directly borders a public sidewalk.

The current wooden fence is significantly aged and deteriorating. Many of the planks are loose or damaged, and it requires ongoing maintenance. Replacing it with a modern, low-maintenance vinyl fence is necessary to preserve the safety, appearance, and value of our property—particularly without reducing the privacy our family depends on.

2. The proposed variation will not alter the essential character of the neighborhood;

Response:

The proposed fence replacement will maintain the exact same height, location, and layout as the existing fence, which has been part of the neighborhood for many years. The only change is an upgrade from aging wood to a cleaner, more durable vinyl material. This upgrade will enhance the appearance of the property without introducing anything new or out of place.

Several nearby homes also have privacy fences of similar style, so the replacement will remain consistent with the look and feel of the neighborhood. This change will blend in seamlessly and preserve the neighborhood's existing character.

3. There are practical difficulties or particular hardships in carrying out the strict letter of this chapter which difficulties or hardships have not been created by any person presently having an interest in the property;

Response:

As the owner of a corner lot, I'm affected by zoning rules that don't allow a full 6-foot privacy fence along the sides facing the street—even though our current fence has been that height for years without any issues. Lowering the fence or using a more open design would reduce both our privacy and our sense of safety.

Our backyard borders a public sidewalk, and my 6-year-old daughter often plays there with her friends. Without the privacy fence, it feels exposed and raises real concerns about her safety.

I'm not changing the fence layout or increasing the height—just replacing the old, worn-out material with something more durable. The challenge here isn't something we created; it's simply a result of

how the lot is positioned. We're asking to continue using what's already worked well for our family and our neighbors.

4. The proposed variation will not be detrimental to the public health, safety and welfare;

Response:

Replacing the existing fence with a new vinyl fence will actually improve safety and overall appearance. The current wooden fence is worn out, with loose and deteriorating planks that could pose a hazard. The new vinyl material will be more secure, lower-maintenance, and longer-lasting.

The layout and height will remain exactly the same, so the replacement will not impact visibility for pedestrians or vehicles, nor will it interfere with traffic or neighboring properties. Because our home is on a corner lot, we've carefully maintained proper sightlines near sidewalks and intersections. This replacement will only enhance those conditions, not compromise them.

In short, the proposed variation maintains the existing footprint while improving quality and safety, making it a positive update for both our family and the neighborhood.

Plat of Survey

LUDLOW AND ASSOCIATES, INC.

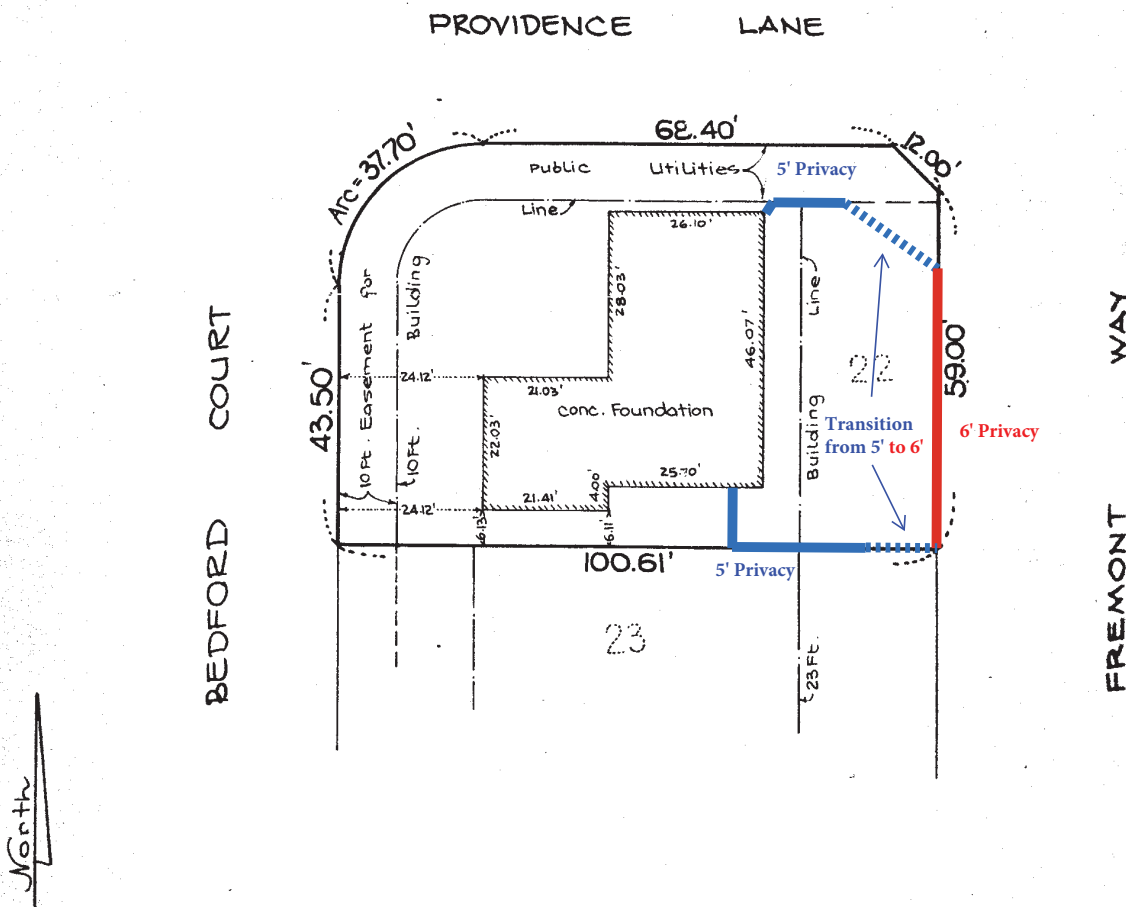
Construction and Land Surveyors

6355 N. Broadway, Chicago, Ill. Tel. 312-262-6597

of

Lot 22 in Heritage Place Unit 1, being a subdivision of part of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 30, Township 43 North, Range 11, East of the Third Principal Meridian, in Lake County, Illinois.

known as: Bedford Court, Buffalo Grove, Illinois.



SCALE: 1" = 20'

Compare all points before building by same and at once report any difference

Structure located August 9TH 1977

Allen D. Ludlow
Illinois Registered Land Surveyor No. 35-1954

STATE OF ILLINOIS }
COUNTY OF COOK } S.S.

I, ALLEN D. LUDLOW Do hereby Certify that the above described property has been surveyed under my supervision, in the manner represented on the plat hereon drawn. Dimensions are shown in feet and decimal parts thereof.

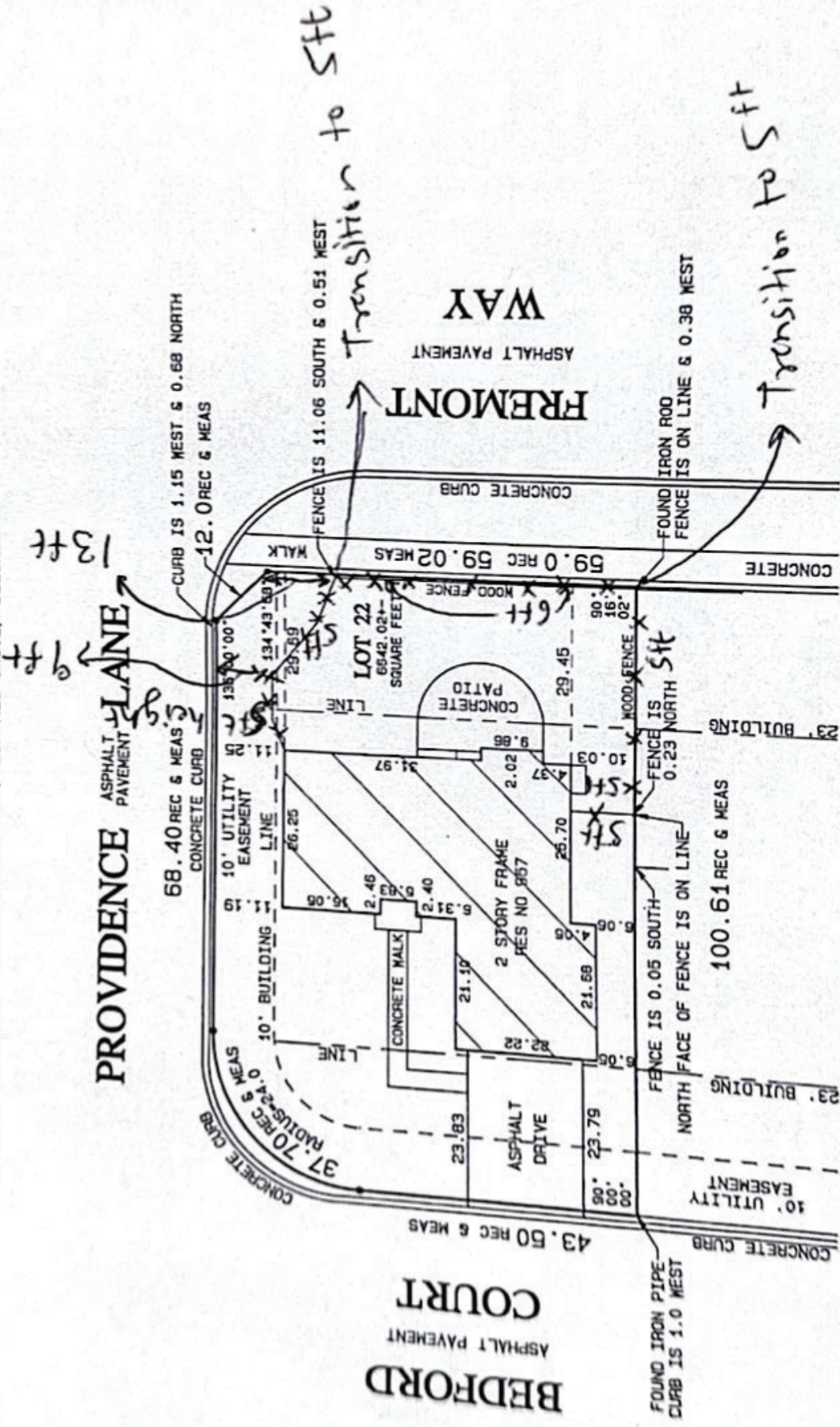
Chicago, Illinois August 9TH A.D. 1977

Allen D. Ludlow
Illinois Registered Land Surveyor No. 35-1954

PLAT OF SURVEY

LOT 22 IN HERITAGE PLACE - UNIT NUMBER 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED APRIL 14, 1976 AS DOCUMENT NUMBER 1751636, IN BOOK 55 OF PLATS, PAGE 50, AND CORRECTED BY CERTIFICATE OF CORRECTION RECORDED JUNE 2, 1977 AS DOCUMENT 1540485, AND AMENDED BY DOCUMENT 1880179, IN LAKE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 957 BEDFORD COURT, BUFFALO GROVE, ILLINOIS.



TO: ZONING BOARD OF APPEALS COMMISSIONERS

FROM: Edward Schar
Deputy Building Commissioner

DATE OF PUBLIC HEARING: Tuesday, May 17, 1994
7:30 P.M. - Council Chambers
Village Hall, 50 Raupp Boulevard

RE: **957 Bedford Court, Sam and Ella Kaykov.**
Fence Code, Section 15.20.040, 6' wood fence

Attached please find the documents and exhibits that have been submitted with the application for the following variance:

Request is being made by Sam and Ella Kaykov, 957 Bedford Court, for variance of the Fence Code, Section 15.20.040, pertaining to Residential Districts, for the purpose of constructing a six foot (6') wood fence surrounding the rear yard that would extend past the building line along Providence Lane.

Notice of this public hearing was published in the Buffalo Grove Herald on Tuesday, April 26, 1994.

If you have any questions regarding this matter, please do not hesitate to contact me.

Sincerely,



Edward Schar
Deputy Building Commissioner

ES/sb
attachments

Notice of Public Hearing

Notice is hereby given that the Zoning Board of Appeals will hold a Public Hearing on Tuesday, May 17, 1994 at 7:30 p.m. in the Council Chambers of the Village Hall, 50 Raupp Boulevard.

Request is being made by Sam and Ella Kaykov, 957 Bedford Court, for variance of the Fence Code, Section 15.20.040, pertaining to Residential Districts, for the purpose of constructing a six foot (6') wood fence surrounding the rear yard that would extend past the building line along Providence Lane.

Legal Description:

Lot 22 in Heritage Place - Unit Number 1, being a Subdivision of part of the Southeast 1/4 of the Southeast 1/4 of Section 30, Township 43 North, Range 11, East of the Third Principal Meridian according to the plat of said subdivision recorded April 14, 1978 as Document Number 1761636, in Book 55 of Plats, page 60, and corrected by Certificate of Correction recorded June 2, 1977 as Document 1840485, and amended by Document 1880179, in Lake County, Illinois.

Village of
Buffalo Grove, IL
RICHARD HEINRICH,
Chairman

Zoning Board of Appeals
Published in Buffalo Grove-
Herald-Long Grove Herald
Apr. 26, 1994. C

Fifty Raupp Blvd.



Buffalo Grove, IL 60089-2196

Building & Zoning

Frank E. Struby Jr.
Director

APPLICATION FOR VARIATION

ZONING BOARD OF APPEALS

708-459-2530

Fax 708-459-7906

APPLICANT SAM KAYKOVADDRESS 957 Bedford Ct.Buffalo Grove, IL 60089PHONE (708) 821-0415ADDRESS OF SUBJECT PROPERTY 957 Bedford Ct.Buffalo Grove, IL 60089PROPERTY IS LOCATED IN THE R9

ZONING DISTRICT

LEGAL DESCRIPTION OF SUBJECT PROPERTY: see warranty deed

SECTION OF ZONING ORDINANCE OR MUNICIPAL CODE FROM WHICH VARIATION IS REQUESTED:

15.20.040

Applicant must submit a letter stating what the practical difficulties or particular hardships are in carrying out the strict letter of the Zoning Ordinance and describing the proposed work or change in use.

A plat of survey or plot plan drawn to scale must be attached hereto and made a part of this application.

Petitioner must submit proof of ownership such as a deed, title insurance policy, trust agreement, etc..

I (we) hereby certify that the legal title to the premises being the subject of this application is vested in SAM KAYKOV and that all statements contained in this application are true and correct. I (we) further understand that any misrepresentation in connection with this matter may result in a denial of the relief sought. Furthermore, I (we) have attached a list containing the names from the property owners of all contiguous property if for a fence variation; of all property owners within five-hundred (500) feet in each direction of the subject property if for a sign variation; and the property owners of all the property within two hundred fifty (250) feet in each direction of the subject property for all other variations; exclusive of public ways, as such are recorded in the Office of the Recorder of Deeds of Cook County and/or Lake County.

Scars
APPLICANT

Scars
OWNER, ~~PARTNER IN TITLE~~, ~~CORPORATE OFFICER~~,
~~BENEFICIARY OF TRUST AGENT~~
(Strike out all but applicable designation)

If signed by an agent, a written instrument executed by the owner under oath, establishing the agency, must accompany this application.

FILING FEES MUST ACCOMPANY THIS APPLICATION

FEE PAID \$ 55⁰⁰RECEIPT NUMBER 10 9616DATE 4/14/94

15-17-94
Kaykov

BRUCE
ENTMAN

VILLAGE OF BUFFALO GROVE, ILLINOIS
ZONING BOARD OF APPEALS - - FINDINGS OF FACT
VARIATION TO FENCE CODE

THE BUFFALO GROVE ZONING BOARD OF APPEALS HEREBY MAKES THE FOLLOWING
FINDINGS OF FACT AND CONCLUSIONS:

I. SUBJECT PROPERTY

- A. Petitioner: SAM KAYKOV & EUGEN KAYKOV
- B. Property: 957 Bedford Ct, BG
- C. Legal Description: As set forth in Exhibit "A"
attached hereto and made a part hereof.
- D. Lot Size: Front: App 59
Side: 100 ft
Rear: 59
Side: 100
 - 1. Characteristics of Lot: Corner
 - 2. Characteristics of House: 2 story
 - 3. Anything distinguishing about house and lot:
Corner - Providence, Bedford, Fremont

II. CHARACTERISTICS OF THE SURROUNDING AREA

- A. Location: Heritage Place
- B. Similar Houses and Lots: Houses - yes, lots - ?
- C. Similar Variations: Rear - yes
- D. Public Rights of Way: Providence, Bedford, Fremont
- E. Adjacent Lots:
 - 1. Line of Sight:
See Engineers report dated 5/4/94

III. VARIATION SOUGHT:

- A. Fence Code, Section 15.20.040; Pertaining to Construction - Location, Height, and Restrictions in Residential Districts
- B. Description of Variation: *Construct a Six (6) foot wood fence surrounding rear yard extending past Building line along Providence Lane -*
- C. Exhibits Depicting Variation:
1. Survey: Exhibit " " " "
 2. Letter: Exhibit " " " "
- D. Variation Power and Criteria: Section 15.20.110
- a. Allows the Zoning Board of Appeals to vary the Fence Code where there is sufficient evidence that the presence, or absence of a particular type of fence, or screening would not be detrimental to the public health, safety and welfare.

