



Meeting of the Village of Buffalo Grove Planning and Zoning Commission

Regular Meeting
May 17, 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

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.

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)
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)
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)

III. Regular Meeting

A. Other Matters for Discussion

B. Approval of Minutes

1. Planning and Zoning Commission - Regular Meeting - May 3, 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. Ordinances

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 : Consideration of a Special Use for a Child Care Center in the Office and Research District (O&R) at 1401 McHenry Road, Suite 124

Recommendation of Action

Staff recommends approval, subject to the conditions in the attached Staff Report.

The Petitioner, Sangita Thakkar of Science Town, LLC is requesting approval of a Special Use for a Child Care Center in the Village's Office and Research District at 1401 McHenry Road, Suite 124. The Petitioner is proposing to open and operate a learning center that will offer after-school tutoring in Math, English, and Science programs for children from 4 to 11 years old.

ATTACHMENTS:

- 1401 McHenry Rd, Ste 124 SU - Staff Report (PDF)
- 1401 McHenry Rd, Ste 124 SU - Plan Set 23-0508 (PDF)

Trustee Liaison
Johnson

Staff Contact
Andrew Binder, Community Development

Wednesday, May 17, 2023

VILLAGE OF BUFFALO GROVE

PLANNING & ZONING COMMISSION

STAFF REPORT

MEETING DATE:	May 17, 2023
SUBJECT PROPERTY LOCATION:	1401 McHenry Rd, Suite 124, Buffalo Grove, IL 60089
PETITIONER:	Sangita Thakkar; Science Town, LLC
PREPARED BY:	Andrew Binder, Associate Planner
REQUEST:	Petition to the Village of Buffalo Grove for a Child Care Center in the (O&R) Office and Research District at 1401 McHenry Road, Suite 124.
EXISTING LAND USE AND ZONING:	The subject property is located in a multi-tenant office building and is zoned (O&R) Office and Research District.
COMPREHENSIVE PLAN:	The Village Comprehensive Plan calls for this property to be an Office Use.

PROJECT BACKGROUND

Sangita Thakkar of Science Town, LLC is requesting approval of a Special Use for a Child Care Center in the Village’s Office and Research District at 1401 McHenry Road, Suite 124 (see Figure 1). The Petitioner is proposing to open and operate a learning center that will offer after-school tutoring in Math, English, and Science programs for children from 4 to 11 years old.

Pursuant to the Zoning Ordinance, Child Care Centers are a Special Use in the Office and Research District.

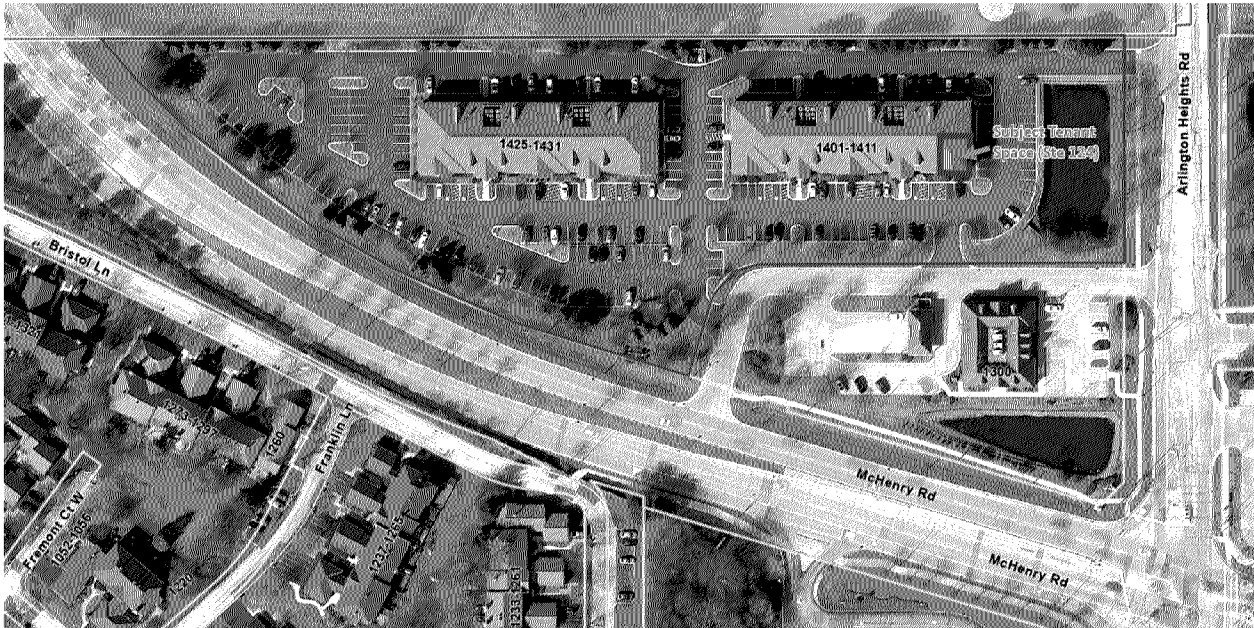


Figure 1: Subject Property (1401 McHenry, Ste 124)

PLANNING & ZONING ANALYSIS

Proposed Use & Operation

- Science Town, LLC will offer after-school tutoring in Math, English, and Science programs for children from 4 to 11 years old (Pre-K to 5th Grade).

- The hours of operation will be from 4 PM to 8 PM, Monday through Friday, and potentially Saturdays from 9 AM to 6 PM.
- There will be a minimum of 3 staff members onsite.
- The petitioner estimates that they will have up to 25 kids during each 40-minute session, with 5 kids in each classroom. Each classroom will be assigned one staff member.

Existing and Surrounding Uses

- The subject property's tenant space is located within Waterford Pointe Professional Centre of Buffalo Grove (as seen in Figure 2), which is a multi-tenant office building at 1401-1431 McHenry Road. This property is zoned Office and Research District, and the building consists of office condominiums as each office suite has its own separate ownership. The petitioner's requested use is compatible with the adjacent surrounding uses, which include therapy offices and medical offices.



Figure 2: Subject Building (1401 McHenry Rd)

Parking & Drop-off/Pick-up

- Pursuant to the Zoning Ordinance, a Child Care Center requires 2 parking stalls per 1,000 square feet of floor area. The tenant space is 1,641 square feet resulting in a requirement of 4 parking spaces. The entire property has a total of 238 parking stalls.
- The subject tenant space has a total of 27 assigned parking spaces that can be used by the business. The Petitioner has provided a parking lot plan and noted that parents will drop-off/pick-up their children from the parking lot. Parents that prefer to walk their children into the building will use any of the shared parking spaces available.
- Based upon the abovementioned parking information, Staff believes the existing site will have sufficient parking to accommodate the proposed use.

DEPARTMENTAL REVIEWS

Village Department	Comments
Engineering	The Village Engineer has reviewed the plans and does not have any concerns.

STANDARDS

Pursuant to the Zoning Ordinance, the proposed use does require a Special Use in the Office & Research District. The Planning & Zoning Commission shall make a recommendation to the Village Board regarding the Special Use, based upon the following criteria:

1. The special use will serve the public convenience at the location of the subject property; or the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
2. The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with said special use, the size of the subject property in relation to such special use, and the location of the site with respect to streets giving access to it shall be such that it will be in harmony with the appropriate, orderly development of the district in which it is located;
3. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted in such zoning district, nor substantially diminish and impair other property valuations with the neighborhood;
4. The nature, location and size of the buildings or structures involved with the establishment of the special use will not impede, substantially hinder or discourage the development and use of adjacent land and buildings in

- accord with the zoning district within which they lie;
5. Adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided;
 6. Parking areas shall be of adequate size for the particular special use, which areas shall be properly located and suitably screened from adjoining residential uses, and the entrance and exit driveways to and from these parking areas shall be designed so as to prevent traffic hazards, eliminate nuisance and minimize traffic congestion in the public streets.

The petitioner's responses to the standards are included in the attached packet.

SURROUNDING PROPERTY OWNERS

Pursuant to Village Code, the contiguous property owners were notified by mail and a public hearing sign was posted on the subject property. The posting of the public hearing sign and the mailing of the notifications were both completed within the required timeframe. As of the date of this Staff Report, staff has received two general inquiries regarding the requested Special Use.

STAFF RECOMMENDATION

Staff recommends **approval** of the Special Use for a Child Care Center at 1401 McHenry Road, Suite 124, subject to the conditions listed in the PZC motion due to the following reasons:

1. The proposed use is compatible with the surrounding uses and would be permitted in any commercial area in the Village;
2. The hours of operation will be complementary to the surrounding office suites in the building;
3. The proposed use will fill a vacant office space within the Village.

ACTION REQUESTED

The Planning & Zoning Commission (PZC) shall open the public hearing and take public testimony concerning the Special Use request for a Child Care Center at 1401 McHenry Road, Suite 124. The PZC shall make a recommendation to the Village Board regarding the requested Special Use.

