



Meeting of the Village of Buffalo Grove Planning and Zoning Commission

Regular Meeting
October 7, 2020 at 7:30 PM

Fifty Raupp Blvd
Buffalo Grove, IL 60089-2100
Phone: 847-459-2500

I. Call to Order

2. Open Meetings Act Compliance

Pursuant to orders issued in response to the COVID-19 pandemic, this Public Hearing is closed to in-person, public attendance. The hearing is being held via Zoom web conference meeting, which permits the public to fully participate in the virtual Public Hearing via Zoom on a computer, tablet or phone. Details on how to access and participate in this online virtual hearing are available below. More information pertaining to the meeting information and links to the virtual meeting can be found at

<<https://us02web.zoom.us/j/84168623182>>

Please click the link below to join the webinar:

<<https://us02web.zoom.us/j/84168623182>>

Or iPhone one-tap :

US: +13126266799,,84168623182# or +13017158592,,84168623182#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

*US: +1 312 626 6799 or +1 301 715 8592 or +1 929 436 2866 or +1 669 900 6833 or
+1 253 215 8782 or +1 346 248 7799*

Webinar ID: 841 6862 3182

International numbers available: <<https://us02web.zoom.us/j/84168623182>>

II. Public Hearings/Items For Consideration

1. Consider Variations for a Roofed-Over Front Porch and a Rear Yard Addition at 495 Bernard Drive. (Trustee Johnson) (Staff Contact: Nicole Woods)
2. Consider Variations for an Electronic Sign at 401 W Dundee Road. (Trustee Weidenfeld) (Staff Contact: Nicole Woods)

III. Regular Meeting

A. Other Matters for Discussion

1. Workshop- Proposed Redevelopment of 700 E Lake Cook Road (Trustee Johnson) (Staff Contact: Nicole Woods)

B. Approval of Minutes

1. Planning and Zoning Commission - Regular Meeting - Sep 16, 2020 7:30 PM

C. Chairman's Report

- D. Committee and Liaison Reports**
- E. Staff Report/Future Agenda Schedule**
- F. Public Comments and Questions**

IV. Adjournment

The Planning and Zoning Commission will make every effort to accommodate all items on the agenda by 10:30 p.m. The Board, does, however, reserve the right to defer consideration of matters to another meeting should the discussion run past 10:30 p.m.

The Village of Buffalo Grove, in compliance with the Americans with Disabilities Act, requests that persons with disabilities, who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of the meeting or facilities, contact the ADA Coordinator at 459-2525 to allow the Village to make reasonable accommodations for those persons.



Action Item : Consider Variations for a Roofed-Over Front Porch and a Rear Yard Addition at 495 Bernard Drive.

Recommendation of Action

Staff recommends approval, subject to the conditions in the attached staff report.

The Petitioner, who resides at 495 Bernard Drive, is seeking variations for a roofed over front porch which encroaches into the front yard setback, and a rear yard addition encroaching into the minimum separation required between the principal structure and the detached garage.

ATTACHMENTS:

- Staff Report_495 Bernard (DOCX)
- Plan Set (PDF)

Trustee Liaison
Johnson

Staff Contact
Nicole Woods, Community Development

Wednesday, October 7, 2020

**VILLAGE OF BUFFALO GROVE
PLANNING & ZONING COMMISSION
STAFF REPORT**

MEETING DATE:	October 7, 2020
SUBJECT PROPERTY LOCATION:	495 Bernard Drive
PETITIONER:	Robert Flubacker Architects, on behalf of the homeowners
PREPARED BY:	Rati Akash, Village Planner
REQUEST:	Variations for a roofed over front porch which encroaches into the front yard setback, and a rear yard addition encroaching into the minimum separation required between the principal structure and the detached garage.
EXSITING LAND USE AND ZONING:	The property is improved with a single-family home currently zoned R6-A
COMPREHENSIVE PLAN:	The approved Village Comprehensive Plan calls for this property and the immediate neighborhood to be single-family detached.

PROJECT BACKGROUND

The Petitioner is seeking to construct a roofed over porch in the front yard and a room addition in the rear yard of the subject property. The Petitioner is requesting the following variations to the Zoning Code:

- Section 17.40, pertaining to Residential Districts; for a roofed over front porch which encroaches into the front yard setback.
- Section 17.32, pertaining to Residential Districts; for a rear yard addition encroaching into the minimum separation required between the principal structure and the detached garage.

PLANNING & ZONING ANALYSIS

Front Yard Addition

- a) **Front yard setback**
 - The proposed roofed over front porch measures approximately 141.25 square feet in area.



- The roofed over front porch encroaches 7'-6" into the required 25 feet front yard setback of the R6-A Zoning District, and hence requires a variation.
- The Planning and Zoning Commission has typically granted roofed over porches which encroach 33% into the front yard setback. In this case, the proposed roofed over porch front yard encroachment of 7'-6" constitutes 30% of the required 25 feet front yard setback.

Rear Yard Addition

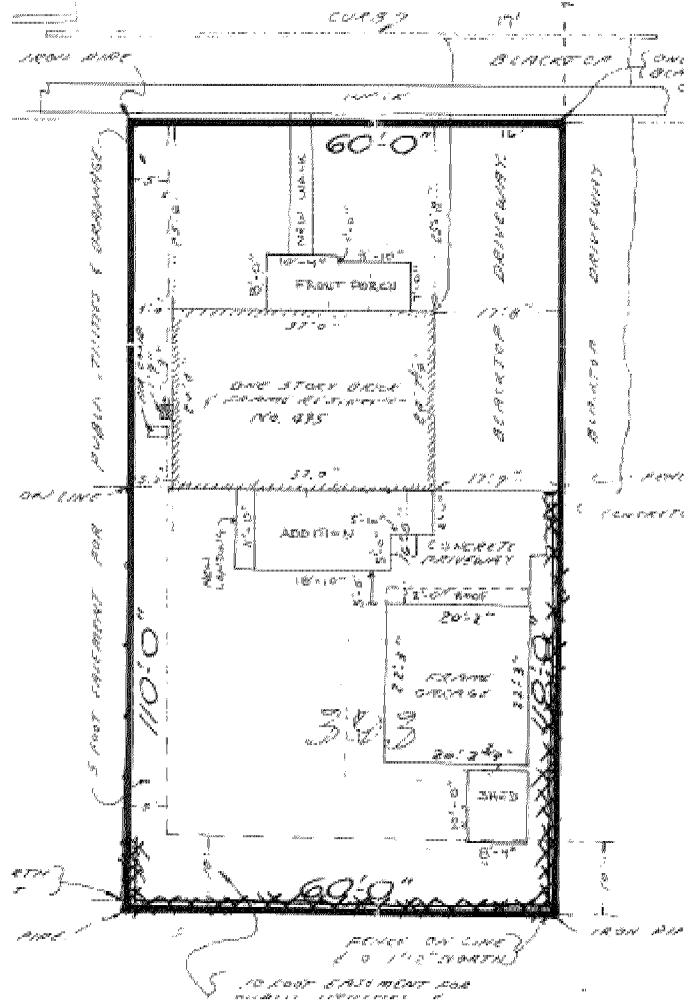
- The proposed two-story addition will be located in the rear yard of the subject property as shown in Plat of survey.
- This proposed rear yard addition measures 227 square feet in area.
- The rear yard comprises of a detached garage which is located 16' from the existing principal building.
- The proposed rear yard addition will encroach 5' into required 10' setback between the detached garage and the principal building.
- This proposed rear yard addition meets all the other requirements with building setbacks and height.

Variations requested

- *Section 17.40.020, pertaining to Residential Districts; for a roofed over front porch which encroaches into the front yard setback.*
- *Section 17.32.020.B, pertaining to Residential Districts; for a rear yard addition encroaching into the minimum separation required between the principal structure and the detached garage.*

DEPARTMENTAL REVIEWS

Village Department	Comments
Engineering	The Village Engineer has reviewed the proposed front yard roofed over porch and rear yard addition, and does not have any engineering concerns with the location of the proposed additions.



SURROUNDING PROPERTY OWNERS

Pursuant to Village Code, the contiguous property owners were notified and a public hearing sign was posted on the subject property. The posting of the public hearing sign and the mailed notifications were completed within the prescribed timeframe as required. As of the date of this Staff Report, the Village has received one call inquiring about the proposed additions variation, however no objections were expressed.

STANDARDS

The Planning & Zoning Commission is authorized to grant variations of the Zoning Code based on the following criteria:

1. The plight of the owner is due to unique circumstances;
2. The proposed variation will not alter the essential character of the neighborhood;
3. The proposed variation will not be detrimental to the public health safety and welfare.

The petitioner has provided a written response to the standards for a variation which are included in this packet.

STAFF RECOMMENDATION

Village staff recommends approval for the purpose of constructing:

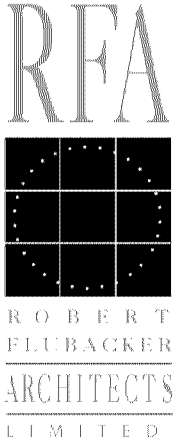
- Front yard roofed over porch which encroaches 7'-6" into front yard setback;
- Rear yard addition which encroaches 5' into the required 10' setback between the principal building and the detached garage, provided:
 - 1) The proposed front yard roofed over porch and the rear yard addition shall be installed in accordance with the documents and plans submitted as part of this petition.

ACTION REQUESTED

The Planning & Zoning Commission (PZC) shall open the public hearing and take public testimony concerning the variation. The PZC shall make a final decision on whether or not to approve the variation.

Suggested PZC Motion

PZC moves to grant variations to Section 17.40 of the Buffalo Grove Zoning Code to allow for a roofed over front porch which encroaches 7'-6" into the front yard setback, and, a variation to Section 17.32 for a rear yard addition encroaching 5' into the required 10' setback between the principal building and the detached garage.



September 15, 2020

Village of Buffalo Grove
Department of Building and Zoning
50 Raupp Blvd.
Buffalo Grove, IL 60089

Dear Planning & Zoning Commission,

I am requesting the following variances, for 495 Bernard Dr., from the Village of Buffalo Grove Municipal Code, Chapter 17, in order to:

1835 Rohlwing Road

Suite B

Rolling Meadows, IL 60008

847-704-3200

847-704-3204 / FAX

rfaltd@aol.com

- A. Construct a covered front porch encroaching 7'-6" into the required 25 foot front setback line. [Section 17.040.020-(B Table)]
- B. Construct a two-story addition to the existing house encroaching 5 feet into the required 10 foot separation between the primary building and existing detached garage. [Section 17.32.020-(B)]

I hereby state that the following unique circumstances exist:

- A. The existing house is located approximately 7 inches inside of the required front yard setback making the addition of a practical and aesthetically complimenting covered and protected front entry impossible without the requested variation.
- B. Due to the proximity of the detached garage to the house (16 feet apart) the addition of a much needed mud room and expansion of living space would not be practical without encroaching on the required 10 foot separation. The 10 foot setback requirement for the garage makes planning an addition to the main level of the structure difficult and impractical.

I hereby state that the following hardships would exist if the requested variations were not granted:

- A. The existing home does not have any roof coverage at the front entry capable of providing protection from the elements for arriving visitors and guests as well as a usable outdoor sitting area, unlike most of the other homes along Bernard.
- B. The existing home does not have any mud room or coat closet on the rear of the house, which is the family's primarily used entrance being readily accessible from the existing detached Garage. The only coat closet for the home is at the front door and requires walking through the Kitchen and Living Room after arriving from the

detached Garage.

C. The existing detached garage was originally constructed at a location forward of the minimum required rear setback placing it closer to the home than possible under code requirements. This complicates any addition to the home within the setback parameters of this particular lot and the zoning ordinance.

If you have any questions on the above information, please contact me.

Sincerely,

ROBERT FLUBACKER ARCHITECTS, LTD.

A handwritten signature in black ink, appearing to read 'Robert Flubacker', with a long, sweeping horizontal line extending to the right.

Robert Flubacker, AIA
President

enc.

Anton J. Adam
301 Nor
Mount Pros
Phone: 1

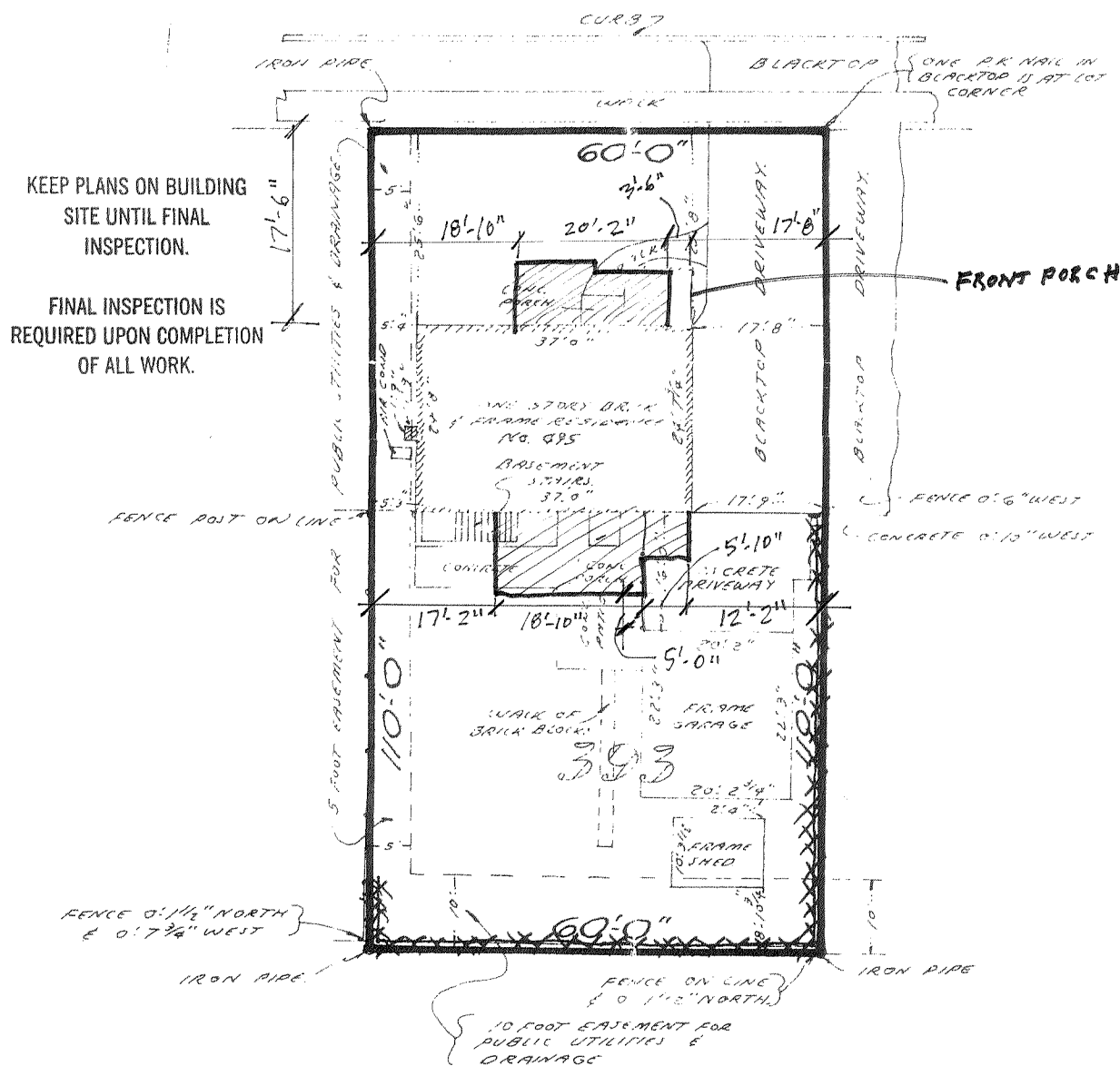
Anton Add.
421 Ave.
Addison,
Phone 1

Lot 393 in BUFFALO GROVE UNIT NO. 5, being a Subdivision in the West 1/2 of Section 4 and the Northeast 1/4 of Section 5, both in Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

FINISHED SIDE OF ALL
CUPS WILL FACE THE
INSIDE OF THE CUPS AND
CUPS WILL BE NO POINTS!

28 1995

DRIVE



Attachment: Plan Set (Consider Variations for a Roofed-Over Front Porch and a Rear Yard Addition at 495 Bernard Drive.)

TION: Compare description in this plat with your deed, abstract or certificate

STATE OF ILLINOIS]
COUNTY OF COOK]

I, ANTON ADAMS, Illin
Surveyor, hereby certify that I have surveyed the property de-
scribed on the plat hereon drawn is a correct representation of said sur-
vey, and all corrected to a standard of 68 degrees fahrenheit.

