



FORMAL APPLICATION – ZONING & SUBDIVISION RELIEF**

Prior to submitting this formal application, contact the Development & Planning Services Department of Northbrook to determine if your application requires a Preliminary Review by the Board of Trustees. The following materials are the minimum required for the processing of a formal application by the Village of Northbrook's Plan Commission and Board of Trustees. A public hearing or public meeting for an application will not be scheduled until all required materials have been submitted and revised as necessary to meet Code requirements, as determined by Village staff. If you have questions regarding the completion of this application please contact the Development & Planning Services Department at 847-664-4050.

****Applications for zoning relief from the Zoning Board of Appeals must use a different application form.**

The initial submittal **MUST** contain:

1 electronic version (PDF) of ALL application materials (refer to application section regarding instructions for naming files).

Applicant Information

Legal Name GolfNex LLC

Company GolfNex

Address 155 N Michigan Ave, Suite 334

City, State, Zip Chicago, Illinois 60601

Primary Contact Person

Name Naresh Boda

Company GolfNex

Address 155 N Michigan Ave, Suite 334

City, State, Zip Chicago, Illinois 60601

Consultants (as applicable)

Attorney

Name _____

Company _____

Address _____

City, State, Zip _____

Phone No. _____

Email _____

Architect/Planner

Name _____

Company _____

Address _____

City, State, Zip _____

Phone No. _____

Email _____

Civil Engineer

Name _____

Company _____

Address _____

City, State, Zip _____

Phone No. _____

Email _____

Other

Name _____

Company _____

Address _____

City, State, Zip _____

Phone No. _____

Email _____

Village of Northbrook
FORMAL ZONING & SUBDIVISION RELIEF APPLICATION

Property Information (if more than one parcel is involved in the request please include the information for all parcels)

Site Location/Address: 875 Sanders Road, Northbrook, IL 60062

Property Index Numbers: _____

Size of Property: 60,000 sq ft _____ (square feet/acres)

Size of Building Space, if applicable: 3,000–3,200 sq ft _____ (square feet)

Comprehensive Plan Land Use Designation¹: Commercial / Retail

Current Zoning: C-2 Neighborhood Commercial District

Current Use of the Property: Vacant (Former Bank Branch)

Is any portion of the property within the 100-year floodplain?¹ Yes: _____ No: **X** _____

Requested Action(s) (check all that are applicable)

<input type="checkbox"/> Comprehensive Plan Amendment	<input type="checkbox"/> Zoning Code Text Amendment
<input type="checkbox"/> Annexation (separate form required)	<input type="checkbox"/> Zoning Variation (in conjunction with other relief) for _____
<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Planned Development
<input checked="" type="checkbox"/> Special Permit for Re-Creational Use _____ _____ _____	<input type="checkbox"/> Subdivision - Tentative Plat
<input type="checkbox"/> Renewal of Special Permit Ord. No. _____	<input type="checkbox"/> Subdivision - Final Plat
<input type="checkbox"/> Amendment to Existing Special Permit Ord. No. _____	<input type="checkbox"/> Subdivision - Variations/Waiver for _____ _____
<input type="checkbox"/> Site Plan Approval	<input type="checkbox"/> Exception for _____ <input type="checkbox"/> Other _____

Plat of Survey & Parcel Legal Description(s)

Attach the most recent plat of survey of the Subject Property, certified by a registered land surveyor, showing existing lot lines and dimensions, lot area, all easements, all public and private rights-of-way, and all streets across and adjacent to the subject property.

Conformity with Comprehensive Plan

Include a written statement explaining the conformity, or lack of conformity, of the approval being requested to the Village's Official Comprehensive Plan and Official Map. Where the approval being requested does not conform to the Official Comprehensive Plan or Official Map, provide reasons justifying the requested approval.

Surrounding Property Owners Addresses

Please attach the names and mailing addresses of all property owners of record (not tenants) within 250 feet of the property, excluding public rights-of-way, based on current County tax records. See page 9 of this document for instructions on how to obtain the addresses.

¹ As found on the Village website www.northbrook.il.us/Government/Departments/Planning/GIS/index.php

SITE OWNERSHIP AND CONTROL

Current Property Owner Information

Legal Name: Armco Properties, LLC

Primary Contact: Andrew Bresler

Address 900 Lively Blvd

City, State, Zip Elk Grove Village, IL 60007



Proposed Property Owner Information

Legal Name: _____

Primary Contact: _____

Address _____

City, State, Zip _____

Phone No. _____

Email _____

Attach a copy of a title policy or deed showing current ownership of the property. If property is held in a trust, also include a certified copy of the trust agreement or a simple affidavit (under oath before a notary) as to who are the beneficiaries of the trust. *(Check which document(s) are attached):*

Deed

Title Policy or Title Commitment *(Required for Subdivision Applications & Plats of Consolidation Applications)*

Certified Copy of Trust Agreement OR a simple Affidavit Identifying Trust Beneficiaries

Complete Attachment A, listing all individuals/entities that have a beneficial interest in the legal entity that currently owns the property

Complete Attachment B, listing all individuals/entities that have a beneficial interest in the legal entity that is proposed to own the property upon receiving necessary approvals.