Suggested PZC Motion

PZC moves to make 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.*
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.*

ATTACHMENTS

- Petitioner's Narrative Statement
- Petitioner's Response to the Special Use Standards
- Tenant Space Floor Plan
- Parking Lot Plan & Number of Spaces

Respected sir/madam,

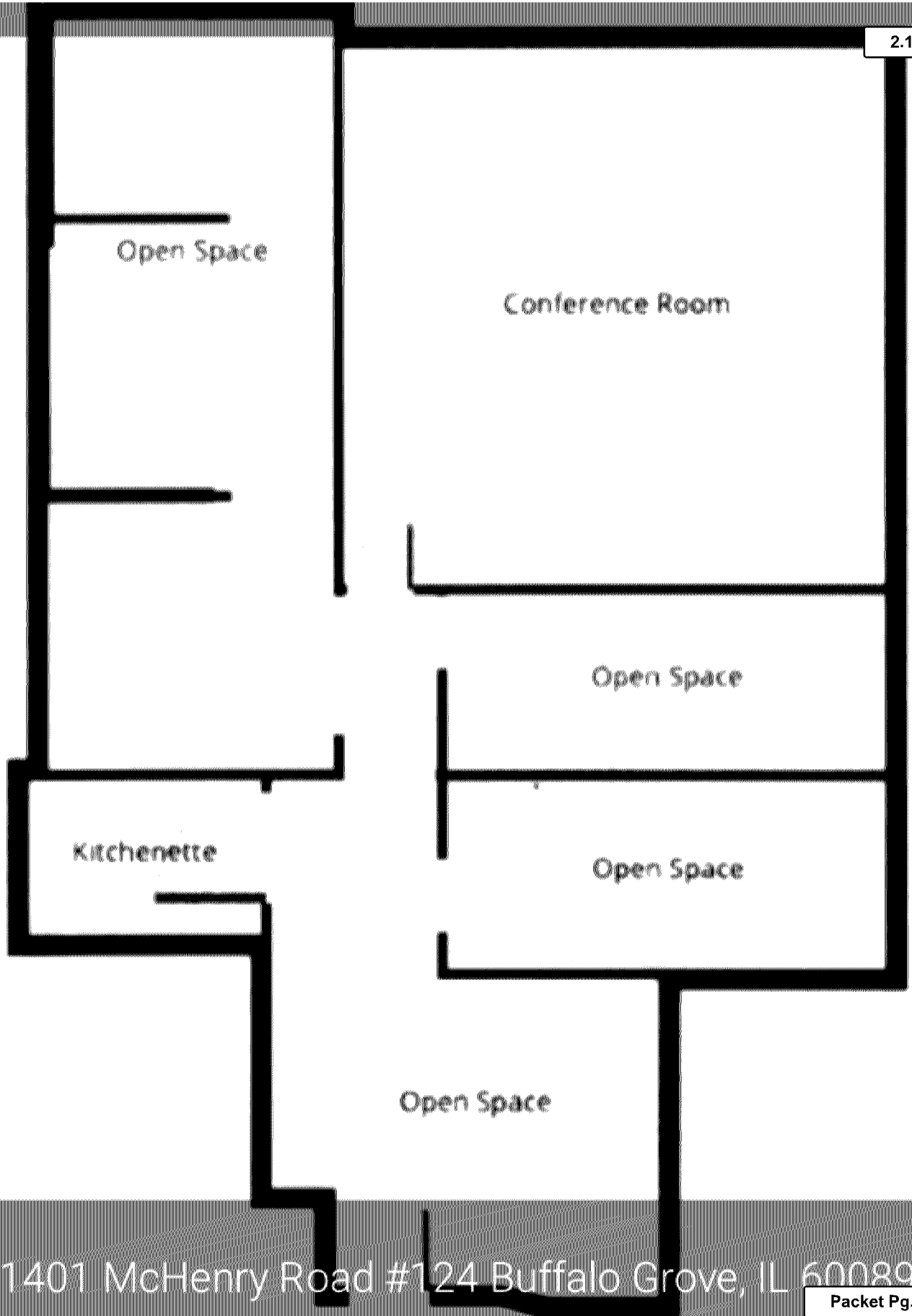
MY name is Sangita Thakkar and I am interested in starting a learning center in Buffalo Grove for youth in the neighboring area. MY address is 1401 Mc henry Rd, suit 124 Buffalo Grove. We are planning to facilitate courses in Math, English and Science programs for age group 4 to 11. (Pre-K to 5th) . The hours are Monday to Friday 4pm to 8pm. Saturday optional. The center can host up to 150 kids total. 25 kids at a time (5 kids per class room with one teacher for 40 min for one class per subject)

The facility is very safe with sprinkler system, two entrances and exits, and set of restrooms right outside. The center is clean, comfortably houses student and their parents, and well equipped to serve and educate youth in the Buffalo Grove area.

Village of Buffalo Grove

Special Use Standards:

1. The building has three different medical based clinics: a dentist, pediatric orthodontist, and psychiatrist. Our office is located on the ground floor next to the dental lab. Our establishment will be beneficial to building relationships with community members and we are excited to work in the same space with the other clinics. The operations of our center will not be detrimental to the overall welfare of the community.
2. Our center is 1,641 square feet and consists of five cabins, one hall, a sitting area, and a kitchen. Additionally, we are planning to have a capacity for 20 children, which will allow for easy of movement and access around the space. The rooms have sprinklers, in case there is ever a fire emergency and we plan to use one of the rooms for storage. The location of our site and its intended uses will be in harmony with surrounding spaces and the rest of the community.
3. Our special use will not pose risk to other groups or properties in the surrounding area, nor will it be detrimental to their future valuations in the neighborhood. The purpose of the center is to provide supplementary education and tutoring for children and students in the surrounding area of Buffalo Grove, which has benefits for the overall future and wellbeing of the community.
4. We have not made any changes to the buildings nature, size, or location. The only changes we have made to the center are cleaning the carpets and painting the walls to ensure for a more pleasant interior. We do not plan to make any changes that would detrimentally affect others nearby.
5. The building owner provides water and utilities, which are done very well. We pay the building maintenance company a fee every month, and as a result they provide water, management, heating, and light. There are no structural changes from previous ownerships, and the bathroom is easily accessible (right outside the center in the hallway) for students and parents to use. Overall, adequate utilities have been provided.
6. Every 1000 square feet of an office is proportional to 3.5 parking spaces in the complex. We have 1,641 square feet, which is about 5-6 parking spaces. The parents will be arriving to drop off and pick up their students, which will not require parking for more than 2-3 minutes. If parents do need to park to speak to tutors for their students, we anticipate this taking about 20 minutes. There will be no traffic congestion, hazards, or nuisance as related to parking.



1401 McHenry Road #124 Buffalo Grove, IL 60089



**Action Item : 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**

Recommendation of Action

Staff recommends approval, subject to the conditions in the attached Staff Report.

The Petitioner, Signarama Buffalo Grove on behalf of St. Mary's Parish, is seeking variations from the sign code to install a ground sign at the corner of Lake Cook Road and Buffalo Grove Road on the property at 10 Buffalo Grove Road.

ATTACHMENTS:

- 10 Buffalo Grove Road, SV - Staff Report (PDF)
- 10 Buffalo Grove Road, SV - Plan Set (PDF)

Trustee Liaison
Pike

Staff Contact
Andrew Binder, Community Development

Wednesday, May 17, 2023

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

MEETING DATE:	May 17, 2023
SUBJECT PROPERTY LOCATION:	10 Buffalo Grove Road, Buffalo Grove, IL 60089
PETITIONER:	Signarama Buffalo Grove on behalf of St. Mary’s Parish
PREPARED BY:	Andrew Binder, Associate Planner
REQUEST:	The Petitioner is requesting 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.
EXISTING LAND USE AND ZONING:	The property is zoned R-1: One Family Dwelling District and is improved with St. Mary’s School and Church Campus.
COMPREHENSIVE PLAN:	The Village Comprehensive Plan calls for this property to be Public/Semi-Public.

PROJECT BACKGROUND

The Petitioner, Signarama Buffalo Grove on behalf of St. Mary’s Parish, is seeking variations from the sign code to install a ground sign at the corner of Lake Cook Road and Buffalo Grove Road on the property at 10 Buffalo Grove Road (See Figure 1).

The subject property was previously granted a variation for a ground sign; however, the sign was removed due to the Lake Cook Road construction work and expansion. The Village's Sign Code (14.40.010-E) requires that when a sign approved by a variation is removed, replaced, or altered structurally, the replacement sign shall either conform to the Village's Sign Code requirements or a new variation is required. Since the previous ground sign was removed and the proposed ground signs exceeds what the Sign Code allows for the total sign area for a ground sign in a residentially zoned district and the new sign will be the second ground sign on the property, the Petitioner is requesting the following variations:



Figure 1: Subject Property (10 Buffalo Grove Road)

1. A variation from Section 14.16, to allow a ground sign that would exceed sixteen (16) square feet;
2. A variation from Section 14.16, to allow two ground signs on the subject property, where one ground sign is permitted.

Site History – Signage

- In 2004, St. Mary's Parish was granted a variation for a ground sign that exceeded 16 square feet in sign area and did not meet the setback requirement.

PLANNING & ZONING ANALYSIS

Location & Setback

- The ground sign will be located at the corner of Buffalo Grove Road and Lake Cook Road, as shown in Figure 2. The proposed sign will be setback 25 feet from the property line, which is compliant with the setback requirement.
- The second existing sign for St. Mary's Parish is a changeable copy sign and is located along Buffalo Grove Road. Per the Village Sign Code, only one ground sign is permitted per developed parcel. The proposed ground signs will be approx.—480 feet from one another.

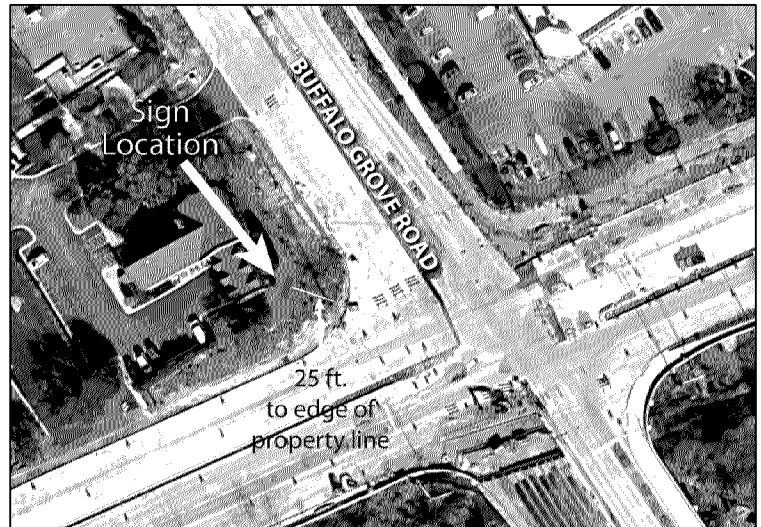


Figure 2: Setback of proposed sign

Sign Area & Sign Height

- The maximum sign area for nonresidential uses in the residential districts is 16 square feet. The proposed ground sign will be 20 square feet in sign area, as shown in Figure 3.
- Per the Village code, a ground sign is not permitted to be taller than the distance it is setback from the property line, with a maximum height of 15 feet. The proposed sign complies with this requirement as the sign will be approx. 4.16 feet in height from grade.
- The proposed ground sign meets all the other ground sign requirements.