MOUNT PROSPECT, ILLINOIS, April 21st

I am requesting the following variances, for 495 Bernard Dr., from the Village of Buffalo Grove Municipal Code, Chapter 17, in order to:

- A. Construct a covered front porch encroaching 7'-6" into the required 25 foot front setback line. [Section 17.040.020-(B Table)]
- B. Construct a two-story addition to the existing house encroaching 5 feet into the required 10 foot separation between the primary building and existing detached garage. [Section 17.32.020-(B)]

Response to Standards

1. The plight of the owner is due to unique circumstances;
 - A. The existing house is located approximately 7 inches inside of the required front yard setback making the addition of a practical and aesthetically complimenting covered and protected front entry impossible without the requested variation.
 - B. Due to the proximity of the detached garage to the house (16 feet apart) the addition of a much needed mud room and expansion of living space would not be practical without encroaching on the required 10 foot separation. The 10 foot setback requirement for the garage makes planning an addition to the main level of the structure difficult and impractical.
2. The proposed variation will not alter the essential character of the neighborhood;

Through significant improvements, updates and exterior enhancements the property will increase in value substantially which will remain consistent with other new projects in the neighborhood. The improved property will fit well within the surrounding neighborhood while also lending a uniqueness to the property.
3. There are practical difficulties or particular hardships in carrying out the strict letter of this Chapter which difficulties or hardships have not been created by the person presently having an interest in the property; and,
 - A. The existing home does not have any roof coverage at the front entry capable of providing protection from the elements for arriving visitors and guests as well as a usable outdoor sitting area, unlike most of the other homes along Bernard.

B. The existing home does not have any mud room or coat closet on the rear of the house, which is the family's primarily used entrance being readily accessible from the existing detached Garage. The only coat closet for the home is at the front door and requires walking through the Kitchen and Living Room after arriving from the detached Garage.

C. The existing detached garage was originally constructed at a location forward of the minimum required rear setback placing it closer to the home than possible under code requirements. This complicates any addition to the home within the setback parameters of this particular lot and the zoning ordinance.

4. The proposed variation will not be detrimental to the public health safety and welfare.

The variation would not have a detrimental effect on public health and safety. The proposed front porch addition is open air and one story, being consistent with many homes in the neighborhood and thus has no impact on the neighboring properties. The proposed home living space addition is well within the required minimum side and rear setbacks as well as being under the code allowed maximum building height and would have thus minimal aesthetic impact on the neighboring properties. The proposed addition is consistent with other nearby homes and therefore does not diminish the value of those neighboring properties and does not endanger or impair public health, safety and welfare.



Attachment: Plan Set (Consider Variations for a Roofed-Over Front Porch and a Rear Yard Addition at 495 Bernard Drive.)

DEMOLITION GENERAL NOTES

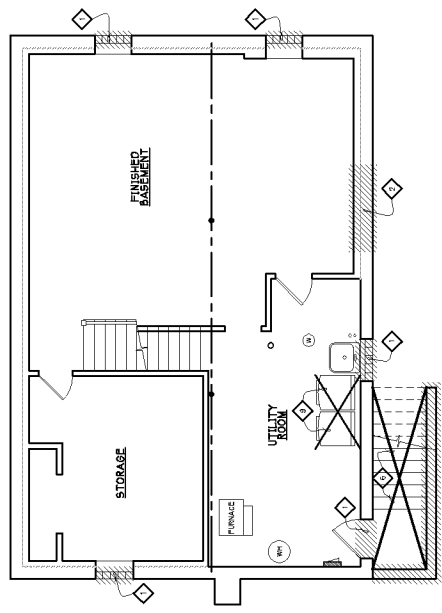
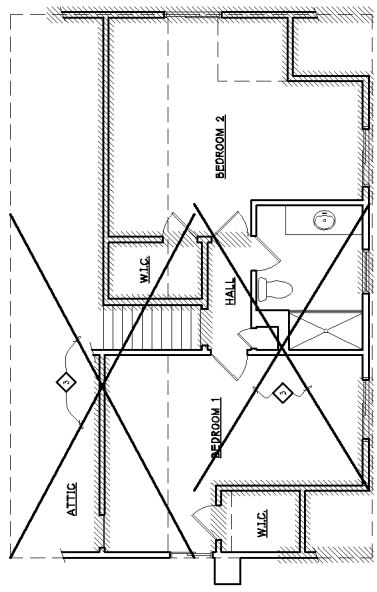
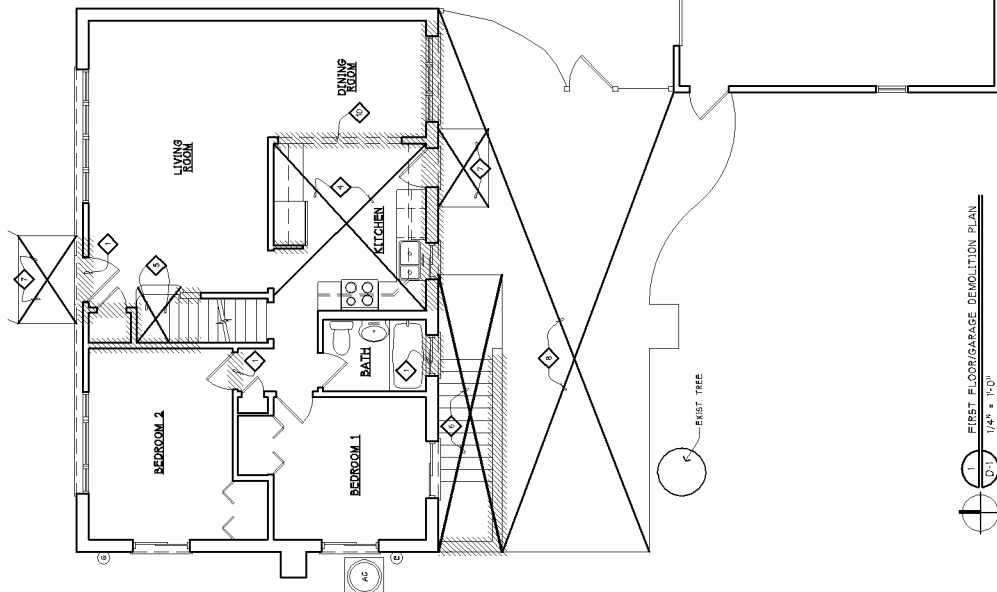
1. FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO DEMOLITION.
2. PROVIDE ALL NECESSARY DEMOLITION WORK AS REQUIRED FOR NEW CONSTRUCTION. DEMOLITION WORK SHALL BE COMPLETED PRIOR TO NEW CONSTRUCTION.
3. COORDINATE WITH OWNER THE EXTENT OF ITEMS TO BE SALVAGED. THESE ITEMS MAY INCLUDE BUT ARE NOT LIMITED TO: HARDWARE, LIGHT FIXTURES, CASES, AND OTHER ITEMS.
4. PROVIDE TEMPORARY SUPPORT FOR STRUCTURE ABOVE DURING THE DEMOLITION OF EXISTING BEARING WALLS AND INSTALLATION OF NEW CONCRETE.
5. CONTRACTOR TO COORDINATE WITH PUBLIC UTILITIES AND HAVE ALL NECESSARY UTILITIES REMOVED AND CAPPED.
6. REMOVE ALL EXISTING MATERIALS INCLUDING BUT NOT LIMITED TO: FLOORING, WALLS, CEILING, ROOFING, INSULATION, MECHANICAL, ELECTRICAL, AND PLUMBING.
7. PATCH ANY OPENINGS RESULTING FROM THE NEW WORK. ALL EXISTING FINISHES TO MATCH AND ALIGN WITH ADJACENT DAMAGED TO REMAIN. A SMOOTH AND UNIFORM SURFACE WHERE DAMAGED TO REMAIN.
8. REPAIR DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED FOR NEW CONSTRUCTION. REPAIRS SHALL BE COMPLETED PRIOR TO NEW CONSTRUCTION.
9. REPAIR ADJACENT CONSTRUCTION OR SURFACES SOILED OR DAMAGED DURING DEMOLITION.
10. PROVIDE TEMPORARY PARTITIONS, WITH ACCESS OPENINGS WHERE NEEDED, WHERE NECESSARY.

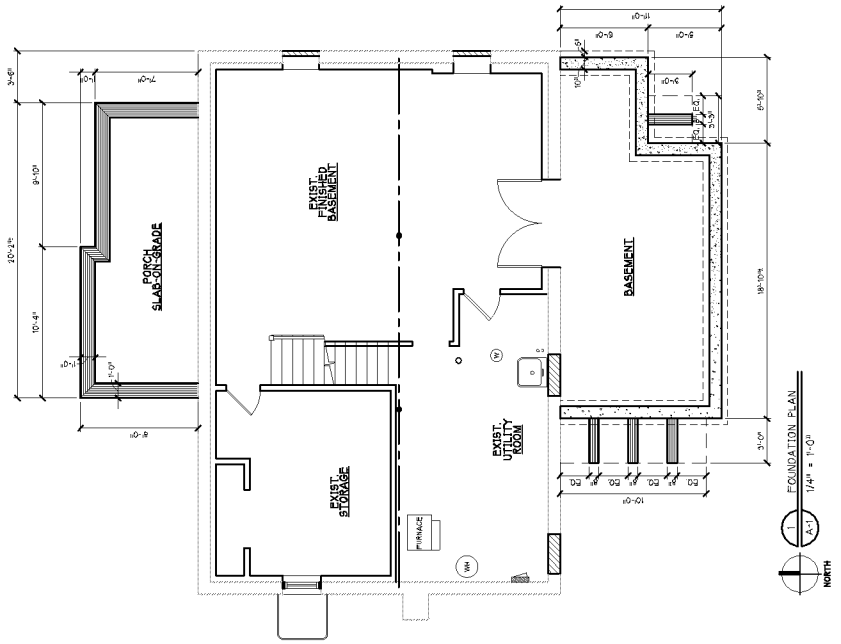
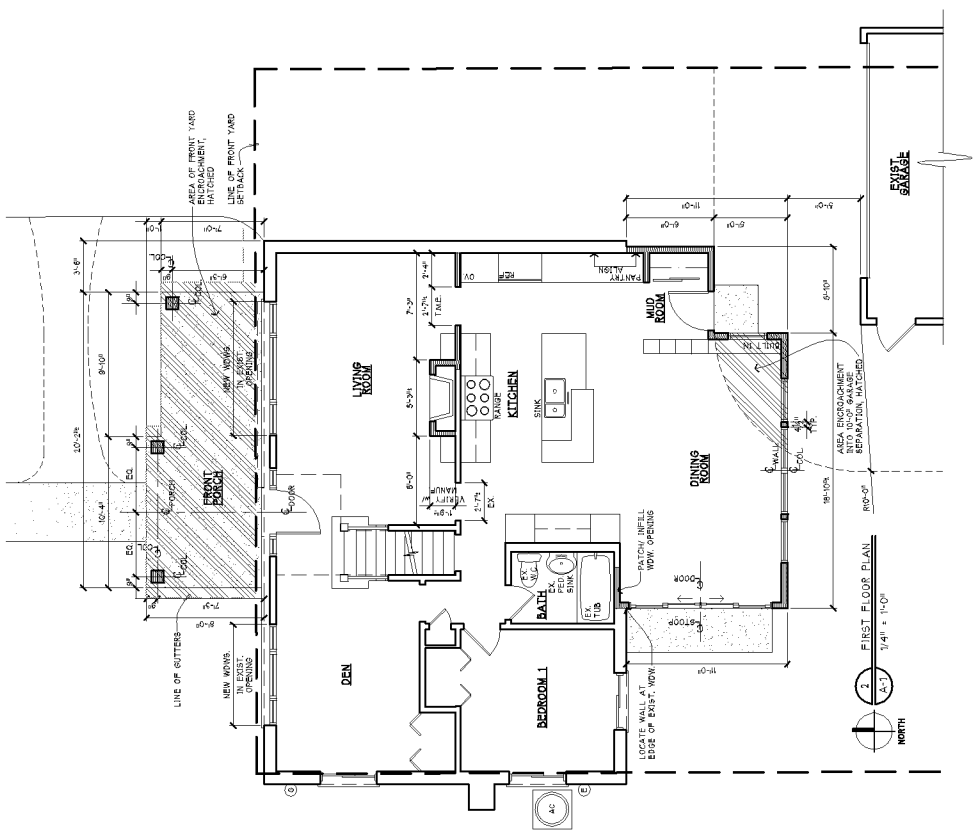
PROJECT DEMOLITION NOTES

- EXTERIOR
1. ALL REMOVED BACK TO BE CLEANED AND SALVAGED FOR REUSE. STACK AT LOCATION TO BE DETERMINED.
- INTERIOR
- 1.

DEMOLITION KEY NOTES

- REMOVE WALL CONST. INCLUDING RELATED DOWNPOUR, L.O.R.
- REMOVE DOWNPOUR AND FRAME (INC. LUNESTONE SILL AT MAJORIT WALL CONST.)
- REMOVE EXISTING PORTION OF CONCRETE FND. WALL, FROM PAVED TO EXISTING CONSTRUCTION INCLUDING RELATED CEILING JOISTS AND INSULATION
- REMOVE CABINETS (INC. RELATED SOFFITS), COUNTERTOPS, FURNISHES AND APPLIANCES
- REMOVE WOOD FRAME STAIR CONST. AS NOTED
- REMOVE CONCRETE STAIRS (INC. RELATED GRAVEL BASE, FOUNDATIONS AND FINISHES)
- REMOVE CONCRETE STAIRS
- REMOVE BRICK PATIO
- REMOVE APPLIANCES
- REMOVE DRIFTED HEADS





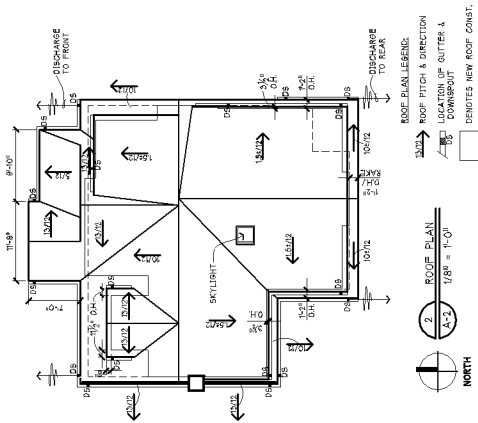
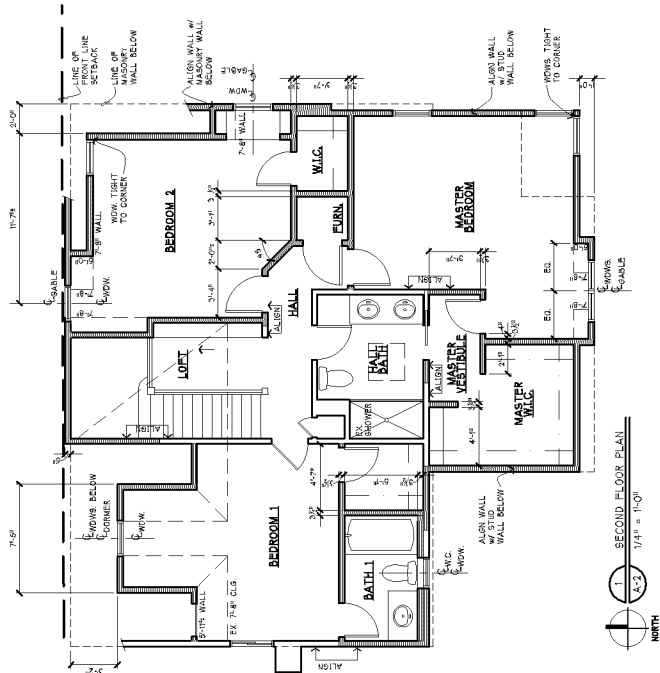
RFA
ROBERT
FLUBACKER
ARCHITECTS
LIMITED

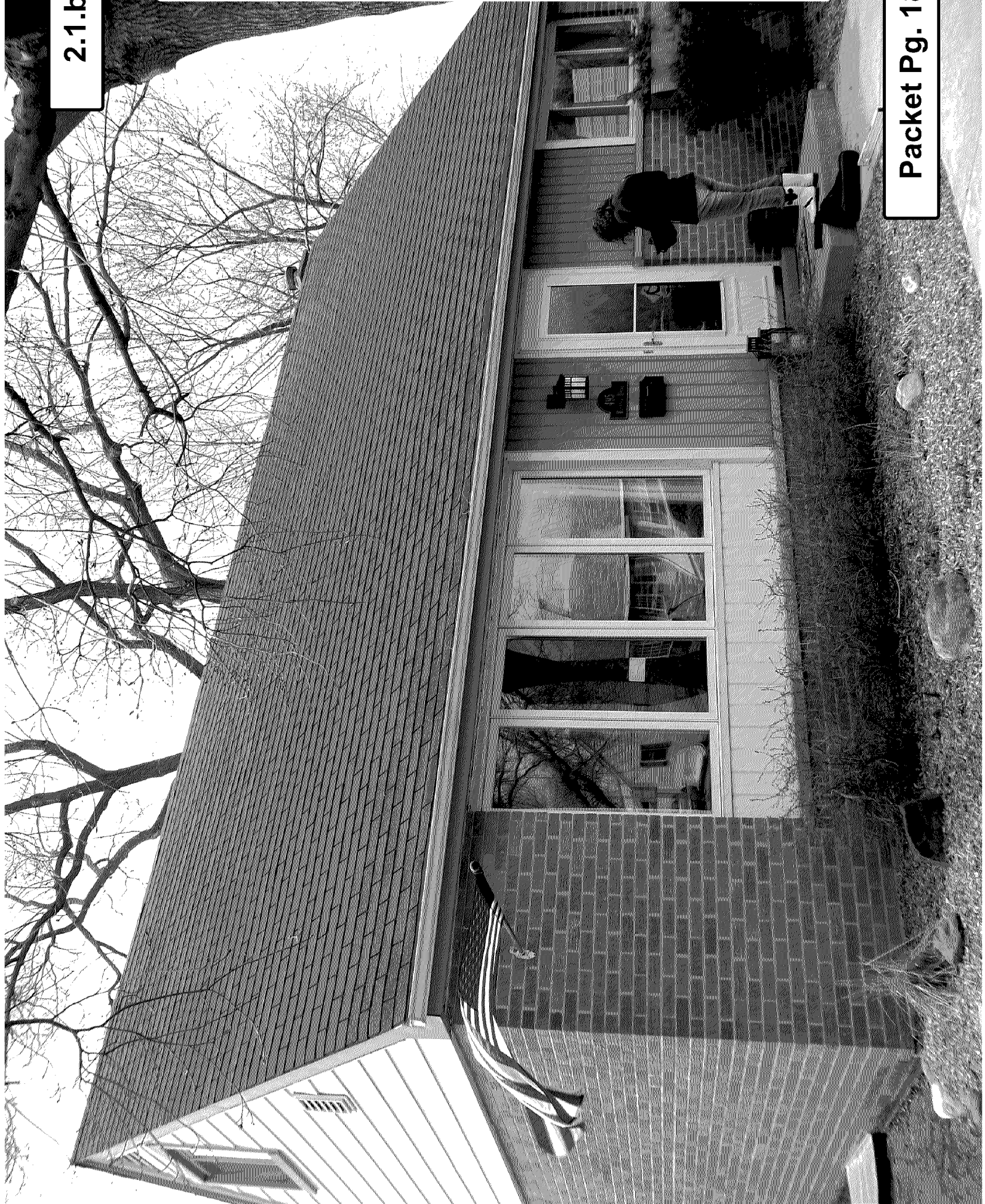
1835-B Rollwing Rd.
Rolling Meadows,
Illinois 60008
847-704-3200

