



Meeting of the Village of Buffalo Grove Planning and Zoning Commission

Regular Meeting
May 3, 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 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)

III. Regular Meeting

A. Other Matters for Discussion

B. Approval of Minutes

1. Planning and Zoning Commission - Regular Meeting - Apr 19, 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.

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 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.

Recommendation of Action

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

The Petitioner, Flynn Restaurant Group, is seeking multiple variations to install three (3) wall signs and three (3) canopy signs on the north, south, and west elevations (one of each sign type on each elevation) of the Taco Bell located at 50 W Dundee Road. The Petitioner is requesting the following variations:

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, when one (1) of each sign type is permitted.

ATTACHMENTS:

- Staff Report - 50 Dundee Rd, SV (Taco Bell) 23-0428 (PDF)
- Plan Set - 50 Dundee Rd, SV - Taco Bell 23-0428 (PDF)

Trustee Liaison
Ottenheimer

Staff Contact
Andrew Binder, Community Development

Wednesday, May 3, 2023

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

MEETING DATE:	May 3, 2023
SUBJECT PROPERTY LOCATION:	50 W Dundee Road, Buffalo Grove, IL 60089
PETITIONER:	Flynn Restaurant Group
PREPARED BY:	Andrew Binder, Associate Planner
REQUEST:	The Petitioner is requesting 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.
EXISTING LAND USE AND ZONING:	The property is zoned B-3 Planned Business Center District and is improved as an outlot with a drive-thru restaurant building and a surface parking lot.
COMPREHENSIVE PLAN:	The Village Comprehensive Plan calls for this property to be Commercial.

PROJECT BACKGROUND

The Petitioner, Flynn Restaurant Group, is seeking multiple variations to install three (3) wall signs and three (3) canopy signs on the north, south, and west elevations (one of each sign type on each elevation) of the Taco Bell located at 50 W Dundee Road (See Figure 1).

The subject property was previously granted variations for the wall and canopy signs; however, 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 proposed signs exceed what the Sign Code allows for the number of canopy and wall signs, and some of the signs do not face a public street, the Petitioner is requesting the following variations:

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, when one (1) of each sign type is permitted.



Figure 1: Subject Property; 50 W Dundee Road

The Petitioner also plans to remove and replace the sign panel for the ground sign along the south property line. Village Staff recently found that the existing ground sign for Taco Bell was granted a variation from the Sign Code in 1987 for the height of the sign, the setback from the property line and proximity to another freestanding sign. Per the Village's Sign Code, replacement of the face of an existing sign approved by variance is permitted so long as the sign is not removed, replaced, or altered structurally. The Petitioner is only proposing to replace the sign panel of the existing ground sign without making any structural alterations, which is permitted per Code.

In addition, the Petitioner is replacing the two (2) directional signs and the menu board sign with updated signage. These signs meet the requirements of the Sign Code as well.

Site History – Signage

- In 1987, Taco Bell was granted a variation for three (3) wall signs on the building's north, south, and west elevations, and a variation for the ground sign along Dundee Road.
- In 2007, Taco Bell was granted a variation for three (3) wall and three (3) canopy signs on the building's north, south, and west elevations.

PLANNING & ZONING ANALYSIS

Wall Signs

- The Petitioner is proposing to replace the existing Taco Bell wall signs on the north, south, and west elevations.
- The North and West Elevations of the building do not front a public right-of-way and face toward the parking lots at the Plaza at Buffalo Grove (See Figure 2 & Figure 3).
- Per the Village's Sign Code, only one wall sign is permitted per business, and wall signs are only permitted when they front a public street. Since the proposed wall signs for the North and West elevations exceed the number of permitted wall signs and do not front a public street, variations are required.
- All three of the existing wall signs are approx. 9.5 sqft in sign area. The proposed wall signs will be 13.41 sqft in sign area, which is a 3.91 sqft increase in sign area per wall sign. While these signs are bigger than the previous wall signs, the total square footage of all three signs (40.23 sqft) is less than what is permitted for the building (65 sqft).
- The proposed wall signs' height, length, and sign area meet the Sign Code Requirements.



Figure 2: West Elevation



Figure 3: North Elevation

Canopy Signs

- The Petitioner is proposing to replace the existing Taco Bell canopy signs on the north, south, and west elevations.

- Per Village's Sign Code, only one canopy sign is permitted per business. Since the proposed canopy signs for the north and west elevations exceed the number of permitted canopy signs a variation from the Sign Code is required.
- All three of the existing canopy signs are approx. 9.1 sqft in sign area. The proposed canopy signs will be 9.42 sqft in the sign area, which is a 0.32 sqft increase in sign area per wall sign.
- The proposed canopy signs' height, length, and sign area meet the Sign Code requirements.

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 yet to receive any 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. Similar wall signs have been installed on the building in the same location since 1987.

2. Similar canopy signs have been installed on the building in the same location since 2007.
3. The property is unique as it is surrounded by a large parking lot to the north and west, making the building more visible on three sides of the building.
4. Taco Bell is a well-established business in Buffalo Grove, and the proposed sign improvements will be an enhancement to the building.

