



Meeting of the Village of Buffalo Grove Planning and Zoning Commission

**Regular Meeting
June 21, 2023 at 7:30 PM**

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

I. Call to Order

II. Public Hearings/Items For Consideration - None

Public Comment is limited to items that are not on the regular agenda. In accordance with Section 2.02.070 of the Municipal Code, discussion on questions from the audience will be limited to 5 minutes and should be limited to concerns or comments regarding issues that are relevant to Planning and Zoning Commission business. All members of the public addressing the Planning and Zoning Commission shall maintain proper decorum and refrain from making disrespectful remarks or comments relating to individuals. Speakers shall use every attempt to not be repetitive of points that have been made by others. The Planning and Zoning Commission may refer any matter of public comment to the Village Manager, Village staff or an appropriate agency for review.

III. Regular Meeting

A. Other Matters for Discussion

1. Comprehensive Plan Reengagement - Staff Will Facilitate a Discussion with the PZC Regarding the Reengagement of the Community in the Comprehensive Planning Process (Trustee Weidenfeld) (Staff Contact: Kelly Purvis)

B. Approval of Minutes

1. Planning and Zoning Commission - Regular Meeting - May 17, 2023 7:30 PM

C. Chairman's Report

D. Committee and Liaison Reports

E. Staff Report/Future Agenda Schedule

F. Public Comments and Questions

Public Comment is limited to items that are not on the regular agenda. In accordance with Section 2.02.070 of the Municipal Code, discussion on questions from the audience will be limited to 5 minutes and should be limited to concerns or comments regarding issues that are relevant to Planning and Zoning Commission business. All members of the public addressing the Planning and Zoning Commission shall maintain proper decorum and refrain from making disrespectful remarks or comments relating to individuals. Speakers shall use every attempt to not be repetitive of points that have been made by others. The Planning and Zoning Commission may refer any matter of public comment to the Village Manager, Village staff or an appropriate agency for review.

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.

V. Action Items

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.



Information Item : Comprehensive Plan Reengagement - Staff Will Facilitate a Discussion with the PZC Regarding the Reengagement of the Community in the Comprehensive Planning Process

Recommendation of Action

Staff will be providing a brief presentation to review the Comprehensive Planning process, and the project timeline. Following the presentation, staff will facilitate a discussion with the PZC regarding: 1. strengths and issues for Buffalo Grove as whole; 2. strengths and issues within the Dundee Road Corridor and Milwaukee Avenue Corridor; 3. the vision for Buffalo Grove, Dundee Road Corridor, and Milwaukee Avenue Corridor.

ATTACHMENTS:

- Comp Plan Memo PZC 6.21.23 (PDF)

Trustee Liaison
Weidenfeld

Staff Contact
Kelly Purvis, Community Development

Wednesday, June 21, 2023

VILLAGE OF BUFFALO GROVE



DATE: June 16, 2023

TO: Planning and Zoning Commission

FROM: Nicole Woods, Director of Community Development
Kelly Purvis, Deputy Director of Community Development
Andrew Binder, Associate Planner

SUBJECT: Comprehensive Plan Reengagement

BACKGROUND

In 2019, the Village retained Ratio (and later Lamar Johnson Collaborative) to lead the community through the Comprehensive Plan process. Since March 2020, the project has been put on pause due to Covid, changing market dynamics, new developments, and modification to developments.

At this time, the Village has elected to resume the project. Since the project was last discussed in early 2020, market dynamics have changed, and multiple development proposals have been proposed and/or approved. As a result, Buffalo Grove is rebooting the project and taking the planning process in-house. At the June 21, 2023 PZC Meeting, staff will be providing an overview of the Comprehensive Plan, why the plan is important, the overall process and timeline, as well as an opportunity to share your perspective in shaping the Comprehensive Plan.