THE GREINER RESIDENCE
ALTERATIONS AND ADDITIONS FOR
495 BERNARD DR.
BUFFALO GROVE, ILLINOIS

Date	Description
4/7/20	ZBA PERMIT
(C) 2020 R.F.A. LTD.	
Project Number 19010	

A-2

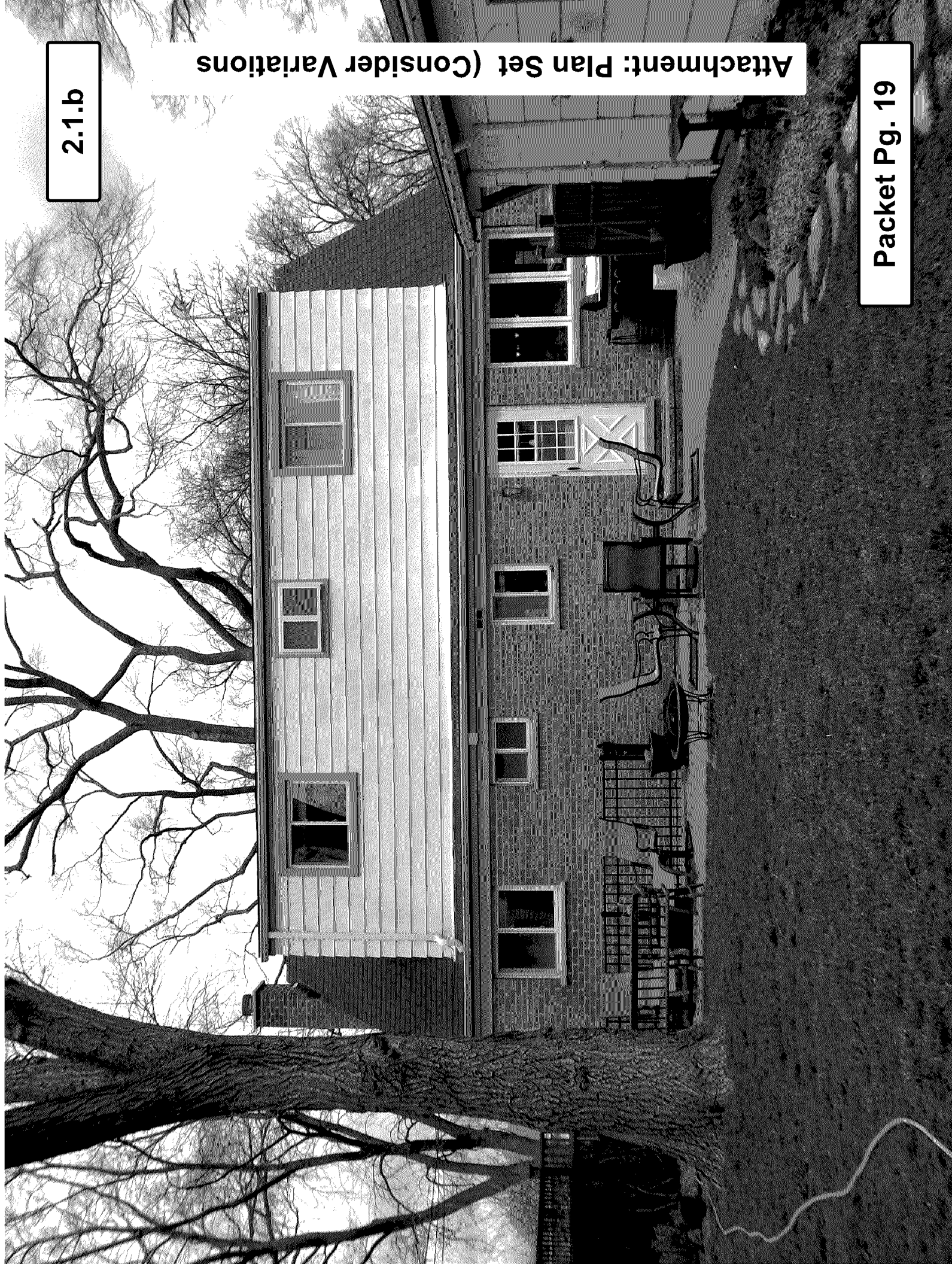




2.1.b

Attachment: Plan Set (Consider Variations

Packet Pg. 19





Action Item : Consider Variations for an Electronic Sign at 401 W Dundee Road.

Recommendation of Action

Staff recommends approval, subject to the conditions in the attached staff report.

The petitioner, on behalf of Kingswood Church at 401 W Dundee Rd, is seeking variations from the Sign Code for a sign that is electronic and exceeds maximum restrictions regarding size and height, and encroaches into the front yard setback.

ATTACHMENTS:

- Staff Report_401 Dundee (DOCX)
- Plan Set (PDF)

Trustee Liaison
Weidenfeld

Staff Contact
Nicole Woods, Community Development

Wednesday, October 7, 2020

**VILLAGE OF BUFFALO GROVE
PLANNING & ZONING COMMISSION
STAFF REPORT**

MEETING DATE:	October 7, 2020
SUBJECT PROPERTY LOCATION:	401 W Dundee Road
PETITIONER:	Karen Dodge, on behalf of Kingswood United Methodist Church
PREPARED BY:	Rati Akash, Village Planner
REQUEST:	The petitioner is seeking variations from the Sign Code for a sign that is electronic and exceeds maximum restrictions regarding size and height, and encroaches into the front yard setback.
EXSITING LAND USE AND ZONING:	The property is improved with a church building and is zoned R-1 single family Residential District.
COMPREHENSIVE PLAN:	The Village of Buffalo Grove Comprehensive Plan calls for this property to be a residential use.

PROJECT BACKGROUND

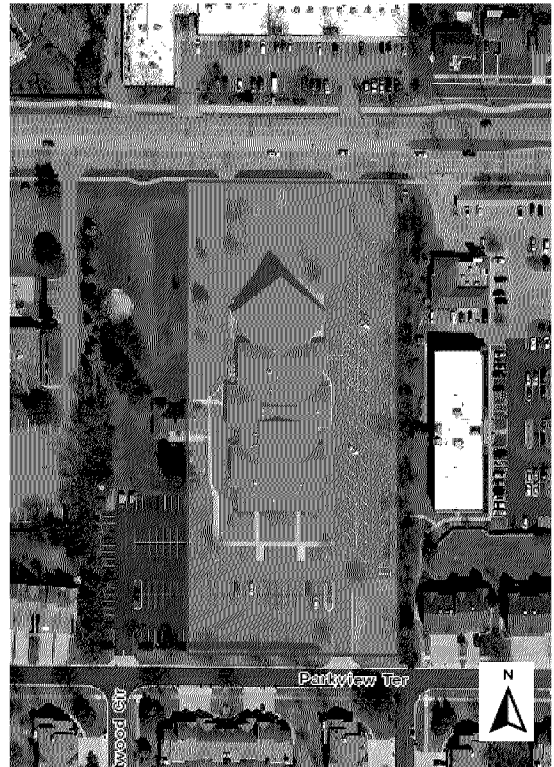
The Petitioner, Karen Dodge is requesting on behalf of Kingswood Church to replace an existing ground sign with an electronic sign which requires the following variations:

1. Section 14.16, which exceeds the permissible size of the sign.
2. Section 14.16, which exceeds the permissible height and location of the sign.
3. Section 14.20, for an electronic message sign.

PLANNING & ZONING ANALYSIS

Zoning History

- The subject property received a special use permit as part of Ordinance 95-38 to allow for the Kingswood United Methodist Church to be located in the R-1 single family residential district.
- In 1997, Kingswood Church received a variance for a ground sign as part of the Ordinance 97-78. The Ordinance permitted a variation to allow the ground sign to be constructed within the front yard setback.
- The proposed sign is an electronic sign and exceeds the required size and height regulations for a residential sign and is an electronic sign and thus is seeking variations.



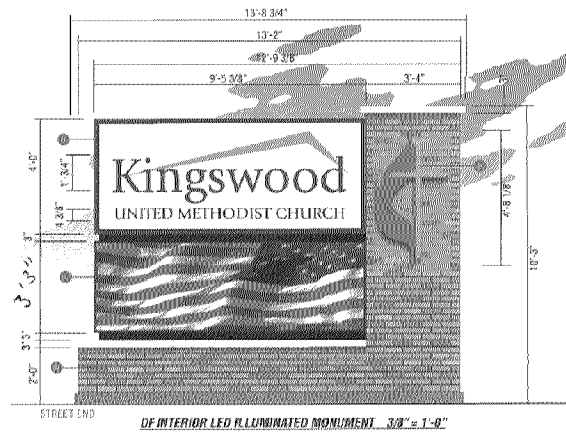
Attachment: Staff Report_401 Dundee (Consider Variations for an Electronic Sign at 401 W Dundee Road.)

Location and height

- The proposed electronic sign will be replacing the existing ground sign. The proposed electronic will not protrude any closer to the sidewalk as the existing ground sign.
- The proposed electronic sign will be setback 17'-6" from the property line and encroach into the required 40 foot front yard setback.
- The existing ground sign height is 7'-10". The proposed electronic sign height will be 2'-5" greater than the existing ground sign.
- The code requires that a maximum height of 5' for all signs in the residential districts. The proposed electronic sign will be 10'-3" in total and hence will require a variation for height.



EXISTING



Size

- The code requires that a maximum size of 16 square feet for all signs in the residential districts.
- The proposed electronic sign measures approximately 77 square feet in area excluding the masonry base and pier.
- The proposed electronic sign requires a variation as it exceeds the size of the sign by 61 square feet in the Residential District.

Landscaping

- The Petitioner is proposing landscaping (seasonal flower bed) around the ground sign. The Village Forrester has reviewed the landscaping, and has indicated the landscape selection is good and meets the Code requirements.
- The landscape Island is 36" in width enclosing the digital ground sign.

Electronic Sign

- Per the code, electronic message signs are allowed by variation only.
- Section 14.20.070 of the Village of Buffalo Grove Sign Code sets forth certain standards/requirements for electronic message signs. The Petitioner has provided a letter to the Village acknowledging their intent to operate the sign under the standards set forth in the Village of Buffalo Grove sign code.

Variation Requested

Section 14.16, which exceeds the permissible size of the sign.

Section 14.16, which exceeds the permissible height and location of the sign.

Section 14.20, for an electronic message sign.

SURROUNDING PROPERTY OWNERS

Pursuant to Village Code, the surrounding property owners within 250' were notified and a public hearing sign was posted on the subject property. The posting of the public hearing sign and the mailed notifications were completed within the prescribed timeframe as required. As of the date of this Staff Report, the Village has received one call from the surrounding properties, however no concerns were raised.

DEPARTMENTAL REVIEWS

Village Department	Comments
Engineering	The Village Engineer has reviewed the sign location and does not have any engineering or line of sight concerns with the proposed location of this sign.

STANDARDS

The Planning & Zoning Commission is authorized to make a recommendation to the Village Board based on the following criteria:

- A. Except for Prohibited signs (Chapter 14.32), the Village Planning & Zoning Commission may recommend approval or disapproval of a variance from the provisions or requirements of this Title subject to the following:
 1. The literal interpretation and strict application of the provisions and requirements of this Title would cause undue and unnecessary hardships to the sign user because of unique or unusual conditions pertaining to the specific building, parcel or property in question; and
 2. The granting of the requested variance would not be materially detrimental to the property owners in the vicinity; and
 3. The unusual conditions applying to the specific property do not apply generally to other properties in the Village; and
 4. The granting of the variance will not be contrary to the purpose of this Title pursuant to Section 14.04.020
- B. Where there is insufficient evidence, in the opinion of the Planning & Zoning Commission, to support a finding under subsection (A), but some hardship does exist, the Planning & Zoning Commission may consider the requirement fulfilled if:
 1. The proposed signage is of particularly good design and in particularly good taste; and
 2. The entire site has been or will be particularly well landscaped.

The petitioner shall provide a response to the standards at the public hearing.

STAFF RECOMMENDATION

Staff recommends approval of the variation for the location, size, height and changeable copy standards for proposed digital sign for Kingswood United Methodist Church:

1. The proposed ground signs must be installed in accordance with the documents and plans submitted as part of this petition.

ACTION REQUESTED

The Planning & Zoning Commission (PZC) shall open the public hearing and take public testimony concerning the variation. The PZC shall make a recommendation to the Village Board concerning the variation requests.

Suggested PZC Motion

PZC recommends approval for variations to Section 14.16 and 14.20 of the Buffalo Grove Zoning Code to allow for an electronic sign for Kingswood United Methodist Church that encroaches into the front yard setback, exceeds the size and height requirements, and is an electronic sign. The electronic sign shall be installed in accordance with the documents, plans and changeable copy standards submitted as part of this petition.

September 8, 2020

Village of Buffalo Grove
Fifty Raupp Blvd
Buffalo Grove, IL 60089

Dear Planning and Zoning Commission,

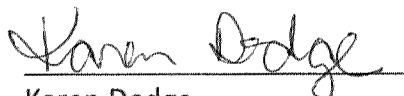
We would like to install an upgraded ground sign to replace the existing outdated one. The new signs overall size is 10'3" X 13'8 3/4" and will have an electronic message center. Due to the large setback of 33 feet, the spacious size of the lot with 400 feet of frontage, and width of the Public Way (5 lane roadway), we are proposing a larger sign so it can be easily read by motorists. The new sign is more visually appealing and will be quicker to read with the white background. The existing and proposed signs are similar in size -existing sign is 9'8" X 6'10" (66 square feet of text) and the proposed is 9'5" X 7'6" (71 square feet). We will use the existing footing.

The property is surrounded by the Fire Department, a bank, and a strip mall. We feel this sign fits in with the neighborhood.

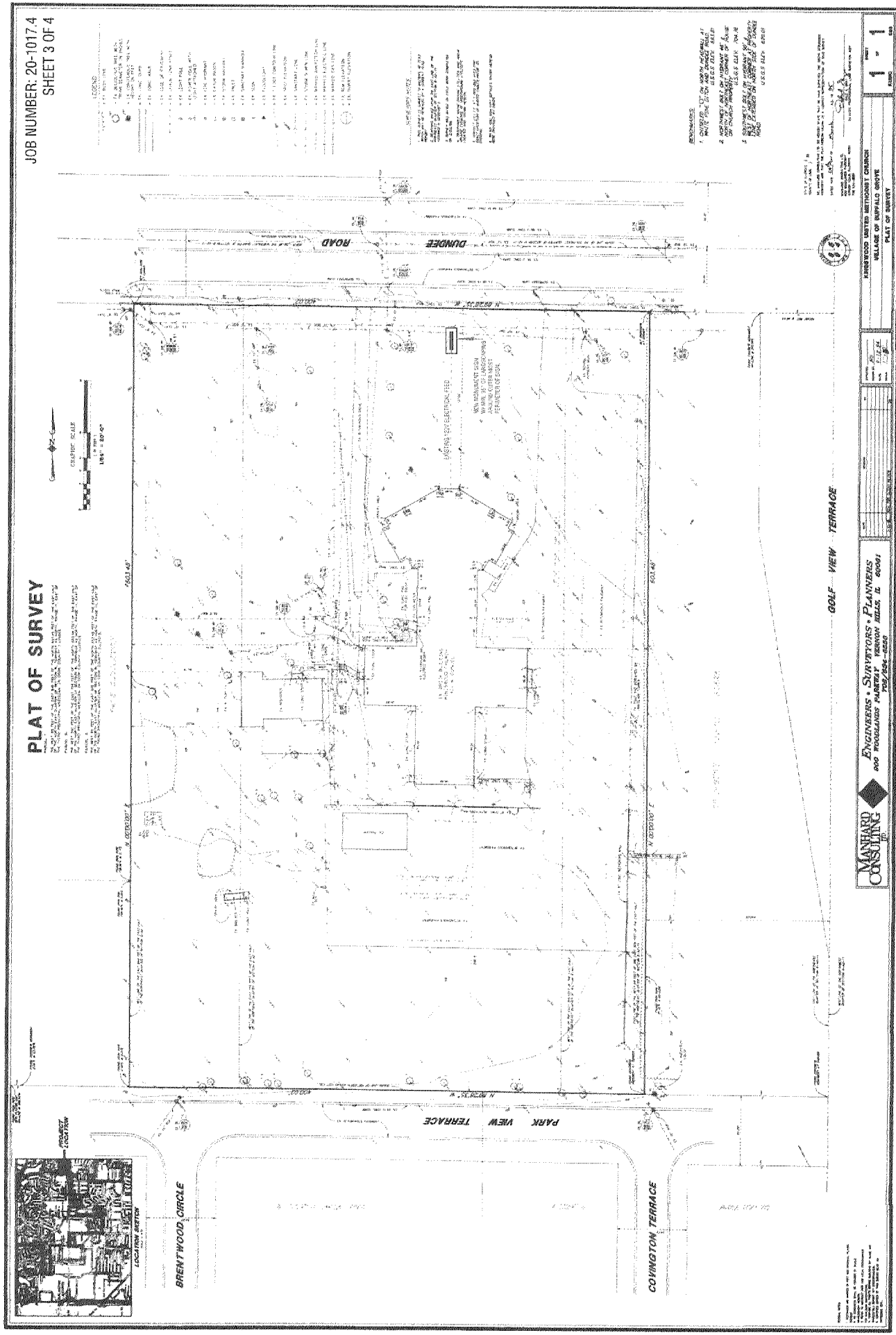
The church has received a donation for the sign and feels blessed to be able to afford the message center which will allow parishioners and the public to be updated with service information and special events.