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 wall signs and canopy signs at the Taco Bell located at 50 W Dundee 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 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.*

ATTACHMENTS

- Petitioner's Response to Sign Variation Standards
- Plat of Survey
- Sign Renderings

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: Since a variance was already granted a reduction in signage would lead to a decrease in sales. Reduced signage visibility will have a negative impact on store sales since the customer is looking for signage that would no longer be in place. The hardship of having to move it and financial burden of having to move foundation and landscaping.
2. The granting of the requested variance would not be materially detrimental to the property owners in the vicinity; and
Response: Since an existing variance was already granted. Updating the existing signs gives a refreshed building look. The new signs are part the new National Branding standards for Taco Bell.
3. The unusual conditions applying to the specific property do not apply generally to other properties in the Village; and
Response: Since an existing variance was already granted. We are requesting like for like changes to each elevation. The new signs would be under the same conditions that the original signs were granted the variance. Site is very unique since there is a large parking lot behind it. Additional signage would give visibility from traffic coming from the parking lot.
4. The granting of the variance will not be contrary to the purpose of this Title pursuant to Section 14.04.020.
Response: The new signs would be under the same conditions that the original signs were granted the variance. The new signage is not detrimental to the property owners in the vicinity.

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 new signs are part the new National Branding standards for Taco Bell to ensure the Brand stays competitive and give a fresh new look.

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

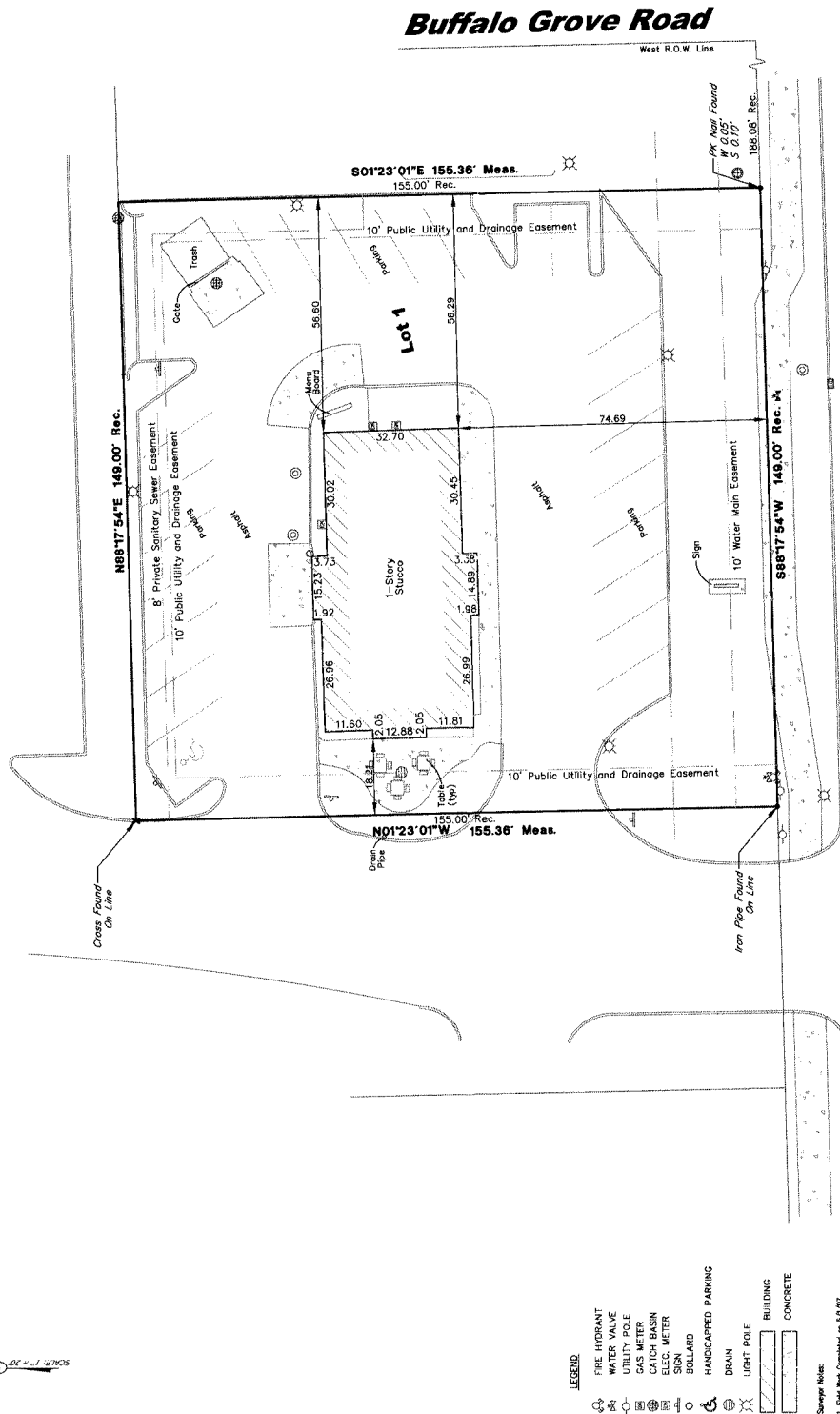
Response: We are replacing building signs and faces on monument only. Existing landscaping will not be affected. The landscaping around the current monument is matured plants. We would leave the brick and sign in place to avoid any uprooting or change to the landscape. The existing monument as place is not affecting or obstructing any obstacles. The current setback is needed do the entire foundation does not have to be replaced.

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

PLAT OF SURVEY

LOT 1 IN LUIS WOOD SUBDIVISION OF PART OF LOT 13 IN THE SUBDIVISION OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED AUGUST 6, 1987 AND RECORDED JANUARY 28, 1994 AS DOCUMENT #4342, IN COOK COUNTY, ILLINOIS.



