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 16, 2025

CALL TO ORDER

PUBLIC HEARINGS/ITEMS FOR CONSIDERATION

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.**

Associate Planner Binder provided an overview of the request, indicating staff's support for the variation.

Jitan Arora, the property owner was sworn in.

Arora noted that he is looking to replace his fence at the same height and location. He noted that it costs alot to maintain the deteriorating fence. He further added that updating the fence will not change the aesthetic of the neighborhood.

Com. Moodhe asked how far the fence is from the sidewalk.

Binder noted that the fence is 12 inches from the sidewalk.

Com. Moodhe noted that he likes that they worked around the tree, and establish a clear line of site.

Arora stated that they will be replacing it in the exact same location around the tree.

The staff report was entered into the record as Exhibit 1.

Arora thanked the Commission for their time and consideration.

Chairperson Weinstein asked Commissioner Davis for a motion.

Com. Davis made a motion 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.

The motion was seconded by Com. Moodhe.

Chairperson Weinstein stated that this is consistent with other similar variations that have been granted and makes perfect sense.

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

AYES:	8	Mitchell Weinstein, Amy Au, Adam Moodhe, Marc Spunt, Jason Davis, Sujat Saxena, Don Schwartz, Chad Gregory
NAYS:	0	None
ABSENT:	1	Neil Worlikar

Motion declared Passed.

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**

Associate Planner Binder provided an overview of the request, indicating staff's support for the variation.

Mary Ann Gorge, the property owner was sworn in.

Gorge noted that she is looking for the variation to live more comfortably in her home. She stated that this would allow her family to have additional space during the warmer months.

Com. Moodhe asked the petitioner about the distance between the shed and the three seasons room.

Gorge noted that it would be 8 feet between them.

Com. Moodhe asked if the shed is considered an accessory structure.

Binder confirmed.

Com. Moodhe asked if the three season room would have HVAC, and what kind of windows would be installed.

Gorge confirmed that there would be HVAC and casement windows.

Com. Moodhe asked Associate Planner Binder to pull up the Plat of Survey. He asked about the space between the shed and the addition, noting it looks very narrow.

Binder noted that the plan is not to scale.

Com. Schwartz asked about getting construction equipment in the backyard with a fence.

Gorge indicated that she didn't think it would be an issue.

Com. Gregory noted that there is a large tree in the backyard, and asked if the architect had any concerns about it being disturbed.

Gorge noted that the tree is right up next to the fence, and while the branches extend pretty far, she doesn't foresee a problem with the roots.

Com. Gregory asked about water drainage on the property.

Gorge provided an overview.

Chairperson Weinstein asked for the Plat of Survey to be pulled up again and asked the petitioner about the addition and the hot tub and whether they would generally line up.

Kent Luzak was sworn in and indicated that they would generally line up.

Chairperson Weinstein asked for confirmation that they don't intend to build the sun room any further than the patio.

Luzak and Gorge confirmed.

Com. Spunt asked how the shed door opens and if the petitioner has any concerns about accessing anything in the shed.

Gorge indicated that it would open toward the addition, but did not have concerns about having access to items inside it.

The staff report was entered into the record as Exhibit 1.

Chairperson Weinstein asked Com. Davis for a motion.

Com. Davis made a motion 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.

Com. Spunt seconded the motion.

Com. Spunt commented that he just recently constructed a similar three seasons room and noted that he is in favor of the motion.

Chairperson Weinstein indicated that this variation is consistent with other similar variations for additions of similar sizes and noted that he is also in favor of the motion.

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

AYES:	8	Mitchell Weinstein, Amy Au, Adam Moodhe, Marc Spunt, Jason Davis, Sujat Saxena, Don Schwartz, Chad Gregory
NAYS:	0	None

ABSENT: 1 Neil Worlikar
Motion declared Passed.

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**

Associate Planner Binder provided an overview of the request, indicating staff's support for the PUD amendment and parking variation.

Manny Rafidia, owner of the shopping center and the proposed business was sworn in.