Thank you for your time and we appreciate your consideration.

Sincerely,


Karen Dodge

Attachment: Plan Set (Consider Variations for an Electronic Sign at 401 W Dundee Road.)



SPECIFICATIONS

DOUBLE FACE INT. ILLUMINATED MONUMENT
W/ ELECTRONIC MESSAGE CENTER

- A. Main I.D. cabinet:**
2'-0" Deep With 2' Receptors Act 3/4" Thick White Polycarbonate
Faces Decorated With Translucent Vinyl Graphics.
Internal Illumination Is Provided By White LED.
3" Aluminum Reveals
- B. Cross & Flame Logo:**
Qty. Two (2) Fabricated Aluminum Logos
Reverse Halo Illuminated with White LEDs
- C. Digital Display:**
Twin Pack 10mm full color EMC w/ RGB lamps in a 90 x 270 matrix
& 4G Wireless Cellular Plan.
- D. Sign Base:**
Fabricated Aluminum Support Pale Cover Decorated
With Face Brick Veneer To Match Building
(Suggesting Summitville #694 Ode Chicago Blend)
3" Fabricated Alum. Base Caps Painted To Match Limestone
- Installation Method:**
Reuse existing Supports and Concrete Foundation.
Foundation Extension to be added to existing along
with additional 4" steel support.

PROJECT NAME: KINGSWOOD METHODIST CHURCH
ADDRESS: 401 W DUNDEE RD

CITY: BUFFALO GROVE STATE: IL ZIP: 60089

120v feed.

Landscaping, with min. 36" around the outer
most perimeter of sign, by others.

18amp service required for LED cabinet & cross.
34amp service required for EMC units.

ALL electrical needs to be confirmed.

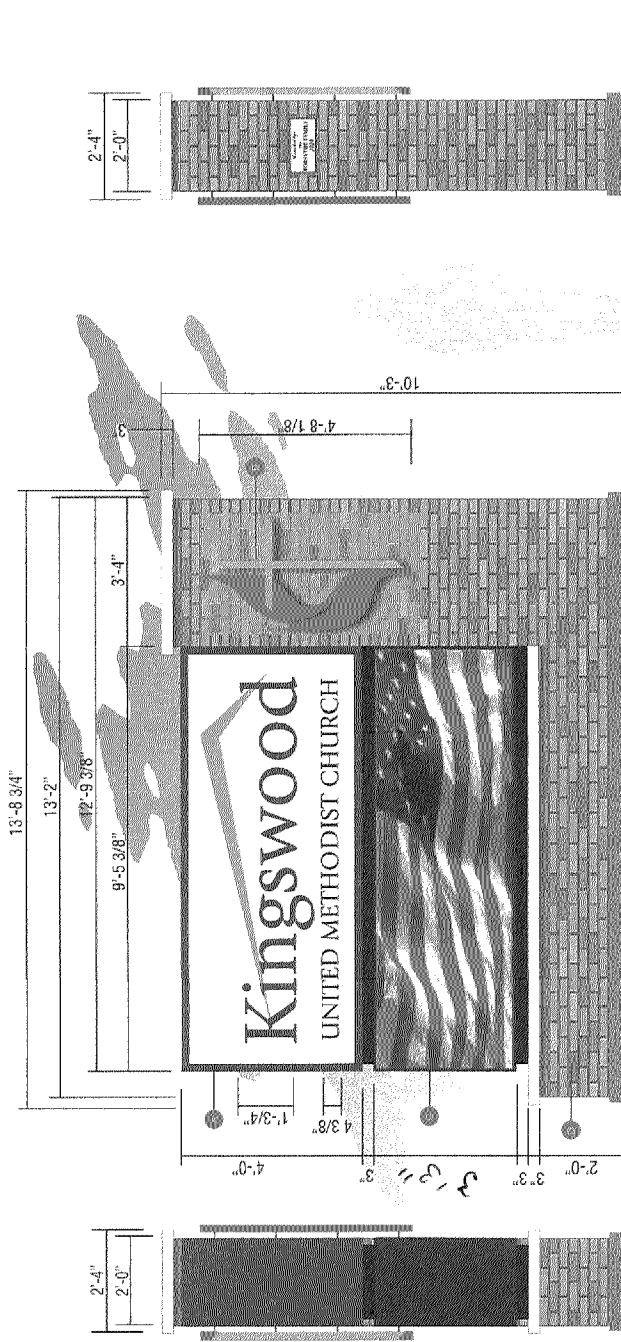
PENDING CITY APPROVAL

SURVEY REQUIRED

- 1. Mathews (MP) 41313 Dk Bronze
- 2. MP To Match PMS 185C
- 3. MP 46400 Brilliant Gold
- 4. MP 26833 Bone White
- 5. 3M 3630-337 Process Blue Vinyl
- 6. 3M 3630-36 Blue Vinyl
- 7. 3M 3630-22 Black Vinyl

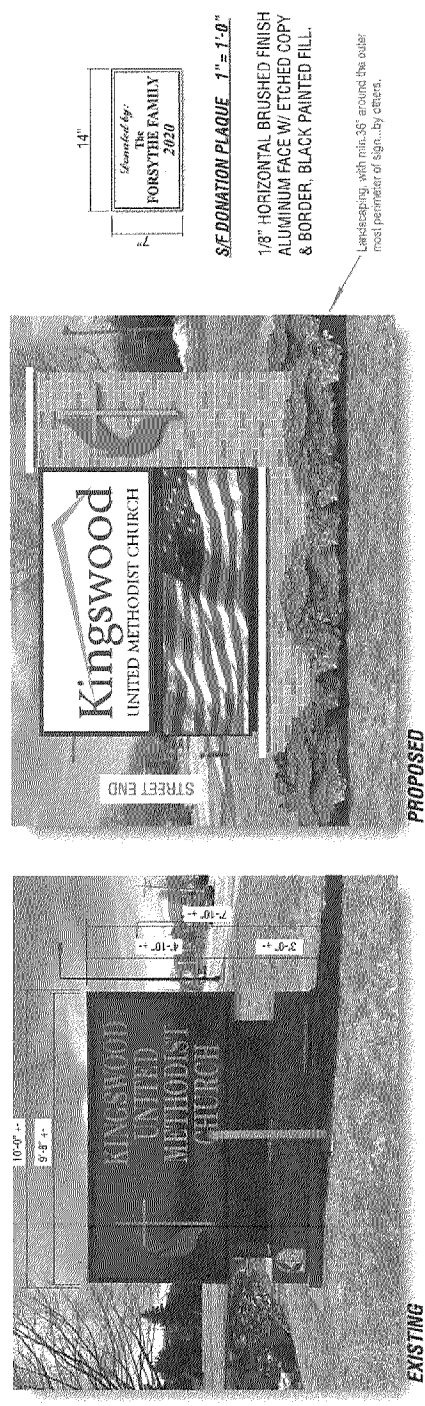
CLIENT'S SIGNATURE: DATE:

JOB NUMBER: 20-1017.4 DRAWN BY: JR
DATE: 5-21-2020 PAGE: 1 OF 4
REVISION DATE: 9-10-2020



SIDE VIEW

DE INTERIOR LED ILLUMINATED MONUMENT 3'-0" = 1'-0"



SPECIFICATIONS

DOUBLE FACE INT. ILLUMINATED MONUMENT
W/ ELECTRONIC MESSAGE CENTER

A. Main I.D. cabinet:

2'-0" Deep With 2" Reinforced And 3/16" Thick White Polycarbonate
Faces Decorated With Translucent Vinyl Graphics.
Internal Illumination Is Provided By White L.E.D.
3" Aluminum Reveals

B. Cross & Flame Logo:

Qty. Two (2) Fabricated Aluminum Logos
Reverse Halo Illuminated With White LEDs

C. Digital Display:

Twin Pack 10mm full color EMC w/ RGB lamps in a 50 x 270 matrix
& 43 Wireless Cellular Plan.

D. Sign Base:

Fabricated Aluminum Support Pole Cover Decorated
With Face Brick Veneer To Match Building
(Suggesting Summitville #594 Old Chicago Blend)
3" Fabricated Alum. Base Caps Painted To Match Limestone

Installation Method:

Re-use existing Supports and Concrete Foundation.
Foundation Extension to be added to existing along
with additional 4" steel support.

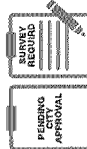
PROJECT NAME: KINGSWOOD METHODIST CHURCH

ADDRESS: 401 W DUNDEE RD

CITY: BUFFALO GROVE STATE: IL ZIP: 60089

All electrical needs to be confirmed
10amp service required for I.D. cabinet & cross.
34amp service required for EMC units.
120v feed.

Landscaping, with min. 36" around the outer
most perimeter of sign... by others.



1. Mathews (MP) 41313 Dk Bronze
2. MP To Match PMS 185C
3. MP 46400 Brilliant Gold
4. MP 26833 Bone White
5. 3M 3630-337 Process Blue Vinyl
6. 3M 3630-36 Blue Vinyl
7. 3M 3630-22 Black Vinyl

CLIENT'S
SIGNATURE

DATE:

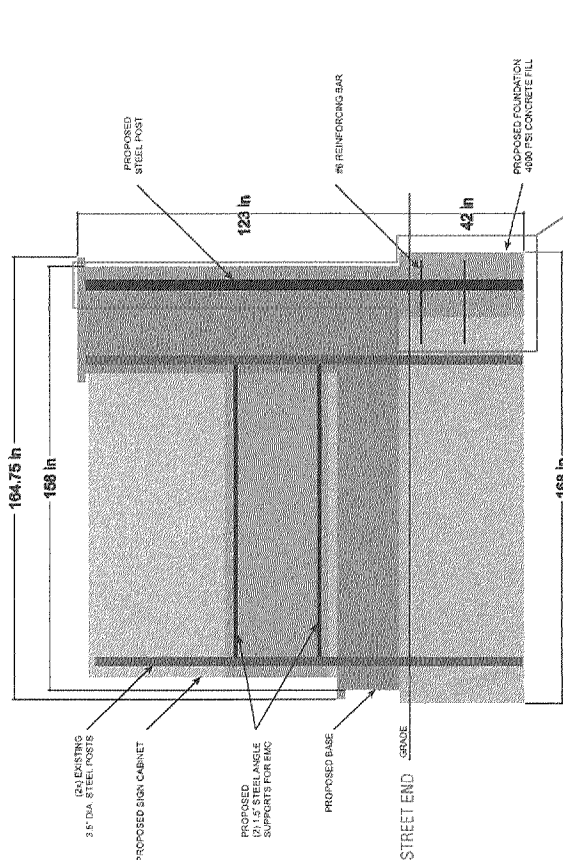
JOB NUMBER: 20-1017.4

DRAWN BY: JR

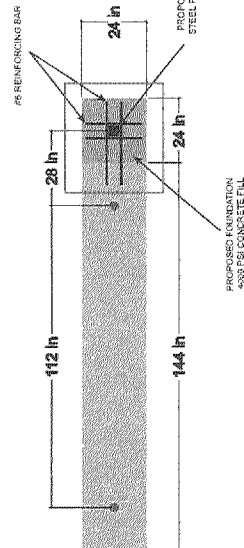
DATE: 5-21-2020

PAGE: 2 OF 4

REVISION DATE: 9-10-2020



FOUNDATION & STRUCTURAL DETAILS NTS



401 West Dundee, Buffalo Grove - Kingswood United Church - EMC Narrative

Messages and text will be limited to a display of on-premises activity only, including date, time, temperature, and community event information. Transition from one message to another will be instantaneous, without movement or other transition effects between messages. Text will be uniform in color and appearance with a maximum of 9.25 inch character text any one time. Messages, including single and multiple lines of text, will not change more frequently than once every 20 seconds.

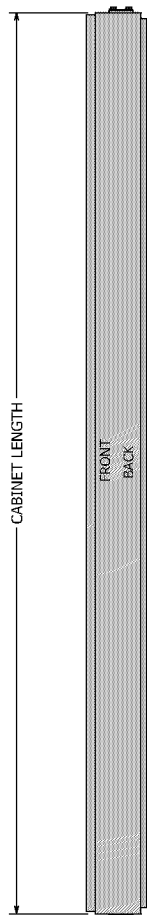
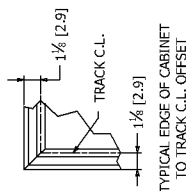
Sign will not display any video, animation or moving pictures. It will not simulate any movement or give the optical illusion of movement of any part of the sign text, design or pictorial segment, including the movement of any illumination or the flashing or varying of light intensity. The Electronic message sign will be equipped with both a programmed dimming sequence as well as an additional overriding mechanical photocell that adjusts the brightness of the display to the ambient light at all times of day. Such programming and mechanical equipment will be set so that the electronic message sign, at night or in overcast conditions, is no more than forty percent of the daytime brightness level.

The sign will be extinguished at the close of business to which the electronic message sign relates. The sign will be off between the hours of 11:00 pm to 6:00 a.m. The sign will be readily viewable to the general public and will be equipped to override commercial messages for emergency situations such as an "Amber Alert" or other such acute public emergencies. However, such "override" authority for public emergencies will not exceed 48 total hours within any 2 week period, unless approved by the property owner. The electronic message sign owner will cooperate with the Village of Buffalo Grove in order to allow the Village of Buffalo Grove to exercise its override authority.

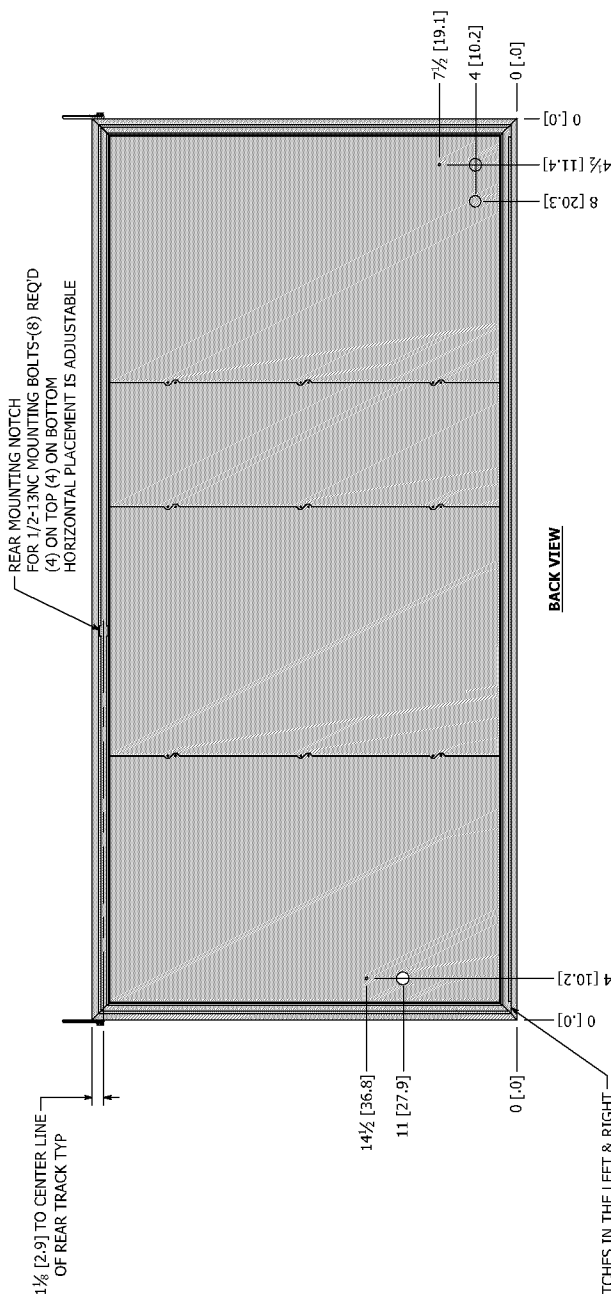
The electronic message sign does not face a single family zoned district or use. It will be secondary to the principal ground sign and be located on the same premises as the principal building. The electronic message sign will not be located within 500 feet of

401 West Dundee, Buffalo Grove - Kingswood United Church - EMC Narrative

another Electronic message sign and will not share the structure of any other reader board or changeable copy sign. The sign will be located in a minimum 400 square foot landscape area integrated into the overall site design, including the appropriate use of berming, landscaping, and decorative hardscape. The sign will be mounted in a monument-style base that is at least as wide as the sign face, a minimum of 2 feet in height, and composed of a natural masonry finish such as brick or stone matching the principal building. The sign face will be antiglare and will not exceed a total of 25 square feet. The square footage of each face is included in the calculation of the total area of all signage allowed for the property.