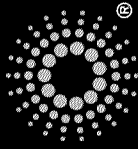
Dundee Road
100' R.O.W.

Buffalo Grove Road
West R.O.W. Line

STATE OF ILLINOIS)
COUNTY OF COOK) SS
WE, LAND SURVEYING SERVICES, INC., AN ILLINOIS FIRM, HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THIS PLAT REPRESENTS THE CONDITIONS FOUND AT THE TIME OF SAID SURVEY.
GIVEN UNDER MY HAND AND SEAL THIS 2ND DAY OF MAY, A.D. 2007, IN PALATINE, ILLINOIS.
GLORIA JEAN WOOD, JAM AGENT FOR LAND SURVEYING SERVICES, INC.
ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 3323
License Expiration Date 11-30-08
This professional service conforms to the current Illinois minimum standards for a boundary survey.

- Surveyor Notes:**
1. Field Work Completed on 5/1/07
 2. Prepared for Selen Engineering
 3. Site Address: 50 W. Dundee Road, Buffalo Grove, Illinois
 4. Plat No.: 03-04-301-030
 5. The boundary lines shown are indicated from the plat of the recorded subdivision plat. No search of the records for encumbrances or easements was made as part of this survey.
 6. No boundary corners were set at time of field survey of the subject property by client agreement.
 7. This plat was prepared without the aid of a title commitment. Relyer is to ascertain from title commitment for any building lines or easements not shown on this plat.
 8. Compare deed description and site condition with the data given on the plat and report any discrepancies to the surveyor at once.
 9. Legal not provided by client.

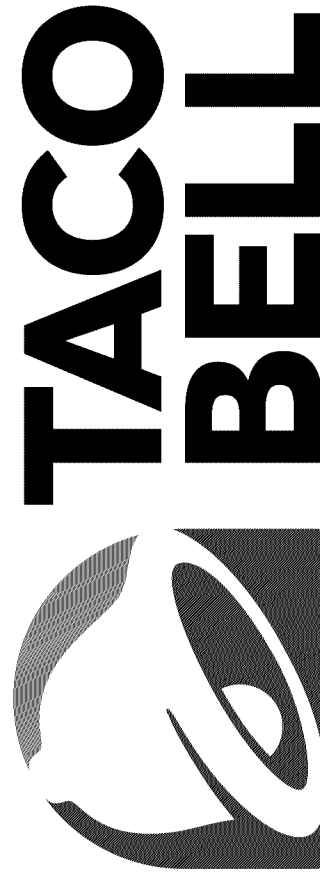
Drawn By: _____	Check By: _____	GLK	Checked
Revision # _____	Date _____	Drawn	
Field Work Completed: 5/1/07		Scale: 1" = 20'	Date: 5/2/07
Site Address: 50 W. DUNDEE ROAD BUFFALO GROVE, ILLINOIS		Job Number: LS070685	Sheet Number: S-1
Land Surveying Services Inc. 19 S. Bolivar St., Suite 210 Palatine, Illinois 60067 PH (847) 991-7700 FAX (847) 991-7702		PLAT OF SURVEY Professional Design Firm License No. 184-006532	



Everbrite[®]

QUALITY • INNOVATION • VALUE
IT'S IN EVERYTHING WE DO.

**WOMEN
OWNED**
WBE Certified
since 2002



Prepared Exclusively for
SITE TB32088

50 W DUNDEE RD
BUFFALO GROVE, IL 60089

September 29, 2022

Account Manager: Christopher Koob
ckoob@everbrite.com (414) 529-3500

Everbrite, LLC • 4949 South 110th Street • Greenfield, WI 53228 • www.everbrite.com





Sign Schedule

- A TB 3'6 BELL LOGO/TB 14" CHANNEL LTR ON RCWY
- B TB 3'6 BELL LOGO/TB 14" CHANNEL LTR ON RCWY
- C TB 3'6 BELL LOGO/TB 14" CHANNEL LTR ON RCWY

- G PYLON FACE REPLACEMENTS

23-0423

Attachment: Plan Set - 50 Dundee Rd, SV - T

Everbrite, LLC - 4939 South 130th Street - Greenfield, WI 53223 - www.everbrite.com