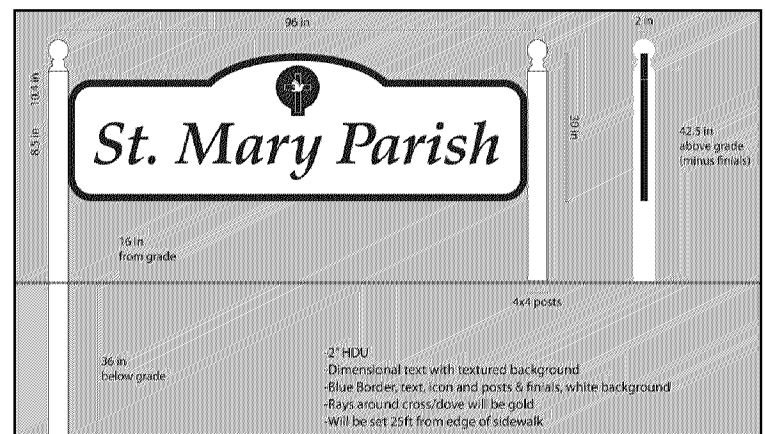


Figure 3: Proposed Sign Rendering

Sign Landscaping

- Per the Village code, all ground signs are to be landscaped around the base. The proposed sign will comply with this standard.

DEPARTMENTAL REVIEWS

Village Department	Comments
Engineering	The Village Engineer has reviewed the plans and has no concerns.

SURROUNDING PROPERTY OWNERS

Pursuant to Village Code, the contiguous property owners were notified by mail, and a public hearing sign was posted on the subject property. The posting of the public hearing sign and the mailing of the

notifications were both completed within the required timeframe. As of the date of this Staff Report, staff has received two phone calls with general inquiries from nearby property owners.

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's responses to each of the standards are attached for the Commission's review.

STAFF 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.

ACTION REQUESTED

The Planning & Zoning Commission (PZC) shall open the public hearing and take public testimony concerning the requested Sign Code variation(s) to allow the construction of a ground sign at the St. Mary's Parish located at 10 Buffalo Grove Road. The PZC shall make a recommendation to the Village Board regarding the requested sign variations.

Suggested PZC Motion

The PZC recommends approval of the following variations to Title 14 (Sign Code) of the Village of Buffalo Grove Municipal Code at the St. Mary's Parish located at 10 Buffalo Grove Road:

1. *A variation from Section 14.16, to allow a ground sign that would exceed sixteen (16) square feet in area;*
2. *A variation from Section 14.16, to allow two ground signs on the subject property, where one ground sign is permitted.*

Subject to the following conditions:

1. *The ground sign 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.*

ATTACHMENTS

- Narrative from Petitioner
- Petitioner's Response to Sign Variation Standards
- Plat of Survey
- Sign Renderings
- Landscape Plan



April 6, 2023

Planning and Zoning Commission

Village of Buffalo Grove

50 Raupp Blvd.

Buffalo Grove, IL 60089

To whom it may concern:

I am writing to inform you that st Mary Parish has hired Signarama of Buffalo Grove to install a new monument sign located at the intersection of Lake Cook rd. and Buffalo Grove rd. The proposed sign is 20 square feet and exceeds the allowed sign area per section 14.16.010 of the code of 16 square feet.

Signarama of Buffalo Grove is requesting a variance to be granted to fabricate and install a sign with the following exceptions:

- Sign area of 20 sf
- Two ground signs on the property, where one ground sound is permitted

Proposed sign: Consistency between the ground sign and the building is achieved by incorporating colors that match the overall look of the site. The proposed sign will be constructed from HDU (high density urethane). HDU has exceptional durability and will not crack, rot, or deteriorate due to extreme weather conditions.

Please find attached the following drawings for your review:

- Building elevation with the proposed sign
- A rendering of the signs including color and materials used
- Proposed landscaping plan (TBD)

Please review the attached documents and let me know if you have any questions or concerns. We look forward to working with the Village of Buffalo Grove to help expedite the process.

Sincerely,

YBoziloff

Yav Boziloff

Attachment: 10 Buffalo Grove Road, SV - Plan Set (Consider Sign Variations at 10 Buffalo Grove Road)



Owner Signarama Buffalo Grove

VILLAGE OF BUFFALO GROVE
 Community Development Department
 Fifty Raupp Blvd
 Buffalo Grove, IL 60089
 Phone: 847.459.2530
 Fax: 847.459.7944



Sign Code – Variation Standard

RESPONSE TO STANDARDS

During your testimony at the Public Hearing you need to testify and present your case for the variance being requested. During your testimony you need to affirmatively address the six (6) standards listed below.

The Planning & Zoning Commission is authorized to grant variations to the regulations of the Sign Code (Chapter 14.40) based upon findings of fact which are made based upon evidence presented at the hearing that:

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

Response:

The sole purpose of the sign variance pertains to Section 14.16.010 . Reducing the sign's size will affect its legibility and diminish its effectiveness.

2. The granting of the requested variance would not be materially detrimental to the property owners in the vicinity; and

Response:

The proposed variation will not be detrimental to the public welfare nor injurious to other property or improvement in the surrounding neighborhood. The proposed signs are consistent with other signs in the surrounding neighborhood.

3. The unusual conditions applying to the specific property do not apply generally to other properties in the Village; and

Response:

The proposed variances are specific to st Mary Parish monument sign. There is one proposed variance: increase the allowed maximum square footage sign from 16 sf to 20 sf and allow a second ground sign on the property.

4. The granting of the variance will not be contrary to the purpose of this Title pursuant to Section 14.04.020.

Response:

Granting a variance will not be on the contrary and in fact be in alignment with this section as the sign will be "legible, readable and visible in the circumstances in which it is used".

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

Response:

The sign incorporates the Churches' theme and colors as well as the colors and overall look of the site.

2. The entire site has been or will be particularly well landscaped.

Response:

Landscaping plans will be provided

6371 - HDU Signage - Placed Sign



1/5 scale

Sign location as it currently exists

This is an original unpublished graphic rendering submitted for use in connection with a project being planned for you by Signarama of Buffalo Grove. Look over all proofs completely and thoroughly. Approving the proof is your responsibility. Project will not proceed to production without approval. Signarama of Buffalo Grove cannot be responsible to proof or approve your work for any typographic errors, omissions or mistakes. CHANGES: Any additional changes made after the first revised proof or once fabrication has begun will incur additional production costs of \$25.00 per revised proof plus all associated costs will be added to your final invoice accordingly. LEGAL: These proof designs, drawings and/or photographic images, are exclusive property of Signarama of Buffalo Grove. Our designs are strictly prohibited to be utilized for competitive bidding on any project. They must not be reproduced, copied, manipulated, exhibited or utilized in any fashion, in part or in whole. Violators will be prosecuted under the full extent of the law. VIEW: The color of your proofs, as they appear on your monitor, are only a close representation of the final production. Colors may vary dependent on your monitor's brightness, contrast, color adjustment settings as well as final production method. This image may appear larger than actual production size depending on the resolution of your monitor and proof format. PMS colors must be provided if specific color reproduction is critical. If hard proofs are required on specific media (for color or design accuracy) a minimum charge of \$35.00/proof will be assessed. Thank you and we look forward to making your project a reality!

Location (if applicable):
10 N Buffalo Grove Rd.
Buffalo Grove, IL 60089

Approved by (if applicable):

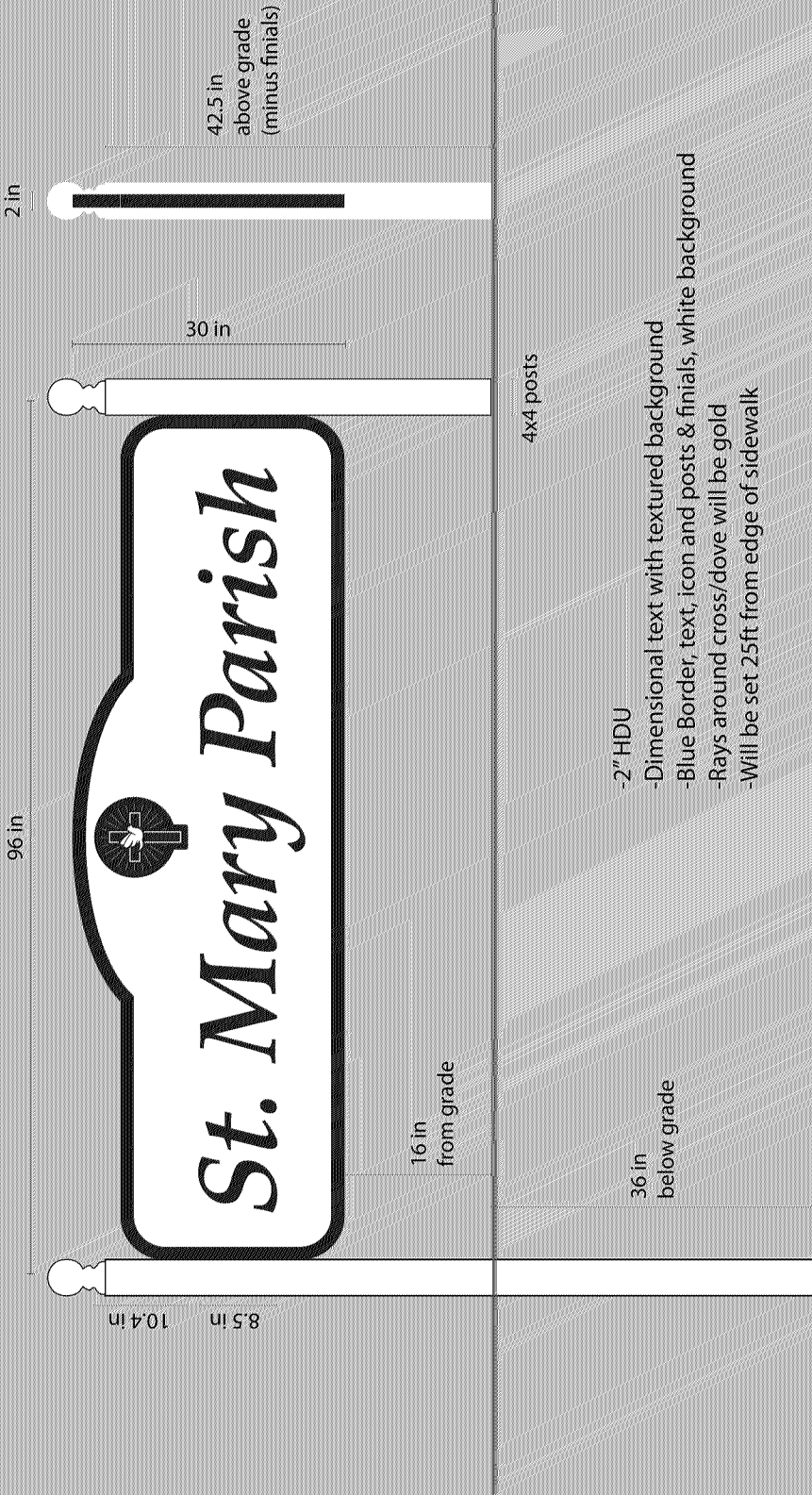
Customer:
St. Mary Parish

Rev. 5
Material: 2" HDU
Painted

Scale: 1/10
Qty: 1
Sides: 1



350 LEXINGTON DRIVE | BUFFALO GROVE, IL 60089
847.215.1535 | RGSIGNARAMA.COM



4x4 posts

- 2" HDU
- Dimensional text with textured background
- Blue Border, text, icon and posts & finials, white background
- Rays around cross/dove will be gold
- Will be set 25ft from edge of sidewalk

