

**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, JULY 6, 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 a Petition for an Amendment to the Preliminary Plan Approval, a Special Use and Sign Variation to Allow the Installation of a Second Drive-Through Lane with Two Menu Boards in Each Lane for the McDonalds Restaurant Located at 1200 Arlington Heights Road. (Trustee Johnson) (Staff Contact: Kelly Purvis)

Ms. Purvis, Deputy Director of Community Development, provided background on the SUP and sign variation for a second drive through and two menu boards, along with a landscape plan at 1200 Arlington Heights Road.

Mr. Olson provided additional background regarding the SUP and sign variation for a second drive through lane and two menu boards. Additionally, he reviewed the reasons for the update to the site.

Com. Weinstein asked if they are able to accommodate the 4 drive lines with the existing space.

Mr. Olson said yes.

Com. Weinstein asked if they are aware of the conditions outlined in the staff report.

Mr. Olson said yes.

Chairperson Cesario asked if neighbors have called regarding the subject property.

Ms. Purvis said one, but it was just an inquiry and not a complaint.

Com. Moodhe asked how they got so far in the process.

Ms. Purvis provided an explanation to Commissioner Moodhe.

Com. Moodhe asked if there was a hearing for the second menu board in the past.

Ms. Purvis said she could not find any in their records.

Chairperson Cesario said it looks like an improvement to the establishment and appreciates that the signage size is modest.

The Village Staff Report was entered as exhibit one.

The slide deck staff presentation was entered as exhibit two.

The Public Hearing closed at 7:44.

Com. Weinstein made a motion to recommend approval for an amendment to the Preliminary Plan approved by Ordinance No. 98-15, a Special Use for the addition of a second drive-through lane, and a Variation to Section 14.16 of the Sign Code pertaining to the maximum number of menu boards allowed per drive-through lane for the proposed improvements on the property at 1200 Arlington Heights Road, subject to the following conditions:

- 1. The proposed development shall be developed in substantial conformance to the plans attached.*
- 2. The Petitioner shall comply with all applicable Village codes, regulations, and policies.*
- 3. Any directional or incidental sign added to the sign package provided shall be reviewed administratively by staff.*
- 4. The special use is granted to McDonald's USA LLC and said special use does not run with the land.*
- 5. The special use granted may be assignable to subsequent petitioners seeking assignment of this special use as follows:*
 - a. Upon application of a petition seeking assignment of this special use, the Village of Buffalo Grove, in their sole discretion, may approve the assignment administratively, or may refer it to the Planning & Zoning Commission and/or the Village Board for a public hearing.*
 - b. Such assignment shall be valid only upon the written approval of the Village of Buffalo Grove granting said assignment, which may be granted or denied for any reason.*

Com. Moodhe seconded the motion.

Com. Spunt spoke in favor of the motion.

RESULT:	RECOMMENDATION TO APPROVE [UNANIMOUS]
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	Next: 7/18/2022 7:30 PM
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AYES:	Moodhe, Spunt, Cesario, Khan, Weinstein, Davis
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ABSENT:	Amy Au, Kevin Richards, Neil Worlikar
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Regular Meeting

Other Matters for Discussion

Approval of Minutes

1. Planning and Zoning Commission - Regular Meeting - Jun 15, 2022 7:30 PM

RESULT:	ACCEPTED [5 TO 0]
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AYES:	Moodhe, Spunt, Cesario, Weinstein, Davis
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ABSTAIN:	Zill Khan
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ABSENT:	Amy Au, Kevin Richards, Neil Worlikar
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Chairman's Report

Committee and Liaison Reports

Chairperson Cesario read an email from Com. Richards, which outlined the Village Board meeting he attended.

Staff Report/Future Agenda Schedule

Ms. Purvis provided the Commission with future agenda items.

Public Comments and Questions

Adjournment

The meeting was adjourned at 7:48 PM

Action Items

Chris Stilling

APPROVED BY ME THIS 6th DAY OF July, 2022