

**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 17, 2024**

CALL TO ORDER

Acting Chairperson Richards called the meeting to order at 7:30 PM.

Roll call indicated the following were present: Vice Chairperson Richards, Commissioner Au, Commissioner Spunt, Commissioner Davis, Commissioner Saxena.

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

PUBLIC HEARINGS/ITEMS FOR CONSIDERATION

- A. **Consideration of a Variation to the Fence Code pertaining to fences in residential districts for the purpose of installing a 4-foot fence that encroaches beyond the minimum required setback for a corner side yard fence along Avalon Drive at 2179 Avalon Drive.**

Associate Planner Binder provided an overview of the fence variation request to replace a 4-foot open style fence two feet from the property line on a corner lot, noting that staff is supportive of the request.

The petitioner, Jon Hong was sworn in. He indicated that he wants to match the fence of his neighbor in the house behind him. He noted that if he did follow the Code, that the fence would look odd. He is proposing a similar style, same height, color, etc. as his neighbor.

Com. Davis asked to see an image from the presentation and wanted to confirm the distance from the sidewalk that the fence would be placed.

The petitioner confirmed.

Com. Au asked about the neighbor's fence - if it was compliant.

Binder indicated that he believes a fence variation was also granted for the neighboring property.

The petitioner indicated that the previous owner put up the fence when it was permitted to be closer to the sidewalk.

Acting Chair Richards asked if any neighbors had contacted staff regarding the request.

Binder indicated that he had only received one call with questions.

The petitioner noted many people stopped by and asked about the public hearing

sign. Many were in favor of the proposal.

There were no comments from the public.

The public hearing was closed at 7:41pm.

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

Commissioner Davis moved to grant a variation to Section 15.20 of the Buffalo Grove Fence Code to allow the installation of a 4-foot fence that encroaches beyond the minimum required setback for a corner side yard fence along Avalon Drive at 2179 Avalon Drive, provided the fence shall be installed in accordance with the documents and plans submitted as part of this petition.

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

AYES: 5 Kevin Richards, Amy Au, Marc Spunt, Jason Davis, Sujat Saxena

NAYS: 0 None

ABSENT: 3 Mitchell Weinstein, Adam Moodhe, Neil Worlikar

Motion declared Passed.

B. Consideration of multiple variations to Title 14 (Sign Code) of the Village of Buffalo Grove Municipal Code to allow Wealth Financial Services and Tax Advisory to add wall signs on the east and west elevations of the building at 600 Buffalo Grove Road.

Associate Planner Binder provided an overview of the sign variation requests to allow two additional wall signs to be added on the west and east elevations of the building.

Binder indicated that staff is supportive of the requests.

The petitioner John Johnson, was sworn in. He noted that the previous tenant had signage in the same location on the building. He stated that the building is located on two main roads and that they would like to have visibility on both. Johnson noted that they have no desire to use the ground sign on the property.

Com. Spunt indicated that the signs would help people to be able to see the business, noting there are a lot of trees.

Com. Davis asked what options were considered to stay within the limits of the code regarding size.

The petitioner responded that if the sign were any smaller, it would not be legible. He also noted that the letters are the same height as the previous tenant's signage, but the name is longer.

The petitioner noted that the sign matches the Indeck signs on the building as both are brushed aluminum.

Acting Chair Richards noted that this request is reasonable. He noted that he is worried about the next tenant that comes in and stated for the record that he would not be in favor of allowing additional signage for more tenants. He further noted that he did find a hardship due to the shape of the lot.

The public hearing was closed at 7:52pm.

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

Com. Davis moved to recommend approval of the following variations to Title 14 (Sign Code) of the Village of Buffalo Grove Municipal Code for Wealth Financial Services and Tax Advisory located at 600 Buffalo Grove Road:

1. A variation from Section 14.16. to allow more than one wall sign on the building;
2. A variation from Section 14.16. to allow each wall sign to be greater in area than the total permitted for all displays;
3. A variation from Section 14.16 to allow wall signage for an occupancy within another occupancy under separate ownership.

Subject to the following conditions:

1. The wall signs shall be installed in accordance with the documents and plans submitted as part of this petition.
2. The Petitioner shall comply with all applicable Village codes, regulations, and policies.