PROJECT OVERVIEW

As you may recall, the Comprehensive Plan is a planning document that will look to address issues critical to the future of Buffalo Grove including land use, economic development, mobility, housing, natural resources, and subarea planning (Dundee Road and Milwaukee Road). The Comprehensive Plan will layout a vision for the community and a roadmap as to how to achieve that vision.

Community engagement is a core part of the planning process. The project is led by a Steering Committee, that includes a variety of stakeholders within the Village including Village leaders, residents, businesses, property owners, and other local partners. In addition, staff will be conducting community in-person and virtual outreach, much of which is related to the larger *Moving BG Forward* initiative. This initiative groups BG's three interrelated projects: Strategic Plan, Comprehensive Plan and Branding. Staff has identified opportunities in each project's process where in-person community engagement sessions can serve multiple projects. In addition, all project leads, and staff have multilateral agreement to share data and related information throughout the process.

Staff will be updating the PZC on the project as the plan progresses and will continually look for feedback to help create an optimal plan for the community.

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**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, MAY 17, 2023**

Call to Order

The meeting was called to order at 7:30 PM by Commissioner Zill Khan

Public Hearings/Items For Consideration

1. Consideration of a Special Use for a Child Care Center in the Office and Research District (O&R) at 1401 McHenry Road, Suite 124 (Trustee Johnson) (Staff Contact: Andrew Binder)

Binder provided background on the subject property.

Thakkar was sworn in.

Thakkar provided additional testimony regarding her learning center.

Com. Richards asked staff if we have childcare in OR district.

Binder said he is not aware.

Thakkar further explained the use of the space.

Com. Worlikar asked how the other tenants feel about the use.

Thakkar provided detail on the other tenants that occupy the building.

Com. Worlikar referenced packet page 9.

Thakkar explained the staffing model.

Com. Au asked staff about the designation.

Binder explained the definition of Child Care Center within the Buffalo Grove Municipal Code.

Com. Au asked what other tenants occupy the space.

Binder said mostly medical offices.

Com. Davis asked for clarification on the block times for classrooms.

Thakkar provided additional information on staff, which would be 10 kids per hour with 3 teachers, one per classroom.

The Staff Report was entered at exhibit one

Thakkar closed with her experience in childhood learning.

The public hearing was closed at 7:53 PM.

Com. Richards made a positive recommendation to the Village Board to allow a Special Use for a Child Care Center at 1401 McHenry Road, Suite 124, subject to the following conditions:

 - 1. The Special Use is granted to Science Town, LLC. to operate a Child Care Center at 1401 McHenry Road, Suite 124, which shall not run with the land.*

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2. The Special Use granted to the Science Town, LLC. is assignable to subsequent petitioners seeking assignment of this special use as follows:

a. Upon application of a petitioner seeking assignment of this Special Use, the Corporate Authorities, in their sole discretion, may refer said application of assignment to the appropriate commission(s) for a public hearing or may hold a public hearing at the Village Board.

b. Such assignment shall be valid only upon the adoption of a proper, valid and binding ordinance by the Corporate Authorities granting said assignment, which may be granted or denied for any reason.

Com. Davis second.

Com. Spunt spoke in favor of the motion.

RESULT:	RECOMMENDATION TO APPROVE [UNANIMOUS]
AYES:	Spunt, Khan, Au, Richards, Worlikar, Davis
ABSENT:	Adam Moodhe, Frank Cesario, Mitchell Weinstein

2. Consideration of Variations to Title 14 (Sign Code) Section 14.16 to Allow a Larger Ground Sign Than is Permitted in Residential Districts and to Allow Two Ground Signs Where One is Permitted at 10 Buffalo Grove Road (Trustee Pike) (Staff Contact: Andrew Binder)

Binder provided background on the subject property.

Boziloff, representative from Signarama, provided additional detail on the sign design and material.

Com Au asked staff where the location of the second sign.

Binder provided clarification on the second sign.

Com. Worlikar asked if there is light to the sign.

Boziloff said there is no illumination to the sign.