Rafidia noted that he and his family have been doing these kinds of projects for 30 years. He noted that they improve the site first including the parking lot, building facade, etc.. and then invest their own money in businesses that occupy some of the tenant spaces.

He listed several areas where he has made similar improvements to shopping centers. He noted that they are proposing to open a family restaurant with entertainment.

Rafidia indicated that he works closely with Villages and abides by the code.

Com. Gregory asked when Rafidia purchased the shopping center.

Rafidia responded that he purchased it in December of 2024.

Com. Gregory asked if any new tenants have come in during that time.

Rafidia indicated they have not.

Com. Gregory asked about the parking analysis.

Rafidia walked through the various businesses and their peak hours of operation.

Com. Gregory asked about the business' peak hours and noted that Aldi will also be open at the same time. He noted that he didn't think that the charts were exactly accurate.

Rafidia noted that he is at the shopping center every day. He stated that there is hardly anyone parking on this side of the site. He also noted that many people will take an Uber rather than drink and drive.

Chairperson Weinstein asked for clarification related to the parking variation being requested.

Com. Davis asked who put the parking analysis together.

Rafidia noted that he put the data together. He further noted that the uses are complementary in terms of parking demand.

Com. Moodhe asked about the restaurant use.

Rafidia noted that the other restaurant will be for breakfast/lunch, which again will complement the tavern use.

Com. Moodhe asked about the floor plan and where they are considering to have the live entertainment.

Rafidia showed the area where they would consider having entertainment and walked through the floor plan.

Com. Moodhe asked about the monument sign and if there is a plan for that.

Rafidia noted that he is waiting to see what Aldi wants to do and spoke about their lease restrictions.

Com. Shwartz asked about the parking in the back of the building and whether there would be an entrance in the back of the building.

Rafidia stated that only staff would enter from the back of the building.

The staff report was entered into the record as Exhibit 1.

Chairperson Weinstein asked for a motion from Commissioner Davis.

Com. Davis made a motion to recommend approval 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, subject to the following conditions:

a. 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.
b. 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.
c. The Special Use granted to R Plaza, LLC is assignable to subsequent petitioners seeking assignment of this special use as follows: 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.

d. 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.Event size should not exceed the limitations of the available parking for the site.

The motion was seconded by Com. Moodhe.

Com. Moodhe noted that the property does need to be revamped. He noted that the property used to be an indoor mall with quite a few shops and stated that parking has never been an issue, even when it was active. He further noted that on the weekends it can get a little crowded, but never ridiculous. He stated even though the parking is non-conforming, he does not think it will be an issue, even with a successful restaurant there. He further indicated that he agrees that breaking up the west end is the only way that it is likely that the units will be fully occupied. He noted he feels comfortable enough to support the requests.

Com. Gregory indicated that he looked at the petitioner's other businesses and based upon reviews and photos of the restaurants they appeared to be good spots.

Com. Au stated that she is excited to see reinvestment in the shopping center.

Com. Moodhe stated that he has heard from friends that own a bar that the number of people taking an Uber has increased substantially.

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

AYES:	8	Mitchell Weinstein, Amy Au, Adam Moodhe, Marc Spunt, Jason Davis, Sujat Saxena, Don Schwartz, Chad Gregory
NAYS:	0	None
ABSENT:	1	Neil Worlikar

Motion declared Passed.

REGULAR MEETING

A. **Other Matters for Discussion**

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

Chairperson Weinstein asked for a motion to approve the minutes from the July 2, 2025 Planning and Zoning Commission meeting.

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

AYES:	7	Mitchell Weinstein, Adam Moodhe, Marc Spunt, Jason Davis, Sujat Saxena, Don Schwartz, Chad Gregory
NAYS:	0	None
ABSENT:	1	Neil Worlikar

Motion declared Passed.

C. **Chairperson's Report**

None

D. **Committee and Liaison Reports**

None

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

Deputy Director Purvis reminded the Commission about the upcoming Clove Park Design Workshop set to take place on Tuesday, July 29th and encouraged the Commissioners to attend and bring friends and neighbors.

Purvis noted that there would be a full agenda for the upcoming August 6th PZC meeting.

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 8:39 pm