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

AYES: 5 Kevin Richards, Amy Au, Marc Spunt, Jason Davis, Sujat Saxena

NAYS: 0 None

ABSENT: 3 Mitchell Weinstein, Adam Moodhe, Neil Worlikar

Motion declared Passed.

C. Consideration of multiple variations to Title 14 (Sign Code) of the Village of Buffalo Grove Municipal Code to allow the Silk Road International School to add two wall signs on the north elevation and one wall sign on the west elevation of the building at 1250 Radcliffe Road.

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

AYES: 5 Kevin Richards, Amy Au, Marc Spunt, Jason Davis, Sujat Saxena

NAYS: 0 None

ABSENT: 3 Mitchell Weinstein, Adam Moodhe, Neil Worlikar

Motion declared Passed.

Associate Planner Binder provided an overview of the sign variation requests regarding three wall signs for the building on the north and west building elevations. Binder noted that staff is supportive of the requests.

The petitioner, Medetbek Begmatov was sworn in.

Acting chair Richards asked, just to confirm, the signs have already been installed.

Binder confirmed.

The petitioner noted that they had applied for a Special Use last year. He stated that he thought the signs were approved as part of the Special Use. He also indicated that the signs are similar in size to the previous tenant's signage, located in similar locations and not illuminated.

Com. Davis asked about the number of signs the previous tenant had.

Binder indicated a total of three signs previously.

Com. Davis asked what the need was for the two signs on the north side of the property.

The petitioner noted that there was a flaw in the building in that location. He installed the second sign to cover it.

Com. Au asked if there are any photos of the existing signs.

Binder pulled up the google street view showing the previous tenant's signs.

Com. Au asked how large wall sign #1 is.

The petitioner showed the commissioners a photo of the building currently.

Attorney Brankin noted that the photo needs to be entered into the record and should be submitted to staff after the meeting.

The public hearing was closed at 8:05pm.

The staff report was entered into the record as Exhibit 1, and the photo shown by the petitioner was entered into the record as Exhibit 2.

Com. Davis motioned to recommend approval of the following variations to Title 14 (Sign Code) of the Village of Buffalo Grove Municipal Code for Silk Road International School located at 1250 Radcliffe Road:

1. A variation from Section 14.16. to allow wall signs on the North and West Elevations that exceed the number of signs allowed;
2. A variation from Section 14.16. to allow three wall signs that exceed the allowable square footage for all signs on the property.

Subject to the following conditions:

1. The wall signs shall be maintained in accordance with the documents and plans submitted as part of this petition.
2. The Petitioner shall comply with all applicable Village codes, regulations, and policies.

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

AYES: 5 Kevin Richards, Amy Au, Marc Spunt, Jason Davis, Sujat Saxena

NAYS: 0 None

ABSENT: 3 Mitchell Weinstein, Adam Moodhe, Neil Worlikar

Motion declared passed.

REGULAR MEETING

A. Other Matters for Discussion

B. Approval of Minutes

1. Draft PZC Meeting Minutes - July 10, 2024

The draft minutes from July 10, 2024 were approved.

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

AYES: 4 Kevin Richards, Marc Spunt, Jason Davis, Sujat Saxena

NAYS: 0 None

ABSENT: 3 Mitchell Weinstein, Adam Moodhe, Neil Worlikar

Motion declared Passed.

C. Chairperson's Report

None

D. Committee and Liaison Reports

Since Com. Moodhe was absent, Trustee Weidenfeld indicated that all PZC items on Monday's agenda were approved.

E. Staff Report/Future Agenda Schedule

Staff provided an update on the upcoming meeting schedule noting that the August 7th meeting will be cancelled.

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.

ADJOURNMENT

Moved by Amy Au, seconded by Sujat Saxena to adjourn. Upon roll call, the Commissioners voted as follows:

AYES: 5 Kevin Richards, Amy Au, Marc Spunt, Jason Davis, Sujat Saxena

NAYS: 0 None

ABSENT: 3 Mitchell Weinstein, Adam Moodhe, Neil Worlikar

Motion declared passed.