IV. PUBLIC HEARINGS:

- A. After due notice as required by law, a copy of said publication notice, being attached hereto as Exhibit " " the Zoning Board of Appeals held a public hearing on the proposed variation on Tuesday, *May 17, 1994* at the Buffalo Grove Village Hall, 50 Raupp Blvd.
- B. The applicant, *Sam & Ella Kaykov* testified at the hearing and presented documentary evidence.

The reasons for requesting a variation were:

1. *Privacy ; Busy corner*

No individuals testified on behalf of the petitioner.

~~No~~ ² objectors appeared at the hearing. *Debi Greene*
Sandy Victor

No written objections were received.

*- voiced opinions were shown surveys and heard amended petition
Saw Engineer report from Village Engineer*

V. FINDINGS:

Petitioner's Amended the Petition on its face - Request for variance for 6 ft fence along ~~side~~ interior lot is removed - also, other amended items

A. The Zoning Board of Appeals finds that: The Petitioner met the burden of presenting sufficient evidence to show that the proposed fence would not be detrimental to the public health, safety and welfare.

B. Attached hereto, and made a part hereof, as Exhibit " " are minutes of

C. Conditions, or restrictions imposed:

- ① 5 ft along *provided*
- ② 6 ft on *Freemont*
- ③ *Placed per Village Eng. & Survey report dated 5-4-94*
- ④ *otherwise comply w/ V.E. report*

VI. CONCLUSION:

According, by a vote of 4-0, the Buffalo Grove Zoning Board of Appeals GRANTS the variation to allow the Applicant to:

- ⑤ *must be tapered at appropriate portions*
- ⑥ *Materials and placement as approved by Village - wood*
- ⑦ *Interior lot line variance - withdrawn request -*

Dated:

5-17-94

VILLAGE OF BUFFALO GROVE, IL

ZONING BOARD OF APPEALS

By: Richard Heinrich, Chairman

sb

WARRANTY DEED
Joint Tenancy
Statutory (ILLINOIS)
(Individual to Individual)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTORS, ROBERT M. LAKIN AND JUDITH M. LAKIN, his wife

of the Village of Buffalo Grove County of Lake
State of Illinois for and in consideration of
TEN AND NO/100 (\$10.00) DOLLARS,
_____ in hand paid,

CONVEY and WARRANT to

SAM KAYKOV AND ELLA KAYKOV, his wife,
10381 Dearlove, No. 21, Glenview, Il. 60025

(The Above Space For Recorder's Use Or

(NAMES AND ADDRESS OF GRANTEES)

not in Tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in th
County of Lake in the State of Illinois, to wit:

Lot 22 in Heritage Place - Unit Number 1, being a Subdivision of part
of the Southeast 1/4 of the Southeast 1/4 of Section 30, Township 43
North, Range 11, East of the Third Principal Meridian according to
the plat of said subdivision recorded April 14, 1976 as Document
Number 1761636, in Book 55 of Plats, page 50, and corrected by
Certificate of Correction recorded June 2, 1977 as Document 1840485,
and amended by Document 1880179, in Lake County, Illinois.

SUBJECT TO: Real estate taxes for the year 1993 and subsequent years;
building lines; public utility easements; and covenants,
conditions and restrictions of record.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of
Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, but in joint tenancy forever.

Permanent Real Estate Index Number(s): 15-30-406-016

Address(es) of Real Estate: 957 Bedford Court, Buffalo Grove, Illinois

DATED this 28th day of December 1993.

PLEASE _____ (SEAL) Robert M. Lakin (SEAL)
PRINTOR _____ ROBERT M. LAKIN
TYPE NAME(S) _____
BELOW _____ (SEAL) Judith M. Lakin (SEAL)
SIGNATURE(S) _____ JUDITH M. LAKIN

State of Illinois, County of COOK ss. I, the undersigned, a Notary Public in and for
said County, in the State aforesaid, DO HEREBY CERTIFY that
ROBERT M. LAKIN and JUDITH M. LAKIN
personally known to me to be the same person s are subscribed
to the foregoing instrument, appeared before me this day in person, and acknowl-
edged that they signed, sealed and delivered the said instrument as their
free and voluntary act, for the uses and purposes therein set forth, including the
release and waiver of the right of homestead.

Given under my hand and official seal, this 28th day of December 19 93

Commission expires April 17 1998 Notary Public

This instrument was prepared by Robert K. Polovin, 180 N. LaSalle St., #2420, Chicago, IL
(NAME AND ADDRESS) 60601

MAIL TO: Mary P. Anglin
24 E. Ayres
Hinsdale, Ill. 60521
(Name)
(Address)
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
Sam Kaykov
957 Bedford Ct.
Buffalo Grove, Ill
(Name)
(Address)
(City, State and Zip)



AFFIX "RIDERS" OR REVENUE STAMPS HERE

RECEIVED

- 5 1994

TO: Edward Schar
Deputy Building Commissioner

FROM: Richard K. Kuenkler
Village Engineer

DATE: May 4, 1994

SUBJECT: 957 Bedford Court
Line of Sight

Per your request, we have reviewed the proposed fence construction at the subject location. Village ordinance does not allow encroachments within twenty feet of the corner property.

Since the curb for Providence Lane is at the property line, no fence can be permitted beyond the north building line.


Richard K. Kuenkler, P. E.

RKK/jm/L76:LTR94

ZONING BOARD OF APPEALS

EXHIBIT A

JUN 21 1991

BUILDING & ZONING

ZONING REVIEW

By EJS Date 6-21-91

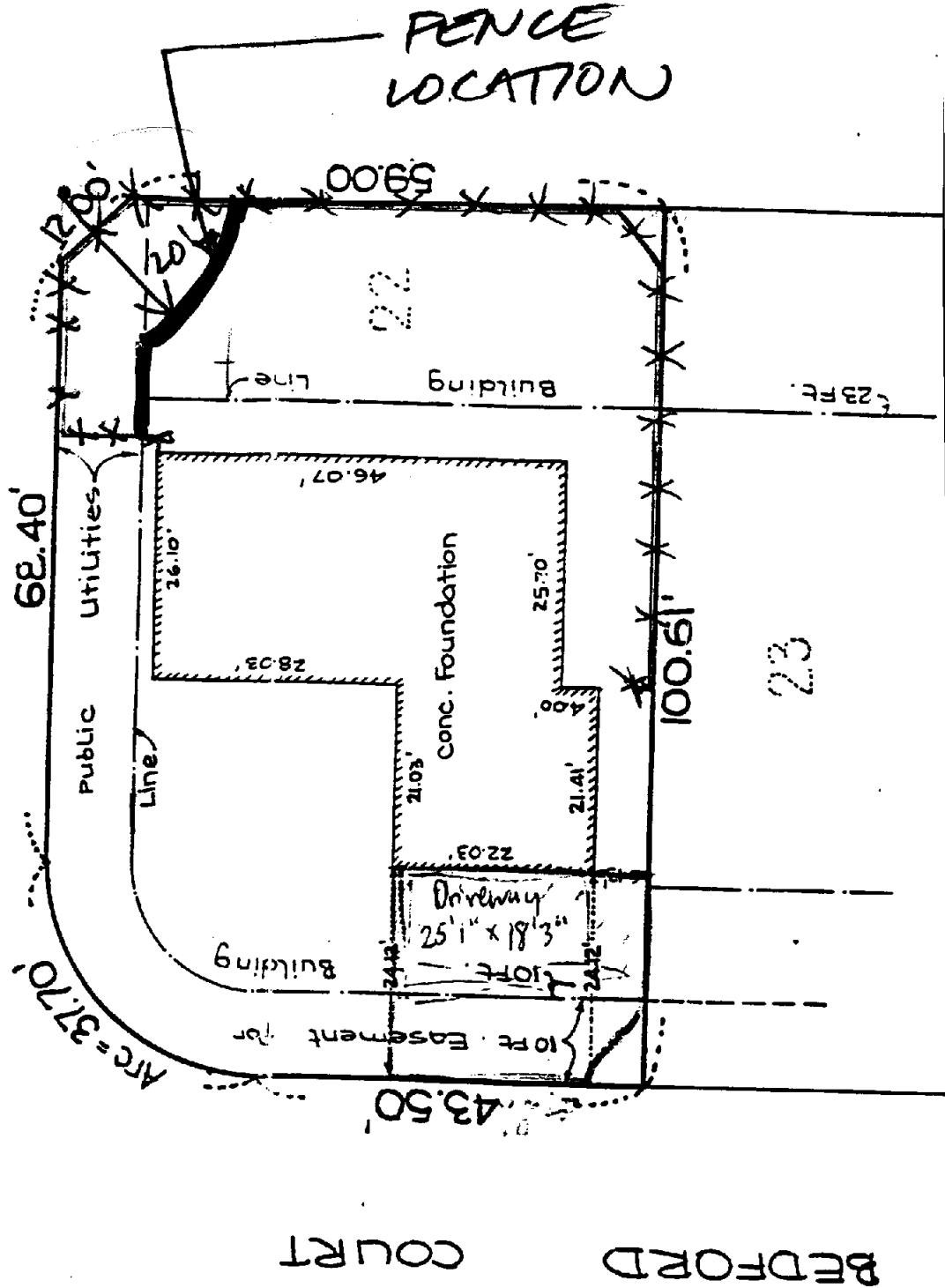
ENGINEERING

REVIEW

By _____ Date _____

* 6' wooden fence

PROVIDENCE LANE



WAY

FREMONT

23

COURT

BEDFORD

Sam Kaykov
957 Bedford Ct.
Buffalo Grove, IL 60089

ZONING BOARD OF APPEALS
EXHIBIT D

4/12/94

To whom it may concern,

Our family moved into our first house just over four months ago. It's a great house in a great community, and we love it. The only thing that we didn't like about the house before we moved in was the position of our backyard. The backyard is located on the intersection of Fremont Way and Providence Lane, which are two two-way streets. It took us a couple days to decide to buy the house. Our only doubts were about the backyard, but since most of the backyards on our block had fences which separated them from the busy street, we were sure that we would also get one.

When we told our friends of our plans to put up a fence, they responded by telling us that the highest the fence could be was five feet. We were sure that this information was incorrect, since all but one of the fenced houses on our street have six foot fences. We called the village hall just to make sure, but we found out that the information was correct. The people at the Building & Zoning Department also told us that we could get a variance if we had a good enough reason. We have more than one good reason.

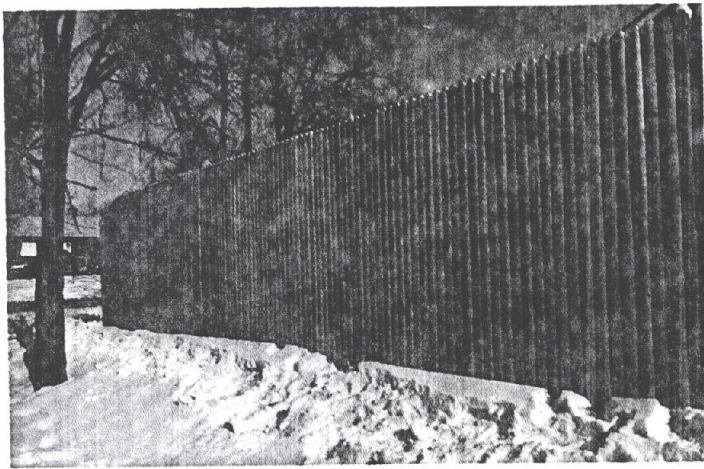
As I have mentioned before, our backyard is located on the intersection of two streets. Many people who ride and walk on these streets every day will be able to see what is going on in our backyard even if we have five foot fence. Although we have nothing to hide, we would appreciate some privacy. We also have a dog who is a large German Shepherd - Siberian Husky mix. Although he is only a puppy now, adult German Shepherds have been known to jump over objects higher than five feet. We would like to be able to leave our dog in the backyard and feel safe about it.

The solution to all of these problems is simple - a six foot fence. This will also help us out financially, since blocks of fences are six feet high. Five foot high fence blocks have to be specially ordered and therefore cost much more. I think that we have proved that there are many good reasons for us to get a fence variance, and we would greatly appreciate your decision to give us one.

