

**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, AUGUST 17, 2022**

Call to Order

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

Public Hearings/Items For Consideration

1. Consider Variations from the Buffalo Grove Fence Code to Allow the Construction of a 6-Foot Semi-Open Style Fence Within 45 Feet of an Intersection Encroaching into the Required Side Yard Setback (Trustee Johnson) (Staff Contact: Kelly Purvis)

Mr. Binder provided background information on the subject property.

Mr. Varghese provided additional detail regarding his fence, replacing from a 5" to 6" solid privacy fence. Specified the increased traffic.

Chairperson Cesario reviewed the variations in front of the commission for approval, going over the specifications. Mr. Cesario asked how many complaints he has received from his current fence.

Mr. Varghese said many complaints of the bad fence. Com. Moodhe asked staff for address clarification.

Village Attorney Brankin said it was posted with the proper address and the sign and notices were posted properly as well.

Com. Moodhe asked if staff had received any calls. Mr. Binder said no.

The Village Staff report was entered exhibit one.

Mr. Varghese thanked the commission for their time. The public hearing closed at 7:40 PM.

Com Weinstein made a motion to grant variations to Section 15.20 of the Buffalo Grove Fence Code to allow the installation of a 6-foot semi-open fence on the property at 401 Claret Drive that exceeds the maximum height of a corner yard fence, encroaches into the corner side yard setback along Vintage Lane, and is within 45 feet of the intersection of Checker Road and Vintage Lane, provided the fence shall be installed in accordance with the documents and plans submitted as part of this petition.

Com. Richards seconded the motion.

Com. Moodhe spoke in favor of the motion. Com. Worlikar spoke in favor of the motion. Com. Weinstein spoke in favor of the motion.

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

2. Consider Variations from the Buffalo Grove Fence Code to Allow the Construction of a 6-Foot Privacy Fence Along the Interior Side Yard and Extending Beyond the Front Line of the Building at 1131 Twisted Oak Lane (Trustee Pike) (Staff Contact: Kelly Purvis)

Mr. Binder provided a background on the subject property.

Mr. Gillick provided additional background on the requested 6" solid fence. He explained that the ditch and the unsightly vegetation is what they would like to screen.

Com. Au referenced packet page 28 and asked how tall the fence in the neighboring yard.

Mr. Binder said he does not know.

Com Au asked if staff knows if there is a variation in the neighborhood like the one being proposed.

Mr. Binder said he would need to look it up to verify.

Com. Au asked why 6", if 5" is permitted.

The petitioner said the foliage is unsightly and would prefer 6".

Com. Moodhe referenced packet page 30. He asked if the petitioner installed the seawall.

Mr. Gillick said yes.

Com. Moodhe asked whose vegetation it is. Mr. Gillick said it is his neighbors.

Com. Moodhe asked if he knew the last time staff was out to clear vegetation. Mr. Gillick said he did not know.

Com. Moodhe referenced packet page 31.

Com. Moodhe asked if he has any pictures of the other side of the creek. Mr. Gillick said no.

Chairperson Cesario asked if staff is okay with the angle of the fence. Mr. Binder said he will not know until the permit is submitted.

Chairperson Cesario asked if there will need to be access to the creek that would be blocked with the fence.

Mr. Binder said no.

Ms. Purvis explained the post hole inspection will also make sure the fence is structural secure.

Chairperson Cesario asked if there were any calls. Mr. Binder said no.

Com. Spunt asked if there will be any access.

Mr. Gillick said he may put one.

Com. Worlikar asked how far forward the fence will go in the front. Mr. Binder explained the picture of the front view.

Mr. Gillick said the fence will be exactly where the existing fence is.

Com Weinstein said the only real footprint change is the height of the fence. The staff report was entered as exhibit one.

MR. Gillick thanked the Commission for their time. The public hearing closed at 8:04 pm

Com. Weinstein made a motion to grant variations to Section 15.20 of the Buffalo Grove Fence Code to allow a 6-foot solid privacy fence along the interior side yard and extending beyond the front line of the building at 1131 Twisted Oak Lane, provided the

fence shall be installed in accordance with the documents and plans submitted as part of this petition.

Com. Moodhe seconded the motion.

Com. Weinstein spoke in favor of the motion. Com. Moodhe spoke in favor of the motion. Com. Spunt spoke in favor of the motion.

Chairperson Cesario spoke in favor of the motion.

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

3. Consideration of an Amendment to Ordinance No. 2019-042 and an Amendment to the Preliminary Plan, Approval of a Veterinary Hospital Use, and Variations from the Sign Code Related to the Number and Size of Wall Signs Proposed, All to Allow the Construction of a 2-Tenant Commercial Building on 41 S. McHenry Road (Trustee Ottenheimer) (Staff Contact: Kelly Purvis)

Ms. Purvis provided a background of the NCH property and outlot.