This is an original unpublished graphic rendering submitted for use in connection with a project being planned for you by Signarama of Buffalo Grove. Look over all proofs completely and thoroughly. Approving the proof is your responsibility. Project will not proceed to production without approval. Signarama of Buffalo Grove cannot be responsible to proof or approve your work for any typographic errors, omissions or mistakes. CHANGES: Any additional changes made after the first revised proof or once fabrication has begun will incur additional production costs of \$25.00 per revised proof plus all associated costs will be added to your final invoice accordingly. LEGAL: These proof designs, drawings and/or photographic images, are exclusive property of Signarama of Buffalo Grove. Our designs are strictly prohibited to be utilized for competitive bidding on any project. They must not be reproduced, copied, manipulated, exhibited or utilized in any fashion, in part or in whole. Violators will be prosecuted under the full extent of the law. VIEW: The color of your proofs, as they appear on your monitor, are only a close representation of the final production. Colors may vary dependent on your monitor's brightness, contrast, color adjustment settings as well as final production method. This image may appear larger than actual production size depending on the resolution of your monitor and proof format. PMS colors must be provided if specific color reproduction is critical. If hard proofs are required on specific media (for color or design accuracy) a minimum charge of \$35.00/proof will be assessed. Thank you and we look forward to making your project a reality!

Location (if applicable):
10 N Buffalo Grove Rd,
Buffalo Grove, IL 60089

Customer:
St. Mary Parish

Approved by (if applicable):

Rev. 5
Material: 2" HDU
Painted

Scale: 1/4
Qty: 1
Slides: 1



350 LEXINGTON DRIVE | BUFFALO GROVE, IL 60089
847.215.1535 | RGSIGNARAMA.COM

PLAT OF SURVEY

LEGAL DESCRIPTION

[illegible][illegible]

LAKE O. FAUC.

SURVEYOR'S NOTES

- [illegible]

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS
WE, MERTICORP GROUP, LLC, HEREBY CERTIFY THAT WE HAVE
SURVEYED THE DESCRIBED PROPERTY AND THAT THIS PLAT
REPRESENTS THE CONDITIONS FOUND AT THE TIME OF SAID
SURVEY.

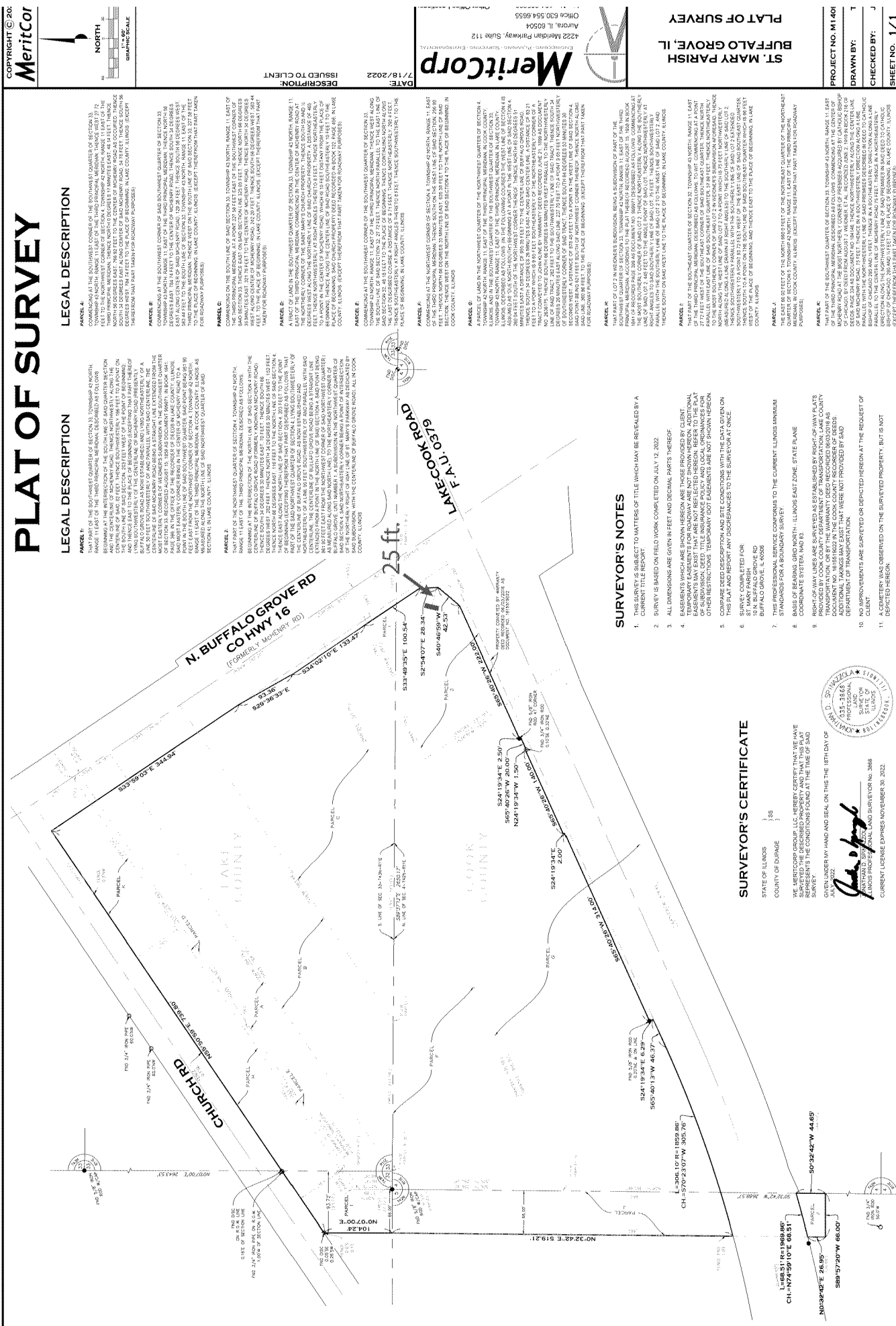
JULY 2022.

Seal of the State of Illinois

JANUARY 18 2022
ILLINOIS STATE LAND SURVEY NO. 3668
CURRENT LICENSE EXPIRES NOVEMBER 30, 2022

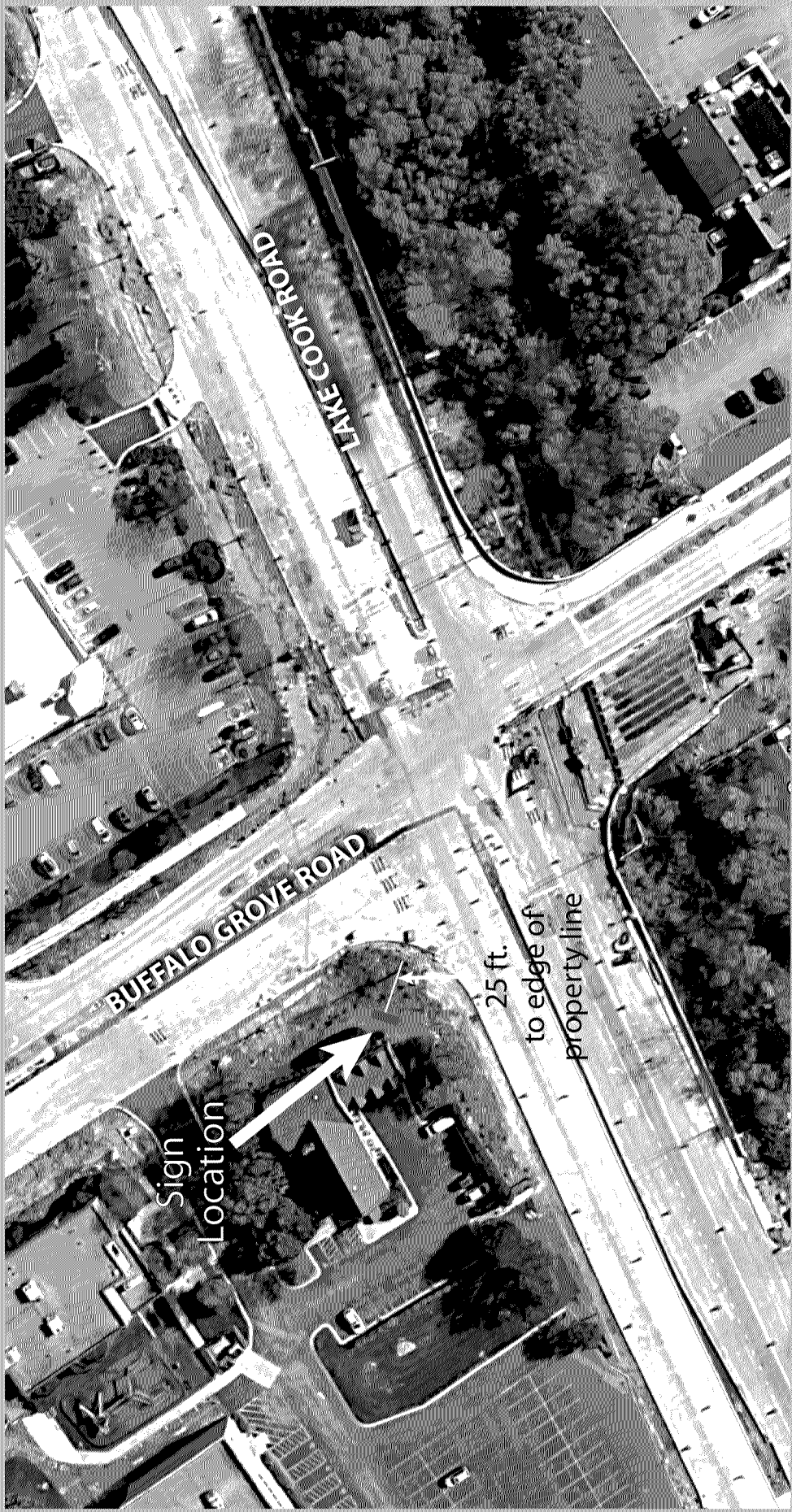
Pink box to indicate placement of sign, 25ft from edge of property line. Box is not indicative of size, was made larger for ease of viewing

