

**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.*

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.

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