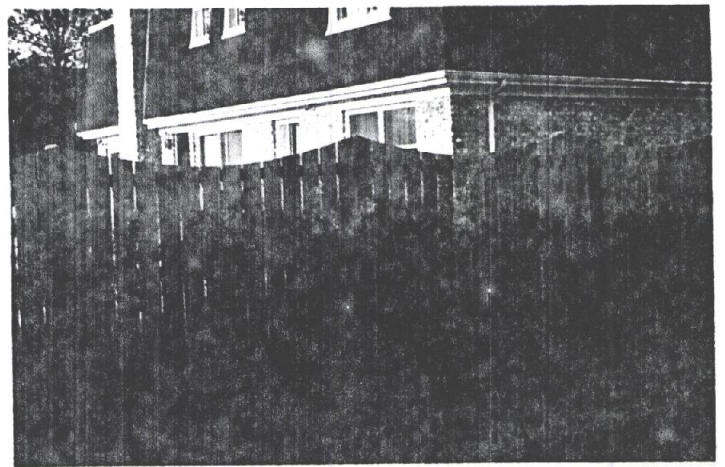
Thank-you,



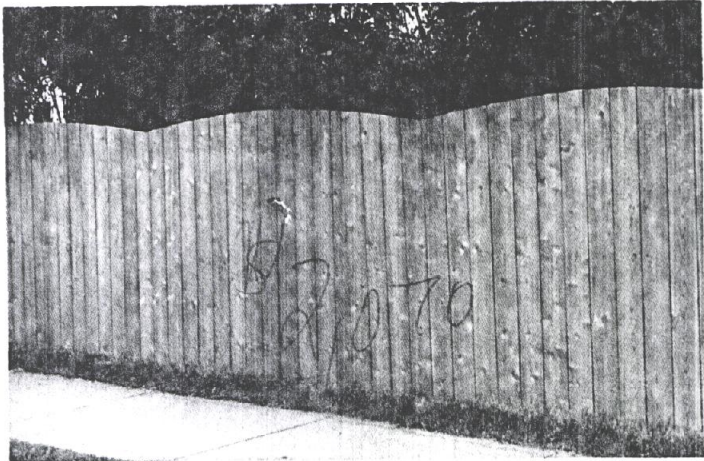
Sam Kaykov



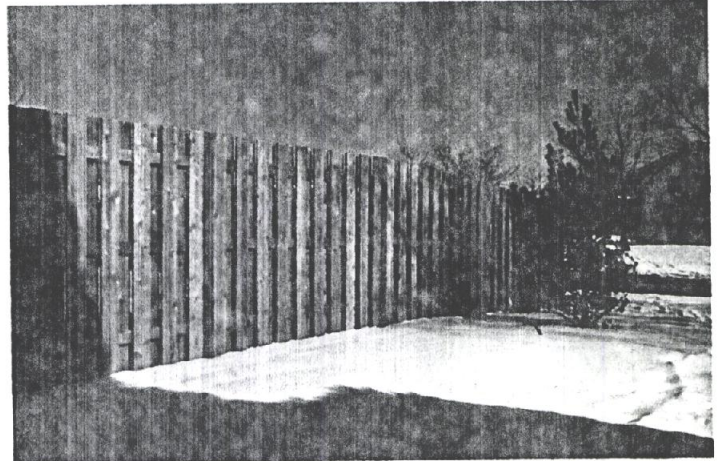
CEDAR STOCKADE



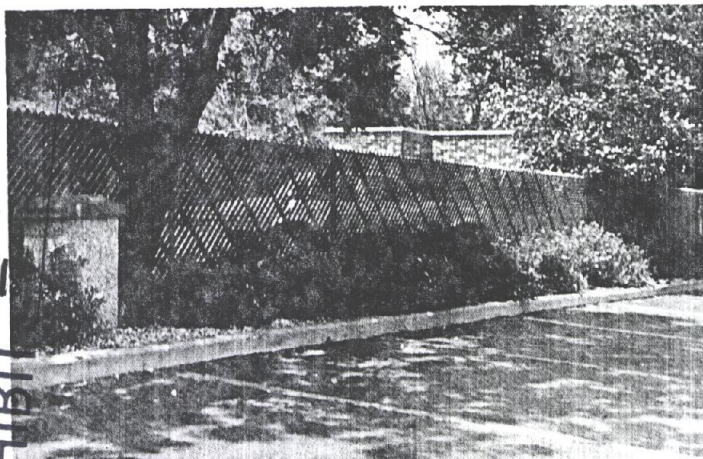
CEDAR SPACED BOARD - SCALLOPED



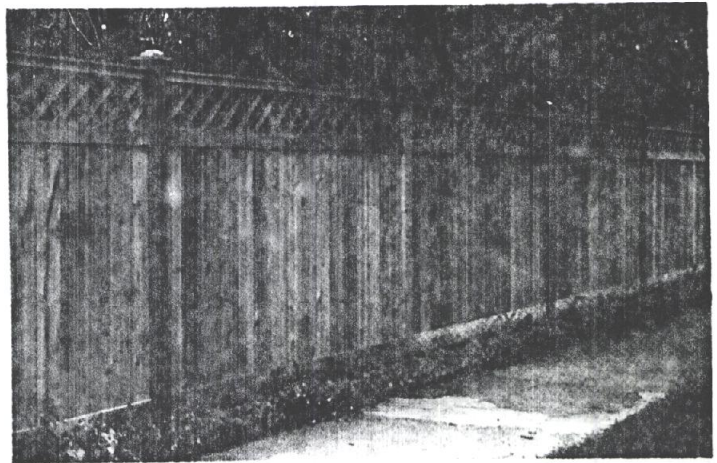
CEDAR SOLID BOARD ARCHED



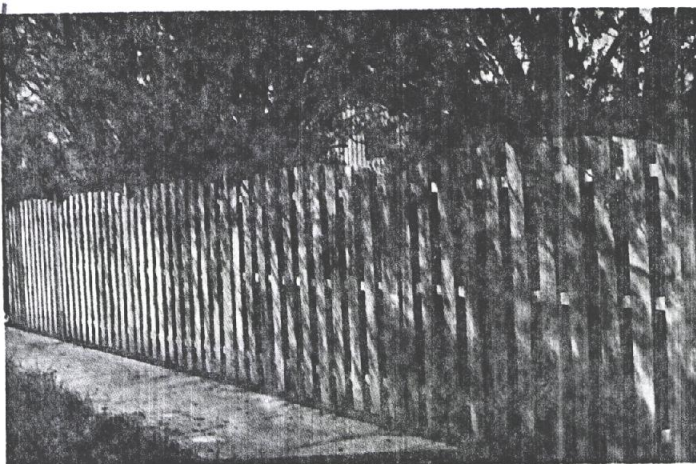
CEDAR BOARD/BOARD STANDARD



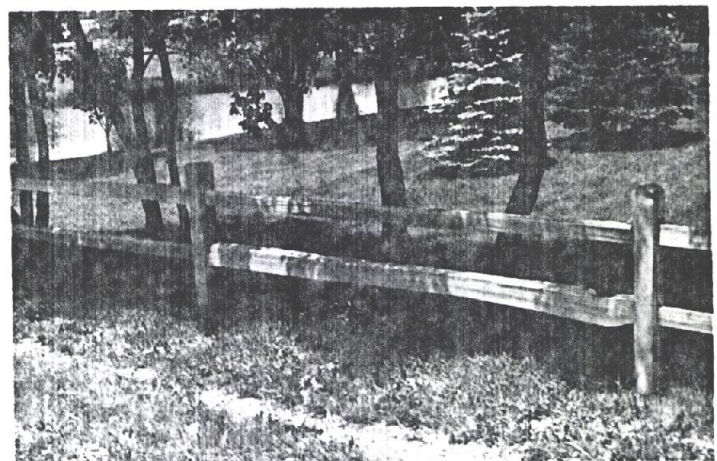
PRIVACY SLATS FOR CHAIN LINK FENCES



CEDAR TRADITIONAL WITH LATTICE



CEDAR BOARD/BOARD ARCHED



CEDAR JUMBO SPLIT RAIL

Plat of Survey

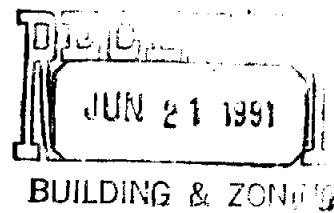
LUDLOW AND ASSOCIATES, INC.
Construction and Land Surveyors
6355 N. Broadway, Chicago, Ill. Tel. 312-262-6597

of

Lot 22 in Heritage Place Unit 1, being a subdivision of part of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 30, Township 43 North, Range 11, East of the Third Principal Meridian, in Lake County, Illinois.

Known as: Bedford Court, Buffalo Grove, Illinois.

ZONING BOARD OF APPEALS
EXHIBIT A



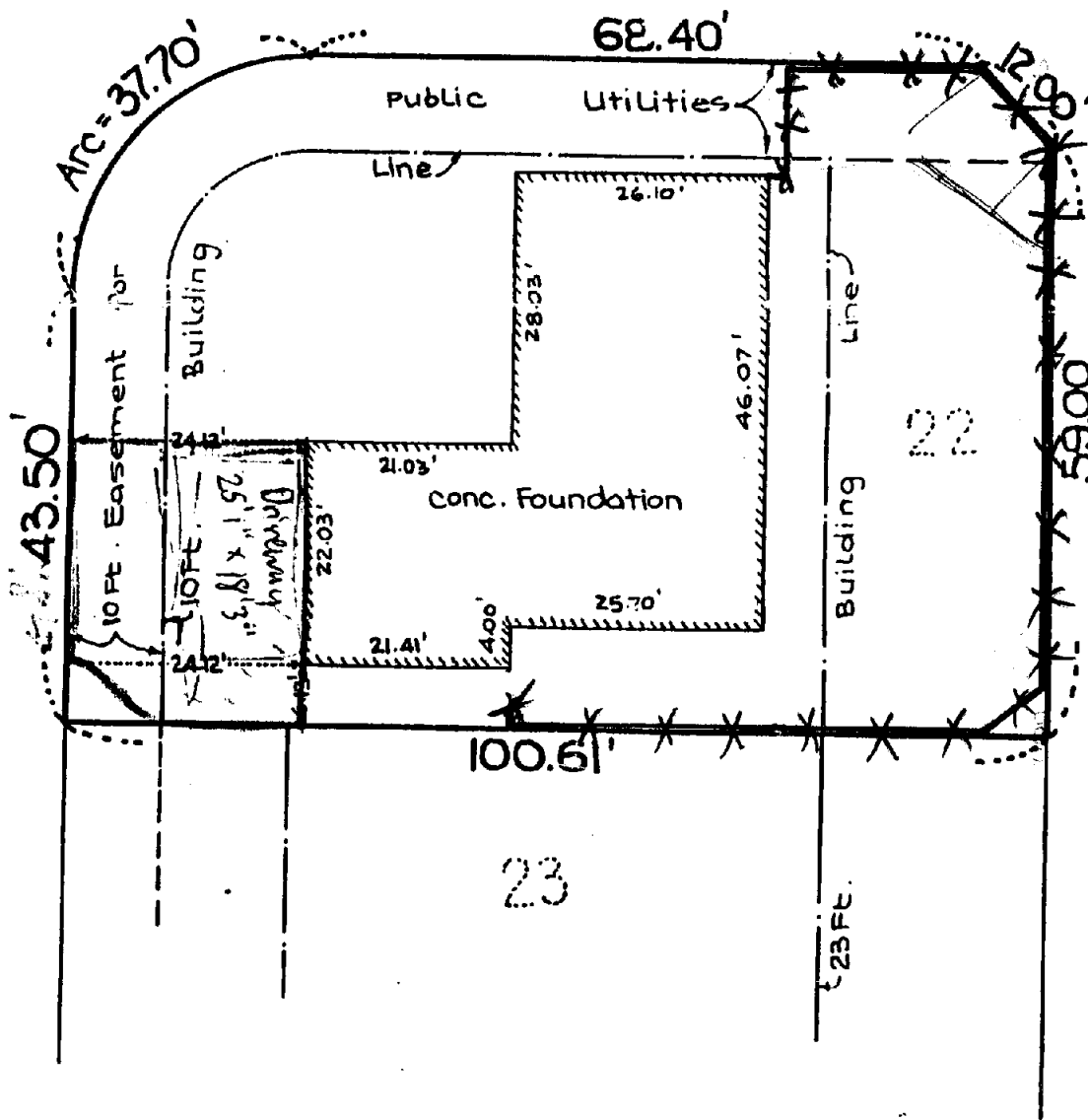
DRIVEWAY	
APPROVED	
ZONING REVIEW	☒
By <u>EJS</u>	Date <u>6-21-91</u>
ENGINEERING REVIEW	☐
By _____	Date _____

* 6' wooden fence

PROVIDENCE LANE

BEDFORD COURT

FREMONT WAY



STATE OF ILLINOIS } ss.
COUNTY OF COOK }

I, ALLEN D. LUDLOW Do hereby Certify that the above described property has been surveyed under my supervision, in the manner represented on the plat hereon drawn. Dimensions are shown in feet and decimal parts thereof.

Chicago, Illinois August 9, 1977 A.D. 1977

Allen D. Ludlow

SCALE: 1"=20'

Compare all points before building by same and at once report any difference

Structure located August 9, 1977

Allen D. Ludlow
Illinois Registered Land Surveyor No. 35-1954



AGENDA ITEM SUMMARY

PLANNING AND ZONING COMMISSION

Regular Meeting: July 16, 2025

AGENDA ITEM 2.B.

Consideration of a variation to Village Zoning Ordinance, Section 17.40 pertaining to the Residential Districts, for the purpose of constructing a three-season room that would encroach into the rear yard setback at 421 Arbor Gate Lane

Contacts

Liaison: Trustee Ottenheimer

Staff: Andrew Binder

Staff Recommendation

Staff recommends approval.

Recommended Motion

PZC moves to grant a variation to Section 17.40.020 of the Buffalo Grove Zoning Ordinance to allow the proposed three-season room addition to encroach into the rear yard setback at 421 Arbor Gate Lane, subject to the following conditions:

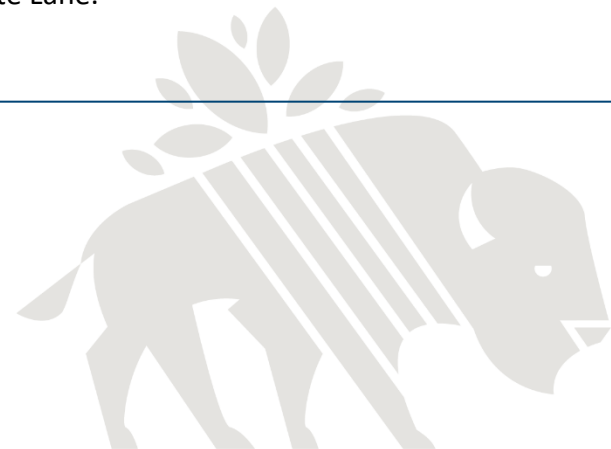
1. The proposed addition shall be installed in accordance with the documents and plans submitted as part of this petition.

Summary

The Petitioner is requesting a variation to construct a three-season room that encroaches into the required rear yard setback at 421 Arbor Gate Lane.

File Attachments

1. 421 Arbor Gate Ln - Staff Report
2. 421 Arbor Gate Ln - Plan Set





VILLAGE OF BUFFALO GROVE PLANNING & ZONING COMMISSION STAFF REPORT

Meeting Date:	July 16, 2025
Subject Property Location:	421 Arbor Gate Lane, Buffalo Grove, IL 60089
Petitioner:	Mary Ann Gorge, 421 Arbor Gate Ln, Buffalo Grove, IL 60089
Prepared By:	Andrew Binder, Associate Planner
Request:	The petitioner seeks a variation to Village Zoning Ordinance, Section 17.40 pertaining to the Residential Districts, for the purpose of constructing a three-season room that would encroach into the rear yard setback at 421 Arbor Gate Lane.
Existing Lane Use and Zoning:	The property is improved with a single-family home currently zoned R-4A.
Comprehensive Plan:	The Village Comprehensive Plan calls for this property to be single-family, detached.

PROJECT BACKGROUND

The Petitioner is requesting a variation to construct a three-season room that encroaches into the required rear yard setback at 421 Arbor Gate Lane, as shown in Figure 1. The R-4A Zoning District requires a 30' rear yard setback; a variation is necessary to install the addition within the required setback as proposed.

PLANNING & ZONING ANALYSIS

- The proposed three-season room will be located in the rear of the property and measure 12' by 16', which is a total area of 192 square feet. The proposed three-season room will be a single-story addition that matches the height of the existing one-story home.



Figure 1: Proposed Sunroom

- This addition will encroach approximately 6.31 feet into the required 30-foot rear yard setback and will be located approximately 24.31 feet from the rear property line. It will be set back approximately 9.32 feet from the side property line and will align with the existing house, which meets the required side yard setback of 7.5 feet.
- The petitioner has indicated that the property's rear yard is limited, but that the extra space is needed to live comfortably in the home. The existing shed and the hot tub will remain on the property, and the existing shed will be 8' from the proposed three-seasons room.
- The Planning and Zoning Commission is allowed to grant variations for encroachment requests of up to 33% of the 30-foot setback requirement. In this case, the proposed rear yard encroachment of 6.31 feet represents 21% of the required rear yard setback and would fall within the PZC's purview to grant.
- The addition meets all other zoning requirements except for the requested variation and does not impact any easements. Staff believes the request is minimal, as the addition is only 192 square feet, which could be considered a small accessory structure that would be permitted to encroach in the rear yard setback if it were not attached to the primary structure. Furthermore, the proposed addition will not alter the character of the neighborhood.

VARIATION(S) REQUESTED

A rear yard setback variation from Section 17.40.020 of the Buffalo Grove Zoning Code to allow the encroachment of the three-season addition.

DEPARTMENTAL REVIEWS

Village Department	Comments
Building	The Village's building team reviewed the plans and does not have any concerns.
Engineering	The Village's engineering team reviewed the plans and has minor stormwater concerns that will be addressed during the permit review process.

STANDARDS

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;
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 a written response to the variation standards included in this packet.

SURROUNDING PROPERTY OWNERS

Pursuant to Village Code, the contiguous property owners were notified, notice was published in a local newspaper, and a public hearing sign was posted on the subject property. The posting of the public hearing sign, publication in the newspaper, and the mailed notifications were completed within the prescribed timeframe as required. As of the date of this Staff Report, the Village has received one general inquiry regarding the requested variation.

STAFF RECOMMENDATION

Staff recommends approval of the variation request for an addition to encroach into the rear yard setback, subject to the conditions listed in the PZC motion due to the proposed addition being minimal, complying with all other zoning requirements, and not altering the character of the neighborhood.

ACTION REQUESTED

The Planning & Zoning Commission (PZC) shall open the public hearing and take public testimony concerning the variation. The PZC shall make a final decision on whether to approve the variation. If the PZC denies the request, it can be appealed to the Village Board.