The Staff Report was entered as exhibit one and the google picture as exhibit two.

Boziloff expressed how the new sign will look much better than the current sign and enhance the look of the corner.

The public hearing was closed at 8:05 PM.

Com Richards made a positive recommendation Staff recommends approval of the abovementioned Sign Code variations, subject to the conditions in the Suggested PZC Motion due to the following reasons:

1. A similar ground sign was previously installed in a similar location from 2004 until its recent removal for the widening of Lake Cook Road.
2. The property is unique as it is a large campus, with multiple buildings, that has frontage at the intersection of Buffalo Grove Road and Lake Cook Road.
3. St. Mary's is a well-established institution in Buffalo Grove, and the proposed sign improvement will provide appropriate identification of the campus.
4. No sightline issues are created by the sign.

Com. Davis seconded the motion.

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Com. Richards spoke in favor of the motion.

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

3. Consideration of a Variation to Title 14 (Sign Code) Section 14.16 Pertaining to the Maximum Sign Area and the Maximum Height Permitted for a Ground Sign in the B-3 Planned Business Center District and an Amendment to 'The Grove' Shopping Center Uniform Sign Package to Allow Tenant Panels to be Added to the Existing Ground Sign at 'The Grove' Shopping Center at 59-197 McHenry Road (Trustee Ottenheimer) (Staff Contact: Andrew Binder)

Binder provided background on the subject property.

Siampos was sworn in.

Siampos provided additional detail regarding the process of the sign as well as the reason for the number and size of signs.

Com. Spunt asked about the names on the sign.

Siampos said that the names on the signs are just for presentation.

Com. Worlikar asked about the lighting on the sign.

Siampos said the sign will be light at the Villages light limit.

Com. Au asked about the look of the sign.

Siampos provided clarification on the design of the sign.

Com. Au asked that the google image could be added as an exhibit.

The Staff Report was entered as exhibit one and the google images were entered as exhibit two.

The public hearing closed at 8:21 PM.

Com. Richards made a positive recommendation to approve the following:

1. The following variations to Title 14 (Sign Code) of the Village of Buffalo Grove Municipal Code for 'The Grove' Shopping Center at 59-197 McHenry Road:

a. A variation from Section 14.16, to allow a ground sign that would exceed one hundred and twenty (120) square feet;

b. A variation from Section 14.16, to allow a ground sign to exceed fifteen (15) feet in height;

2. An amendment to the 'The Grove' Shopping Center Uniform Sign Package to allow the addition of tenant panel signage on the existing ground sign along McHenry Road.

Subject to the following conditions:

1. The tenant panels shall be installed in accordance with the documents and plans submitted as part of this petition.

2. The property owner shall maintain the landscaping around the base of the sign in perpetuity.

3. The Petitioner shall comply with all applicable Village codes, regulations, and policies

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Com. Davis seconded the motion.

Com. Richards spoke in favor of the motion.

RESULT:	RECOMMENDATION TO APPROVE [UNANIMOUS]
AYES:	Spunt, Khan, Au, Richards, Worlikar, Davis
ABSENT:	Adam Moodhe, Frank Cesario, Mitchell Weinstein

Regular Meeting

Other Matters for Discussion

Approval of Minutes

1. Planning and Zoning Commission - Regular Meeting - May 3, 2023 7:30 PM

RESULT:	ACCEPTED [5 TO 0]
AYES:	Khan, Au, Richards, Worlikar, Davis
ABSTAIN:	Marc Spunt
ABSENT:	Adam Moodhe, Frank Cesario, Mitchell Weinstein

Chairman's Report

Committee and Liaison Reports

Staff Report/Future Agenda Schedule

Binder provided detail on the future agenda schedule.

Public Comments and Questions

Adjournment

The meeting was adjourned at 8:31 PM

Ordinances

Kelly Purvis

APPROVED BY ME THIS 17th DAY OF May, 2023

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