

**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**

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**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.*

*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.*

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

## **Regular Meeting**

### **Other Matters for Discussion**

**Approval of Minutes**

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

|                 |                                              |
|-----------------|----------------------------------------------|
| <b>RESULT:</b>  | <b>ACCEPTED [5 TO 0]</b>                     |
| <b>AYES:</b>    | Moodhe, Weinstein, Richards, Worlikar, Davis |
| <b>ABSTAIN:</b> | Zill Khan, Amy Au                            |
| <b>ABSENT:</b>  | 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

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Kelly Purvis

APPROVED BY ME THIS 3rd DAY OF May, 2023