Suggested PZC Motion

PZC moves to grant a variation to Section 17.40.020 of the Buffalo Grove Zoning Ordinance to allow the proposed three-season room addition to encroach into the rear yard setback at 421 Arbor Gate Lane, subject to the following conditions:

- 1) *The proposed addition shall be installed in accordance with the documents and plans submitted as part of this petition.*

ATTACHMENTS

- Petitioner's Narrative
- Petitioner's Response to Variation Standards
- Architectural Plans
- Plat of Survey

June 25, 2025

To the Village of Buffalo Grove Planning and Zoning Committee:

I Mary Ann Gorge as Trustee of Mary Ann Gorge Trust of 421 Arbor Gate Lane, Buffalo Grove IL 60089, am formerly requesting approval for the construction of a 12 x 16 3- Season Room off the back of my home. The proposed structure necessitates a variance from the municipal code, specifically the requirement mandating a 30-foot rear lot clearance from the back of my home to the lot line.

The 3-season room is designed to enhance the functionality and aesthetic value of the property while adhering to all other building standards and safety regulations. However, due to the property's lot configuration, strict compliance with the 30-foot rear lot requirement would render the project infeasible.

Due to being a retired single homeowner, I am unable to afford to move into a larger home (taxes, higher mortgage, higher utilities, etc.). Obtaining the approval of the village for the variance to move forward with the 3-season room would allow me to entertain my large extended family in the warmer months and live more comfortably in my home. Right now it is difficult to have family gatherings in my home due to the limited space available.

Many other homes in my neighborhood have a 3-season room which does not comply with the 30-foot rear lot clearance. This includes but is not limited to the following addresses: 361 Burnt Ember, 550 Burnt Ember and 325 Checker Rd.

The requested bypass of this code provision is critical to accommodate the proposed design while ensuring minimal impact on neighboring properties and compliance with the overall intent of the zoning regulations.

Sincerely,

Mary Ann Gorge

847-946-1664

marygorge@yahoo.com

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:

The zoning code prevents me from making the addition of the 12 x 16, 3-Season room to my home and necessitates a variance from the municipal code, specifically the requirement mandating a 30 foot rear lot clearance from the back of my home to the lot line.

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

Response:

I am a retired single homeowner and unable to afford to move into a larger home (taxes, higher mortgage, higher utilities, etc.). Obtaining the approval of the village for the variance to move forward with the 3-season room would allow me to entertain my large extended family in the warmer months and live more comfortably in my home. Right now, it is difficult to have family gatherings in my home due to the limited space available.

Note: Many other homes in my neighborhood and surrounding neighborhoods in Buffalo Grove have 3-season rooms which does not comply with the 30-foot rear lot clearance. I am aware there are different requirements for different areas.

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

Response:

The requested bypass of this code provision is critical to accommodate the proposed design while ensuring minimal impact on neighboring properties and compliance with the overall intent of the zoning regulations.

GENERAL NOTES

1. ALL CONTRACTORS WHO PERFORM WORK ON THIS PROJECT SHALL DO SO HEREIN ACCORDING TO:
 - A. TO THE FULLEST EXTENT OF THE LAW, THE CONTRACT DOCUMENTS, INCLUDING SPECIFICATIONS, HARMLESS THE OWNER AND ARCHITECT AND THEIR AGENTS AND EMPLOYEES FROM AND FOR ANY AND ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING BUT NOT LIMITED TO REASONABLE ATTORNEY'S FEES, INCURRED BY THE OWNER OR ARCHITECT FROM THE PERFORMANCE OF WORK, PROVIDED THAT SUCH CLAIM, DAMAGE, LOSS OR EXPENSE IS CAUSED BY THE NEGLIGENCE, ACTIVE NEGLIGENCE, GROSS NEGLIGENCE, NEGLIGENCE OR OMISSION OF THE CONTRACTOR, ANY SUBCONTRACTOR, ANYONE ELSE'S NEGLIGENCE, INCLUDING THE NEGLIGENCE OF ANY OTHER PARTY OR ANYONE WHOSE ACTS FOR ANY OF THE ABOVE REASONS ARE EXEMPTED FROM OR NOT IT IS CAUSED BY PARTY FOR ANY PARTY INDEEMED HEREUNDER. SUCH OBLIGATION SHALL NOT BE LIMITED BY ANY CONTRACT, AGREEMENT, ABRISE OR OTHERWISE REDUCE ANY OTHER OBLIGATION OF THE CONTRACTOR OR ANY OTHER PARTY OR PERSON DESCRIBED IN THE PARAGRAPH. IN ALL AND ALL CLAIMS AGAINST THE OWNER OR THE ARCHITECT OR ANY OF THEIR AGENTS OR EMPLOYEES BY THE CONTRACTOR AND ANY SUBCONTRACTOR, THE CONTRACTOR AND ANY SUBCONTRACTOR SHALL BE LIABLE, THE EMPLOYED BY ANY OF THEM OR IN CONNECTION WITH THE PERFORMANCE OF WORK UNDER THIS PARAGRAPH SHALL NOT BE LIMITED TO REASONABLE ATTORNEY'S FEES, LOSSES OR TYPE OF DAMAGES, COMPENSATION OR REIMBURSEMENT OF THE CONTRACTOR OR ANY SUBCONTRACTOR UNDER WORKER'S OR WORKMEN'S COMPENSATION ACTS, EMPLOYMENT INJURY ACTS OR OTHER EMPLOYEE BENEFIT ACTS.
2. TO CONFORM TO ALL BUILDING CODE PROVISIONS APPLICABLE AT THE TIME OF THE CONTRACTOR'S PERFORMANCE. ALL WORK SHALL INCORPORATE CODE PROVISIONS BY THIS CONTRACT, AND ANY OTHER CODES APPLICABLE TO THIS PROJECT WHICH CODE PROVISIONS SHALL CONTROL PERFORMANCE OF CONTRACTOR'S PERFORMANCE. ANY CODES, ORDINANCES AND NOTES FAIL TO DESIGNATE, OR SHALL FAIL TO COMPLY, OR SHALL CONFLICT THEREWITH.
3. BE RESPONSIBLE FOR ANY EXTRA COSTS INCURRED BY THE CONTRACTOR FOR ANY WORK CAUSED BY CONFLICTS CAUSED IN THE CONTRACT DOCUMENTS, INCLUDING SPECIFICATIONS, NOT BROUGHT TO THE ARCHITECTS AND OWNERS' ATTENTION PRIOR TO THE SUBMITTAL OF THE CONTRACT DOCUMENTS.
4. THAT ITS MATERIALS STORED ANYWHERE ON THE SITE (INCLUDING IN ANY FACILITY LOCATED BY THE OWNER) SHALL NOT BELONG TO THE CONTRACTOR OR ANY OTHER CONTRACTOR, AND OTHERWISE INCORPORATED INTO THE STRUCTURE AND THE OWNER SHALL NOT BE RESPONSIBLE FOR THE LOSS OF OR DAMAGE THERE TO, UNLESS SO INSTALLED.
5. NOT TO RELY ON DIMENSIONS SCALED FROM PLANS. ALL DIMENSIONS ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR. THE CONTRACTOR SHALL BE CONFERRED WITH THE ARCHITECT, REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.
6. THE GENERAL CONTRACTOR OR SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND ANY OTHER SUB-CONTRACTOR'S NOTES NOT BROUGHT TO THE ATTENTION OF THE OWNER PRIOR TO THE COMMENCEMENT OF WORK. COMMENCING. THE NOTES DESCRIBING THE LOCATION OF EXISTING UTILITIES AND NOTES ARE NOT MEANT TO BE ALL INCLUSIVE. ALL PERFORMANCE NOT MENTIONED IN THE CONTRACT DOCUMENTS, INCLUDING SPECIFICATIONS OR IN THE NOTES INCLUDED IN THESE PLANS, BUT UNDERSTOOD AS CUSTOM AND USAGE WITHIN THE NECESSARY DIMENSIONS AND THE CONTRACT DOCUMENTS SHALL BE DEEMED TO BE INCLUDED.
7. THE DELIVERY OF AN INSURANCE CERTIFICATE BY ALL CONTRACTORS TO THE OWNER BEFORE BEGINNING ANY WORK IS A CONDITION OF THE CONTRACT. ACCEPTANCE BY THE CONTRACTORS BID.
8. CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER THE DATE OF COMPLETION OF THE WORK.
9. GENERAL CONTRACTOR TO VERIFY FLOOR HEIGHTS AND ESTABLISH BENCHMARK MARKS FOR ALL ELEVATIONS.
10. THE DRAWINGS INDICATE THE SCOPE OF THE WORK TO BE PERFORMED BY THE CONTRACTOR, DESIGN, CONCEPT, PERTINENT DIMENSIONS AND THE MAJOR ARCHITECTURAL, MECHANICAL, AND ELECTRICAL SYSTEMS. THE CONTRACTOR'S DOCUMENTS THE DRAWINGS DO NOT CONSTITUTE A GUARANTEE OF THE SCOPE OF WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE GENERAL SCOPE INDICATED OR DESCRIBED, THE GENERAL SCOPE INDICATED OR DESCRIBED, THE GENERAL SCOPE SHALL FURNISH ALL MATERIALS, LABOR, AND SERVICES FOR THE DESIGN AND COMPLETION OF THE WORK. DESIGNS OF THE CONTRACTOR SHALL BE LIMITED TO THE WORK INCLUDED WITHIN THE SCOPE OF THESE DOCUMENTS SHALL BE FINAL AND BINDING ON THE CONTRACTOR.

S I T E P L A N

SCALE: 1" = 10'-0"

5' 10' 20' 40'

8.45' EXISTING 57.00' EXISTING 9.32' EXISTING / PROPOSED

16' PROPOSED

117.00'

24.31' PROPOSED 36.31' EXISTING

12' PROPOSED

PROPOSED 1-STORY FRAME

EXISTING 1-STORY STONE & FRAME

75.00'

26.79' EXISTING

53.92' EXISTING

48.43' EXISTING

32.29' EXISTING

117.00'

8.62' EXISTING PER SURVEY 19.24' EXISTING 11.13' EXISTING 28.69' EXISTING 9.48' EXISTING

REVIEW

[illegible]

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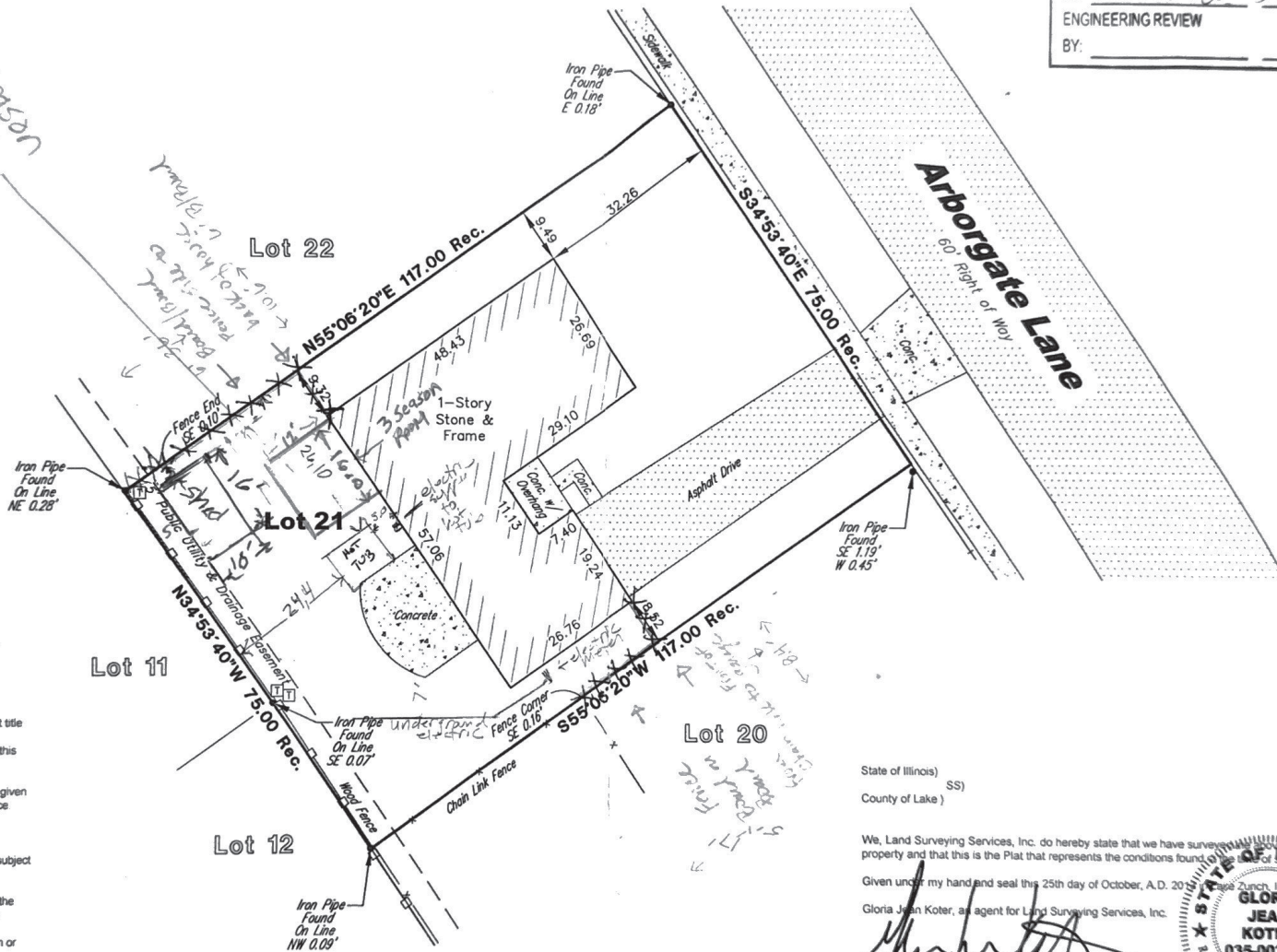
Scale: 1" = 20'

PLAT OF SURVEY

LOT 21 IN BLOCK 1 IN THE STRATHMORE IN BUFFALO GROVE UNIT 4, BEING A SUBDIVISION IN SECTION 32, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 8, 1968 AS DOCUMENT NUMBER 1388413, IN BOOK 46 OF PLATS, PAGE 2, IN LAKE COUNTY, ILLINOIS.

PURPOSE:	APPROVED
	SHED
ZONING REVIEW	DATE
BY: <u>JW</u>	5-13-21
ENGINEERING REVIEW	DATE
BY:	

3 Season Room



Legend:

- - Set 1/2" Iron Pipe
- - Found Iron Pipe
- X - Found Cross
- ☐ TELEPHONE PED

Surveyor Notes:

1. Field Work Completed on 10-24-18
2. Prepared for John T. Clery, P.C., for real estate transaction.
3. Site Address: 421 Arborgate Lane, Buffalo Grove, IL 60089
4. Pin No.: 15-32-103-046
5. The easements shown hereon are provided from the current title and the use of the recorded subdivision plat. No search of the records for easements or encumbrances was made as part of this survey.
6. Compare deed description and site conditions with the data given on this plat and report any discrepancies to the surveyor at once.
7. Auto Cad Files will not be released under this contract.
8. No boundary corners were set at time of field survey of the subject property by client agreement.
9. The utilities as shown on this drawing were developed from the information available. This is not implied nor intended to be the complete inventory of utilities in this area. It is the clients responsibility to verify the location of all utilities (whether shown or not) and protect said utilities from any damage.
10. All building dimensions and ties are to the current siding material and not to the foundation.

State of Illinois) SS)
County of Lake)

We, Land Surveying Services, Inc. do hereby state that we have surveyed and mapped the property and that this is the Plat that represents the conditions found on the ground.
Given under my hand and seal this 25th day of October, A.D. 2018, at Buffalo Grove, Illinois.
Gloria Jean Koter, as agent for Land Surveying Services, Inc.
Illinois Professional Land Surveyor Number 3323
License Expiration Date 11-30-18



This professional service conforms to the current Illinois minimum standards for a boundary survey.

Drawn By:	EB	Checked By:	GJK
Drawing Revisions			
REVISION	Date	Drawn/Checked	

Field Work Completed:	10-24-18
Scale:	1" = 20'
Date:	10-25-18
Site Address:	421 Arborgate Lane Buffalo Grove, Illinois



Land Surveying Services, Inc.
1162 Heather Drive
Buffalo Grove, IL 60089
Tel. (847) 947-1279
Professional Design Firm License No. 18-003832

Job Number	LS181066
Sheet Name	PLAT OF SURVEY
Sheet Number	SURVEY



AGENDA ITEM SUMMARY

PLANNING AND ZONING COMMISSION

Regular Meeting: July 16, 2025

AGENDA ITEM 2.C.