Mr. Goltz briefly reviewed the variations for the tenants of the outlot building and the new additions.

Com. Spunt asked if there is proper entrance signage?

Mr. Goltz said the entrance signage is posted on the doors. Com. Spunt asked if there are any drive-throughs.

Ms. Purvis said no drive-throughs are being proposed. Com. Au asked staff what signage would be permitted.

Ms. Purvis explained what signage is permitted for the zoning. She explained three wall signs are permitted, but technically with the way the building is permitted, there would be 8 wall signs.

Com. Au asked if the flames themselves meet the criteria.

Ms. Purvis said the flames would be permitted.

Com. Worlikar asked about the south elevations that were part of the staff report. Ms. Purvis explained why the proposed pictures are different.

Com. Worlikar asked if there will be directional signs.

Mr. Goltz said the proposed is a monument sign, which will provide direction.

Chairperson Cesario noted the conditions regarding directional signs in the recommended approval.

Com. Moodhe asked staff about the suggested motion.

Ms. Purvis explained why there are modifications for veterinary hospital.

Com. Moodhe asked what the square footage is of the signage. He suggested that staff get ahead and look at sizes.

Ms. Purvis said 250 square feet for wild fork signage.

Com. Weinstein asked if the petitioner is familiar with signage on other wild fork buildings. He asked if the signage would be permitted if it were on a canopy.

Ms. Purvis said yes, it would be.

Mr. Goltz said that there are no canopies on any of their other buildings. He explained how the look of no canopy gives an elevated look.

Com. Au asked if they could put the signage on the canopy.

Ms. Purvis confirmed with wild fork that the signage is flush with the wall. Com. Au asked what the Village defines as a canopy.

Ms. Purvis provided the definition of a canopy.

Chairperson Cesario asked if it was going to be 24 hours for the veterinary hospital. Ms. Purvis said yes, it is 24 hours.

Ms. Purvis explained that Commissioners could remove the three signs for the recommended motion.

Com. Moodhe asked how far back the building is from the corner. Mr. Goltz said 25 feet.

Com. Moodhe believes traffic would not be able to see that signage with how busy it is.

Com. Richards spoke in favor of the signage over the signage at their other locations.

Com. Davis spoke in favor of the signage as presented and commenting that it looks modern.

Com. Spunt said that the signage with the words is too cluttered. Chairperson Cesario would like to make the motion as presented.

Com. Au said she feels very strongly against the string of wording on the building. However, she like the rest of the package. Her sole concern is the length of the signage and the repetitive words.

Chairperson Cesario asked if they could split the motion. Village Attorney, Mr. Brankin said it is one applicant.

Mr. Goltz explained the signage again and the purpose of the signage.

Mr. Brankin explained that the applicant will work with staff to reduce the signage. Mr. Goltz said he would be happy to go back to the tenants.

Com. Davis said if it was a canopy they would not be here. Ms. Purvis said correct.

The Village staff report was entered exhibit one. The public hearing closed at 8:51 pm.

Com. Weinstein made a recommendation The PZC recommends approval of amendment to Ordinance No. 2019-042 and an amendment to the Preliminary Plan, approval of a Veterinary Hospital use, and Variations from the Sign Code for the number and size of wall signs proposed for the Wild Fork tenant space, all to accommodate the construction of a new 2-tenant commercial building at 41 S. McHenry Road, subject to the following conditions:

- 1. The proposed development shall be developed 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. Any directional or incidental signage added to the sign package shall be reviewed administratively by staff.*

Com. Richards seconded the motion.

Chairperson Cesario said it was a great discussion. Overall, he spoke in favor of the motion as proposed. He would also be in favor if the words were reduced.

Com. Weinstein said he is not a fan of that particular signage but would like to see something different.

Com. Moodhe said he would like if they worked with staff to reduce the number of words because he real likes the rest of the package.

RESULT:	APPROVED [7 TO 0]
AYES:	Moodhe, Spunt, Cesario, Au, Richards, Worlikar, Davis
ABSENT:	Zill Khan
RECUSED:	Mitchell Weinstein

Regular Meeting

Other Matters for Discussion

Approval of Minutes - July 20, 2022 Meeting

1. Planning and Zoning Commission - Regular Meeting - Jul 20, 2022 7:30 PM

RESULT:	ACCEPTED [7 TO 0]
AYES:	Moodhe, Spunt, Cesario, Weinstein, Au, Richards, Davis
ABSTAIN:	Neil Worlikar
ABSENT:	Zill Khan

Chairman's Report

Chairperson Cesario spoke about the board meeting he attended and the proposed improvements that are coming to the PZC in the future for Mike Rylko Park.

Committee and Liaison Reports

Staff Report/Future Agenda Schedule

Ms. Purvis said there is nothing on the future agenda schedule at this time.

Public Comments and Questions

Adjournment

The meeting was adjourned at 9:00 PM

Action Items

Kelly Purvis