Customer/Site No: 32088

Address: 50 W DUNDEE RD BUFFALO GROVE, IL 60089

Description: TACO BELL

Prepared By: Christopher Koob

Date: 09/29/2022

PIF: 153854-0

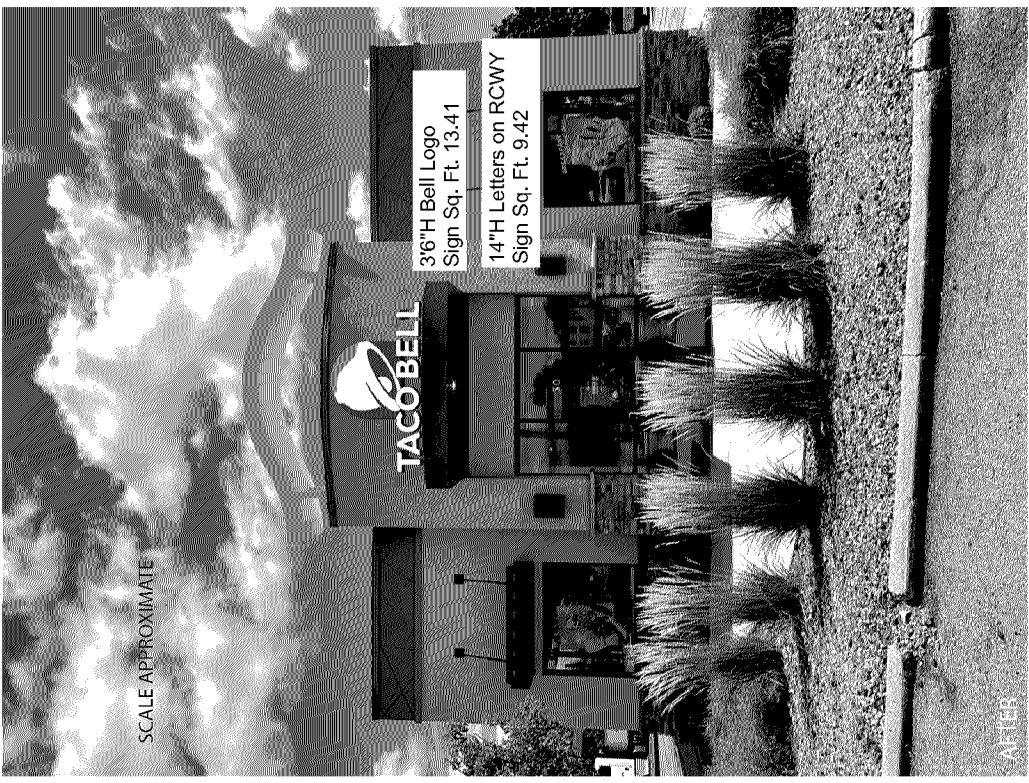
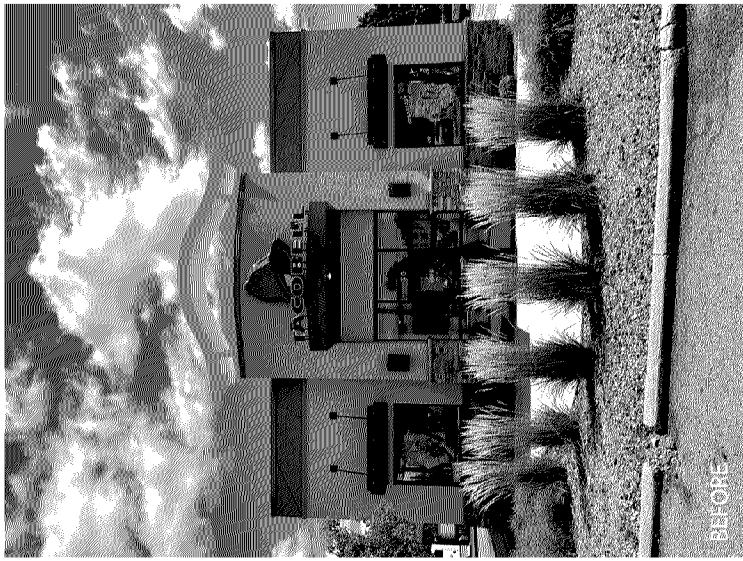
Customer Signature:



Page 2 of 2

These drawings and designs are the exclusive property of Everbrite, LLC. Use or duplication in any manner without express written permission of Everbrite, LLC, is prohibited.

CELL LOGO/TS 14" CHANNEL LTR ON RCWY E032688/E032606



Everbrite, LLC - 4939 South 130th Street - Greenfield, WI 53223 - www.everbrite.com

Customer/Site No: 32088	Prepared By: Christopher Koob
Address: 50 W DUNDEE RD BUFFALO GROVE, IL 60089	Date: 09/29/2022
Description: TACO BELL	PIF: 475854-0
	Customer Signature:



These drawings and designs are the exclusive property of Everbrite, LLC. Use or duplication in any manner without express written permission of Everbrite, LLC, is prohibited.





Everbrite, LLC - 4939 South 130th Street - Greenfield, WI 53223 - www.everbrite.com

Customer/Site No: 32088

Address: 50 W DUNDEE RD BUFFALO GROVE, IL 60089

Description: TACO BELL

Prepared By: Christopher Koob

Date: 09/29/2022

PIF: 475854-0

Customer Signature:



BELL LOGO/TS 14" CHANNEL LTR ON RCWY [E032688]/[E032606]



Everbrite, LLC - 4949 South 130th Street - Greenfield, WI 53223 - www.everbrite.com

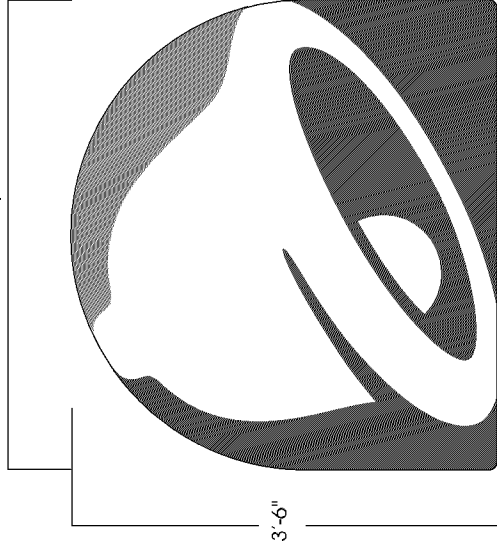
Customer/Site No: 32088	Prepared By: Christopher Koob
Address: 50 W DUNDEE RD BUFFALO GROVE, IL 60089	Date: 09/29/2022
Description: TACO BELL	PIF: 475854-0
	Customer Signature:

Page 5 of 5



These drawings and designs are the exclusive property of Everbrite, LLC. Use or duplication in any manner without express written permission of Everbrite, LLC, is prohibited.