Consideration of an amendment to the Planned Development Ordinance 1982-021 to allow a Special Use for a restaurant with dancing, entertainment, and amusement uses, along with a parking variation and updates to the signage criteria for the Strathmore Square Shopping Center located at 1202 -1300 Dundee Road

Contacts

Liaison: Trustee Ottenheimer

Staff: Andrew Binder

Staff Recommendation

Staff recommends approval.

Recommended Motion

The PZC moves to make a positive recommendation to the Village Board to allow an amendment to the Planned Development Ordinance 1982-021 to allow a Special Use for a restaurant with dancing, entertainment, and amusement uses, along with a parking variation and updates to the signage criteria for the Strathmore Square Shopping Center located at 1202 -1300 Dundee Road, subject to the following conditions:

1. The restaurant, with dancing, entertainment, and amusement uses 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 R Plaza, LLC to operate a restaurant with dancing, entertainment, and amusement uses at 1236 Dundee Road, which shall not run with the land.
3. The Special Use granted to R Plaza, LLC 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.
4. Event size should not exceed the limitations of the available parking for the site.

Summary

Manny Rafidia of R Plaza, LLC, owner of 1202–1300 Dundee Road, seeks approval for an amendment to the 1982-021 Planned Development Ordinance. This includes a Special Use, parking variation, and signage updates for Strathmore Square Shopping Center. Recently purchasing the property, the owner requests a Special Use for a new restaurant and tavern at 1236 Dundee Road featuring live music and amusement uses like pool tables and dart boards. The request also includes a parking variation and an amendment to the property's signage criteria.

File Attachments

1. 1202 -1300 Dundee Rd - Staff Report
2. 1202 -1300 Dundee Rd - Plan Set
3. Ord. 1982-021





VILLAGE OF BUFFALO GROVE PLANNING & ZONING COMMISSION STAFF REPORT

Meeting Date:	July 16, 2025
Subject Property Location:	1202 -1300 Dundee Road, Buffalo Grove, IL 60089
Petitioner:	Manny Rafidia, R Plaza, LLC, PO Box 338, Itasca, IL 60143
Prepared By:	Andrew Binder, Associate Planner
Request:	The petitioner seeks an amendment to the Planned Development Ordinance 1982-021 to allow a Special Use for a restaurant with dancing, entertainment, and amusement uses, along with a parking variation and updates to the signage criteria for the Strathmore Square Shopping Center located at 1202 -1300 Dundee Road
Existing Lane Use and Zoning:	The property is improved with an existing shopping center, Strathmore Square, and is currently zoned B-3.
Comprehensive Plan:	The Village Comprehensive Plan calls for this property to be commercial.

PROJECT BACKGROUND

Manny Rafidia of R Plaza, LLC, owner of the property at 1202–1300 Dundee Road, requests approval for an amendment to the 1982-021 Planned Development Ordinance. This includes a Special Use, a parking variation, and updates to the signage criteria for Strathmore Square Shopping Center, as shown in Figure 1. In 1982, the Village Board approved a PUD for the redevelopment of Strathmore Square to make modifications to the building previously approved in 1968.

The property owner has recently purchased the property and is requesting an amendment to allow a Special Use for a new restaurant and tavern at 1236 Dundee Road. This establishment will feature entertainment, including live music, as well as amusement activities such as pool tables and dart boards. In addition to modifications to the exterior of the building, the petitioner is also requesting a parking variation and an amendment to the property's signage criteria.



Figure 1: Subject Property

PLANNING & ZONING ANALYSIS

Restaurant/Tavern Operations

- The proposed restaurant/tavern will be located at 1236 Dundee Road, as shown in Figure 2. The tenant space is approximately 14,310 square feet, and the space is currently vacant.
- The business will be a restaurant/sports bar featuring diverse food options like pizza, pasta, chicken, ribs, salads, wraps, sandwiches, and a large selection of appetizers.
- While the business will serve food and drinks, it will also feature pool tables, dart boards, cornhole games, and video games. Additionally, it will host live entertainment such as live music, comedians, bingo, and trivia nights.
- Hours of operation will be Sunday through Thursday, 11 AM to 11 PM, and Friday through Saturday, 11 AM to 1 AM.
- There will be a total of 17 employees, including 5 to 7 full-time staff and 10 part-time staff.
- The petitioner owns two other similar businesses in Bartlett, Illinois, and Palatine, Illinois.

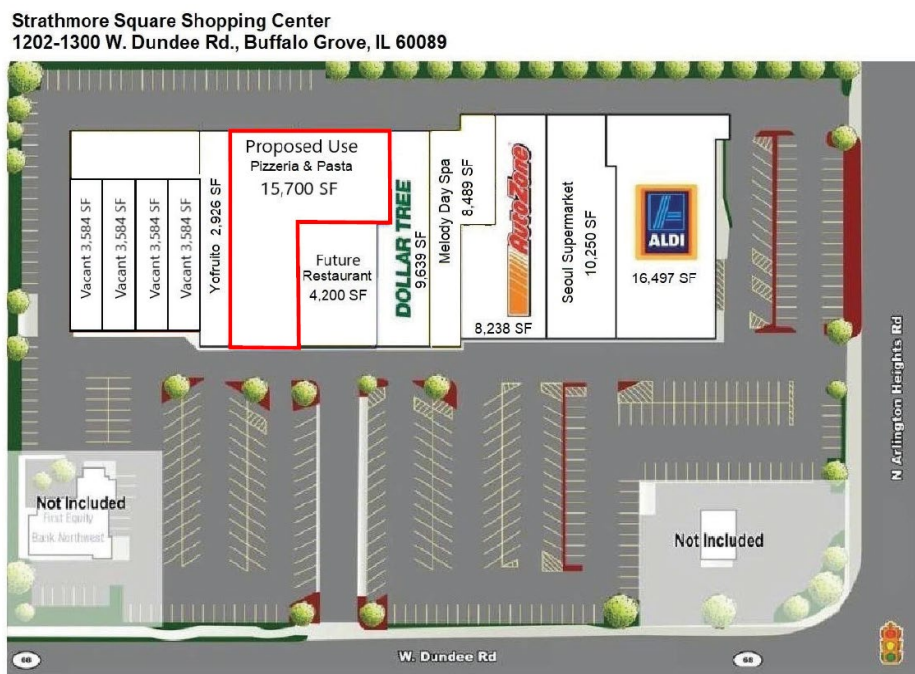


Figure 2: Strathmore Square Site Plan

Use

- The proposed restaurant or tavern is permitted in the B-3 Zoning District. However, an amusement establishment (such as a pool hall, dance hall, or similar venue) is classified as a Special Use in this district. Since the site is under a Planned Development, this request is a part of the amendment to the PUD.

Parking

- When Strathmore Square was developed in 1968, the Zoning Code didn't address parking counts for the development and the number of parking stalls, which makes the current parking lot legal non-conforming, as it does not meet the current Zoning Ordinance requirements.



- The Zoning Ordinance requires 1 parking space for every 220 square feet, for a shopping center. Since Strathmore Square Shopping Center is 90,275 square feet, the ordinance requires 411 parking stalls; however, the site has only 373 stalls, (38 spaces fewer than required). As a result, the petitioner is requesting a variation from the zoning ordinance for the required parking.
- For overall development, the petitioner summarized the operating hours of existing tenants, highlighting their peak hours and average parking space utilization during those times. Figures 3 and 4 show the average number of parking stalls occupied during peak periods on weekdays and weekends. The shopping center currently has enough parking spaces to accommodate the new demand, with the maximum usage occurring at 6 PM on weekdays, when 128 spaces (34%) out of 373 are occupied. Based on this data, Staff believes the proposed restaurant/tavern is expected to generate a parking demand that complements the existing businesses.

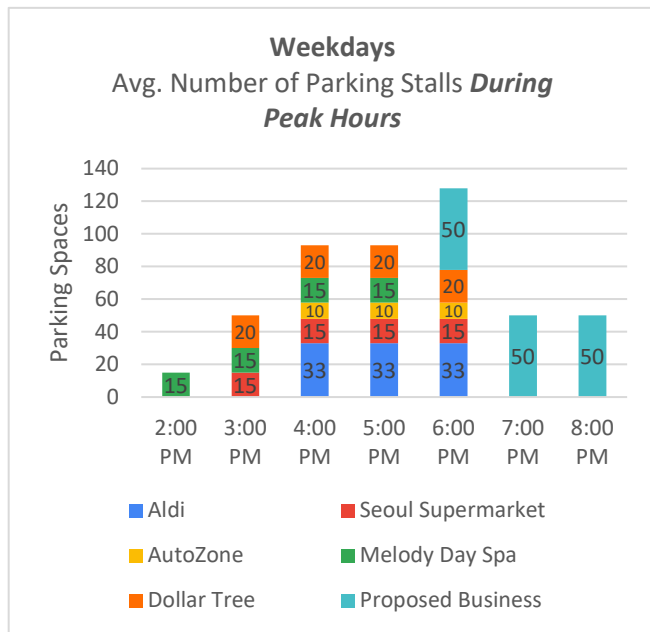


Figure 4: Weekday Avg. Parking Demand

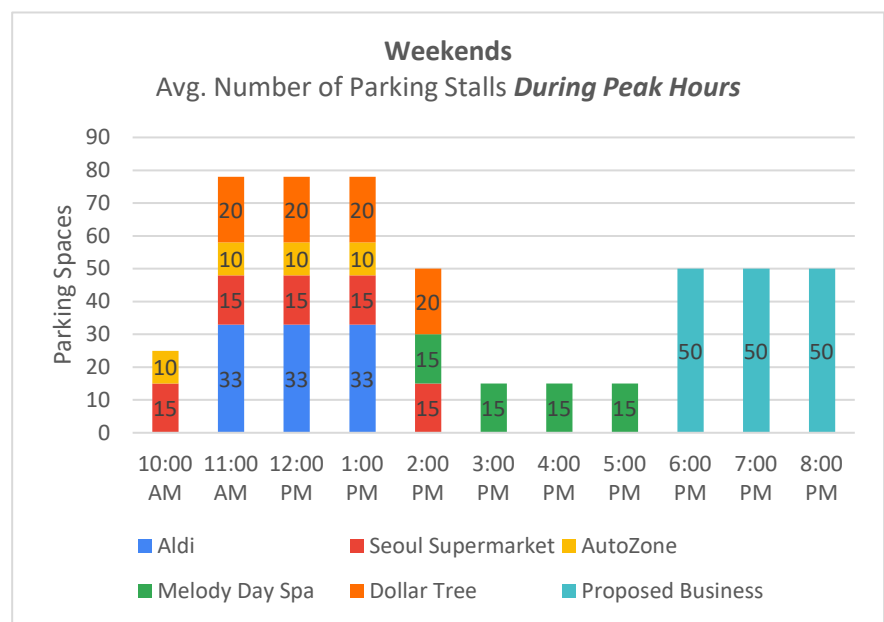


Figure 4: Weekend Avg. Parking Demand

- Staff believes that once the shopping center is fully occupied, as the property owner has outlined with the future tenants (such as a restaurant, grocer, wine shop, and dental office), it will still have sufficient parking to meet the demand.

Building Elevations & Building Improvements

- The petitioner also plans to subdivide the west end unit of the shopping center into four separate tenant spaces (as shown in Figure 2). These spaces will be used for permitted uses according to the Village's B-3 Zoning District.
- The petitioner has indicated that they will be making modifications to the building, which include painting the building and making minor modifications to improve the overall look of the building, as shown in Figure 5. The Village Appearance Review Team has reviewed the plans and has no concerns or issues with the changes and believes the changes will be an improvement to the existing building.



Figure 5: Proposed Elevations

Signage

- As part of the building modifications and PUD amendments, the petitioner has also requested to revise the existing sign criteria for Strathmore Square Shopping Center. They plan to require all tenants to mount their façade signage on a raceway. This is a common requirement for sign criteria packages, and Staff has no issue with the request.

Departmental Reviews

Village Department	Comments
Building	The Building Division has reviewed the plans for compliance with building code and has no concerns.
Engineering	The Engineering Division has reviewed the plans for compliance and has no concerns.
Fire	The Fire Department has reviewed the plans 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, one general inquiry has been received regarding the proposed project.

STAFF RECOMMENDATION

Staff recommends **approval** of the an amendment to the Planned Development Ordinance 1982-021 to allow a Special Use for a restaurant with dancing, entertainment, and amusement uses, along with a

parking variation and updates to the signage criteria for the Strathmore Square Shopping Center located at 1202 -1300 Dundee Road, subject to the conditions listed in the PZC motion, as the proposed use will have complementary parking demand with the surrounding uses and will be an improvement to the vacant space and the overall shopping center.

ACTION REQUESTED

The Planning & Zoning Commission (PZC) shall open the public hearing and take public testimony concerning the requested amendment to the Planned Development Ordinance, parking variation and updates to the signage criteria for the Strathmore Square Shopping Center located at 1202 -1300 Dundee 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 an amendment to the Planned Development Ordinance 1982-021 to allow a Special Use for a restaurant with dancing, entertainment, and amusement uses, along with a parking variation and updates to the signage criteria for the Strathmore Square Shopping Center located at 1202 -1300 Dundee Road, subject to the following conditions:

- 1. The restaurant, with dancing, entertainment, and amusement uses 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 R Plaza, LLC to operate a restaurant with dancing, entertainment, and amusement uses at 1236 Dundee Road, which shall not run with the land.*
- 3. The Special Use granted to R Plaza, LLC 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.*
- 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
- Parking Analysis
- Elevation and Building Plans
- Proposed Amendment to the Sign Criteria for Strathmore Square
- Ord 1982-021

R Plaza, LLC
PO Box 338
Itasca, IL 60143
(847) 921-9200
Email: crmaddison@gmail.com
Email: tscrmaddison@gmail.com

June 16, 2025

Village of Buffalo Grove
Mr. Andrew Binder
50 Raupp Blvd.
Buffalo Grove, IL 60089
Email: ABinder@vbg.org

Re: 1236 W. Dundee Rd.
Amendment to Existing PUD
Special Use – Amusement

Dear Andrew:

Enclosed please find the required documents required for the Amendment to the Existing PUD for the above referenced locations.

- Narrative Statement/Use Description
- Petition for Concept & Preliminary Plan Review
- Proof of Ownership (Recorded Warranty Deed)
- Recovery of Village Costs Form
- Responses to Standards
- Plat of Survey with Legal Description
- Parking Analysis
- Floor Plan

The Certificate of Mailing Form and Mailing Labels for properties within 350 feet of Site will be provided after completion of mailing.