Applicants Involvement with the Property

If the Applicant does not own the property, please also provide documentation showing the applicant's interest in the property *(Check which document is attached. The dollar amounts in documents may be blacked-out):*

Owner (see the previous box) Lease

Real Estate Contract Other _____ LOI _____

Complete Attachment C, listing all individuals/entities that have a beneficial interest in the legal entity that is the Applicant.

Additional Required Attachment(s)

Submit all relevant attachments specified in the below worksheet(s) that correspond with your application request(s) selected on page two of this application; the worksheets can be found on the Village of Northbrook website www.northbrook.il.us. *(Check all that are applicable)*

<input type="checkbox"/> Comprehensive Plan Amendment Worksheet	<input type="checkbox"/> Zoning Variation Worksheet
<input type="checkbox"/> Annexation Worksheet	<input type="checkbox"/> Planned Development Worksheet
<input type="checkbox"/> Rezoning Worksheet	<input type="checkbox"/> Subdivision Worksheet – Tentative Plat
<input type="checkbox"/> Special Permit Worksheet	<input type="checkbox"/> Subdivision Worksheet - Final Plat
<input type="checkbox"/> Site Plan Approval Worksheet	<input type="checkbox"/> Subdivision Worksheet - Variations/Waiver
<input type="checkbox"/> Zoning Code Text Amendment Worksheet	<input type="checkbox"/> Plat of Consolidation Worksheet

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Filing Fees

All applications require payment of a non-refundable fee, as well as additional funds that are held in escrow to off-set anticipated recoverable expenses. Please attach a check with your application and indicate below the amount of the fee submitted. A copy of the fee schedule is attached to the application form.

\$ _____ Amount of Non-Refundable Fee

\$ _____ Amount of Escrow

\$ _____ Total Application Fee (Non-Refundable Fee plus Escrow)

The escrow covers such items as Village attorney time (currently billing at approx. \$400.00 per hour), public notice expenses, public meetings (\$50.00 per mtg), & staff review time. If these expenses exceed the initial escrow deposit, the applicant is responsible for additional payment to the Village prior to completing approval process. If the expenses are less than the escrow deposit, the applicant will be issued a refund.

Northbrook Ethics Code (potential conflicts of interest)

On a separate sheet of paper list the name, address, nature, and extent of any current or potential interest that any Village officer or employee may have in, or with respect to the owner, the applicant, or the property. **If none, check here:** _____

Repeat Application

Has any other application for this property been submitted to the Village and denied within the last two years?

____ yes ____ no (check one)

If yes, attach a statement of the grounds justifying reconsideration.

Applicant/Owner Acknowledgments

By execution of this application in the space provided below, the Applicant and Owner(s) do hereby certify, acknowledge, agree and affirm to the Village of Northbrook that:

1. The Village and its representatives have the right, and are hereby granted permission and license, to enter upon the property, and into any structures located thereon, for purposes of conducting any inspections that may be necessary in connection with this application.
2. I (We) have carefully read this application, the Northbrook Zoning Code and Northbrook Subdivision & Development Code and fully understand the terms and provisions of each.
3. I (We) waive any rights to exemption from disclosure under the Illinois Freedom of Information Act of any and all documents and information submitted in connection with this application.
4. I (We), in accordance with the requirements of the Annual Fee Ordinance, the Northbrook Zoning Code and the Northbrook Subdivision & Development Code, agree to pay all applicable filing fees and be responsible for the payment of all reimbursable expenses associated with the processing of this application.

Applicants may attach additional materials or exhibits to this application if necessary or helpful in explaining the relief requested.

Naresh Boda Signature of Applicant: _____ Date 12/9/2025

Print Name & Title: Naresh Boda

ANDREW BRESLER, MANAGER Signature of Property Owner(s): _____ Date 12-9-25

Print Name & Title: ANDREW BRESLER, MANAGER Property Address: 875 Sanders

**If more than one applicant or property owner, please copy this page and have additional applicants/property owners sign form.