Attachment: 10 Buffalo Grove Road, SV - Plan Set (Consider Sign Variations at 10 Buffalo Grove Road)



6371 - HDU Signage - Sign Location

Attachment: 10 Buffalo Grove Road, SV - Plan Set (Consider Sign Variations at 10 Buffalo Grove Road)



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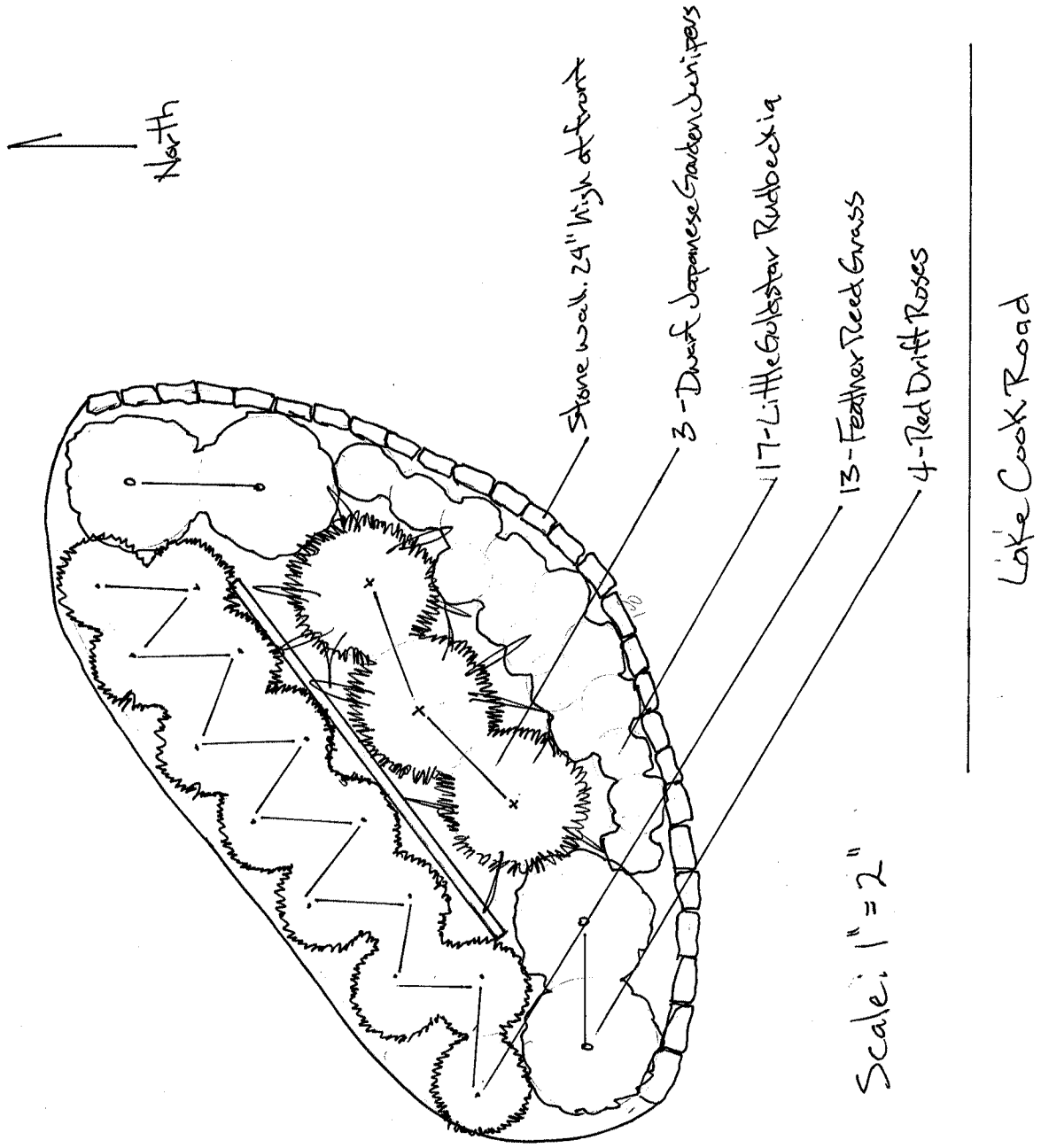
Customer: St. Mary Parish		Location (if applicable): 10 N Buffalo Grove Rd. Buffalo Grove, IL 60089
Rev. 5	04/17/23 AL	Approved by (if applicable):
Material: 2" HDU Painted		
Scale: NTS		Sides: 1
Qty: 1		



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Packet Pg. 22





Action Item : 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

Recommendation of Action

Staff recommends approval, subject to the conditions in the attached Staff Report.

The Petitioner, Dref Grove, LLC, is requesting two variations and an amendment to the Uniform Sign Package for the 'The Grove' Shopping Center to allow the installation of tenant panel signage on the existing ground sign at 59-197 McHenry Road.

ATTACHMENTS:

- 59-197 McHenry Rd - Staff Report (PDF)
- 59-197 McHenry Rd, SV USP - Plan Set (PDF)

Trustee Liaison
Ottenheimer

Staff Contact
Andrew Binder, Community Development

Wednesday, May 17, 2023

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

MEETING DATE:	May 17, 2023
SUBJECT PROPERTY LOCATION:	59-197 McHenry Road, Buffalo Grove, IL 60089
PETITIONER:	Dref Grove, LLC
PREPARED BY:	Andrew Binder, Associate Planner
REQUEST:	The Petitioner is requesting 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.
EXISTING LAND USE AND ZONING:	The property is zoned B-3 Planned Business Center District and is improved as a Commercial Shopping Center.
COMPREHENSIVE PLAN:	The Village Comprehensive Plan calls for this property to be Commercial.

PROJECT BACKGROUND

The Petitioner, Dref Grove, LLC, is requesting two variations and an amendment to the Uniform Sign Package for the ‘The Grove’ Shopping Center to allow the installation of tenant panel signage on the existing ground sign at 59-197 McHenry Road, as shown in Figure 1.

The existing ground sign is a legal nonconforming sign, as it was approved and constructed in 1982, prior to the establishment of current Sign Code requirements. Per the Village’s Sign Code, when a legal nonconforming sign is altered in any way (in structure or copy), the sign shall either conform to the Village’s Sign Code requirements or a variation is required. Since changes are being proposed for the copy of the sign, the Petitioner is requesting the following variations:

1. A variation to Title 14 (Sign Code) Section 14.16 pertaining to the maximum sign area and the maximum height of a ground sign in the B-3 Planned Business Center District.
2. An amendment to ‘The Grove’ Shopping Center Uniform Sign Package to allow tenant panels to be added to the existing ground sign.

Per the Village’s Sign Code, Uniform Sign Packages are required for multi-tenant or multi-building properties to ensure design compatibility of signage with the architectural features of the buildings and within the development. The existing ‘The Grove’ Shopping Center was established when the buildings were developed on the property in

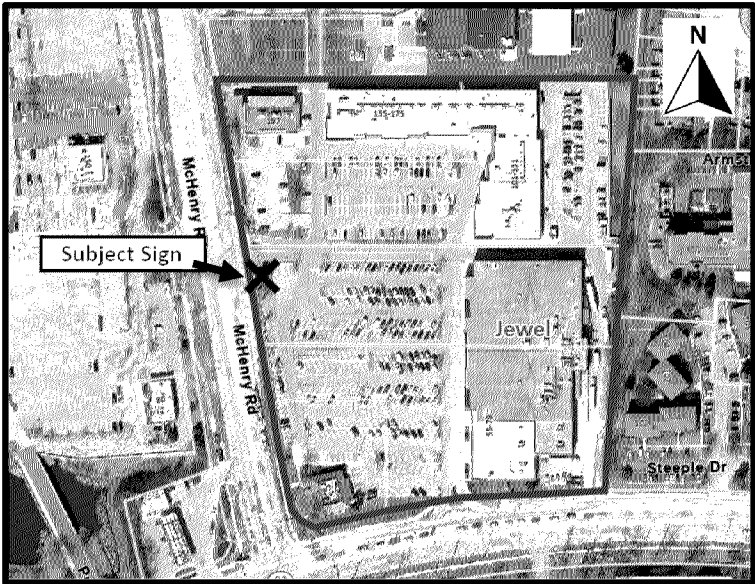


Figure 1: Subject Property

1982, and the Uniform Sign Package did not mention the subject ground sign. Since the Petitioner is proposing a deviation from the existing Uniform Sign Package, as well as sign variations, a public hearing process is required, and the sign must be reviewed in accordance with the Village's Appearance Plan. The proposed amendment to the Uniform Sign Package is included within the PZC Packet.

Site & Sign History

- In 1981, 'The Grove' shopping center was approved for construction via an Annexation Agreement.
- In 1982, the Village's Appearance Commission approved 'The Grove' ground sign as it complied with the Village's previous Sign Code, (see Figure 2).
- In 1993, a variation was granted for a second (smaller) ground sign on the property along Lake Cook Road.
- In 2002, a variation was granted for multiple wall signs placed on the Jewel-Osco building.