Sincerely,

R Plaza, LLC



Manny Rafidia
Managing Member

**Proposed Location at 1236 W. Dundee Rd.
R Plaza, LLC d/b/a (To Be Determined)**

Narrative Statement/Use Description

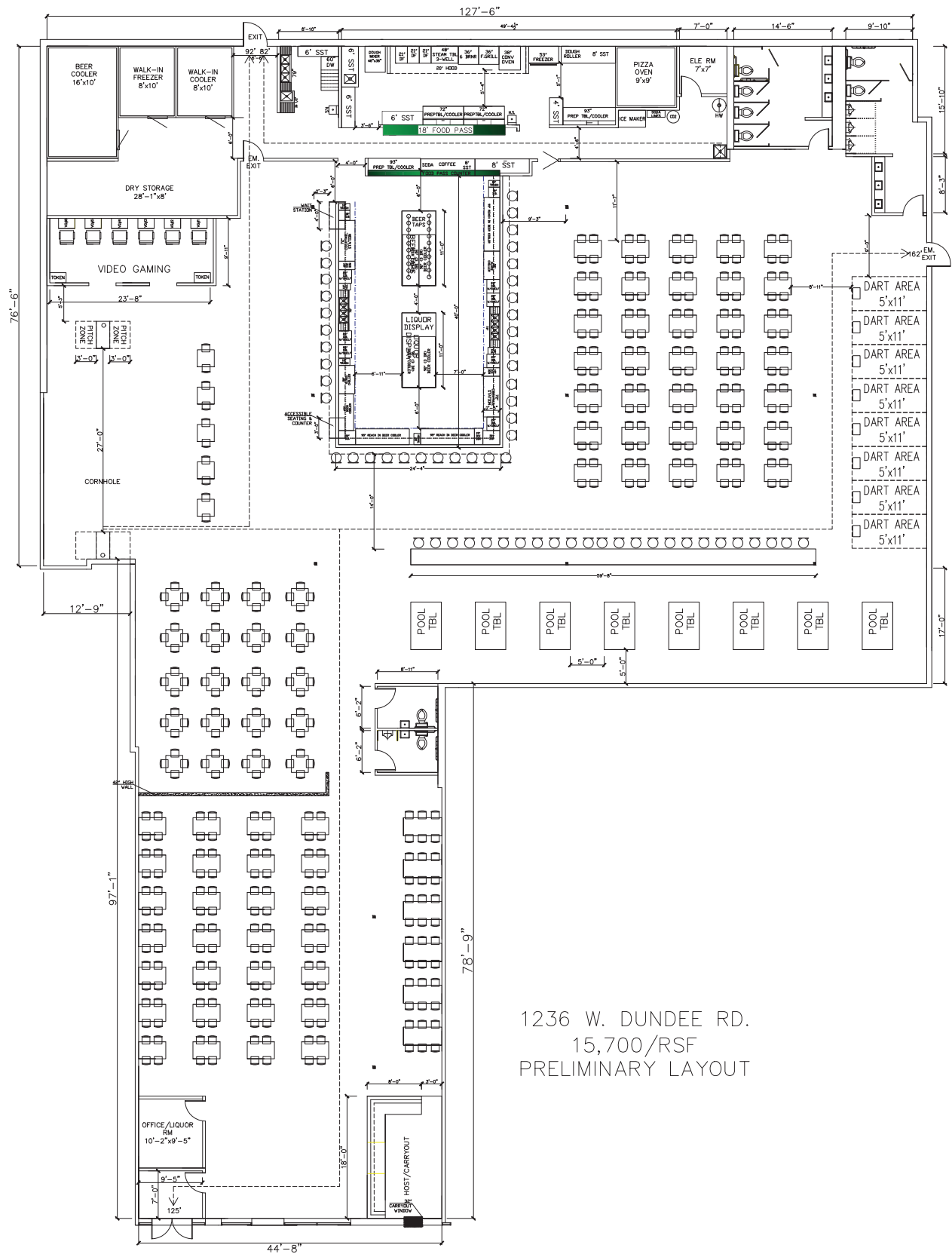
The proposed space consists of 14,310 square feet for a restaurant and sports bar serving a full menu including pizza, pasta's, chicken and rib plates, a variety of salads, wraps and sandwiches and a large selection of appetizers. We will offer carryout and delivery in addition to our dining facility. In addition, we will create an express carryout window to serve slices of pizza and a variety of fast food items to the high school students during lunch hours

We will offer a variety of entertainment for the community that will include, watching sporting events, video gaming, pool tables, darts, cornhole games and having live entertainment performances, such as stand up comedians, live music bands, bingo, trivia nights and DJ's.

The hours of operation will be from Sunday-Thursday 11:00 a.m. to 11:00 p.m. and Friday-Saturday 11:00 a.m. to 1:00 a.m. We anticipate having 5-7 full time employees with 10 part-time employees. We anticipate gross sales of 3-4 million dollars annually.

We currently own and operate similar businesses, one being Midway Sports Bar located at 399 Bartlett Plz, Bartlett, IL consisting of approx. 16,000 square feet that offers 10 lanes of bowling, 10 pool tables, 5 dart machines, video gaming, a variety of arcades, which offers live entertainment, trivia, bingo and stand-up comedy events. Another business known as Hot Pockets Sports Bar located at 365 W. Northwest Hwy., Palatine consisting of approx. 6,400 square feet, which opened in August of 2022 with a similar operations of to the proposed location at 1236 W. Dundee Rd.

Our family business is in both real estate and restaurant/sports bar operators. Over the past 40 years, we have created employment for thousands of people and improved the communities we work with as to benefit the neighborhoods and the municipalities. We have owned and developed many shopping centers and businesses within centers throughout the Northwestern suburbs of Chicago.



**Proposed Location at 1236 W. Dundee Rd.
R Plaza, LLC d/b/a (To Be Determined)**

Parking Analysis

Tenant listing and hours of operations of the tenants at Strathmore Square Shopping Center.

1202 W. Dundee Rd. – Aldi:

Business hours Monday-Sunday 9:00 am – 8:00 pm

Peak hours Monday-Friday 4:00 pm – 6:00 pm, Saturday-Sunday 11:00 am – 1:00 pm

Average number of cars parked during peak hours 33 spaces

1204 W. Dundee Rd. – Seoul Supermarket

Business hours Monday-Saturday 9:00 am – 8:00 pm, Sunday 9:00 am – 7:00 pm

Peak hours Monday-Friday 3:00 pm – 6:00 pm, Saturday-Sunday 10:00 am – 2:00 pm

Average number of cars parked during peak hours 15 spaces

1206 W. Dundee Rd. – AutoZone

Business hours Monday-Saturday 7:30 am – 9:00 pm, Sunday 8:00 am – 8:00 pm

Peak hours Monday-Friday 4:00 pm – 6:00 pm, Saturday-Sunday 10:00 am – 1:00 pm

Average number of cars parked during peak hours 10 spaces

1208 W. Dundee Rd. – Melody Day Spa

Business hours Monday-Friday 11:00 am – 7:00 pm, Saturday-Sunday 11:00 am – 5:00 pm

Peak hours 2:00 pm – 5:00 pm

Average number of cars parked during peak hours 15 spaces

1212 W. Dundee Rd. – Dollar Tree

Business hours Monday-Saturday 9:00 am – 10:00 pm, Sunday 8:00 am – 9:00 pm

Peak hours Monday-Friday 3:00 pm – 6:00 pm, Saturday-Sunday 11:00 am – 2:00 pm

Average number of cars parked during peak hours 20 spaces

Proposed 1236 W. Dundee Rd. – R Plaza, LLC d/b/a (TBD)

Business hours Sunday-Thursday 11:00 am – 11:00 pm, Friday-Saturday 11:00 am – 1:00 am

The peak hours of the proposed business are on average 6:00 pm – 8:00 pm which does not conflict with the peak hours of operation of the existing businesses. In addition, restaurants with sports bars are common destinations for rideshare users, we anticipate on average approximately 25-50% of patrons will use rideshare services which impacts the number of parking spaces that would be required for the proposed use. Also, many patrons have a designated driver which will reduce the number of parking space requirement.

Average number of cars parked during peak hours 50 spaces

The Strathmore Square Shopping Center has a total of 373 parking spaces.

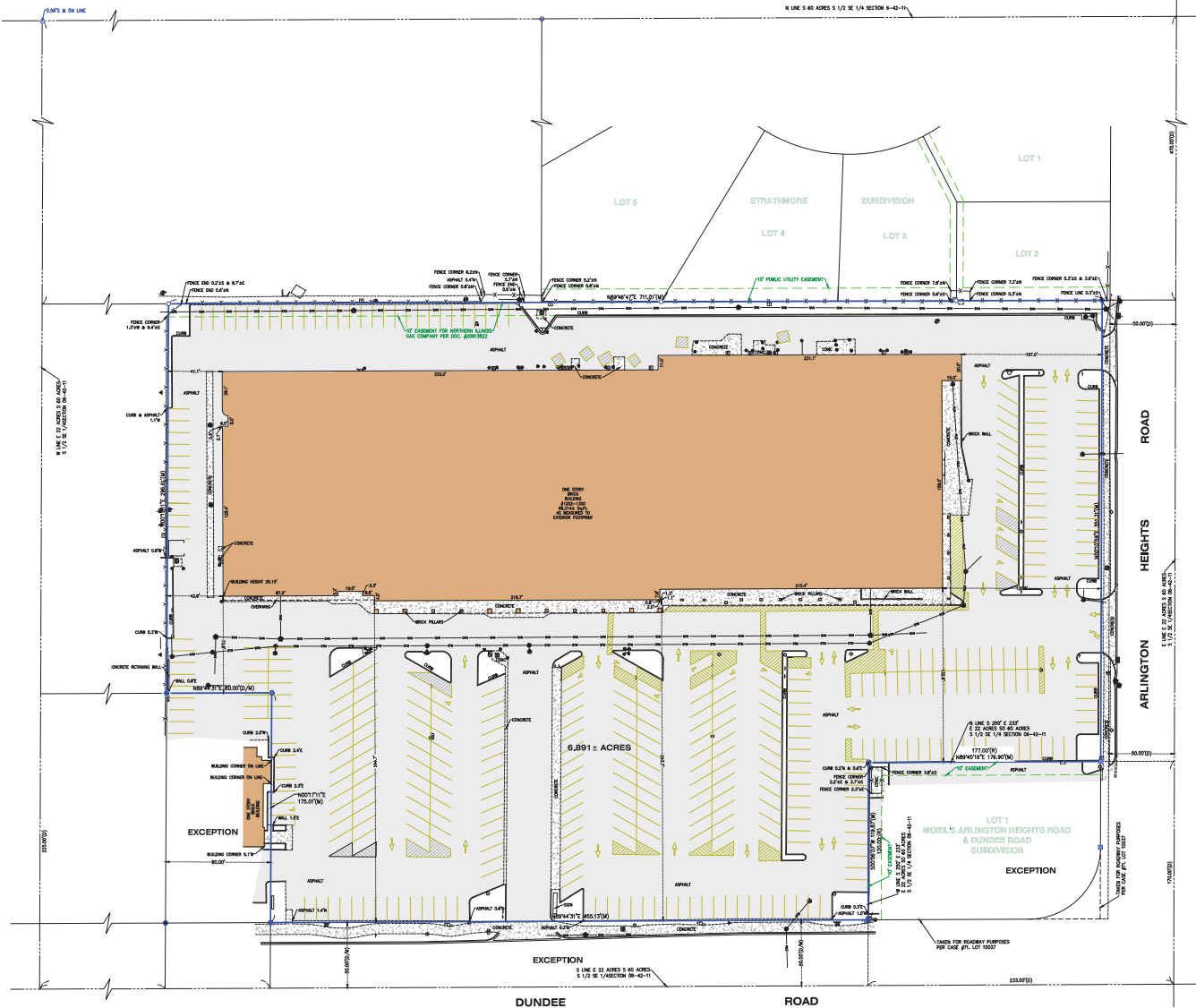
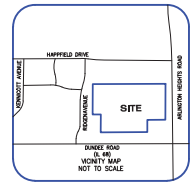
The total number of parking spaces listed during peak hours is 143, leaving the remaining 230 for future vacant tenant spaces.

Strathmore Square Shopping Center
1202-1300 W. Dundee Rd., Buffalo Grove, IL 60089



ALTA/NPS LAND TITLE SURVEY

The East 22 acres of the South 40 acres of the South Half of the Southeast Quarter of Section 6, Township 42 North, Range 11, East of the Third Principal Meridian, except the North 470.00 feet as measured on the East and West lines thereof, except the West 200.00 feet as measured on the South line thereof of that part lying South on the North 475.00 feet as measured and except the East 60.00 feet of the West 200.00 feet of the South 225.00 feet as measured on the South and West lines thereof and except the South 170.00 feet of the East 235.00 feet as measured on the East and South lines thereof except the South 20.00 feet lying East of the West 260.00 feet and lying West of the East 235.00 feet thereof and except the East 50.00 feet lying South of the North 470.00 feet and lying North of the South 170.00 feet thereof, except that part taken for widening Arlington Heights Road in Cook County, Illinois.



SURVEYOR'S NOTES:

- The legal description and utility easements shown herein have been provided by Old Republic National Title Insurance Company, Commitment policy #24188333 dated June 24, 2024. The title information shown herein is exclusively that provided to the Surveyor by the Title Insurer or the client. The Surveyor did not warrant the exact location of the utility easements shown herein, but does state that they are located as accurately as possible from the information provided.
- Based on Flood Insurance Rate Map, Panel No. 1703100063, dated 08/19/2008, the subject property lies within Zone "X", areas determined to be outside the annual 0.2% annual chance floodplain. (Pertains to Table A, Item 3).
- Distances are marked in feet and decimal places thereof, no dimension shall be assumed by scale measurement herein. Distances and/or bearings shown with a "C" in parentheses (C) are record or deed values, not field measured.
- Compare this plot, legal description and all survey monuments before building, and immediately report any discrepancies to the Surveyor.
- The location of the property lines shown on the face of this plot are based on the legal description contained in the title commitment and shown herein. This information has been furnished by the client and compared to record deeds to check for gaps and/or overlaps, however, this survey may not reflect historical matters of title and ownership that have not been disclosed by the title commitment.
- Only the improvements which were visible from above ground at time of survey and through a normal search and walk through of the site are shown on the face of this plot. Lawn sprinkler systems, if any, are not shown on this survey.
- Manholes, inlets and other utility lines or grades shown herein are from field location of such, and only represent such utility improvements which are visible from above ground survey at the time of survey, through a normal search and walk through of the site. The location of these manholes (sanitary, water, etc) are based solely on the stamped markings on the rim. No underground observations have been made to verify the actual use or existence of underground utilities.
- Surface indications of utilities on the surveyed parcel have been shown. Underground and off-site observations have not been made to determine the extent of utility service or existing on the property, public and/or private records have not been searched to provide additional information. Overhead wires and poles (if any) have been shown, however their location and dimensions have not been shown.
- This survey may not reflect all utilities or improvements, if such items are hidden by landscaping, or are covered by such items as dumpsters or trailers or when the site was covered with snow. At the time of survey, the site was not covered by snow.
- This survey makes no statement regarding the actual presence or absence of any service or utility line. Controlled underground exploratory efforts together with ALLE markings is recommended to determine the full extent of underground service and utility lines. Contact (U.I.L.C. at 1-800-892-0123).
- Restrictions that may be found in local buildings and/or zoning codes have not been shown. Height and bulk restrictions (if any) have not been shown. Only those setback restrictions shown on the recorded subdivision plot or in the title commitment have been shown.
- The address: 1202-1300 W. Dundee Rd, Buffalo Grove, IL 60089 (Pertains to Table A, Item 2).
- There is a total of 373 striped parking spaces for cars, including 13 of which are marked handpainted and none of which are for motorcycles. (Pertains to Table A, Item 3).
- There was no observable evidence of earth moving work, building construction or building additions at time of survey. (Pertains to Table A, Item 16).

SCHEDULE B, PART B EXCEPTIONS:

- Exception: 1, 2, 5, 6, 7, 8, 9, 10, 20, 21, 22 & 23 are not survey related.
- Exception: 3, 4, 11, 12, 17 & 18 are blanked in nature.
- Exception 10 is plotted herein.
- Exception 13:
Consent for passage and re-passage of motor vehicles and persons, over, upon, through and across roadways, parking area and easements of the shopping center as a means of access, ingress and egress to and from the land and road and highway maintained for the public by the State of Illinois contiguous to and adjoining the shopping center and to use any automobile parking purposes any area of the shopping center on the land then or thereafter devoted to and used for automobile parking purposes on contained a grant in deeds recorded March 6, 1972 as document 21826784 and 21826785.
- Exception 14:
License and privilege created by grant in deeds recorded March 6, 1972 as document 21826784 and 21826785 to maintain a fee full access easement, a concrete driveway, a brick retaining wall and a portion of the roof of the one story brick building on the land thereby conveyed.
- Exception 15:
Document #25018622 as provided by title does not contain any plottable information, document appears incomplete.

STATE OF ILLINOIS) S.S.
COUNTY OF McHENRY)
Certified to: 1) Old Republic National Title Insurance Company
2) CRG Inc., an Illinois Company

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NPS Land Title Survey, jointly established and adopted by ALTA and NPS, and includes items 1, 2, 3, 4, 7a, 7b, 7c, 7d, 8, 9, 11a, 16 & 19 of Table A thereof. The field work was completed on August 12th, 2024.

Dated this 13th day of August, A.D., 2024.

VANDERSTAPPEN LAND SURVEYING, INC.