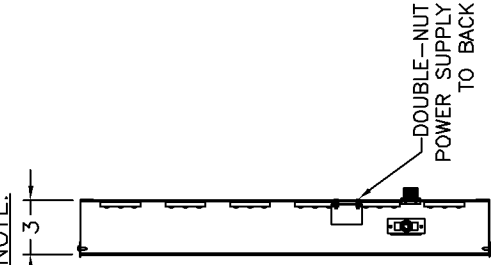
3'-10 3/8"



Sign Area: 13.41 Sq. Ft. (Squared)

NOTE:

3



GENERAL SPECIFICATIONS:

- 3" aluminum returns & trim cap w/ black finish
- .150 White poly face w/ vinyl applied to first surface

ELECTRICAL SPECIFICATIONS:

- LED: LS-PRO160-50K-2B1
- Power Supply: One (1) 60 watt
- .9 amps @ 100-277 VAC
- One (1) 20 amp circuit

COLORS:

- Dark Purple: 3630-9327; PMS 2603
- Light Purple: 3630-9141; PMS 2577
- Black
- White



Customer/Site No: 32088

Address: 50 W DUNDEE RD BUFFALO GROVE, IL 60089

Description: TACO BELL

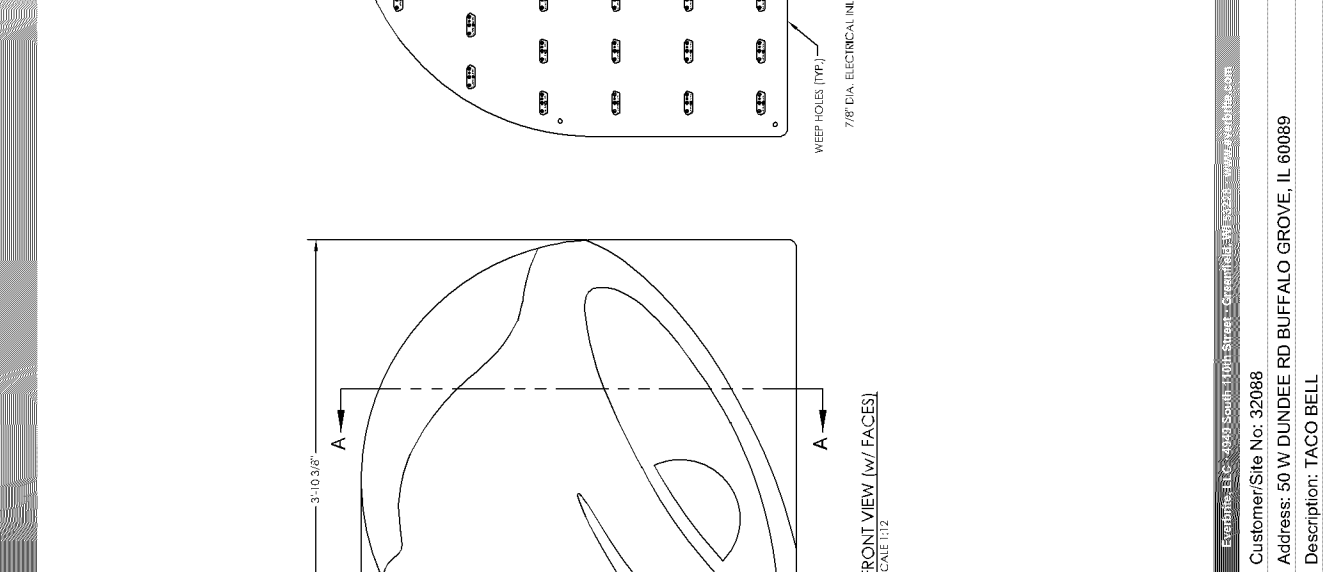
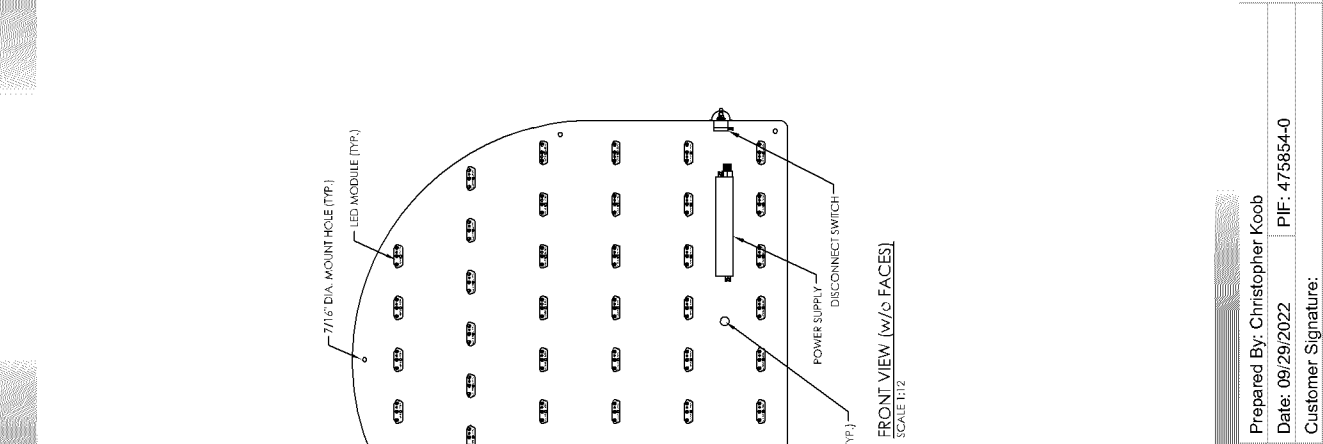
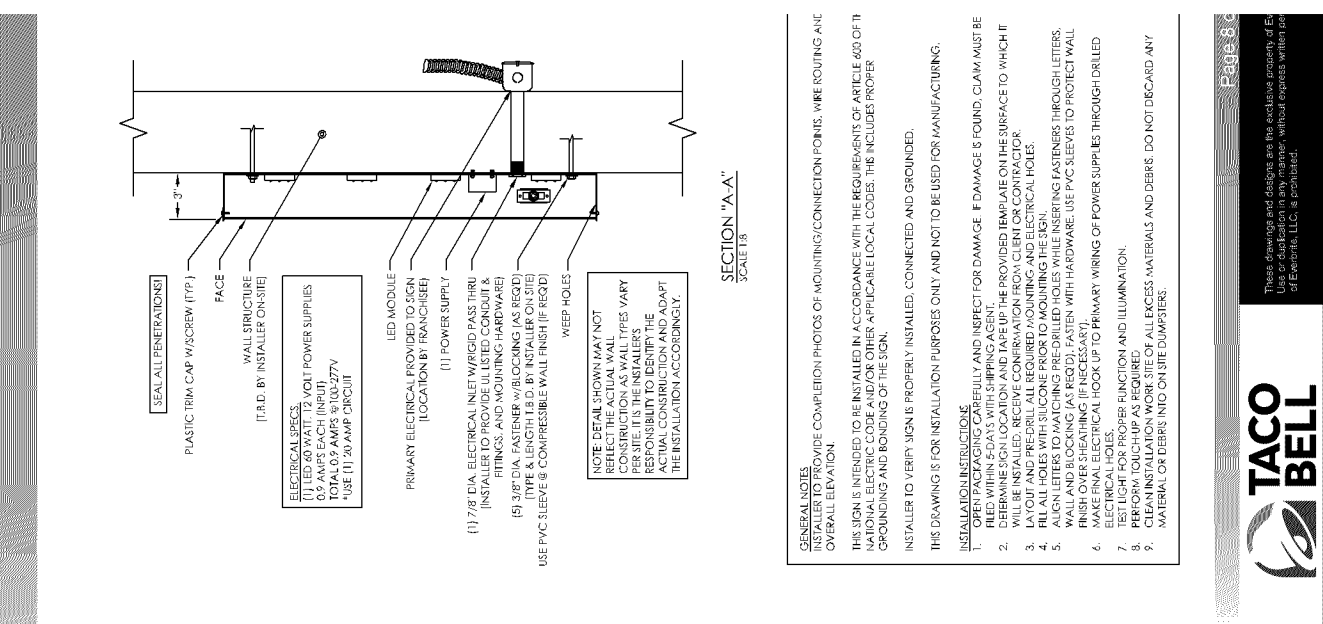
Prepared By: Christopher Koob