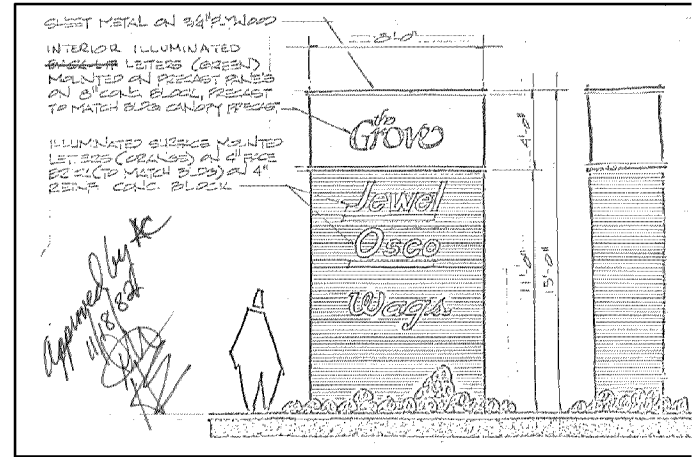


Figure 2: Approved of existing ground sign in 1982 by Appearance Commission (AC)

PLANNING & ZONING ANALYSIS

Location & Setback

- The existing ground sign is located south of the McHenry Road access to 'The Grove' Shopping Center. The existing sign is setback approx. 18 feet from the west property line and is compliant with the setback requirement per the Sign Code.

Sign Area

- The maximum sign area for a ground sign is 120 square feet per sign face. The proposed sign area is 128.5 square feet per sign face (see Figure 3), which requires a variation from the Sign Code.
- Each tenant panel, besides the existing Jewel-Osco panel, will be 7" tall per the amendment to the Uniform Sign Package. In addition, the Uniform Sign Package will limit the number of panels to 5 tenants, as shown in Figure 3.

Sign Height

- Per the Village Code, a ground sign is not permitted to be taller than 15 feet in height. The existing ground sign is approx. 17.74 feet tall (see Figure 3), which requires a variation from the Sign Code.

Sign Illumination & Landscaping

- The existing sign has 'The Grove' signage reverse channel-lit and the 'Jewel-Osco' sign face-lit. The proposed signage for the tenants will be face-lit to match the illumination of the 'Jewel-Osco' sign.
- Per the Village code, all ground signs are to be landscaped around the base. The existing sign has code compliant landscaping around the base of the sign.

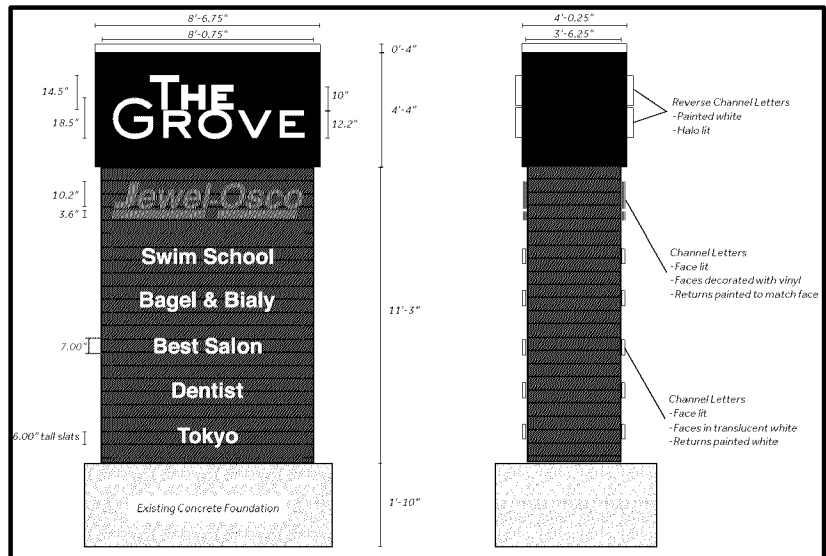


Figure 3: Proposed Sign Plan

Village's Appearance Plan

The Village's Appearance Plan outlines guidelines for signage within the Village. Per the Appearance Plan, ground signs shall be incorporated into the architectural and site design, and bold and simple letters are encouraged. Village Staff believes the proposed changes to the existing sign meet these requirements.

DEPARTMENTAL REVIEWS

Village Department	Comments
Engineering	The Village Engineer has reviewed the plans and does not have any concerns.

SURROUNDING PROPERTY OWNERS

Pursuant to Village Code, the contiguous property owners were notified by mail and a public hearing sign was posted on the subject property. The posting of the public hearing sign and the mailing of the notifications were both completed within the required timeframe. As of the date of this Staff Report, staff has not received any inquiries from nearby property owners regarding the request.

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's responses to each of the standards are attached for the Commission's review.

STAFF RECOMMENDATION

Staff recommends **approval** of the abovementioned Sign Code variations and the amendment to the Uniform Sign Package for 'The Grove' Shopping Center at 59-197 McHenry Road, subject to the conditions in the Suggested PZC Motion due to the following reasons:

1. The shopping center is unique in that the free-standing ground signs were not constructed with tenant panels for the tenants north of the Jewel-Osco. Typically shopping centers with multiple tenants, such as The Grove, have multi-tenant monument signage to provide visibility from roadways. Some examples include Woodland Commons, Shops at Aptakisic Creek, The Clove, etc.
2. The existing non-conforming ground sign has been in place since 1982. The updates to the sign are minor and will eliminate the need for an additional free-standing multi-tenant sign on the property, which could hinder sightlines and impact the overall look of the shopping center.

3. Multi-tenant signage of this sort is typical in shopping centers, as buildings tend to have parking fields in front of them, limiting visibility from the street. Most shopping centers in Buffalo Grove have multi-tenant monument signs, so the updates to this sign would not negatively impact the character of the area.
4. The Grove Shopping Center has numerous well-established businesses in Buffalo Grove, and the proposed changes to the existing ground sign will be an enhancement to the sign and the overall area.

ACTION REQUESTED

The Planning & Zoning Commission (PZC) shall open the public hearing and take public testimony concerning the Sign Code variations to allow the modifications to the existing ground sign and amendment to the Uniform Sign Package for 'The Grove' Shopping Center at 59-197 McHenry Road. The PZC shall make a recommendation to the Village Board regarding the requests.

Suggested PZC Motion

The PZC recommends approval of 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.*

ATTACHMENTS

- Petitioner's Narrative
- Petitioner's Response to Sign Variation Standards
- Proposed Ground Sign Plan
- Proposed Amendment to 'The Grove' Shopping Center Uniform Sign Package



MID-AMERICA®

Mid-America Asset Management, Inc.
MidAmericaGrp.com
t: 630.954.7300

One Parkview Plaza, 9th Floor
Oakbrook Terrace, Illinois 60181
f: 630.954.7306

2.3.b

4/26/2023

Planning & Zoning Commission
Village of Buffalo Grove
50 Raupp Blvd
Buffalo Grove, IL 60089
847-459-5592
abinder@vbg.org

RE: The Grove – Pylon sign variance

Dear Planning & Zoning Commission:

I am submitting this application on behalf of Dref Grove, LLC, owner of The Grove Shopping Center, for pylon sign variances. Due to tenant's position in the shopping center and change in market conditions, the added tenant usage of the pylon sign will improve business conditions. The use of one sign is the most efficient use of space for this large property which is necessary for tenants to be displayed.

We are requesting a variation for 1. Height; as the sign is slightly under 16' (Maximum Height 15'), 2. Sign area; as the approximate area is 127sf for one side (maximum sign area 120 sqft), and 3. Setback; as the approximate distance is 18' (Minimum Setback 19'). Above applicable measurements exclude the foundation. These variances are for the existing, recently remodeled, pylon sign on McHenry Road. The approval of these variances would allow more efficient use of the sign and as displayed on the rendering, the planned use is in a clean tasteful manner with the installation of channel letters on a raceway for approved tenants.

I am available at 630-954-7303 or dsiampos@midamericagrp.com should there be any questions.

Sincerely,

MID-AMERICA ASSET MANAGEMENT, INC.
As Agent for Owner of **The Grove**

Dean Siampos
Vice President

Attachment: 59-197 McHenry Rd, SV USP - Plan Set (Consider a Sign Variation and Amend to USP at 59-197 McHenry Road (The Grove))

VILLAGE OF BUFFALO GROVE
 Community Development Department
 Fifty Raupp Blvd
 Buffalo Grove, IL 60089
 Phone: 847.459.2530
 Fax: 847.459.7944



Sign Code – Variation Standards

RESPONSE TO STANDARDS

During your testimony at the Public Hearing you need to testify and present your case for the variance being requested. During your testimony you need to affirmatively address the six (6) standards listed below.

The Planning & Zoning Commission is authorized to grant variations to the regulations of the Sign Code (Chapter 14.40) based upon findings of fact which are made based upon evidence presented at the hearing that:

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

Response: Due to tenants position in the shopping center and change in market conditions added tenant usage of the pylon sign will improve business conditions. The use of one sign is the most efficient use of space for this large property which is necessary for tenants to be displayed.

2. The granting of the requested variance would not be materially detrimental to the property owners in the vicinity; and

Response: This request is to utilize an existing structure which will have no detrimental impact on other property owners. Requested variances are 1. Sign variation for the height of the ground sign (Maximum Height 15') 2. Sign variation for the maximum sign area (120 sqft) 3. Sign variation for setback of the sign (Minimum Setback 19')

3. The unusual conditions applying to the specific property do not apply generally to other properties in the Village; and

Response: This circumstance is a result of a phased development over time with limited street signage.

4. The granting of the variance will not be contrary to the purpose of this Title pursuant to Section 14.04.020.

Response: No, a variance and associated improvement will be consistent with this section.