Design Firm No. 104-002792

ARTHUR P. GRIMMOND, S.S. 003057

PROFESSIONAL LAND SURVEYOR





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: The proposed location has the minimum areas set forth in Section 17.16.060, B-3 minimum area of 5 acres.

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: The proposed business does not exercise an undue detrimental influence or effect upon the surrounding neighborhood. The proposed business will benefit the Village of Buffalo Grove and the surrounding neighborhoods by offering a first class restaurant that will offer entertainment options for both adults and families.

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: The proposed business is located within a shopping center and will not affect the development possibilities, the use or the design of the property.

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: The proposed business all though the restaurant facility is a permitted use, the proposed business is requesting approval for having entertainment, pool tables, darts, etc. within the business location (amusement establishment), which shall conform to all requirements required to obtain approval for such use.

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: The proposed business is located within a shopping center containing 6.884 +/- acres of land sufficient for the proposed use.

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: The community will benefit by the proposed use by the proposed business offering a first class dine-in and carryout of a variety of menu items and offering entertainment options within the community. The proposed business will be operated in a first class manner, as all of the applicants current and prior business establishments are run, conforming the all regulations as to not endanger the public health, safety, morals, comfort or general welfare of the community.

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 proposed business location contains 6.884 +/- acres of land and will be able to provide adequate street access and parking. The peak hours of the proposed business operation will differ from the existing businesses within the shopping center and will not interfere with parking congestion.

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: The proposed business will be operated and maintained in a first class manner which will not diminish or impair other property valuations within the community.

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 proposed business special use request will not be incompatible with the existing approved uses within the shopping center and the location and size of the establishment does not modify the building and will not affect the development and use of adjacent land or buildings.

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

Response: The infrastructure is in place to support the intended use.

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 proposed business will not change the existing driveways, entrances and exits to the parking areas and will not cause traffic congestion in the public streets. The peak hours of the proposed business operation will differ from the existing businesses within the shopping center and will not interfere with parking congestion.

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:

With the building being built prior to 1970 and the parking being grandfathered under those conditions, we have had similar situations with a few other municipalities that allowed the reduction of parking requirements for other centers that took into consideration the amount of people that take ridesharing services. One source indicates that in 2024, 34% of people residing in suburban Illinois use ridesharing services that reflects the general trends nationally. Ridesharing services are generally predicted to increase in the coming years. Several market forecasts predict a significant rise in the market size and user base for ridesharing services. This will reduce the number of cars parked in the center.

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

Response:

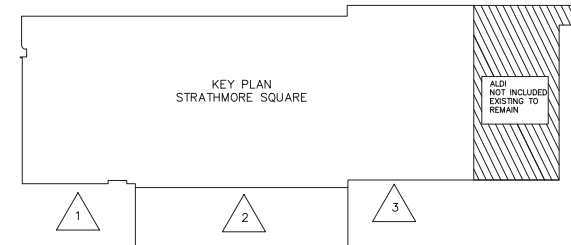
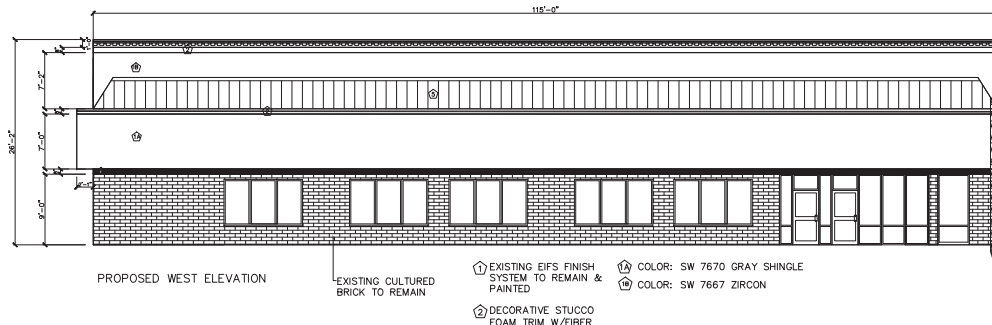
The hardship to the Owner is that this center historically has had a high vacancy and due to the current market conditions and the difficulty finding brick and mortar commercial users, we are requesting this use to occupy space within the center.

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

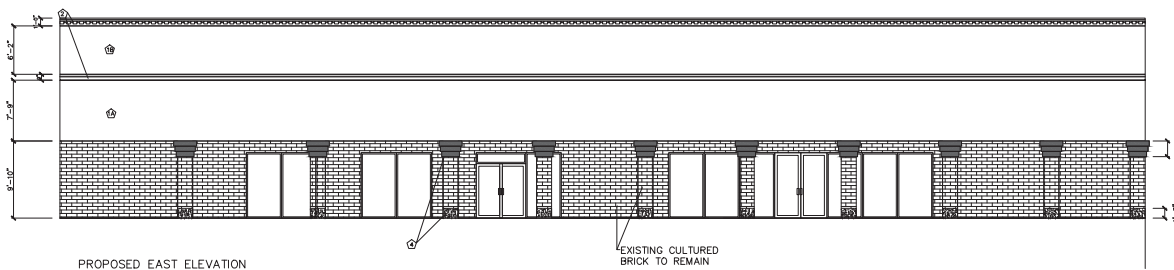
Response:

The establishment will be operated and built in a first class manner that will accommodate and benefit both families and adults within the community and surrounding neighborhoods to enjoy the restaurant food items and entertainment.

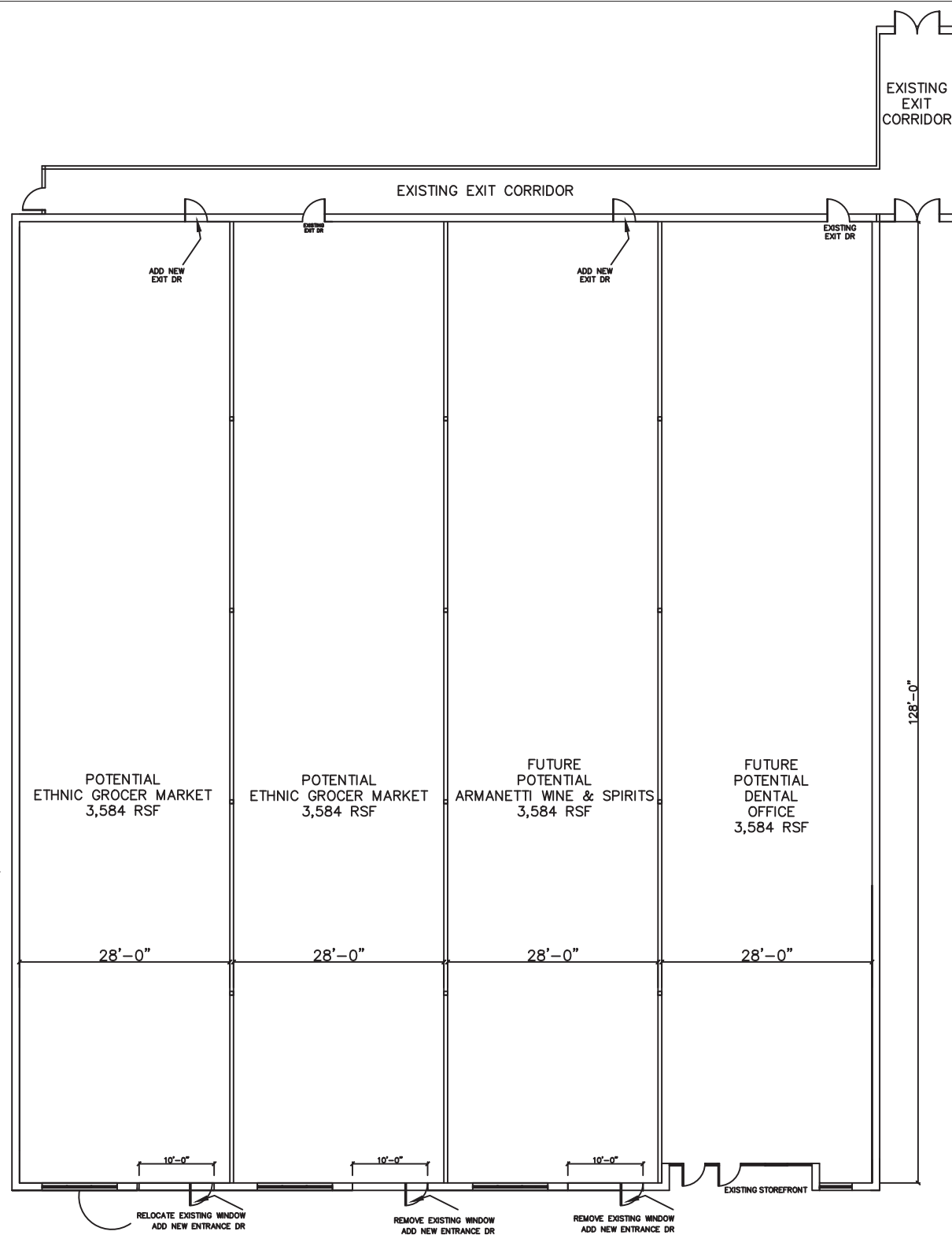
STRATHMORE SQUARE SHOPPING CENTER
1202-1300 W. DUNDEE RD. - BUFFALO GROVE
PROPOSED FACADE RENOVATION



- 5 DETAIL
- TOTAL LINEAR FEET OF 115, 48" HIGH, 45 DEGREE ANGLE.
 - INSTALL 2"x6"x48" WOOD STUDS, 16" O.C. ON THE ENTIRE 115 LF AREA BY USING 3" GALVANIZED NAILS TO FASTEN THE STUDS TO THE EXISTING 2"x6" STUDS ON THE TOP AND BOTTOM OF THE FACADE.
 - INSTALL 3/4" PLYWOOD OVER THE STUDS USING 2-1/2" GALVANIZED NAILS.
 - APPLY FELT ROOF DECK PROTECTION OVER PLYWOOD SECURED WITH HEAVY DUTY STAPLES.
 - INSTALL NEW CORRUGATED GALVANIZED STEEL ROOF PANELS (PRODUCT: Gibrator Building Products 8 ft. SM-Rib Galvalume Steel 29-gauge Roof/Siding Panel) OVER THE ENTIRE NEW AREA, SECURE BY 1/2" STAINLESS STEEL SCREWS.



1300 W. DUNDEE RD.
DEMISE TO 4 UNITS
4 SPACES @ 3,584 RSF



STRATHMORE SQUARE
(2025)

The exhibit has been established for the purpose of assuring uniform signage to enhance the center's visual impact to the public and for the mutual benefit of all tenants. Conformity will be strictly enforced and installed non-conforming or unapproved signs must be brought into conformance at the sole expense of the tenant.

GENERAL REQUIREMENTS

1. Tenant shall be responsible for the fulfillment of the requirements of these criteria.
2. Tenant shall submit for landlord's approval plans and specifications indicating the signs, including all lettering and/or graphics. Prior to sign fabrication, tenant shall submit to landlord separate drawings and specifications, in quadruplicate, or in sepia reproducible including samples of materials and colors, for all proposed sign work. The drawings shall clearly show the location of all signs on the façade and openings for conduit sleeves and supports and shall indicate all construction and attachment details. Full information regarding electrical load requirements and brightness in foot-lamberts shall also be included. Within a reasonable time after the receipt of such drawings and specifications, landlord shall return three sets to tenant with its approval and/or any suggested modifications thereof, and if tenant shall fail to take exception thereto by written notice to landlord given within ten days from tenant's receipt of the suggested modifications from landlord, tenant shall be deemed to have agreed to and approved all such suggested modifications.
3. All permits and/or approvals by governing authorities for signs and their installation shall be obtained by the tenant or its representative, at tenant's expense. Tenant shall submit at least two copies of sign drawings bearing landlord's prior written approval to governing authorities with permit application.
4. Landlord may elect to provide all signage in tenant's behalf. If so, landlord will employ one sign contractor for the entire development. Said contractor will supply sign drawings for tenant's and landlord's approval. Once approved, a cost proposal will be issued by landlord to tenant. Landlord will then order and coordinate the signage installation.
5. Tenant's primary signs shall be store identity (corporate or official trade name) signs only, shall be placed on the façade directly above the individual storefronts and shall be restricted to an area centered on the façade or as otherwise provided herein or directed by the landlord.

DESIGN REQUIREMENTS

1. All tenant identification signs shall be consistent with the details indicated in the tenant print package (when and to the extent reasonably available) and shall be subject to the prior written approval of the landlord and the Village of Buffalo Grove.
2. Wording of signs shall not include the product nor goods nor services (and the like) sold. The use of decorative sculpture, coat of arms, shields, or other such logos will not be permitted except as hereinafter described.
3. Tenant's primary signs letters shall be three-dimensional, individual fabricated channel, letters, internally illuminated.
4. Tenant's primary sign shall be constructed of aluminum channels and Plexiglas faces. Color of Plexiglas and returns to be approved by landlord.
5. Tenant's primary signage may be all upper case or a combination of upper and lower case letters as follows: (EXCEPTIONS BY MAJOR TENANTS SUBJECT TO LANDLORD REVIEW AND APPROVAL.)
 - a. All upper case: 36" maximum for sign letters
 - b. Upper and lower case letters: First Letter-36" max.; Lower case-16" max.; Ascenders and descenders-9" additional (approx.)
6. Signs shall be centered on storefront where possible, except as otherwise provided herein. Tenant's sign is to be located in proximity to the actual leasehold frontage. Due to building design features, the landlord will position all tenant signs on the facade. The tenant sign will adhere to the landlord's sign policy. The maximum spread of the tenant sign (which is to be located on the building façade by the landlord) will be the width of the tenant leasehold frontage minus 5 feet, unless variance is specifically approved in writing by landlord. Letter content and wording will impact maximum height.
7. Letter style will be the chose of the tenant, but the landlord will review and approve. Any alternate letter style or logo shall be submitted to landlord for approval. Double stack lettering shall be permitted only with landlord's prior written consent.
8. Signage to be submitted and reviewed and approved by Village of Buffalo Grove Appearance Commission if differing from this criteria.
9. At tenant's rear service door, tenant shall provide a sign, approved by the landlord, at tenant's expense and in accordance with local codes. Such sign

shall be Helvetica Medium 2" maximum centered on door at 6' 0" height in tenant's name only. Tenant shall not permit anyone to place or otherwise create any additional signage at, on or around the rear service door. Any violation of this prohibition, corrective measures and/or fines shall be tenant's sole responsibility and expense.

GENERAL SPECIFICATIONS

1. No animated, moving action, flashing or audible signs will be permitted.
2. No face-illuminated, spot lighted, panel face exposed lamps, or visible neon tubing will be permitted.
3. All signs shall bear the U.L. label and their installation shall comply with all governing building and electrical codes, and any criteria set forth in this exhibit.
4. No exposed crossovers or conduits will be permitted.
5. All conductors, transformers, disconnects and other equipment shall be concealed, except as required for disconnect by city (which in that case, is to be painted to match façade).
6. All exposed metal returns, mounting brackets, fastening devices and any trim caps for letters shall match the sign color.
7. Where portions of the fascia consist of brick, landlord will pre-install (at tenant's expense) a metal sign wiring raceway which is architecturally compatible with landlord's brick fascia. Tenant shall reimburse landlord for same as additional rent under the lease within 10 days after landlord's written demand therefor.
8. Electrical service to all signs shall be on tenant's meter.
9. Sign illumination shall be controlled by a seven day time clock located in the rear of the premises. Tenant shall set time clock to coincide with hours determined by landlord.
10. No sign company or fabricator labels will be permitted.
- 11. All façade signage must be mounted on a raceway.**

MISCELLANEOUS SPECIFICATIONS

1. Tenant will be permitted to place upon each entrance of its premises not more than 144 square inches of gold leaf or decal application lettering not to exceed 2" in height, indicating store address number, hours of business, emergency telephone numbers, etc. as approved by landlord.
2. Floor signs, etc., visible from outside the tenant's space, but within the tenant's lean line in its storefront, are prohibited unless approved in writing by landlord.
3. Except as provided herein, no advertising placards, banners, pennants, names, insignias, trademarks or other descriptive materials shall be affixed or maintained upon the glass panes and supports of the show windows and doors, or upon the exterior walls of the building or storefront.
4. All signage its installation and removal and restoration of the sign fascia will be by tenant at tenant's expense.