TOP VIEW



SIDE NOTCHES IN THE LEFT & RIGHT ENDS OF THE BOTTOM EXTRUSION ACCESS POINT FOR MOUNTING HARDWARE



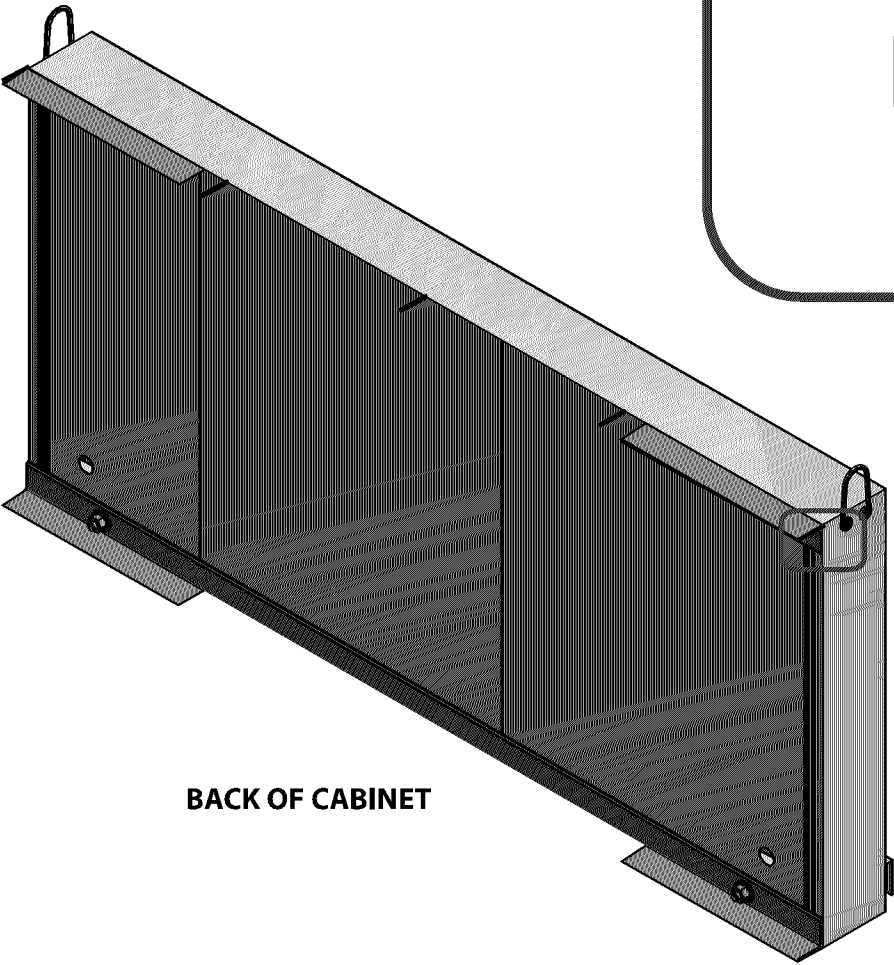
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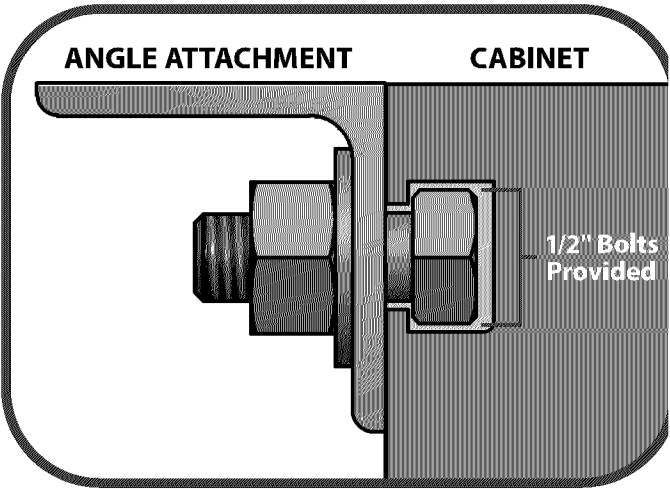
[illegible]



OPTIONAL ANGLE ATTACHMENT

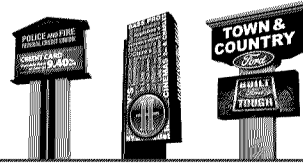


BACK OF CABINET



Attachment: Plan Set (Consider Variations for an Electronic

On Premise Quote



watchfire

QUOTE NUMBER: 2008316.0 (Version 0) DATE: 5/14/2020

SIGN ID: 1385782 W10-

i Brand Visual 9118111
Tom Campana, Sales /Partner
 146 Roundtree Ct.
 Bloomingdale, IL 60108
 (630) 433-1938
 tom@ibrandvisual.com

Shipping Destination
 i Brand Visual
 146 Roundtree Ct.
 Bloomingdale, IL 60108

Job Site
 Name: Kingswood UMC
 Address:
 City:
 State: Zip:

PRODUCT SPECIFICATIONS

Pixel Pitch:	W10mm LED RGB
Pixel Matrix:	90 X 270
Cabinet Size:	41in H x 9ft 3in L x 5in D
Viewing Area:	36in H x 9ft L
Cabinet Style:	Double Face Twinpak (Slim)
Character Size:	11 lines / 54.0 Characters at a 3" type
Approx. Weight:	719.00 Lbs.
Warranty:	Standard 5 Year Watchfire warranty applies.
Mfg. Lead Time:	2-4 weeks (after this document is signed & returned and receipt of down payment).
Electrical Service:	120 VOLT 34.0 amps (17.00 per face) Single Phase Service. Refer to the Installation manual for details on wiring. Based on 18 hours of operation a day, plus or minus 10% depending on how the sign is programmed. <i>Example: 21.2 KWHrs a day x \$0.07 = \$1.48/Day</i>

STANDARD FEATURES

Brightness	Daytime 7000 NITs Maximum; Nighttime 700 NITs Maximum
Color	LED RGB
Color Capability	Min. 1.2 Quintillion
Includes	Ignite Graphics Software
Video	Up to 30FPS
Viewing Angles	150 Horizontal/95 Vertical

OPTIONS

Software	Ignite OP
Communications	4G Wireless w/ Life-of-sign Cellular Data Plan
Software Training	Web Based Software Training
Temperature Sensor	w/100-Step Photocell w/15 ft Cable
Cabinet Separation	Standard Up To 15 Feet
Power Requirements	Standard As Quoted
Sign Mounting Kit	Not Ordered / Not Required
Warranty	Standard 5-Year Parts Warranty
Personal Computer	PC Not ordered. Ignite Included
Technician On-Site	Not Ordered
Spare Parts Kit	Not Ordered
Custom Artwork	Not Ordered

ORDER ACCEPTANCE

QUOTE VALID UNTIL 8/12/2020

System Price: 10mm Highbrightness Color LED Message Center - Front Ventilation

To order Sign ID 1385782, sign here and return with down payment

Signature: _____ Date: _____

Buyer acknowledges that prior to executing this Agreement Buyer has read or has had the opportunity and means to review the TERMS OF SALE and Seller's LIMITED WARRANTY, SOFTWARE LICENSE, AND LIMITATION OF LIABILITIES AND REMEDIES at <http://watchfiresigns.com/terms-and-conditions-of-sale> or in the alternative, a hard copy has been provided to Buyer and its receipt is acknowledged.

This quote/offer is expressly limited to the acceptance by the buyer of its exact terms, including the terms of sale and seller's limited warranty, software license, and limitation of liabilities and remedies, all of which are a part of the agreement. Any purchase order or related documents buyer issues to seller (even if it contains terms in addition to or inconsistent with the terms of this agreement) for this transaction shall constitute buyer's unconditional agreement to be bound exclusively by the seller's terms and conditions of this agreement, and buyer hereby agrees that such additional or inconsistent terms shall not apply nor become a part of this agreement.

Watchfire cabinets are designed to minimize heat and provide durable protection from the elements. The rear side of our cabinet features mill-finish aluminum. Contact your Watchfire representative if a painted finish is required.

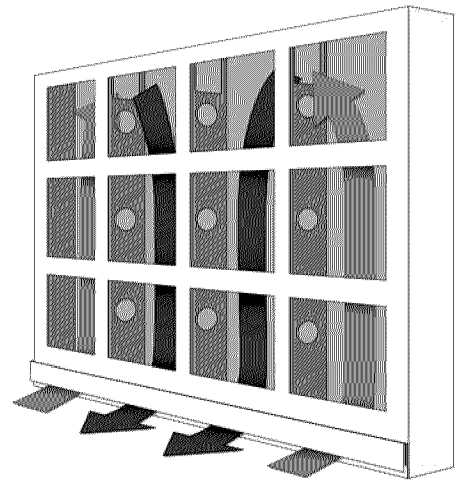
VENTILATION DESIGNS

Improperly ventilated signs risk overheating, which will affect the life and operation of the sign.

Front-vent Cabinets (Price Watcher Included)

Watchfire front-vent cabinets and Price Watcher models draw air in through vents on the lower edge of the cabinet. Patented multi-chamber cooling provides built-in fans to ensure brighter, longer lasting LEDs with no need for additional wiring or fan kits.

DO NOT BLOCK the air intake, exhaust or LED modules located on the front face with any part of the metal cabinet or coverings.



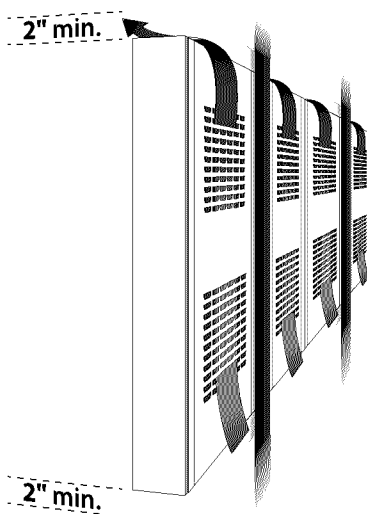
Rear-vent Cabinets

Watchfire rear-vent cabinets draw air in through a vent at the bottom of the cabinet's rear side, and use cooling fans located inside the top of the cabinet to draw cool air up.

Ventilation must be completely unobstructed by mesh or louvers. To conceal a gap, calculate the open air portion of the concealment material and (for each cabinet) allow 24 (or more) square inches of total air intake and 24 (or more) square inches of total air exhaust per foot of cabinet length.

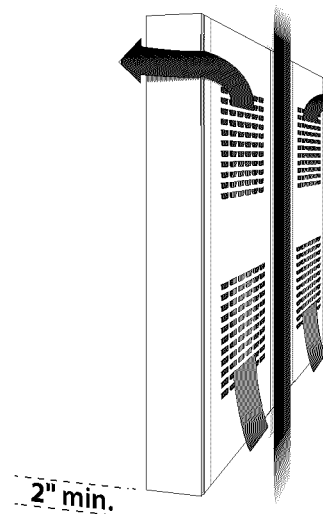
Optimal Ventilation

For signs 16' in length or longer OR signs with multiple pole installation – allow a minimum 2" gap above and below the LED cabinet. Although ends may be sealed, it is best to use a loose mesh material or leave area open to allow for maximum airflow.



Alternate Ventilation (Single Pole)

For signs up to 16' in length installed on a single pole – allow a minimum 2" gap below the LED cabinet for optimal ventilation. **DO NOT SEAL ENDS** if no gap exists above the cabinet.



DO NOT RESTRICT AIRFLOW on the cabinet's rear side. A minimum 2" gap per face behind each cabinet is necessary. For wall-mounted rear-vent cabinets, airflow must be unobstructed from top to bottom, in addition to leaving a minimum 3" gap between the sign and wall.

Watchfire Signs, LLC - TERMS OF SALE

Note. The following Terms of Sale are subject to change. All transactions for all products sold by Watchfire are subject to the latest published Terms and Conditions and to any special Terms of Sale which may be contained in applicable Watchfire quotations and acknowledgements.

Quotations. Quotations shall be valid for no more than ninety (90) days from their date, unless otherwise state in the quotation. All quotations are subject to change by Watchfire at any time upon notice to Buyer. It is Buyer's obligation to review the quotation carefully and to immediately advise Watchfire of any discrepancies Buyer has so any necessary changes may be made. Changes to the System after acceptance of the quote are valid only when accepted in writing and signed by both Watchfire and the Buyer.

Terms of Payment. Upon Buyer's acceptance of a System quote, the Buyer shall make a non-refundable minimum deposit of one-half of the System Price. When applicable, taxes, crating, transportation, delivery charges, and any other related expenses shall be included in the System quote. The remaining balance must be paid by the Buyer three (3) days prior to Watchfire's shipment of the System. The System Price does not include costs of any construction or installation of the System and is solely the responsibility of the Buyer. Systems delayed in shipment at the request of Buyer are subject to annual interest charges of 18% on the remaining balance, which must be paid by Buyer prior to shipment. Buyer's failure to comply with all Terms of Payment may result in suspension of system access, which may not be restored until Terms of Payment are fulfilled.

Delivery. Watchfire shall, at Buyer's sole cost, arrange for delivery of the System to Buyer. Title to, and risk of loss of, the System shall pass to Buyer upon Watchfire's placement of the System with the shipping carrier unless the System has been in Watchfire's warehouse for more than sixty (60) days from the date of completion. Title and risk of loss of the system shall automatically pass to Buyer if the System is in Watchfire's warehouse for more than sixty (60) days and a storage fee of \$500 per month thereafter will be assessed to the Buyer. Buyer shall inspect the System within fourteen (14) calendar days after receipt (the "Inspection Period"). Buyer will be deemed to have accepted the System unless it notifies Watchfire in writing of any Nonconforming System during the Inspection Period and furnishes such written evidence or other documentation as reasonably required by Watchfire. "Nonconforming System" means only the following: (i) product shipped is different than identified in Buyer's purchase order; or (ii) product's label or packaging incorrectly identifies its contents. If Buyer timely notifies Watchfire of any Nonconforming System, Watchfire shall, in its sole discretion, (i) replace such Nonconforming System with a conforming System, or (ii) credit or refund the price for such Nonconforming System. If Watchfire exercises its option to replace the Nonconforming System, Watchfire shall deliver a conforming System to Buyer according to the delivery terms applicable to the original System. Buyer acknowledges and agrees that the remedies set forth in this paragraph are Buyer's exclusive remedies for the delivery of a Nonconforming System.

Driver Detention. Fees for up to two (2) hours of detention time, per load, are included in the System Price. In the unlikely event that the driver is delayed or detained beyond two (2) hours following arrival at the shipping destination, detention fees will be accrued by the hour. If these delays are a direct result of issues with preparedness of the installation team and/or jobsite readiness, these fees will be invoiced to the Buyer in a timely manner and will not exceed \$75.00/hour.

Force Majeure. Watchfire shall not be liable for any damages as a result of any delays due to any causes beyond Watchfire's control, including, without limitation, telecommunications failures, technology attacks, epidemic, embargos, quarantines, viruses, strikes, labor problems of any type, accidents, fires, war, acts of terrorism, material unavailability, natural disaster, transportation failures, instability and unavailability of the Internet, and acts of God, etc. In the event of such any such delay, the date of delivery shall be extended for a period of time reasonably necessary to over the effect of such delay.

System Warranty. When used properly under normal use and normal environmental conditions, and subject to the exclusions set forth herein, Watchfire warrants its manufactured goods, and the System against material defects in material and workmanship for five (5) years from the date of shipment from Watchfire's dock. Watchfire warrants the Price Watcher product series against material defects in workmanship for three (3) years from the date of shipment from Watchfire's docks. During the warranty period, Watchfire's only obligation and liability is to repair or replace (at its option) those part(s) of the System which prove to be defective and not merely worn out (e.g., aged LEDs). Repaired or replaced parts provided within the original warranty period shall have the same warranty for the balance of the original warranty period. Part(s) replaced or repaired outside of any warranty period shall have a warranty of replacement only for material defects in material or workmanship for one (1) year from date of shipment. Any parts not manufactured by Watchfire, but which are added to the System manufactured by Watchfire, are covered only by their original manufacturer's warranty, if any. Watchfire is not responsible for telecommunications or Internet services being unavailable, or for limitations caused by environmental conditions or incompatibilities with other systems.