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

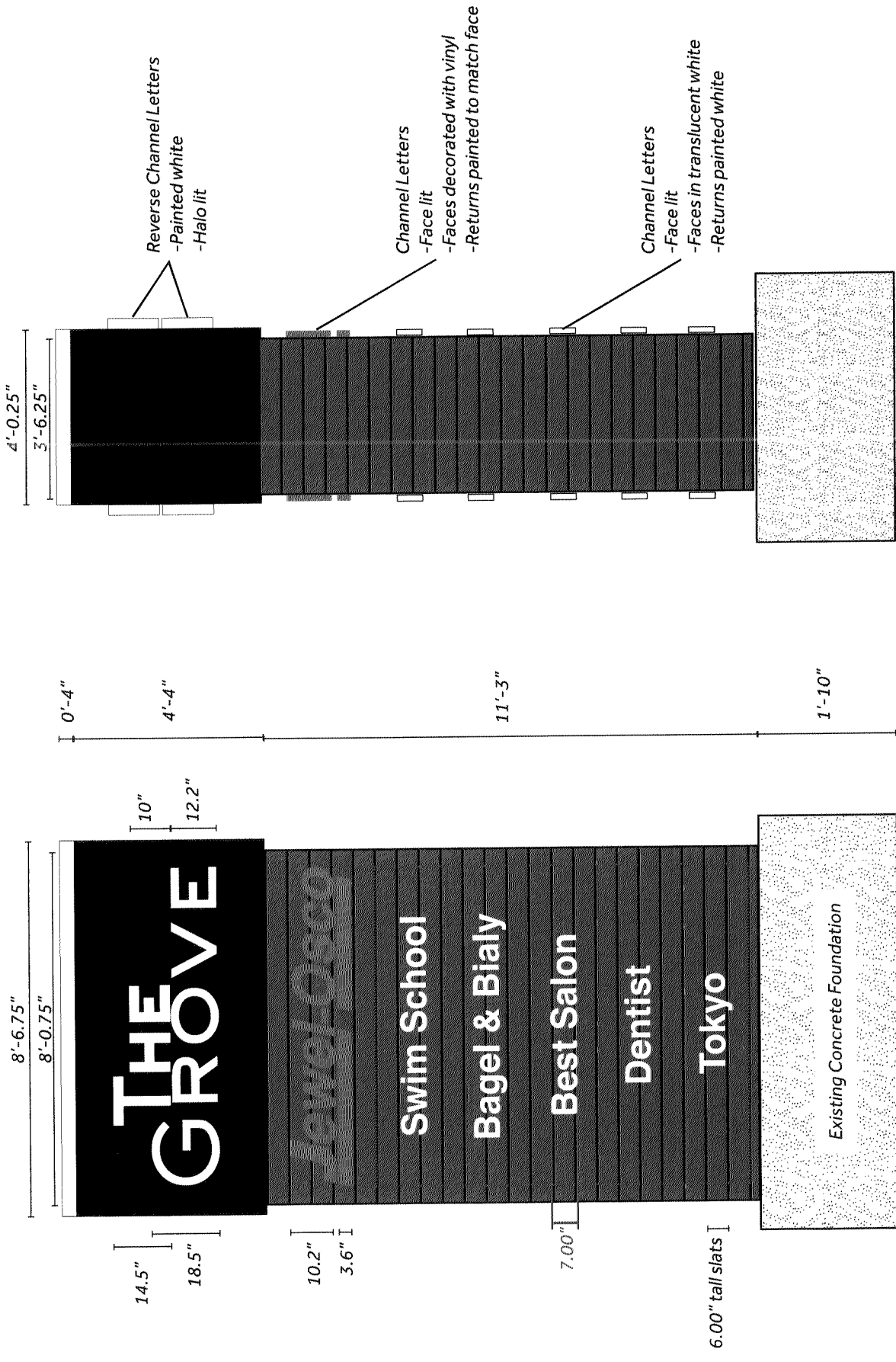
Response: The pylon sign was recently updated in a tasteful design and any additions will be consistent.

2. The entire site has been or will be particularly well landscaped.

Response: The site is currently well landscaped and will continue to be maintained.

Additional information can be found at the Village's Sign Code Regulations webpage:

https://library.municode.com/il/buffalo_grove/codes/code_of_ordinances?nodeId=TIT14SICO_CH14.40VAAP



CUSTOM SIGN
312-533-2302
1915 West Armitage Ave. Chicago, IL 60647

Designed Exclusively For
Mid America Group
GC / PM
A

File Name
large monument multi tenant mock up.pdf

File Path
Graphic Drive-ALThe Grove

Date
2-1-2023

Revision Date

Signature states that above proof is accepted and client is authorizing to produce the specified

DATE
2/2/23

DATE
2/2/23

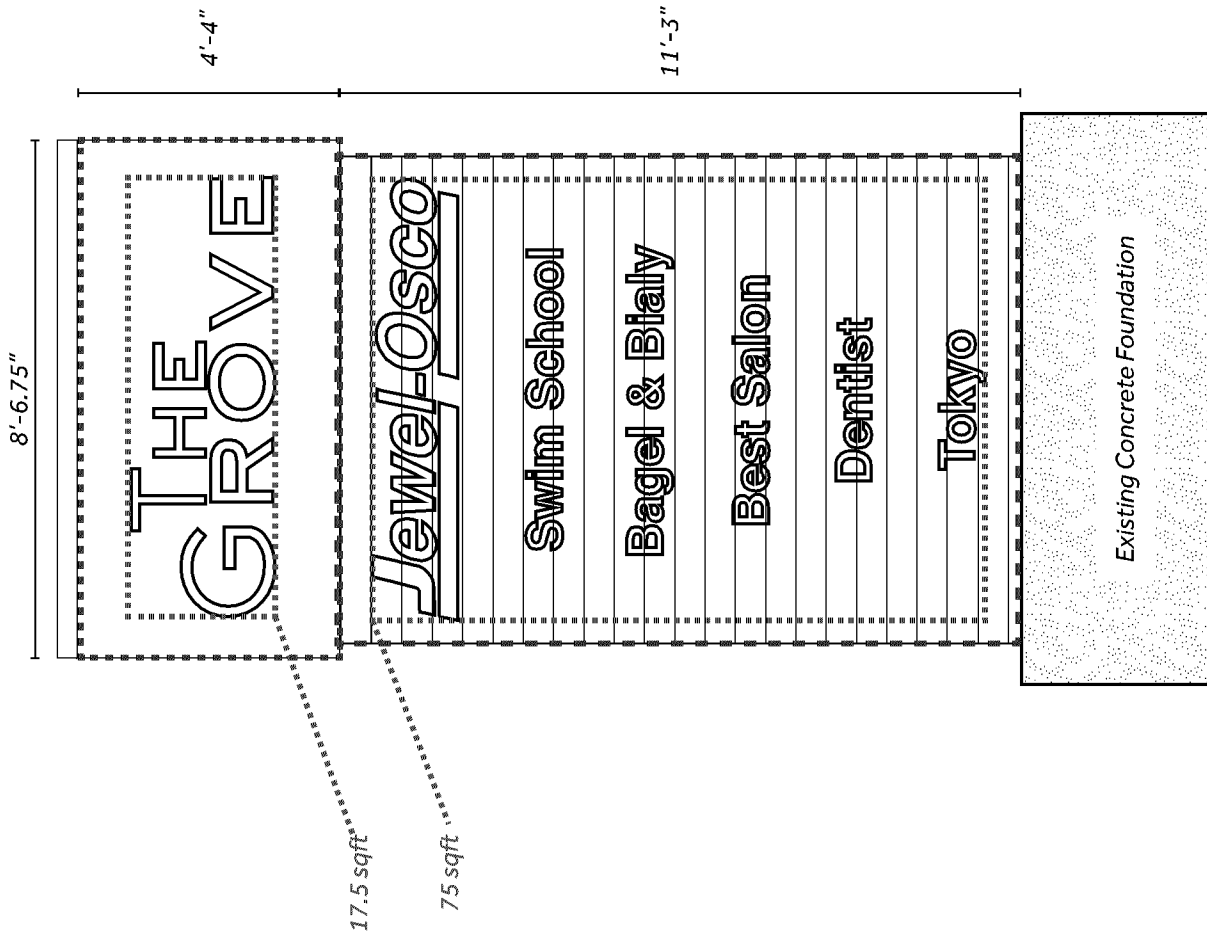
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SIGNAGE

North Elevation = 92.5 sqft
South Elevation = 92.5 sqft
Total = 185 sqft

ENTIRE SIGN

North Elevation = 128.5 sqft
South Elevation = 128.5 sqft
Total = 257 sqft



2.3.b

Attachment: 59-197 McHenry Rd, SV USP - Plan Set (Consider a Sign Variation and Amend to USP at 59-



Map data ©2023, Map data ©2023 20 ft

Measure distance
Total distance: 18.09 ft (5.51 m)

THE GROVE
(8/82)

GRAPHICS AND SIGN CRITERIA

These criteria have been established for the purpose of assuring an outstanding shopping center, and for the mutual benefit of all tenants. Conformance will be strictly enforced; and any installed non-conforming or unapproved signs must be brought into conformance at the expense of the tenant.

GENERAL REQUIREMENTS

1. Tenant shall submit for landlord's approval before fabrication, plans and specifications indicating the location, size, layout, design and color of the proposed signs, including all lettering and/or graphics.
2. All permits and/or approvals by governing authorities for signs and their installation shall be obtained by the tenant or his representative at tenant's expense.
3. Tenant shall be responsible for the fulfillment of all requirements of these criteria.

LOCATION OF SIGNS

Tenant shall install one illuminated sign of individual letters mounted on the sign fascia on the exterior of the covered walkway; and one pedestrian oriented illuminated double faced sign installed below the covered walkway and perpendicular to the storefront as shown on the drawings.

DESIGN REQUIREMENTS

1. All tenant store front identification signs shall be subject to the approval of the landlord and the Appearance Commission of the Village of Buffalo Grove.
2. Wording of signs shall not include the product sold except as part of the tenant's nationally recognized trade name or insignia. Logos will be permitted at the discretion of landlord only if registered trade marks of tenant's business and approved by Buffalo Grove Appearance Commission.
3. The design of all signs, including style and placement of lettering, size, color, materials and method of illumination, shall conform with landlord's sign specification.
4. Tenant signage may be all caps, a combination of upper and lower case letters or script as follows:
 - a. All Caps: 24" maximum
 - b. Upper and Lower case or Script: First letter: 24" max; Lower case: 12" max; Ascenders and Descenders: 9" additional

5. If two lines of letters are used, the total sign height shall not exceed 24"
6. Sign shall be centered on storefront and length shall not exceed 70% of tenant storefront.
7. Maximum sign projection shall not exceed 6"
8. Style of letters will be limited to the following
 - Helvetica Medium
 - Ronda Bold
 - Antikva Margaret
 - Dom Casual
 - Tiffany Demi-Bold
9. Colors
 - a. Single face signs will be limited to the following:

RED	Plexiglas #2283
ORANGE	Plexiglas #2119
YELLOW	Plexiglas #2016
WHITE	Plexiglas #W-7420
2. Signage differing from this sign criteria will require written approval of landlord and approval of all governing authorities.