Note: Village review and approval of rezoning, special permit, and subdivision applications may be dependent upon the Applicant first receiving necessary approvals from State and County regulatory agencies such as, but not limited to, the Illinois Department of Transportation, Illinois Environmental Protection Agency, the Metropolitan Water Reclamation District of Greater Chicago, & the Cook County Highway Department.

Village of Northbrook
FORMAL ZONING & SUBDIVISION RELIEF APPLICATION

ATTACHMENT A: Current Property Owner – Beneficial Interest

Please check which of the following describes the current property owner's beneficial interest in the property and complete this sheet as instructed for each type of beneficial interest:

<input type="checkbox"/> Corporation	If current property owner is a corporation, please list the name and addresses of all officers and directors of the corporation and all shareholders who own individually or beneficially 5% or more of the stock of the corporation. In addition, this application must be accompanied by a resolution of the corporation authorizing the execution and submittal of this application.
<input checked="" type="checkbox"/> Partnership or LLC	If current property owner is a partnership or an LLC, please list all partners, general and/or limited, with an individual or beneficial interest of 5% or greater.
<input type="checkbox"/> Trust	If current property owner is a trust, please provide the trust number _____ and name and address of the Trustee _____, as well as list below the names and address of all beneficiaries of the Trust, together with their respective interests in the trust. The application shall be further verified by the current property owner in his capacity as trustee or by the beneficiary as a beneficial owner of an interest in the Trust and the application shall be signed individually by as many beneficiaries as are necessary to constitute greater than 50% ownership of the beneficial interest of the Trust

Name: Andrew Bresler

Address: 900 Lively Blvd.
Elk Grove Village, IL 60007

Ownership or Trust Interest: 13.3 %

Name: Scott Bresler
900 Lively Blvd

Address: Elk Grove Village, IL 60007

Ownership or Trust Interest: 28.34 %

Name: SB Discretionary trust for
Hayden Bresler

Address: 900 Lively Blvd.
Elk Grove Village, IL

Ownership or Trust Interest: 12.5 %

Name: SB Discretionary trust for
Hunter Bresler

Address: 900 Lively Blvd.
Elk Grove Village, IL

Ownership or Trust Interest: 12.5 %

Name: KLB Descendant trust for
Hayden Bresler

Address: 900 Lively
Elk Grove, Village IL

Ownership or Trust Interest: 6.65 %

Name: KLB Descendant trust for
Hunter Bresler

Address: 900 Lively Blvd.
Elk Grove Village, IL

Ownership or Trust Interest: 6.65 %

Village of Northbrook
FORMAL ZONING & SUBDIVISION RELIEF APPLICATION

ATTACHMENT A: Current Property Owner – Beneficial Interest

Please check which of the following describes the current property owner's beneficial interest in the property and complete this sheet as instructed for each type of beneficial interest:

<input type="checkbox"/> Corporation	If current property owner is a corporation, please list the name and addresses of all officers and directors of the corporation and all shareholders who own individually or beneficially 5% or more of the stock of the corporation. In addition, this application must be accompanied by a resolution of the corporation authorizing the execution and submittal of this application.
<input checked="" type="checkbox"/> Partnership or LLC	If current property owner is a partnership or an LLC, please list all partners, general and/or limited, with an individual or beneficial interest of 5% or greater.
<input type="checkbox"/> Trust	If current property owner is a trust, please provide the trust number _____ and name and address of the Trustee _____, as well as list below the names and address of all beneficiaries of the Trust, together with their respective interests in the trust. The application shall be further verified by the current property owner in his capacity as trustee or by the beneficiary as a beneficial owner of an interest in the Trust and the application shall be signed individually by as many beneficiaries as are necessary to constitute greater than 50% ownership of the beneficial interest of the Trust

Name: SB Discretionary trust for
Hayden Bresler

Address: 900 Lively Blvd.
Elk Grove Village, IL 60007

Ownership or Trust Interest: 25 %

Name: Scott Bresler
900 Lively Blvd

Address: Elk Grove Village IL 60007

Ownership or Trust Interest: 50 %

Name: SB Discretionary trust for
Hunter Bresler

Address: 900 Lively Blvd.
Elk Grove Village IL

Ownership or Trust Interest: 25 %

Name: _____

Address: _____

Ownership or Trust Interest: _____ %

Name: _____

Address: _____

Ownership or Trust Interest: _____ %

Name: _____

Address: _____

Ownership or Trust Interest: _____ %

Village of Northbrook
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ATTACHMENT C - Applicant – Beneficial Interest

Please check which of the following describes the beneficial interest in the legal entity that is the applicant and complete this sheet as instructed for each type of beneficial interest:

<input type="checkbox"/> Corporation	If applicant is a corporation, please list the name and addresses of all officers and directors of the corporation and all shareholders who own individually or beneficially 5% or more of the stock of the corporation. In addition, this application must be accompanied by a resolution of the corporation authorizing the execution and submittal of this application.
<input checked="" type="checkbox"/> Partnership or LLC	If applicant is a partnership or an LLC, please list all partners, general and/or limited, with an individual or beneficial interest of 5% or greater.
<input type="checkbox"/> Trust	If the applicant is a trust, please provide the trust number _____ and name and address of the Trustee _____, as well as list below the names and address of all beneficiaries of the Trust, together with their respective interests in the trust. The application shall be further verified by the applicant in his capacity as trustee or by the beneficiary as a beneficial owner of an interest in the Trust and the application shall be signed individually by as many beneficiaries as are necessary to constitute greater than 50% ownership of the beneficial interest of the Trust

Name: Naresh Boda

Name: _____

Address: 155 N Michigan Ave, Suite 334
Chicago, Illinois 60601

Address: _____

Ownership or Trust Interest: 100 %

Ownership or Trust Interest: _____ %

Name: _____

Name: _____

Address: _____

Address: _____

Ownership or Trust Interest: _____ %

Ownership or Trust Interest: _____ %

Name: _____

Name: _____

Address: _____

Address: _____

Ownership or Trust Interest: _____ %

Ownership or Trust Interest: _____ %



GolfNex LLC

Applicant: GolfNex LLC

Property Address: 875 Sanders Road, Northbrook, IL 60062

Business Contact: Naren B | +1 (773) 964-5150 | naren@golfnex.com

Zoning District: C-2 Neighborhood Commercial District

1. Description of the Property as It Exists Today

The property at **875 Sanders Road** is a former **bank branch** consisting of approximately **3,000–3,200 sq ft** of commercial interior space.

The existing layout includes:

- Open office/lobby areas
- Teller line
- Small office rooms
- Existing **Men's and Women's restrooms**
- Existing **electrical room / server panel**
- Acoustic tile (ACT) ceilings
- Standard commercial finishes
- Total parking 12, plat for survey will show.

The building is part of a multi-tenant commercial corridor along Sanders Road with retail, professional services, and medical office uses

2. Description of the Proposed Use

GolfNex LLC proposes to open a **technology-driven indoor golf and recreation lounge** featuring:

- **Five (5) simulator bays** (all private VIP and premium bays)
- A **self-pour beer/wine/cocktail wall**, fully age-verified and employee-controlled
- A **small lounge/seating area** (approximately 15 seats)
- 24/7 automated booking, access, and lighting through the GolfNex mobile application
-

The operation combines **indoor sports, digital automation, IoT building control, and supervised beverage service**.

All alcohol dispensing will require **employee verification**, ID checks, and pour-limit controls in full compliance with Village liquor requirements.

3. Description of Physical Changes

Interior only — no exterior modifications.

Proposed interior improvements include:

- Removal of existing partitions, teller structures, and offices
- Raising ceiling height to approx. **12–14 ft** (by removing ACT grid)
- Installation of simulator bays
- New lounge seating area
- Self-pour beverage wall
- Upgraded electrical panel (existing system is outdated)
- Lighting, cameras, access control, and automation systems

No changes to building façade, or site layout. No exterior construction. Will install exterior wall signage with sign permit in compliance with regulations.

4. Operational Details

- **Hours:** 24 hours a day, 7 days a week
- **Staff:** 1–2 employees per shift (cleaning, ID verification, monitoring)
- **Maximum Occupancy:** Approx. 20 guests
- **Parking:** On-site shared commercial parking lot with ample capacity
- **Noise Control:** All bays internally sound-insulated; no outdoor noise or activities
- **Outdoor Use:** None
- Talk about use look like (explain - 1 or 2 or group) event or tournament

The business maintains **low occupancy, low noise, and full compliance** with commercial recreation zoning requirements.

5. Security and Compliance

The facility will be secured and monitored using:

- **24/7 AI-integrated surveillance system**
- Controlled access via **mobile QR/RFID** authentication
- Age-verification system for self-pour controls
- Automated lighting and power shutoff
- Compliance with Illinois Liquor Control Commission rules
- Compliance with Village alcohol service and zoning requirements

All activity remains fully **indoors**.

6. Signage

GolfNex is not proposing any new exterior signage at this time. Any future signage will fully comply with all applicable Village of Northbrook Sign Code requirements, including size, placement, illumination, and permitting standards. If the business elects to install exterior wall signage, window lettering, or monument identification in the future, detailed drawings and specifications will be submitted to the Village for review and approval prior to installation. All signage will remain modest, professionally designed, and consistent with the character of the surrounding commercial area.