Limitations. Buyer's exclusive remedy for Watchfire's breach of this Agreement as to any term hereof, and Watchfire's only liability for any such breach, shall be replacement or repair of the System and its parts actually delivered to Buyer in Watchfire's sole discretion. **IN NO EVENT WILL WATCHFIRE BE LIABLE TO BUYER FOR LOSS, DAMAGE, OR INJURY OF ANY KIND OR NATURE ARISING OUT OF THIS TRANSACTION IN EXCESS OF THE SYSTEM PRICE.** The Buyer agrees that these limitations on liability and remedies are independent of the agreed remedies under this Agreement. Significant surge protection is included in the signs. However, very high electrical surges can damage electronic LED sign systems and are not covered by warranty. **Proper installation to allow for adequate ventilation as detailed in the Installation Manual S-1504 is required to keep the warranty in force. Power must be applied at all times except for during service incidents. Power outages for more than three (3) days require notice to Watchfire Service to keep the warranty in force.**

Intellectual Property. As to the equipment proposed and furnished by Watchfire, Watchfire shall defend any suit or proceeding brought against Buyer so far as it is based on a claim that such equipment constitutes an infringement of any copyright, trademark or patent of the United States. Watchfire retains ownership of intellectual property in any materials, goods, software and production process which may be developed under this Agreement.

Use of System Image. Buyer agrees that Watchfire, without compensation to Buyer, may use Buyer's name along with photographs and images of the System in Watchfire's advertising and promotional materials in any media worldwide without the prior written consent of Buyer. Watchfire agrees that such use shall not imply any endorsement of Watchfire by Buyer.

License for Software Use and Warranty. "Software" as used herein includes software distributed on a media (like a CD, DVD or flash drive), software hosted on a server and accessed through a web browser, and software running on the System controllers. Media does not apply to Ignite OA. This license covers end-user applications such as Ignite OP, Ignite OPx and Ignite OA. Excluding Third Party software, Watchfire warrants that: (1) the media (if any) on which Software is provided shall be free from material defects for sixty (60) days after shipment by Watchfire; and (2) Software substantially conforms to the documentation that accompanies it. Watchfire hereby grants the Original End User a limited, non-exclusive personal, non-transferable and non-assignable license to use the Software. This license terminates upon violation of any provision of this License, and Watchfire reserves the right to electronically disable the Software upon such violation. The software is copyrighted by Watchfire Signs, LLC and buyer shall not permit the software to be copied (except for backup purposes), transferred, distributed, disassembled, reverse engineered, decompiled or tampered with. Watchfire does not warrant that the media and Software is completely error-free, will operate without interruption or is compatible with all equipment or software configurations. Watchfire may charge additional fees for any upgrades or modifications to the Software.

Third Party Software. Operation of the sign is supported only with Watchfire software and Watchfire qualified versions of approved third party software. Installing un-supported software on sign controllers could lead to non-operational signs. Service charges for troubleshooting and returning to operation will apply.

BUYER AND ORIGINAL END USER HOLD WATCHFIRE HARMLESS AND INDEMNIFIED FOR ANY CLAIMS BY THIRD PARTIES. INCLUDING WATCHFIRE'S ATTORNEY'S FEES. THAT THE USE OF THE SOFTWARE OR SYSTEM INFRINGES ANY INTELLECTUAL PROPERTY RIGHTS OF ANY THIRD PARTY DUE TO AN IMAGE DISPLAYED ON THE SYSTEM BY THE BUYER.

Warranty Service. Defective media or Software may be replaced during the warranty period unless damaged by accident or misuse. WATCHFIRE'S ENTIRE LIABILITY SHALL BE THE REPAIR OR REPLACEMENT OF THE DEFECTIVE MEDIA OR SOFTWARE WHEN TIMELY RETURNED TO WATCHFIRE. Any replacement media or Software has the same sixty (60) day warranty. Warranty service for the System and the Software are expressly conditioned on Watchfire's prior receipt of all payments due under the License, including System Price. Buyer shall contact the Watchfire HELP desk for warranty service. Items determined defective by Watchfire will be replaced at its option with new or like-new part(s). No credit is given for such items. Watchfire will pay for outbound shipping and return ground freight for items repaired/replaced for its manufactured goods. Buyers must pay all duties and taxes for items shipped to destinations outside of the continental United States. Buyer shall pay for the installation of repaired/replaced item and updates to the software. In the event of any delay in Watchfire's performance beyond Watchfire's reasonable control, Watchfire shall have additional reasonable time for performance. Buyer shall pay for all maintenance services.

10-Year FCC Guarantee. This device complies with FCC Part 15 regulations for Class A devices. Operation is subject to the following two conditions: 1.) this device may not cause harmful interference, and 2.) this device must accept any interference received, including interferences that may cause undesired operation. FCC regulations state that unauthorized changes or modifications to this device could void the user's authority to operate it.

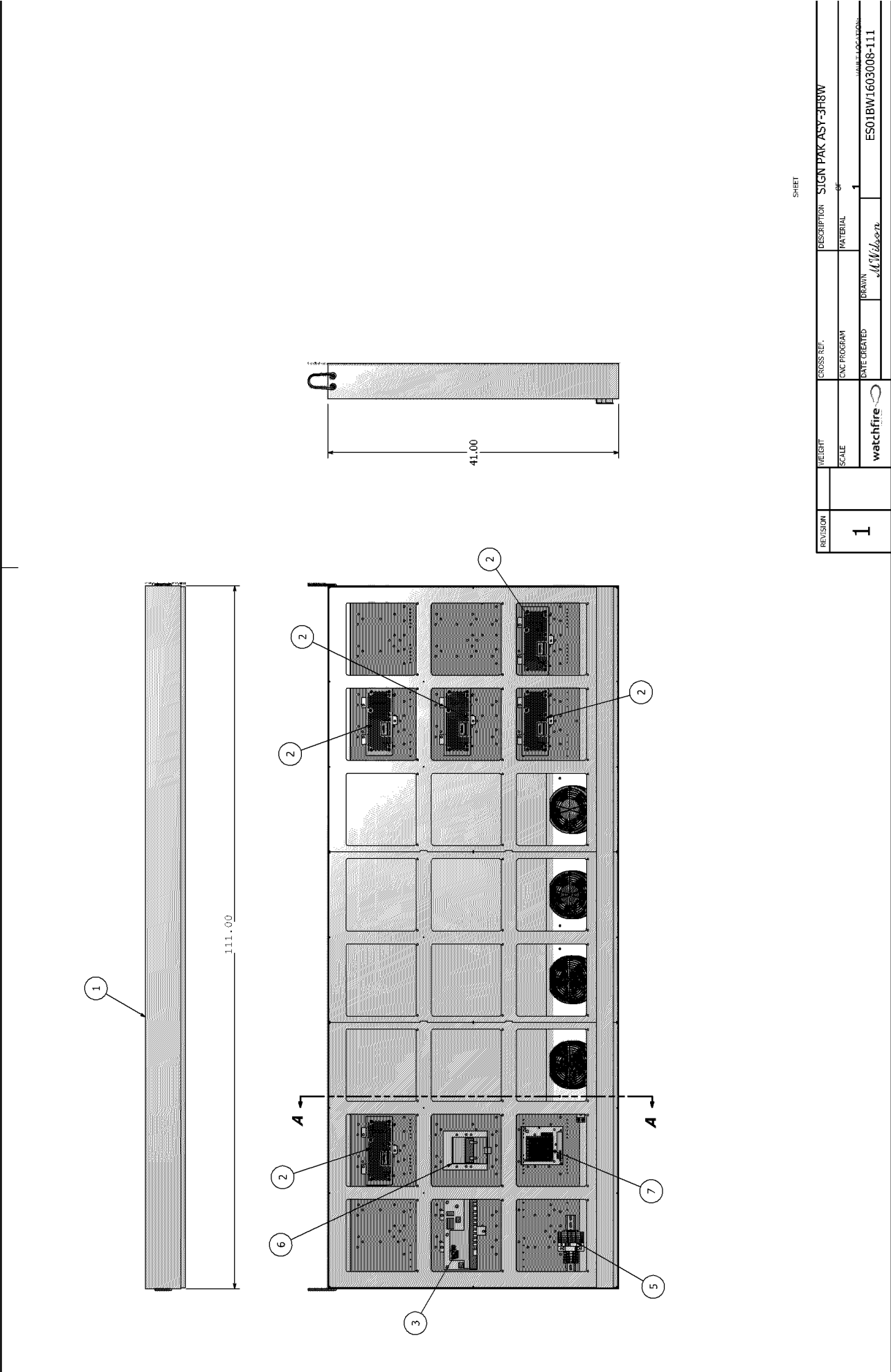
In the event of a documented claim of electromagnetic interference as the result of the operation of this device, Watchfire guarantees to provide a remedy to the complaint pursuant to FCC Part 15 regulations for Class A devices in effect at the time of shipment or issue a prorated refund to the buyer. The prorated refund will be determined by dividing the original purchase price by the number of months of the warranty period, then multiplying the result by the months remaining in the warranty period. Partial months are rounded to the nearest whole month.

Exclusions. The above warranties do not apply if the System or Software are damaged due to improper or unreasonable use, modification, repair, service, installation, or environmental conditions or if they are reversed engineered, de-compiled or used to create derivative works. There are no express warranties for the System and the Software beyond those expressly stated herein and the entire agreement between the parties as to warranties is embodied in the Agreement and this Schedule. Neither oral statements or advice made by Watchfire's agents or employees in the selection of goods or parts used in or in conjunction with Watchfire's manufactured goods, or in the performance of warranty services, nor any verbal arrangement, nor any advertising material or statement in any brochure, catalogue, or other material furnished by Watchfire or on its behalf, other than the limited warranty and remedies statements included therein, nor any other oral or written term or statement not contained herein shall constitute a warranty, be relied upon by Buyer, or become a part of the sale of System or the license of the Software. If any sample or model was shown to the Buyer, such sample or model was used merely to illustrate the general type and quality of a System and Software and not to represent that the System and Software would necessarily conform to the sample or model.

WATCHFIRE'S LIABILITY TO BUYER UNDER THESE WARRANTIES FOR THE SYSTEM AND SOFTWARE IS LIMITED AS SET FORTH HEREIN, WHETHER IN CONTRACT, TORT, OR ANY OTHER THEORY OF LIABILITY, INCLUDING BUT NOT LIMITED TO FRAUD, MISREPRESENTATION, BREACH OF CONTRACT, PERSONAL INJURY, PRODUCTS LIABILITY OR ANY OTHER THEORY, AND WATCHFIRE SHALL NOT BE LIABLE FOR ANY SPECIAL, DIRECT, COMMERCIAL, EXEMPLARY, DIRECT, INDIRECT, INCIDENTAL OR CONSEQUENTIAL DAMAGES OR PUNITIVE DAMAGES, OR DAMAGES FOR LOSS OF USE, LOSS OF ANTICIPATED PROFITS, INCOME, OR ECONOMIC LOSSES OF ANY KIND. WATCHFIRE'S LIABILITY UNDER ANY WARRANTY HEREUNDER, WHETHER EXPRESS OR IMPLIED, SHALL NOT EXCEED THE COST OF REPAIR OR REPLACEMENT OF DEFECTIVE PARTS OF THE SYSTEM AND SOFTWARE. BUYER MAY NOT BRING ANY ACTION UNDER THESE WARRANTIES MORE THAN ONE YEAR AFTER THE CAUSE OF ACTION HAS ACCRUED.

Miscellaneous. Should any part of this Terms of Sale be found invalid, the other parts shall remain unaffected and shall be enforceable. This Terms of Sale shall be governed by the laws of the State of Illinois. Any litigation shall be exclusively in Vermilion County, in the State of Illinois or the U.S. District Court for the Central District of Illinois.

Privacy Policy. See <http://www.watchfiresigns.com/privacy-policy> for details.

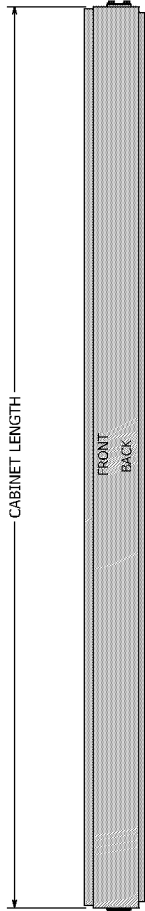
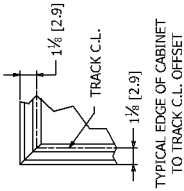


Attachment: Plan Set (Consider Variations for an Electronic Sign at 401 W Dundee Road.)

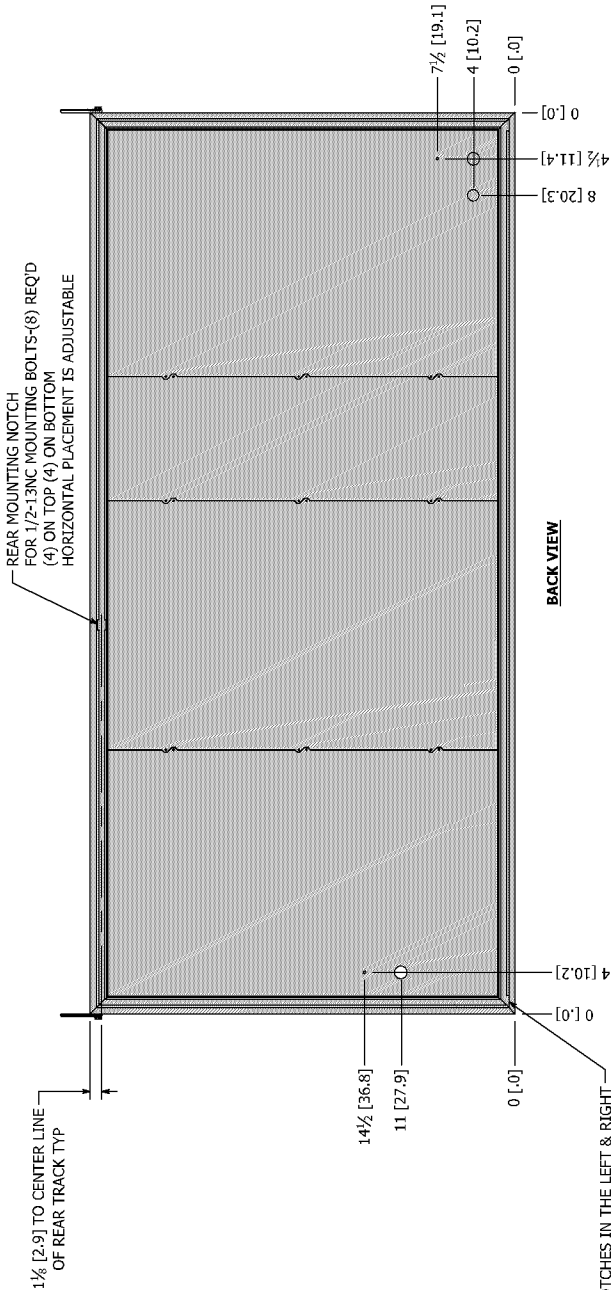
SHEET

REVISION	WEIGHT	CROSS REF.	DESCRIPTION
1	SCALE	CNC PROGRAM	SIGN PAK ASY-3HRW
	watchfire	DATE CREATED	MATERIAL
		DRAWN	1
		DATE CREATED	ES01BW1603008-111
		DRAWN	Wilson
		DATE CREATED	ES01BW1603008-111
		DRAWN	Wilson

2.2b



TOP VIEW



SIDE VIEW

SIDE NOTCHES IN THE LEFT & RIGHT
ENDS OF THE BOTTOM EXTRUSION
ACCESS POINT FOR MOUNTING HARDWARE

Attachment: Plan Set (Consider Variations for an Electronic Sign at 401 W Dundee Road.)



