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, SEPTEMBER 4, 2024

CALL TO ORDER

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

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

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

PUBLIC HEARINGS/ITEMS FOR CONSIDERATION

A. **Consideration of a Variation from Section 14.20 of the Village's Sign Code to install an electronic message board sign at 450 McHenry Road (Culver's).**
Associate Planner Binder provided an overview of the request and background on the property. He noted that staff is recommending approval of the request.

The petitioner, Trey Watts from Springfield Sign, on behalf of the property owner, was sworn in.

Mr. Watts indicated that the proposed signage is the brand standard for Culver's. He noted that all of the graphics will be specific to our Village Code; this is set up through corporate and not left up to local franchisees.

Mr. Watts noted that he can answer any technical questions that the Commission may have.

Com. Moodhe asked if the brick base would be changed.

Mr. Watts indicated that the structure/base will remain the same.

Com. Moodhe asked about the reduction in signage.

Binder explained how the sign area is calculated.

Com. Saxena asked what the electronic signage would be used for.

Mr. Watts indicated that the custard flavor of the day would be shown, and any seasonal specials. Local operators might also advertise an event.

Com. Saxena asked about other electronic signs in the Village.

Binder showed an exhibit and indicated that there are other electronic signs in the

Village, and precedent for granting such requests.

Com. Au asked about ongoing maintenance of the sign and what would happen when some of the lights go out.

Mr. Watts replied that if there were any lights that went out, they could be repaired within 24 hours as suppliers are local.

Com. Moodhe asked about the light output from the signs.

Mr. Watts indicated that during the day it would be brighter and at nighttime, the illumination level will dim automatically.

Com. Moodhe made a motion to recommend approval of the variation to Title 14 (Sign Code), Section 14.20.070 of the Village of Buffalo Grove Municipal Code to allow an electronic message board sign for Culver's located at 450 McHenry Road, subject to the following conditions:

1. The ground sign shall be modified 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.

Com. Spunt spoke in favor. He indicated that he has seen a few of these types of signs around town, and they look good.

Com. Moodhe stated that the new technology for these signs makes them much more palatable. He noted he has no problem with the request.

Acting Chairperson Richards stated that the proposed sign is keeping the same size and base structure, it will make the sign modern and current and that it is an improvement.

Moved by Adam Moodhe, seconded by Amy Au to recommend approval. Upon roll call, the Commissioners voted as follows:

AYES:	5	Kevin Richards, Amy Au, Adam Moodhe, Marc Spunt, Sujat Saxena
NAYS:	0	None
ABSENT:	3	Neil Worlikar, Jason Davis, Mitchell Weinstein

Motion declared Passed.

B. **Consideration of an Amendment to the Preliminary Plan and Special Use approved pursuant to Ord. 95-26 and a Zoning Variation for the height of an accessory structure at 1000 Buffalo Grove Road (Mike Rylko Park).**
Associate Planner Binder provided an overview of the project and the requests. He noted that staff is recommending approval of the requests.

Laurie Hoffman, petitioner on behalf of the Park District was sworn in.

Mrs. Hoffman indicated that only one of the three posts on the shade structure is higher than the 15-foot limitation, for which the variation is requested.

Com. Moodhe asked how the height of the shade structure compares to the height of the nature classroom.

Mrs. Hoffman noted that the shade structure will not be taller than the nature classroom.

Com. Saxena asked about the use for the pump track.

Mrs. Hoffman noted that other users besides skateboarders and in-line skaters, such as cyclists, would use the pump track.

Com. Moodhe asked about the material.

Mrs. Hoffman replied that asphalt would be used.

Comment from the public:
Steven Lee noted that since his family moved into the neighborhood, BG Days has been moved to Rylko Park. That has caused noise and light pollution. He stated that the pickleball courts came later and create activity all hours of the day. He noted that activities are not properly controlled for time of day use. Lee stated that there are more externalities for the neighbors near the park to bear. He stated that he would like to see a sound wall put up or the neighbors somehow compensated for these externalities.

The PZC recommends approval of an amendment to the preliminary plan, and Special Use approved pursuant to Ord. 95-26 and a zoning variation for the height of an accessory structure to allow the construction of a pump track and a new shade structure on the northeast corner of Mike Rylko Park, at 1000 Buffalo Grove Road, subject to the following conditions:

1. The proposed park improvements shall be constructed in substantial conformance with the plans attached as part of the petition.
2. The Final Engineering plans shall be submitted in a manner acceptable to the Village.
3. The Petitioner shall comply with all applicable Village codes, regulations, and policies.

Com. Moodhe noted that this is a pretty large park and has been modified with pickleball. He stated that this particular project would not have much of an impact on the park.

Moved by Adam Moodhe, seconded by Sujat Saxena to recommend approval. Upon roll call, the Commissioners voted as follows:

AYES:	5	Kevin Richards, Amy Au, Adam Moodhe, Marc Spunt, Sujat Saxena
NAYS:	0	None

ABSENT: 3 Neil Worlikar, Jason Davis, Mitchell Weinstein
Motion declared Passed.

REGULAR MEETING

A. **Other Matters for Discussion**

B. **Approval of Minutes**

1. **July 17, 2024, Draft Planning & Zoning Commission Meeting Minutes**
Moved by Commissioner Au, seconded by Commission Spunt to approve the July 17, 2024 Planning and Zoning Commission minutes. Upon roll call, the Commissioners voted as follows:

AYES:	5	Kevin Richards, Amy Au, Adam Moodhe, Marc Spunt, Sujat Saxena
NAYS:	0	None
ABSENT:	3	Neil Worlikar, Jason Davis, Mitchell Weinstein

Motion declared passed.

C. **Chairperson's Report**
None

D. **Committee and Liaison Reports**
Acting Chairperson Richards provided an overview of the PZC items that were approved at the August 19th Village Board meeting.

E. **Staff Report/Future Agenda Schedule**
Deputy Director Purvis provided an overview of upcoming agenda items for future meetings indicating that meetings will be held through October.

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

The meeting was adjourned at 8:10pm.