6. Summary

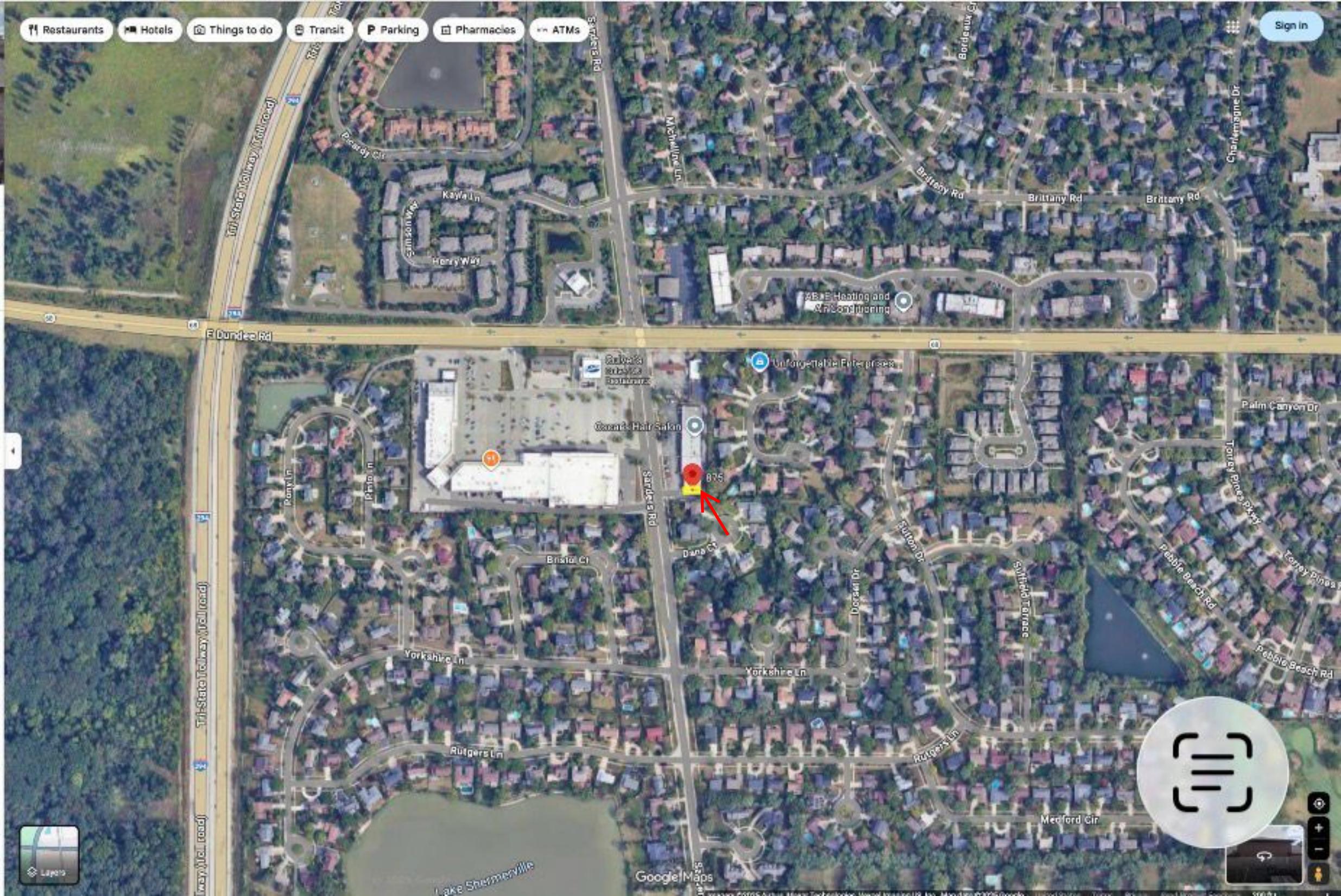
GolfNex LLC aims to bring a **modern, low-impact, indoor recreation concept** to Northbrook at **875 Sanders Road**, emphasizing:

- Minimal disturbance
- Strict compliance with zoning and alcohol regulations
- Safe and supervised operation
- Technologically advanced automation
- Interior-only modifications
- A high-quality recreational amenity for the community

This use aligns with the **C-2 Neighborhood Commercial District** and contributes positively to the vibrancy of the surrounding commercial area.

 Restaurants Hotels Things to do Transit Parking Pharmacies ATMs

Sign in



[way] [all road]



Google Maps

5000 ft