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DIMENSION STYLE
INCHES [CENTIMETERS]
ALL DIMENSIONS ARE **U.S. IMPERIAL UNITS**
TOLERANCES APPLY TO ALL DIMS UNLESS
OTHERWISE SPECIFIED. TOLERANCES DO NOT APPLY
TO BEZELS, IF APPLICABLE

TOLEANCES
OVERALL SIGN DIMENSION..... ± 1/4"
LINEAR DIMENSION..... ± 1/16"
ANGULAR DIMENSION..... ± 1°
STRAIGHTNESS..... ± .020"/ft

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ELEMENTS OF THE SIGN STRUCTURE WILL BE
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MODEL REF / DRAWING REF
1 0

THIRD ANGLE PROJECTION
SHEET
1 OF **1**

DATE CREATED
9/27/2017

DRAWN BY
J. Prater

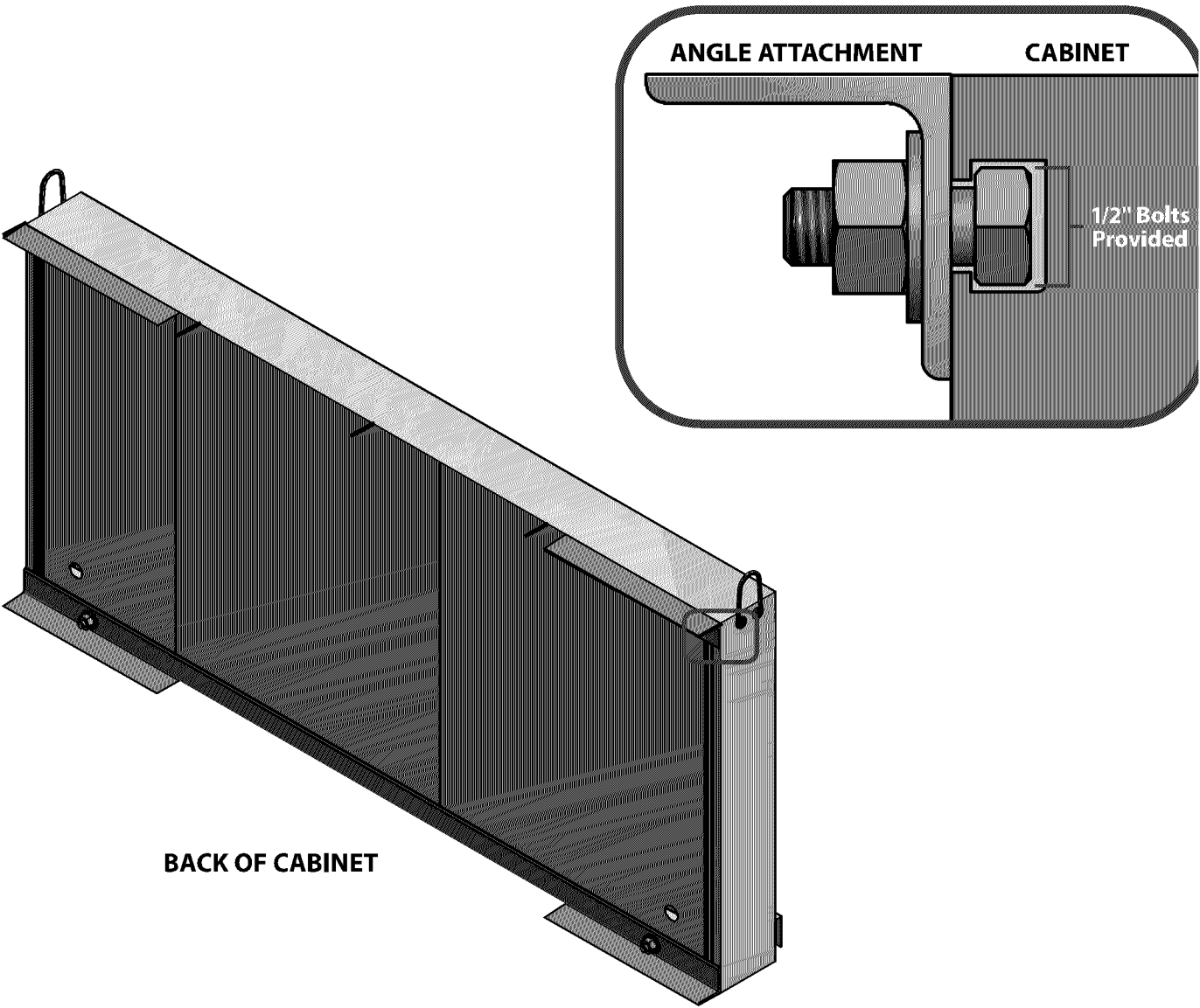
PART NUMBER
Customer Drawing

Slm Cabinet Standard Border



OPTIONAL ANGLE ATTACHMENT

Attachment: Plan Set (Consider Variations for an Electronic



ORDINANCE NO. 97- 78
GRANTING A VARIANCE FROM SECTION
14.20.010 OF THE BUFFALO GROVE SIGN ORDINANCE

WHEREAS, the Village of Buffalo Grove is a Home Rule Unit pursuant to the Illinois Constitution of 1970; and

WHEREAS, the KINGSWOOD METHODIST CHURCH, owner of the hereinafter legally described property, commonly known as 401 West Dundee Road, Buffalo Grove, Illinois, has requested a variation from Section 14.20.010 of the Buffalo Grove Sign Ordinance for the purpose of erecting a ground sign that would exceed the permitted size and height, and project into the required building setback area; and,

WHEREAS, the Zoning Board of Appeals has held a public hearing, received testimony, prepared minutes, made certain findings, and has made an affirmative recommendation on said request for variation; and

WHEREAS, the Corporate Authorities of the Village of Buffalo Grove hereby determine and find that said variation is in harmony with the general purpose and intent of the Sign Ordinance, and that (1) the ordinance in question would cause undue and unnecessary hardship to the sign user because of unique or unusual conditions pertaining to the property, (2) the granting of the requested variance will not be materially detrimental to the property owners in the vicinity, (3) the unusual conditions applying to the specific property do not apply generally to other properties in the Village, and (4) the granting of the variance will not be contrary to the general objective of this title of moderating the size, number and obtrusive placement of signs and the reduction of clutter.

Attachment: Plan Set (Consider Variations for an Electronic Sign at 401 W Dundee Road.)

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BUFFALO GROVE, COOK AND LAKE COUNTIES, ILLINOIS, as follows:

Section 1. The preceding WHEREAS clauses are hereby adopted by the Corporate Authorities.

Section 2. A variation is hereby granted to Section 14.20.010 of the Village Sign Code Ordinance to the following legally described real property:

PARCEL 1: The west 85 feet of the east 840 feet of the north 653.45 feet of the east half of the north east quarter of Section 8, Township 42 North, Range 11, East of the Third Principal Meridian; also PARCEL 2: the west 250 feet of the east 755 feet of the north 653.45 feet of the east half of the north east quarter of Section 8, Township 42 North, Range 11, East of the Third Principal Meridian; also PARCEL 3: the west 65 feet of the east 505 feet of the north 653.45 feet of the east half of the north east quarter of Section 8, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook, County, Illinois.

The specific variation is to permit the installation of an internally illuminated 6' by 10'2" ground sign located within the front yard setback a distance of 18'4" from the sidewalk along Dundee Road in order to identify the Kingswood Methodist Church; and

This variation is conditioned upon the signs being constructed in compliance with the plans and exhibits submitted to and approved by the Village.

Section 3. This Ordinance shall be in effect from and after its passage and approval.

Attachment: Plan Set (Consider Variations for an Electronic Sign at 401 W Dundee Road.)

This Ordinance shall not be codified.

AYES: 5 - Marienthal, Rubin, Braiman, Hendricks, Glover

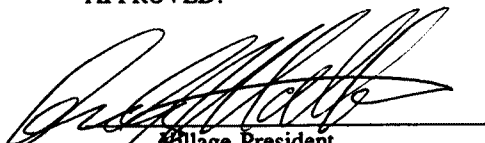
NAYES: 0 - None RECUSE: 1 - Reid

ABSENT: 0 - None

PASSED: October 20, 1997.

APPROVED October 20, 1997.

APPROVED:


Village President

ATTEST:


Janet M. Sushian
Village Clerk

I hereby certify that the foregoing is a true and correct copy of the original ordinance; that said ordinance was passed on the 20th day of October, 1997; that the record of the final vote on its passage is found on page XLV of Journal XLV; that it was published in pamphlet form on the 20th day of October, 1997.

Janet M. Sushian
Village Clerk

Attachment: Plan Set (Consider Variations for an Electronic Sign at 401 W Dundee Road.)



Action Item : Workshop- Proposed Redevelopment of 700 E Lake Cook Road

Recommendation of Action

Both staff and the Developer are seeking the PZC's thoughts and comments concerning the plan.

Staff has recently received a petition from Bluestone Single Tenant Properties (BSTP Midwest) (Developer) to redevelop the 7.6-acre parcel at 700 E. Lake Cook Road. The site is currently improved with a 100,000 square foot office building, which was occupied by BMO Harris Bank who has opted to not to extend their lease. The proposal shows demolishing the existing building and redeveloping the site for multiple uses including 8,720 square foot convenience store, fuel center and car wash complex (Rick Rockets Fuel Center), a 8,550 retail center, a quick service restaurant, and a self-storage facility. The proposed changes would require a rezoning from Industrial to B-3 Planned Business District with a special use for planned development. Prior to the required public hearing, the developer is seeking comments from the PZC regarding their plans. This item was referred by the Village Board.

ATTACHMENTS:

- Staff Report (DOCX)
- Plan Set (PDF)

Trustee Liaison
Johnson

Staff Contact
Nicole Woods, Community Development

Wednesday, October 7, 2020

VILLAGE OF BUFFALO GROVE



MEMORANDUM

DATE: October 15, 2020

TO: Planning & Zoning Commission

FROM: Nicole Woods, Deputy Director of Community Development

SUBJECT: **Workshop**- Proposed Redevelopment of 700 E Lake Cook Road

BACKGROUND

Staff has recently received a petition from Bluestone Single Tenant Properties (BSTP Midwest) (Developer) to redevelop the 7.6-acre parcel at 700 E. Lake Cook Road. The site is currently improved with a 100,000 square foot office building, which was occupied by BMO Harris Bank who has opted to not to extend their lease. The proposal shows demolishing the existing building and redeveloping the site for multiple uses including 8,720 square foot convenience store, fuel center and car wash complex (Rick Rockets Fuel Center), a 8,550 retail center, a quick service restaurant, and a self-storage facility.

The proposed changes would require a rezoning from Industrial to B-3 Planned Business District with a special use for planned development. Prior to the required public hearing, the developer is seeking comments from the PZC regarding their plans. This item was referred by the Village Board. The following memorandum provides a brief summary of their project.



PROPOSED SITE AND CONCEPT PLAN

Proposed Plan

The proposed redevelopment calls for razing the BMO Harris building and redeveloping the site into 4 lots with varying uses. Lot 1 is approximately 2.08 acres on the southwest portion of the site. It would feature the Ricky Rockets Fuel Center and include 14 automobile fueling positions, a 8,720 square foot convenience store, and a 3,290 square foot car wash. The convenience store is larger than the traditional convince store associated with fueling centers.

Lot 2 is 1.17 acres and is proposed to be developed into an 8,550 square foot retail center. The center will be broken into smaller spaces based on tenant size requirements. The plan shows 50 parking spaces that will be located south of retail center, aligning Lake Cook Road.

Lot 3, which is 0.98 acres, is on the southeast portion of the site. It is being proposed to be a quick service restaurant with a drive through. Approximately 50 parking spaces will be located on the south, west, and east portions of the lot.

Lot 4 is 2.04 acres and is on the norther portion of the site. It includes three single-story 1,400 square foot storage facilities, two 6,400 square foot buildings, and one two-story 17,250 square foot building. Twelve parking stalls serve this lot. This portion of the site could change since the developer is considering other options for this portion of the site.

As currently proposed, the proposed development meets all code requirements regarding setbacks and building heights. A thorough signage review will be performed after the PZC Workshop prior to the public hearing to identify potential sign variations.

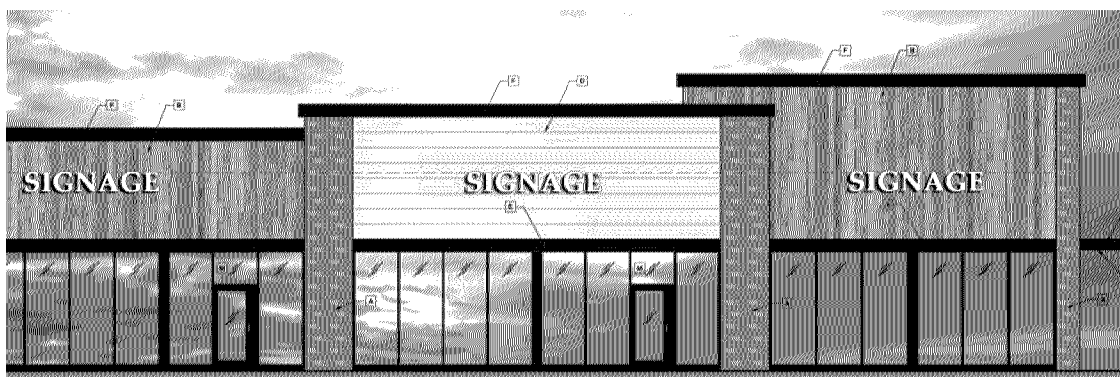
Preliminary Elevations

The Developer has also provided a concept plan showing the elevations of the proposed gas station. Both staff and the PZC will work with the owner on refinements to the elevations as part of the process.

Proposed Gas Station Elevation



Proposed Retail Elevation



The Comprehensive Plan and Rezoning

In April, 2018, the Village Board adopted the Lake Cook Corridor Plan as an amendment to the existing Comprehensive Plan. The Lake Cook Plan does not specifically address this site but does recognize the Lake Cook Road as an important commercial corridor for the Village that enjoys high levels of visibility. The underlying 2009 Comprehensive Plan calls for this area to be industrial. To facilitate the proposed redevelopment, a rezoning to B3 Planned Business District with a special use for planned development would be required. The Planned Development would allow for the self-storage use as that particular use is not permitted in the business district.

Parking

The Developer is 111 parking spaces. Pursuant to the Zoning Ordinance, a total of 94 parking spaces are required.

Village Board Comments

During the Village Board referral meeting, a Trustee discussed the transition of the site from industrial to commercial per the vision in the Lake Cook Corridor and the new Comprehensive Plan that is currently underway. Overall, the Trustees provided favorable comments towards the redevelopment project and proposed uses and no specific concerns were raised.

PROCESS

Based on the current configuration, the following approvals will be required:

- Preliminary plan approval
- Rezoning approval
- Special use for a planned development
- Signage variations

ACTION REQUESTED

Both staff and the Developer are seeking the PZC's thoughts and comments concerning the plan.

BLUESTONE

SINGLE TENANT PROPERTIES

DEVELOPMENT NARRATIVE 700 E. Lake Cook Road Northeast Corner E. Lake Cook Road & Lexington Drive

BSTP Midwest, LLC is proposing a mixed-use redevelopment on the northeast corner of E. Lake Cook Road and Lexington Drive commonly known as 700 E. Lake Cook Road, which is currently occupied by a 100,000 square foot office building. The existing tenant, BMO Harris Bank, has not elected to extend their lease and will be vacating the building at the end of August. The redevelopment of the 7.6-acre parcel will include an approximately 8,720 square foot convenience store and fuel center along with a 3,290 square foot Car Wash (Lot 1), an approximately 8,550 square foot retail center (Lot 2), a quick service restaurant (Lot 3), and a self-storage facility (Lot 4).

The convenience store is an approximately 8,720 square foot Ricky Rockets Fuel Center. The fuel center has seven multi-product dispensers, providing 14 automobile fueling positions, along with 22 parking spaces proposed. The convenience store is larger than a traditional store found with fueling centers. The store will offer a wide array fountain drinks, coffee, pre-packaged food and drinks. This development will also offer a state-of-the-art car wash. The car wash features dual conveyor belt system in lieu of the traditional metal guardrail conveyance systems, and the building has significant windows, enhancing the car wash experience for customers and aesthetics for passerby vehicles.

The approximately 8,550 square foot retail center will be demised into smaller spaces based on tenant size requirements. The retail center will have a drive thru on the west end of the building, with the stacking lanes wrapping around the north end of the building. Tenants for the quick service restaurant with a drive thru and the self-storage facility have not yet been identified.

The northern portion of the parcel contains an existing stormwater detention basin which currently provides detention for the existing site. We anticipate that based on the proposed reduction of impervious area, the existing stormwater detention basin will have adequate storage volume for the proposed development. Stormwater calculations will be provided upon the preparation of preliminary engineering plans.

The primary access for the development is provided via a right-in/right-out access and full access off Lexington Drive. The right-in/right-out access point will provide direct access to the convenience store and fuel center. The full access point will provide access to all lots via a common access drive extending to the east property line. There is an existing access control restriction along Lake-Cook Road; we are in the process of requesting the removal of this access control to allow for a right-in/right-out only driveway, which is consistent with the other retail properties along this corridor.