Date: 09/29/2022

PIF: 475854-0

Customer Signature:







Customer/Site No: 32088
Address: 50 W DUNDEE RD BUFFALO GROVE, IL 60089
Description: TACO BELL

Everbrite, LLC - 4930 South 130th Street - Greenfield, WI 53223 - www.everbrite.com

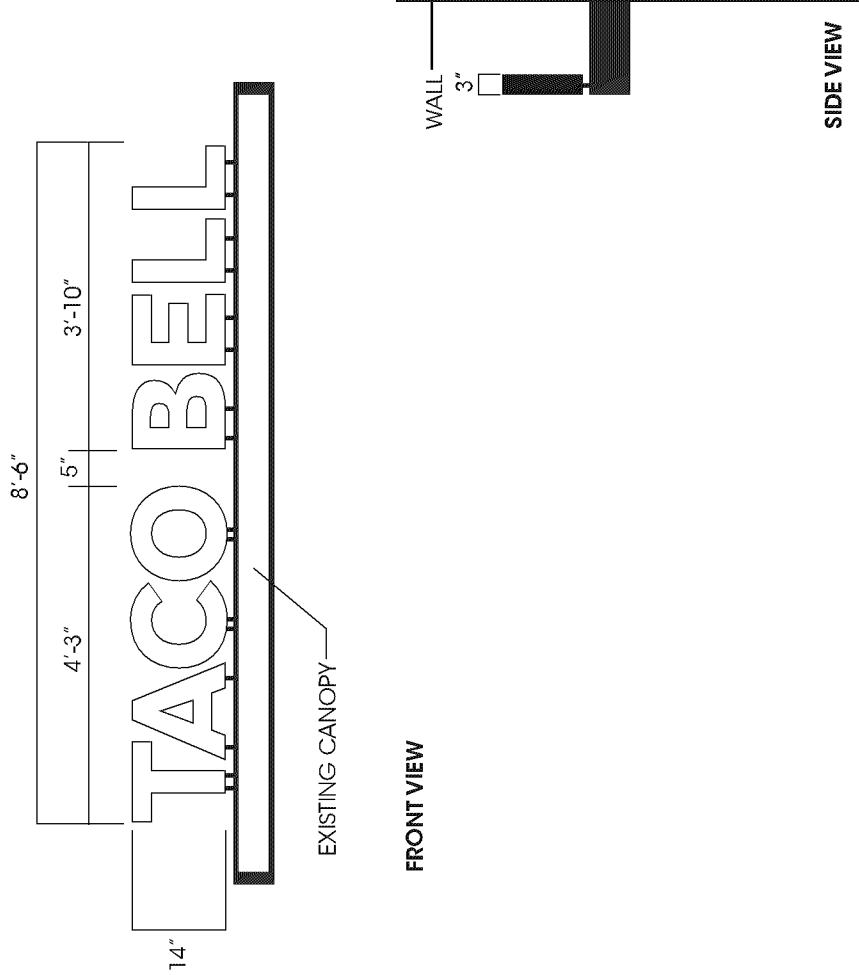
Prepared By: Christopher Koob
Date: 09/29/2022
Customer Signature:



TACO BELL

Page 8 of 8

These drawings and designs are the exclusive property of Everbrite, LLC. Use or duplication in any manner without express written permission of Everbrite, LLC, is prohibited.



GENERAL SPECIFICATIONS:

Decoration (Letters): White Faces w/ Black Jewelrite Trim Caps, Black Returns
Letter Area Squared: 9.42 Sq. Ft.
Wind Load: 110mph wind speed 3 second gust - exposure c

ELECTRICAL

Illumination:
• White LEDs
Power Supply:
• LED Power Supply
Line Load:
• (1) 20 Amp circuit

COLORS:

Exterior:
Letters: Black Returns



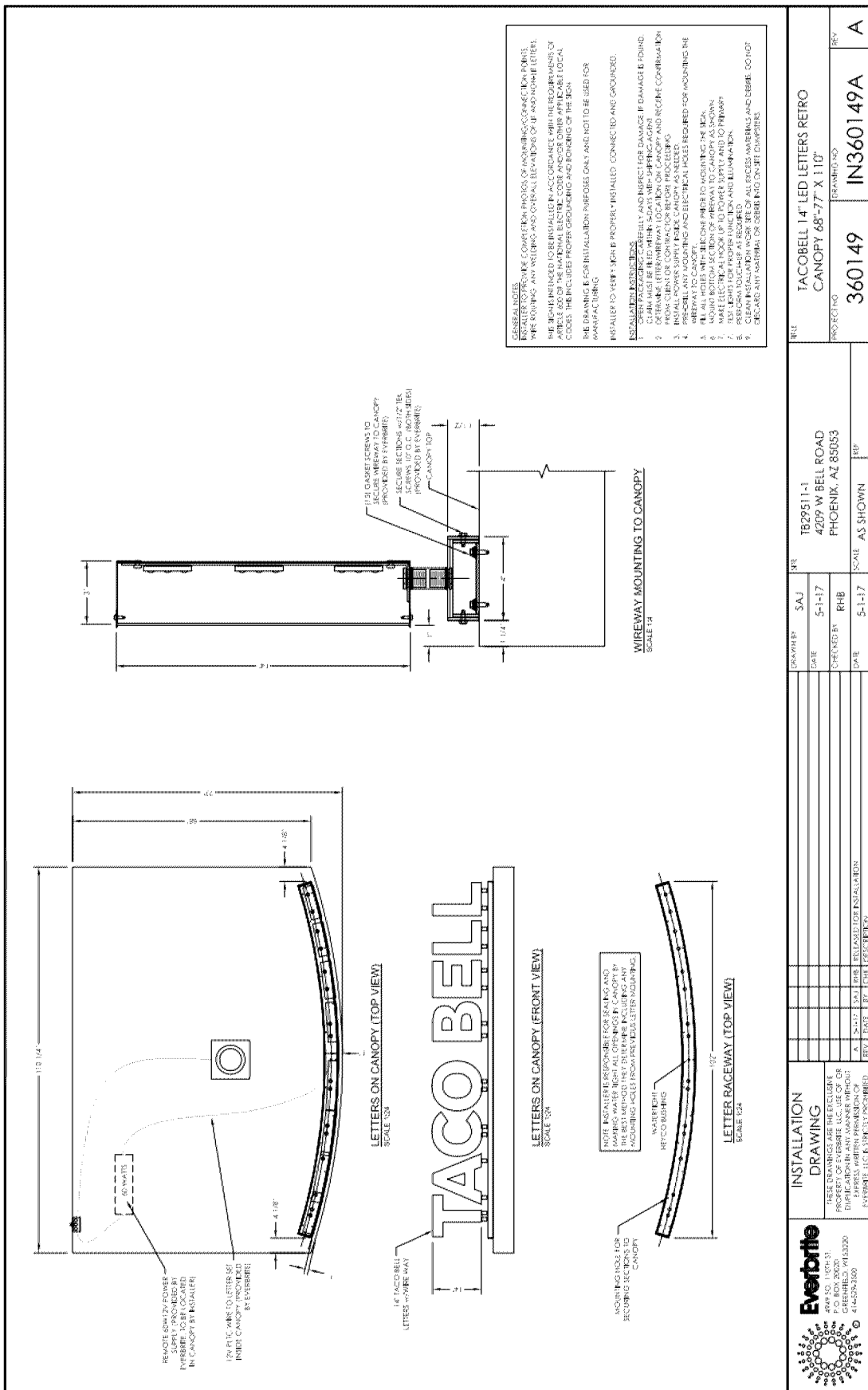
Customer/Site No: 32088
Address: 50 W DUNDEE RD BUFFALO GROVE, IL 60089
Description: TACO BELL