SIGNS FOR GENERAL TENANT IDENTIFICATION

1. One single faced internally illuminated sign having individual or continuous channel letters will be located on the sign fascia, centered above the storefront and located vertically as indicated in the tenant print package. Letter faces shall be acrylic plastic, Lexan or a polycarbonate plastic such as Plexiglas or equivalent. The letters will be sized per the criteria and will be in a color selected by tenant and approved by landlord. Letter style will be the choice of the tenant, but the landlord will review and approve. Signs shall be store identity only and no product may be advertised on the façade sign. Any deviation must be approved in writing by landlord.
2. One double faced, illuminated, pedestrian identification sign will be located under the covered walkway and centered relative to the storefront. It will hang from the soffit with two ½" pipe stems. The dimensions of the sign shall match those indicated in the tenant print package. Sign material will be acrylic plastic, Lexan or a polycarbonate plastic such as Plexiglas or equivalent.
3. The height from the walkway to the bottom of the sign will be constant for all tenants and will be determined by the project architect. Signs will be store identity only and will not advertise any products. Logos or embellishments will not be permitted on under canopy signs.

4. Tenant's service door shall have a sign provided by landlord at tenant's expense.

GROUND SIGN ALONG MCHENRY ROAD - SPECIFICATIONS FOR TENANTS

1. *When space is available, tenants may have a tenant panel on the ground sign located along McHenry Road (as shown in the attached ground sign exhibit).*
2. *A maximum of 5 tenant signs can be placed on the ground sign.*
3. *Tenant signs must be face-lit, white channel letters, 7" in height, and the returns must be painted white.*

GENERAL SPECIFICATIONS

1. No animated, flashing or audible signs will be permitted.
2. No exposed lamps or neon tubing will be permitted.
3. All signs and their installation shall comply with all Buffalo Grove building and electrical codes.
4. No exposed raceways, crossovers or conduit will be permitted.
5. All conductors, transformers, disconnects and other equipment shall be concealed.
6. Electrical service to all signs shall be on tenant's meter.
7. Disconnects for tenant signage will be located behind the sign fascia, above access panel in soffit, so as not to be visible on sign fascia.
8. All metal returns and any trim caps for letters shall match the storefront aluminum.

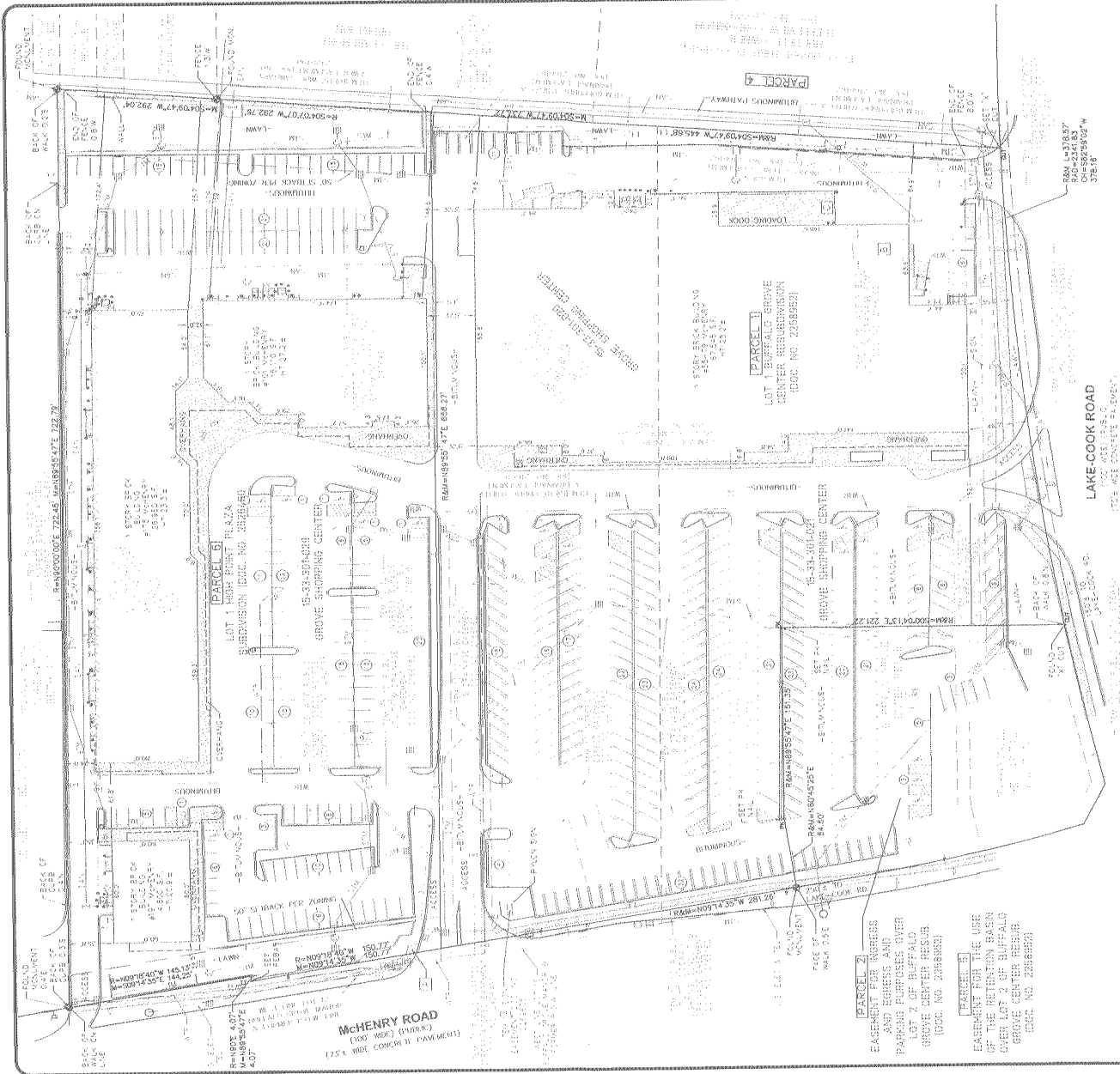
MISCELLANEOUS REQUIREMENTS

1. Tenant will be permitted to place upon each entrance of its premises not more than 144 sq. inches of gold leaf or decal application lettering not to exceed two inches in height, indicating store address number, hours of business, emergency telephone numbers. etc.
2. Floor signs, etc., visible from outside the tenant's space, but within the tenant's lease line in their storefronts, are prohibited unless approved in writing by landlord.
3. Except as provided herein, no advertising placards, banners, pennants, names, insignia, trademarks or other descriptive materials shall be affixed or maintained upon the glass panes and supports of the show windows and doors, or upon the exterior walls of the building or storefront.
4. All signage, its installation and removal and restoration of the sign fascia will be by tenant at tenant's expense.
5. Tenants meeting the sign criteria shall be issued permits by the Buffalo Grove Building Department without having to obtain approval of the Appearance Commission.

LEGEND

[illegible]

17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040 1041 1042 1043 1044 1045 1046 1047 10

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05/3/2023

**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 3, 2023**

Call to Order

The meeting was called to order at 7:30 PM by Commissioner Mitchell Weinstein

Public Hearings/Items For Consideration

1. Consideration of a Petition for Approval for Multiple Variations to Title 14 (Sign Code) Section 14.16 to Allow the Replacement of Three (3) Existing Wall Signs and Three (3) Canopy Signs at the Taco Bell Located at 50 W Dundee Road. (Trustee Ottenheimer) (Staff Contact: Andrew Binder)

Binder, associate planner, provided a background on the subject property.

The petitioner was sworn in.

Shaner, with Everbrite sign company on behalf of Fylnn Restaurant Grop, provided additional testimony on the variations for the Taco Bell at 50 W Dundee Road.

Com. Moodhe asked if they were changing the color of the signs as they are currently.

Shaner addressed the proposed changes and brand design.

Com. Moodhe asked if there are any lumen changes to the signs.

Shaner said he is unaware of the lumen changes but believes the signs will be brighter than before.

Com. Worlikar asked about the brightness of the sign and if there have been any complaints at other locations.

Shaner said they have done many updates across Illinois, Wisconsin, and Indiana, and has personally not heard of any complaints. He noted the proposed signs do not come with dimmers. If there were ever complaints, they could change the signs for signs with dimmers.

Com. Au asked if there was an alternate sign package for colors.

Binder clarified that the ground sign as presented is permitted per color as the Village does not regulate this.

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Shaner reiterated that the proposed colors are brand colors/standards.

Com. Khan asked if there is any other work proposed at this location.

Shaner said he cannot speak to any other work that may or may not be going on at the subject property.

Com. Weinstein clarified with staff that the proposed ground sign is permitted by the Village.

Binder said yes, the ground sign is permitted as proposed.

Village staff report was entered as exhibit one

The public hearing closed at 7:45 PM

Com. Khan made a positive recommendation to the Village Board to approve the following variations to Title 14 (Sign Code) of the Village of Buffalo Grove Municipal Code at the Taco Bell located at 50 W Dundee Road:

- 1. A variation from Section 14.16, to allow one (1) wall sign and one (1) canopy sign along the north building elevation, which does not face a public street;*
- 2. A variation Section 14.16, to allow one (1) wall sign and one (1) canopy sign along the west building elevation, which does not face a public street;*
- 3. A variation from Section 14.16, to allow a total of three (3) wall signs, and a total of three (3) canopy signs, where one (1) of each sign type is permitted.*

Subject to the following conditions:

- 1. The wall signs and canopy signs shall be installed in accordance with the documents and plans submitted as part of this petition.*
- 2. The Petitioner shall comply with all applicable Village codes, regulations, and policies.*

Com. Moodhe seconded the motion.

Com. Moodhe spoke in favor of the motion.

RESULT:	RECOMMENDATION TO APPROVE [UNANIMOUS]
	Next: 5/15/2023 7:30 PM
AYES:	Moodhe, Khan, Weinstein, Au, Richards, Worlikar, Davis
ABSENT:	Marc Spunt, Frank Cesario

Regular Meeting

Other Matters for Discussion

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Approval of Minutes

1. Planning and Zoning Commission - Regular Meeting - Apr 19, 2023 7:30 PM

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

Chairman's Report**Committee and Liaison Reports****Staff Report/Future Agenda Schedule**

Binder, associate planner, spoke to the future agenda schedule.

Public Comments and Questions**Adjournment**

The meeting was adjourned at 7:50 PM

Kelly Purvis

APPROVED BY ME THIS 3rd DAY OF May, 2023

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