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