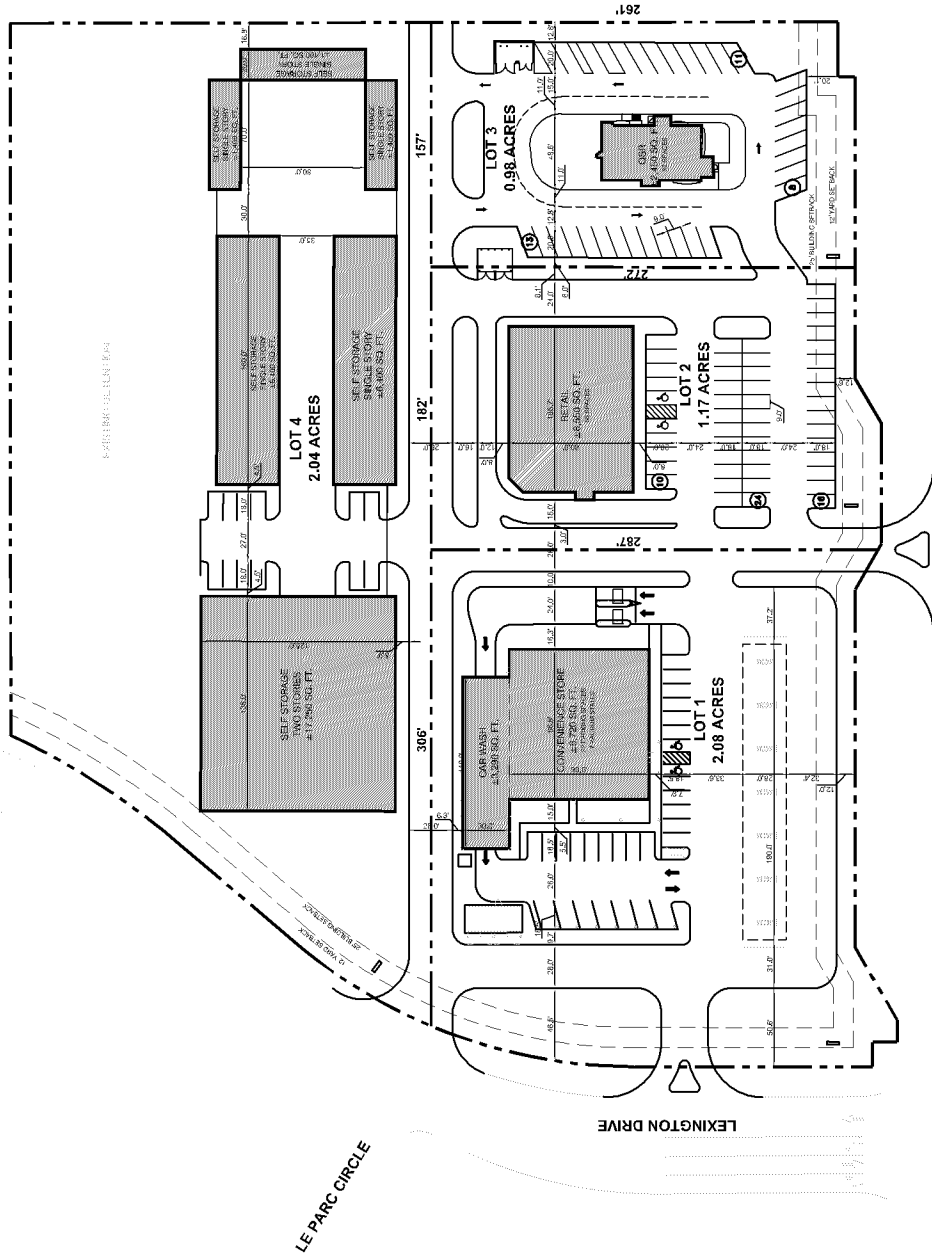
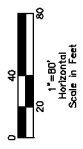
The location of the proposed signage for the development is as shown on the enclosed plans, with separate monument type signs on each of the lots.

Upon approval of these requests by the Village of Buffalo Grove, the development will commence construction in summer 2021.

We appreciate your initial feedback regarding our development proposal.

BLUESTONE SINGLE TENANT PROPERTIES, LLC

WRIGLEY BUILDING - NORTH TOWER
410 N. MICHIGAN AVENUE, SUITE 850 | CHICAGO, IL 60611
TEL (312) 519-7100 | FAX (312) 878-4860



LE PARC CIRCLE

LEXINGTON DRIVE

LAKE COOK ROAD

PROJECT NAME
BLUESTONE DEVELOPMENT

LOCATION
BUFFALO GROVE ILLINOIS

SHEET TITLE
CONCEPTUAL SITE PLAN

REVISIONS

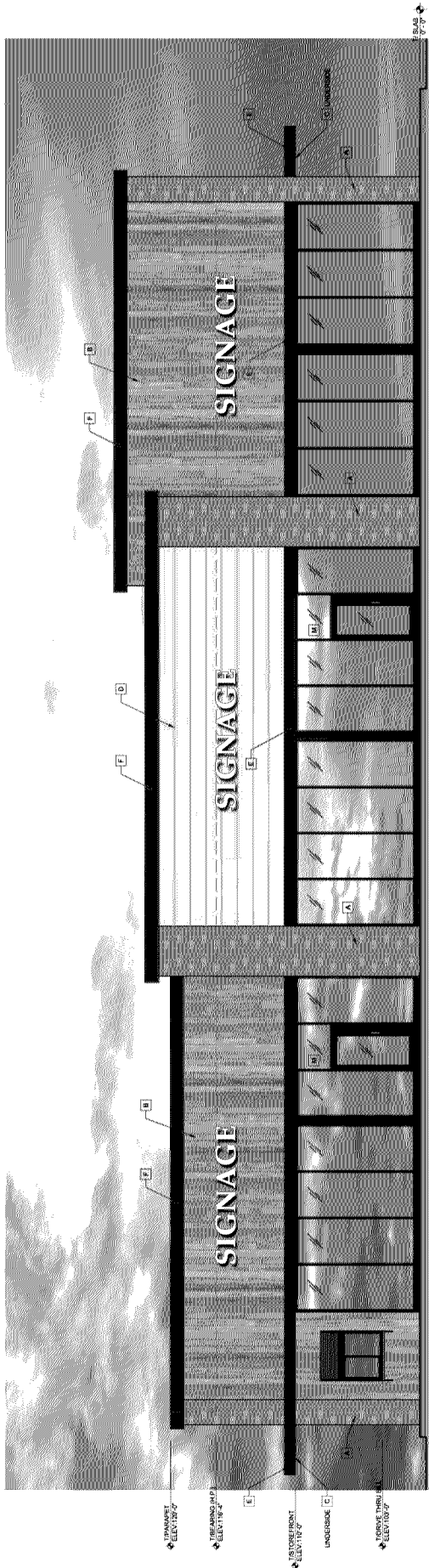
BLUESTONE SINGLE TENANT PROPERTIES, LLC
410 N. MICHIGAN AVENUE, SUITE 850
CHICAGO, IL 60611

BLUESTONE
SINGLE TENANT PROPERTIES

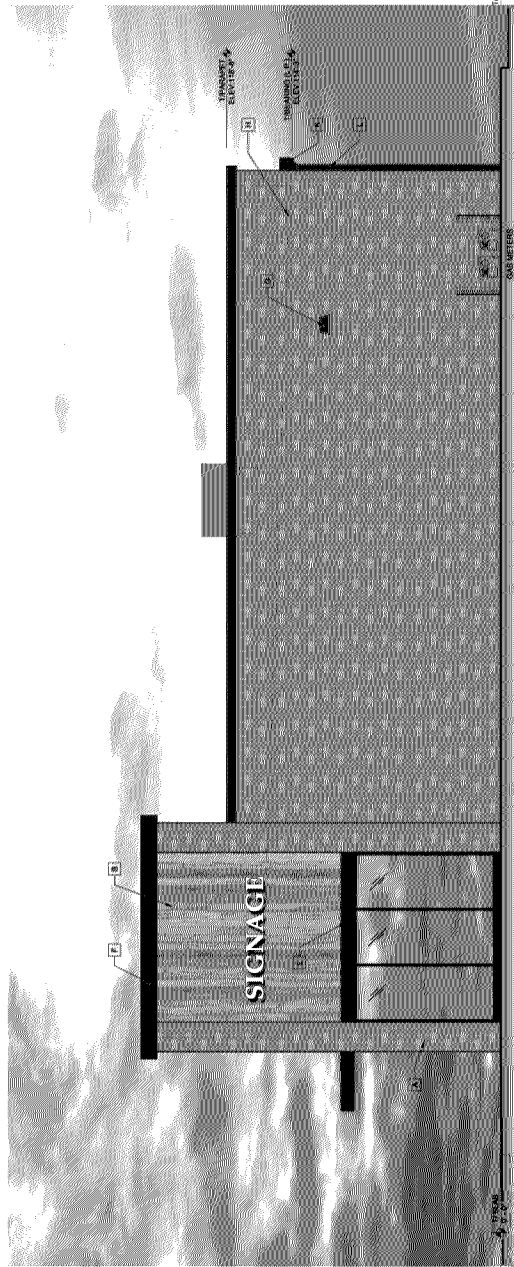
DRAWN BY TDP

DATE: JUN 13, 2020
PROJECT NO.: 2019-BRC
SCALE: AS SHOWN

Packet Pg. 50



1 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



2 WEST ELEVATION
SCALE: 3/16" = 1'-0"

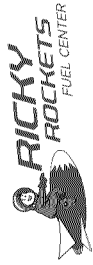
	KEYNOTES
A	BRICK VENEER - MUTUAL MATERIALS CONSTRUCTION, 1000 S. 10TH ST. AMSTERDAM COLORED MORTAR
B	ACQUA WOOD BIRCH - INDIAN TIMBER S&L 10' X 16" FACE RANDOM LENGTHS WIDE X 8" - 16" FACE RANDOM LENGTHS
C	ACQUA WOOD BIRCH - INDIAN TIMBER S&L 10' X 16" FACE RANDOM LENGTHS WIDE X 8" - 16" FACE RANDOM LENGTHS
D	ACQUA WOOD BIRCH - INDIAN TIMBER S&L 10' X 16" FACE RANDOM LENGTHS WIDE X 8" - 16" FACE RANDOM LENGTHS
E	MUTUAL MATERIALS CLEAR ANODIZED REVEALS TO BE 1107
F	MUTUAL MATERIALS COLOR POWDER COATED METAL-ERA COLOR PASTE METAL COATING METAL-ERA COLOR PASTE METAL COATING
G	LIMITING FUTURE SUE ELECTRICAL DRAINAGE TYP.
H	LINE OF HOOD
I	EXTERIOR SIGN ON OTHER SIDE OF BUILDING - SEE SIGNAGE FOR REQUIREMENTS WITH SIGN INSTALLER
J	ALUMINUM CONDUCTOR HEAD, .032"
K	CLAMP TO MATCH BRACK
L	ALUMINUM SQUARE CONDUCPT, .032", 1/2"
M	4" HIGH WHITE URETHANE ANCHORS APPLIED TO STONEFRONT GLAZING TO DEPARTMENT

GENERAL NOTES

- ALL METAL COMPONENTS TO BE CORROSION RESISTANT.
- ALL INSTALLED MATERIALS TO BE COMPATIBLE WITH ONE ANOTHER CAUSING NO DESTRUCTIVE EFFECTS.
- PROVIDE WEATHER TIGHT SEAL AROUND ALL PENETRATIONS THROUGH BUILDING ENVELOPE.

(X) WINDOW TAG, SEE WINDOW SCHEDULE ON SHEET A201

(X) DOOR TAG, SEE DOOR SCHEDULE ON SHEET A201



RICKY ROCKETS | 08.20.2020
BUFFALO GROVE, IL
SCHEME A

3.A.1.b

Attachment: Plan Set (Workshop- Proposed Redevelopment of 700 E Lake Cook Road)



09/16/2020

**MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE
VILLAGE OF BUFFALO GROVE HELD IN THE COUNCIL CHAMBERS, 50 RAUPP BOULEVARD,
BUFFALO GROVE, ILLINOIS ON WEDNESDAY, SEPTEMBER 16, 2020**

Call to Order

The meeting was called to order at 7:30 PM by Chairman Frank Cesario

2. Open Meetings Act Compliance

Pursuant to orders issued in response to the COVID-19 pandemic, this Public Hearing is closed to in-person, public attendance. The hearing is being held via Zoom web conference meeting, which permits the public to fully participate in the virtual Public Hearing via Zoom on a computer, tablet or phone. Details on how to access and participate in this online virtual hearing are available below. More information pertaining to the meeting information and links to the virtual meeting can be found at:

[<https://us02web.zoom.us/j/85026686050>](https://us02web.zoom.us/j/85026686050)

You are invited to a Zoom webinar.

When: Sep 16, 2020 07:30 PM Central Time (US and Canada)

Topic: PZC

Please click the link below to join the webinar:

[<https://us02web.zoom.us/j/85026686050>](https://us02web.zoom.us/j/85026686050)

Or iPhone one-tap :

US: +13126266799,,85026686050# or +13017158592,,85026686050#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 301 715 8592 or +1 929 436 2866 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799

Webinar ID: 850 2668 6050

International numbers available: [<https://us02web.zoom.us/j/85026686050>](https://us02web.zoom.us/j/85026686050)

Public Hearings/Items For Consideration

1. Consider a Variation for the Proposed Sunroom Addition Which Will Encroach into the Rear Yard Setback at 67 W Fabish Drive. (Trustee Johnson) (Staff Contact: Nicole Woods)

Mr. Constantini described his proposal for a sunroom at 67 W. Fabish Drive.

Com. Weinstein asked the petitioner the distance from the fence to the path behind his home.

Mr. Constantini said he did not know.

Minutes Acceptance: Minutes of Sep 16, 2020 7:30 PM (Approval of Minutes)

09/16/2020

Com. Weinstein commented that there is a pretty large space between the fence and the path, a minor encroachment.

Com Weinstein asked if the sunroom was the same size as the existing deck.

Mr. Constantini said the proposed sunroom is just as wide, but not as long. He noted that the sunroom is actually smaller than the existing deck.

Com. Goldspiel asked the petitioner how they determined the size of the sunroom.

Mr. Constantini said his budget for the sunroom dictated the size of the structure in addition to the existing location of the air conditioning unit and patio door.

Com. Worlikar asked about Image A on packet page 12 regarding the proposed patio.

Village Planner, Akash said that the proposed patio is code compliant and is not part of the current petition.

Chairperson Cesario commented on the setback rules and noted that in this case, there is no backyard neighbor and the proposed sunroom would not be encroaching on a neighbor's home.

Chairperson Cesario entered the staff report as exhibit one.

Mr. Constantini thanked the commissioner for their time.

The public hearing closed at 7:45 pm.

Com. Weinstein made a motion to approve the construction of a sunroom addition that would encroach 5'-4" into the rear yard setback subject to the following conditions:

- 1) The proposed sunroom addition shall be installed in accordance with the documents and plans submitted as part of this petition.*

Com. Richards seconded the motion.

Com. Richards commented in favor of the proposed sunroom.

Com. Weinstein commented in favor of the proposed sunroom.

Com. Moodhe commented in favor of the proposed sunroom.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Moodhe, Spunt, Cesario, Goldspiel, Khan, Weinstein, Au, Richards, Worlikar

Regular Meeting

Other Matters for Discussion

Deputy Community Development Director Woods introduced the Fence Code amendments.

Village Planner Akash discussed the two types of variations that have been continuously approved which includes (1) fences in the corner yard setback and (2) fences that are six feet and solid.

Com. Goldspiel commented on the two issues. He spoke in favor of the corner yard setback amendment, but had concerns regarding the six foot and solid fences. He gave historical context regarding six foot solid fences in the Code. He suggested that the code reads that a property

Minutes Acceptance: Minutes of Sep 16, 2020 7:30 PM (Approval of Minutes)

09/16/2020

that is adjacent to a nonresidential area can have a six foot fence. His worry is that a six foot fence on an R6 lot is just too big.

Chairperson Cesario commented on the corner yard setback and spoke in favor of the proposed amendment.

Com. Moodhe asked how the code will actually be written.

Village Planner Akash described how the code for the corner yard setback will be written in the Village Code.

Com. Au commented on the six foot solid fence amendment. She also provided some historical context regarding the six foot solid and the extenuating circumstances that were required to approve a six foot solid fence in a residential area. Additionally she talked about the disparity that showed itself when comparing ourselves to other communities and the neighborhood feel Buffalo Grove was trying to create.

Com. Weinstein commented on the six foot solid fence amendment and thought back to past approvals and remembers most of them being properties backing up to commercial areas or park.

Chairperson Cesario commented on the confusion the different styles of fences creates that the commission has seen more of in regards to the six foot solid fence code amendment.

Com. Moodhe commented on the six foot fences and recalled a past discussion where the police had some concern with six foot fences in residential areas from a life safety aspect. Com. Moodhe asked if any staff has talked with the police department regarding this amendment.

Village Planner Akash said they had not, but would be happy to consult them.

Chairperson Cesario commented on the solid six foot fence, and prefers a semi open fence style more than a solid for a six foot fence. The semi open style makes it friendlier.

Com. Au agrees with Chairperson Cesario with the modification.

Deputy Community Development Director Woods verified the modification the commissioners were making in regards to the six foot solid fences. She clarified that the six foot fence can be allowed if the residential backs up to an industrial use, commercial use, parks and busy streets.

Village Planner, Akash added multi-family and swimming pools to the list of circumstances in allowing a six foot solid fence.

Com. Worlikar asked if the code could permit a six foot solid fence for any residential parcel bordering a different zoning area.

Chairperson Cesario asked Com. Goldspiel his thoughts on how the six foot solid fence should be written in the code in terms of the exceptions that would permit a six foot solid fence,

Com. Goldspiel said he was unsure of the difference the two would make from a legal perspective.

Village Attorney Brankin said he prefers the specificity of the exceptions that would permit a six foot solid fence form a clarity, interpretation, and enforcement standpoint.

09/16/2020

Deputy Community Development Director discussed the next steps in amending the fence code.

1. Discuss Potential Fence Code Amendments, Which Reflect Two Types of Variations that Have Been Consistently Sought and Approved Over the Past Five Years. (Trustee Weidenfeld) (Staff Contact: Nicole Woods)

Approval of Minutes

1. Planning and Zoning Commission - Regular Meeting - Aug 19, 2020 7:30 PM

RESULT:	ACCEPTED AS AMENDED [7 TO 0]
AYES:	Moodhe, Spunt, Cesario, Goldspiel, Au, Richards, Worlikar
ABSTAIN:	Zill Khan, Mitchell Weinstein

Chairman's Report

Committee and Liaison Reports

Staff Report/Future Agenda Schedule

Village Planner Akash discussed the two projects for the next PZC meeting.

Public Comments and Questions

Adjournment

The meeting was adjourned at 8:30 PM

Chris Stilling

APPROVED BY ME THIS 16th DAY OF September, 2020

Minutes Acceptance: Minutes of Sep 16, 2020 7:30 PM (Approval of Minutes)