Strathmore Square Sign Criteria
ME2024, LLC

Narrative Statement

Property Owner, ME2024, LLC, is requesting to add the following in the Design Criteria, Item 3.

All façade signage must be mounted on a raceway.



The image shows a proposed west elevation of a building. At the top is a dark, corrugated metal roof. Below the roof is a wide, light gray horizontal band. This band contains four instances of the word "Signage" in a black, cursive-style font, evenly spaced. Below the signage band is a brick wall. The wall features several windows and doors: from left to right, there is a three-pane window, a single door, another three-pane window, a single door, a three-pane window, a single door, a set of double doors, and a final single door on the far right. The windows are light blue with black frames, and the doors are white with black frames. The ground in front of the building is a dark gray, textured surface.

Signage

Signage

Signage

Signage

Proposed West Elevation



Proposed Center Elevation



Proposed East Elevation

ORDINANCE NO. 82- 21

AN ORDINANCE REPEALING ORDINANCE
NUMBER 68-40 (BUFFALO GROVE MALL)

WHEREAS, the Village of Buffalo Grove is a Home Rule Unit pursuant to the State of Illinois Constitution of 1970; and

WHEREAS, the Village by Ordinance Number 68-40 did approve a planned development within the B-3 Planned Business Center District with a special use all on the following legally described property; and

WHEREAS, the Plan Commission has held hearings on a request to change the development plan; and

WHEREAS, the Corporate Authorities have determined that the redevelopment of said property in the manner proposed is a reasonable and proper use of said property.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BUFFALO GROVE, COOK AND LAKE COUNTIES, ILLINOIS, AS FOLLOWS:

SECTION 1. That the planned redevelopment by the owner of the property legally described as:

The East 22 acres of the South 60 acres of the South 1/2 of the Southeast 1/4 of Section 6, Township 42 North, Range 11 east of the Third Principal Meridian, except the North 470.0 feet, as measured on the East and West lines thereof, and except the West 200.0 feet, as measured on the South line thereof, of that part lying South of the North 470.0 feet, as aforesaid, except the East 80.0 feet of the West 280.0 feet of the South 225.0 feet, as measured on the South and West lines thereof, and except the South 170.0 feet of the East 233.0 feet, as measured on the East and South lines thereof, except the South 50.0 feet lying East of the West 280.0 feet and lying West of the East 233.0 feet thereof and except the East 50.0 feet lying South of the North 470.0 feet and lying North of the South 170.0 feet thereof, in Cook County, Illinois.

be and it is hereby approved. That said planned redevelopment shall be in compliance with Exhibit "A" which is attached hereto and made a part hereof, and all applicable Village ordinances.

SECTION 2. Ordinance Number 68-40 is hereby repealed in its entirety, and specifically but not by way of limitation, the special use set forth in Section 2 of said ordinance is hereby voided.

SECTION 3. That this ordinance shall be in full force and effect from and after its passage and approval.

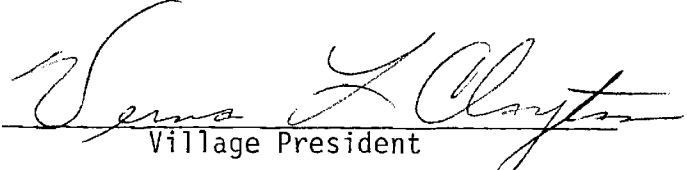
AYES: 4 - Stone, Hartstein, Gerschevske, Schwartz

NAYES: 2 - Marienthal, O'Reilly

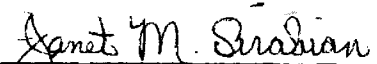
ABSENT 0 - None

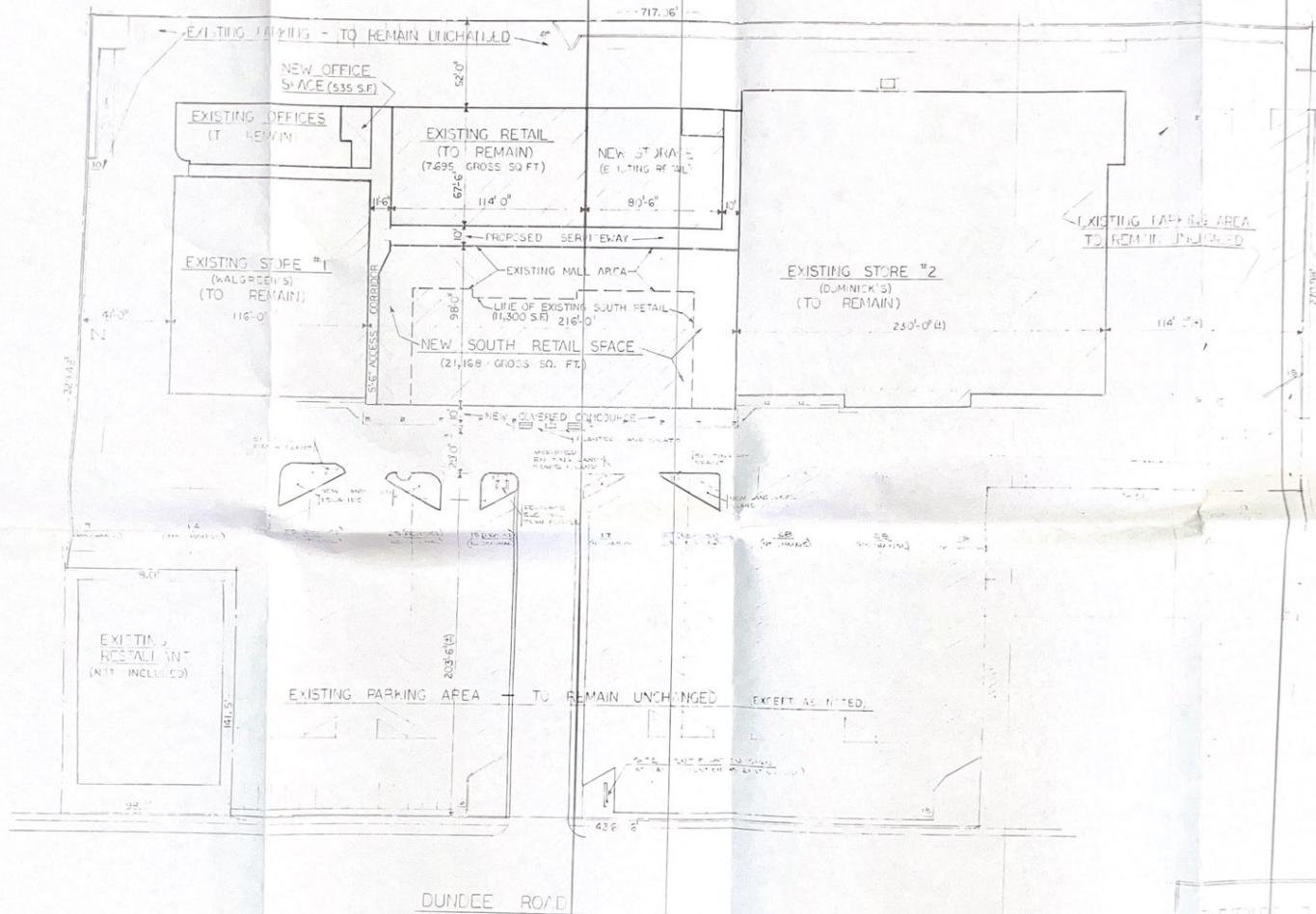
PASSED: June 21, 1982

APPROVED: June 21, 1982


Village President

ATTEST:


Village Clerk



PROPOSED MODIFIED RETAIL LAYOUT PLAN

SCALE: 1"=30'-0"

PROPOSED MODIFICATIONS TO BUFFALO GROVE MALL

RADIN-KNODLE ASSOC.
ARCHITECTS-PLANNERS

2536 MAIN STREET, SIOUX FALLS, ILLINOIS 60077

MAY 13 1982
REVISED: JULY 3, 1982

SHEET #1
REVISED: JUNE 13, 1982

PLANNED BUSINESS CENTER

EXHIBIT
Page 61 of 69



AGENDA ITEM SUMMARY

PLANNING AND ZONING COMMISSION

Regular Meeting: July 16, 2025

AGENDA ITEM 3.B.

Approval of Draft Minutes from the July 2, 2025 Planning & Zoning Commission Meeting

Contacts

Liaison: Trustee Ottenheimer

Staff: Kelly Purvis

Staff Recommendation

Staff recommends approval.

Recommended Motion

The Planning and Zoning Commission moves to approve the draft minutes of the July 2, 2025, PZC meeting.

Summary

File Attachments

1. 25-0702 - 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, JULY 2, 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 Spunt, PZC Commissioner Davis, PZC Commissioner Gregory.

The following were absent from the meeting: PZC Commissioner Au, PZC Commissioner Schwartz, PZC Commissioner Saxena, and PZC Commissioner Worlikar.

Also present were: Trustee Liaison Les Ottenheimer, Village Attorney Patrick Brankin, Deputy Director of Community Development Kelly Purvis, and Associate Planner Andrew Binder.

PUBLIC HEARINGS/ITEMS FOR CONSIDERATION

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

Associate Planner, Binder provided an overview of the request, noting that staff recommends approval due to the low-impact and complementary nature of the use with other businesses in the building and the availability of adequate parking for the use.

The petitioner, Liliya Astakhov of Asteria Service, Inc., was sworn in.

Astakhov spoke about the allocated parking and indicated that it will be adequate for the small classes they will be hosting. She noted that the maximum capacity would be 6 students.

Com. Spunt asked for page 15 of the packet to be pulled up. He asked where the classroom would be located in proximity to other units.

Astakhov indicated that the classroom would be on the outside portion of the unit, not adjacent to other tenants.

Com. Davis asked about the available parking. He asked about the training demand versus the business demand for the HVAC related businesses.

Astakhov noted that the technicians do not come to the business or leave vehicles parked on site.

Com. Moodhe asked how many technicians they have.

Astakhov noted that they have 6 technicians.

Com. Moodhe asked how many trucks will be parked on site.

Astakhov noted that none of the trucks would be parked on site.

Com. Moodhe asked how many employees would be there day to day.

Astakhov indicated that she would be the only other person besides the instructor and students.

Com. Moodhe asked what kind of HVAC services they provide.

Astakhov noted that they do residential and small commercial projects.

Com. Moodhe asked about truck deliveries.

Viacheslav Astakhov was sworn in. He indicated that they accept small deliveries, they do not have a need for large truck deliveries.

Com. Gregory asked if they are currently using all of the parking now.

Viacheslav Astakhov stated that they do not.

Com. Gregory asked for clarification regarding the certification from the school.

Viacheslav Astakhov provided an overview of the training certification process.

Com. Gregory asked if there is a benefit to their business.

Viacheslav Astakhov stated that there is currently a shortage of technicians.

Com. Gregory asked if he would be the main trainer.

Viacheslav Astakhov noted that he would be for right now.

Chairperson Weinstein asked if other tenants use their 8 parking stalls.

Astakhov indicated that they do not. They are currently vacant.

Chairperson Weinstein asked if she feels there is a traffic issue on the property.

Astakhov noted she was surprised by the email that the neighbor sent. She does not feel that there is an issue.

Chairperson Weinstein asked for clarification regarding the parking requirements from Binder.

Binder indicated that they exceed the parking requirements.

Staff Report was entered into the record as Exhibit 1.

The email received from Stephanie Matan was entered into the record as Exhibit 2.

The public hearing was closed.

Chairperson Weinstein asked for a motion.

Com. Davis made a motion 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.

The motion was seconded by Com. Spunt.

Com. Moodhe noted that we do have precedent for this kind of use in industrial district and they tend to work out. He also indicated that the signage is not great, and should probably be addressed by the property owner. He stated that we need more HVAC people and that he is in favor.

Chairperson Weinstein indicated that he is in favor of the motion and noted that the standards are met. He noted that the parking requirements have also been met.

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

AYES: 5 Mitchell Weinstein, Adam Moodhe, Marc Spunt, Jason Davis,
Chad Gregory

NAYS: 0 None

ABSENT: 4 Amy Au, Neil Worlikar, Sujat Saxena, Don Schwartz

Motion declared Passed.

- 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.**

Associate Planner Binder provided an overview of the request, noting that staff recommends approval.

Kon Kruglyak of Epicure Dining, LLC., and Brendan May, the traffic consultant from KLOA representing Epicure Dining, were sworn in.

Kruglyak indicated that they are excited to become part of the Buffalo Grove Community. He reviewed the kinds of events they expect to host at the restaurant/banquet facility, and stated that they believe they will add value to the community.

Com. Moodhe asked if the use is a restaurant or a banquet facility.

Kruglyak indicated that it will be both. They intend to be open daily for reservations in the restaurant. He noted that the prime time will be Friday, Saturday, and Sunday for private events.

Com. Moodhe asked if there will be cooking on site.

Kruglyak stated yes, there will be a commercial kitchen.

Com. Moodhe asked about the capacity of the building.

Kruglyak noted that based upon the parking, the maximum guest count would be around 175 people.

Com. Moodhe asked if they would be looking to go to a more standard restaurant model that accepts walk-ins in the future.

Kruglyak noted they would not. He stated that if they are already open and prepping, they would allow people to come in and eat.

Com. Moodhe asked why the traffic report only indicated that it would be a banquet facility.

May indicated that the banquet facility would be the peak use, and the restaurant will not generate a high volume of customers.

Com. Gregory asked about the location, and if there is any opportunity to partner with the hotel nearby.

Kruglyak noted that they have not completely thought through that yet, but they think there could be opportunities to partner with surrounding businesses in the future.

Com. Gregory asked about the floor plan that was included in the packet and the table/seat count.

Kruglyak noted that the plan just shows a general idea of what could be and not necessarily what they are proposing.

Com. Spunt asked again about the restaurant use.

Kruglyak reiterated that it will be by reservation only.

Com. Spunt asked about signage and whether that will indicate that it is a banquet facility.

Kruglyak noted that it will not; it will just say Epicure.

Com. Moodhe asked about what the Lake Cook Corridor Plan calls for on the site.

Binder indicated that the plan envisioned that the property would remain retail.

Com. Moodhe asked when Outback closed.

Binder indicated that it has been closed since 2015.

Com. Moodhe asked if other businesses have looked into using the space over the years, and if it is a difficult parcel to work with.

Binder noted that he believes that is the case.

Chairperson Weinstein thanked the petitioners for their responses to the standards.

Staff Report was entered into the record as Exhibit 1.

Kruglyak stated in closing that they are excited to become part of the community.

The public hearing was closed.

Chairperson Weinstein asked for a motion.

Com. Davis moved to recommend approval 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. The event size should not exceed the limitations of the available parking for the site.

Com. Spunt indicated that it will be nice to see this building revamped and reused after 10 years. He noted that there are plenty of people looking to rent out banquet facilities. He wished the petitioner good luck.

Com. Moodhe noted that based upon the menu, he thinks that the facility will fit into the neighborhood and will be successful.

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

AYES: 5 Mitchell Weinstein, Adam Moodhe, Marc Spunt, Jason Davis,
Chad Gregory

NAYS: 0 None

ABSENT: 4 Amy Au, Neil Worlikar, Sujat Saxena, Don Schwartz

Motion declared Passed.

REGULAR MEETING

A. Other Matters for Discussion

B. Approval of Draft Minutes of the June 18, 2025 Planning and Zoning Commission meeting.

Moved by Adam Moodhe, seconded by Marc Spunt to recommend approval. Upon voice vote, Commissioners voted as follows:

AYES: 5 Mitchell Weinstein, Adam Moodhe, Marc Spunt, Jason Davis,
Chad Gregory

NAYS: 0 None

ABSENT: 4 Amy Au, Neil Worlikar, Sujat Saxena, Don Schwartz

Motion declared Passed.

C. Chairperson's Report

None

D. Committee and Liaison Reports

None

E. Staff Report/Future Agenda Schedule

Deputy Director Purvis noted that the Commission will have meetings on July 16th and August 6th, and wished the Commissioners a Happy 4th of July.

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 8:29PM

DRAFT