Everbrite, LLC - 4939 South Street - Greenfield, WI 53223 - www.everbrite.com

Prepared By: Christopher Koob
Date: 09/29/2022
Customer Signature:

PIF: 475854-0





Everbrite
Customer/Site No: 32088
Address: 50 W DUNDEE RD BUFFALO GROVE, IL 60089
Description: TACO BELL

TACO BELL

Prepared By: Christopher Koob
Date: 09/29/2022
Customer Signature:

PIF: 475854-0

Everbrite, LLC - 4930 South 150th Street - Greenfield, WI 53223 - www.everbrite.com

Page 10 of 10

PYLON FACE REPLACEMENT

Replace existing faces with new faces.
Paint pole and cabinet black.
Led retrofit lamps in cabinet



Everbrite, LLC - 4930 South 150th Street - Greenfield, WI 53223 - www.everbrite.com

Customer/Site No: 32088	Prepared By: Christopher Koob
Address: 50 W DUNDEE RD BUFFALO GROVE, IL 60089	Date: 09/29/2022
Description: TACO BELL	PIF: 475854-0
	Customer Signature:

Page 14 of 14



These drawings and designs are the exclusive property of Everbrite, LLC. Use or duplication in any manner without express written permission of Everbrite, LLC, is prohibited.



04/19/2023

**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, APRIL 19, 2023**

Call to Order

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

Public Hearings/Items For Consideration

1. Consider a Variation for a Proposed Addition, Which Encroaches into the Rear Yard Setback at 578 Thornwood Drive. (Trustee Ottenheimer) (Staff Contact: Andrew Binder)

Petitioners were sworn in.

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

Crusius said the current deck is in need of a repair, explained why it is a three-season room and not a four-season room.

Com. Worlikar asked about the current deck.

Binder said the deck was permitted with that setback.

Com. Worlikar commented on the structure itself.

Crusius said it will be in like with the neighborhood.

Staff report entered.

Closed at 7:37 PM

Com. Moodhe made a motion to grant a variation to Section 17.40.020 of the Buffalo Grove Zoning Code to allow a proposed addition to encroach into the required rear yard setback at 578 Thornwood Drive, subject to the following conditions:

1) The proposed addition shall be installed in accordance with the documents and plans submitted as part of this petition.

Com. Richards seconded the motion.

Com. Richards spoke in favor of the motion.

Com. Moodhe spoke in favor of the motion.

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

2. Consideration of a Special Use for a Recreational Use in the Industrial District at 1425 Busch Parkway (Trustee Pike) (Staff Contact: Andrew Binder)

Petitioners were sworn in.

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

Com. Richards asked Binder about the prior use.

Binder said it is similar.

Minutes Acceptance: Minutes of Apr 19, 2023 7:30 PM (Approval of Minutes)

04/19/2023

Anderson, owner of 2 hours of freedom, provided additional information on the indoor playground they are proposing.

Com. Richards asked if there were any issues with the building owner.

The owner of the building said they have no issues with the special use being proposed and look forward to the new tenant.

Com. Moodhe asked if the Village had received any calls.

Binder said no calls.

Com. Moodhe asked if it is open house.

Anderson said yes.

Com. Moodhe asked if there are any interior changes that are being made.

The owner of the building said there are no interior changes and explained the structure of the building. He also spoke with the neighbor next-door.

Com. Moodhe asked when they feel it will be used most.

Anderson said probably a bit busier during the wintertime due to weather.

Com. Spunt spoke to Jumpzone.

The owner of the building explained the Jumpzone is currently storage.

Com. Spunt asked about the traffic flow.

The owner of the building explained the flow of traffic for drop off.

Com. Worlikar asked for more clarification on the drop off zone. What kind of zoning will the parking have?

The owner of the building said there is one parking spot for the drop zone.

Anderson spoke to supervision of children at all times. Not a long-time parking spot.

Com. Worlikar asked what was previously in that space and asked if anything would be harmful to children.

The owner of the building said no and went over past tenants.

Com. Spunt asked about designated areas for parents.

Com. Worlikar asked if they envision it will be busy in the summer.

Anderson spoke to the peak use but believes they will have a consistent.

The staff report was entered as exhibit one.

The petitioners thanked the commission for their time.

The public hearing closed at 7:56 PM

Com. Moodhe made a motion PZC moves to make a positive recommendation to the Village Board to allow a Special Use for a Recreational Use at 1425 Busch Parkway, subject to the following conditions:

1. *The Special Use is granted to 2 Hours of Freedom, LLC. to operate a Recreational Use at 1425 Busch Parkway, which shall not run with the land.*

04/19/2023

2. *The Special Use granted to the 2 Hours of Freedom, 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. Richards seconded the motion.

Com. Weinstein spoke in favor of the motion.

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

Regular Meeting

Other Matters for Discussion

Approval of Minutes

1. Planning and Zoning Commission - Regular Meeting - Apr 4, 2023 7:30 PM

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

Chairman's Report

Committee and Liaison Reports

Staff Report/Future Agenda Schedule

Purvis, Deputy Community Development Director, provided details on future agenda schedule items.

Public Comments and Questions

Adjournment

The meeting was adjourned at 8:05 PM

Action Items

Kelly Purvis

Minutes Acceptance: Minutes of Apr 19, 2023 7:30 PM (Approval of Minutes)

04/19/2023

APPROVED BY ME THIS 19th DAY OF April, 2023

Minutes Acceptance: Minutes of Apr 19, 2023 7:30 PM (Approval of Minutes)