

**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, MARCH 6, 2024**

Call to Order

The meeting was called to order at 7:30 PM by Commissioner Kevin Richards

Public Hearings/Items For Consideration

1. Consideration of Multiple Variations to Title 14 (Sign Code) to Allow BMO Harris Bank to Replace a Wall Sign on the East Elevation of the Building at 500 W Half Day Road (Trustee Weidenfeld) (Staff Contact: Andrew Binder)

Binder, Associate Planner, provided a background on the subject property and the request.

Com. Worlikar asked if the new sign is a part of BMO Harris's new corporate standard.

Binder stated that he believes to be the case.

Bill Holly, Bright Light Sign Company, was sworn in as the Petitioner and gave an overview of the request. He indicated that the building does not have a freestanding sign or a tenant panel sign and this proposed sign along the east elevation will help with the identification of the business for cars traveling west along Half Day Road.

Com. Au asked about the size of the sign and if the new sign will be the same size as the existing "BMO" and logo.

Petitioner indicated that they are similar in size.

Com. Moodhe asked about the lumen output of the sign.

Petitioner indicated that he was unsure of the lumen output of the sign.

Com. Spunt asked about the shortened name of the business.

Petitioner indicated he wasn't sure why they were changing the name.

Com. Spunt asked about the location of the sign and its visibility.

Petitioner responded that they wanted to take advantage of the flat facia, and increase visibility from the shopping center.

The public hearing closed at 7:45 PM.

Commissioner Moodhe made a motion to make positive recommendation to the Village Board for approval of the variations to Title 14 (Sign Code) of the Village Code to allow more than two wall signs on the building, to allow a wall sign on the east elevation that does not face a public right-of-way, and to allow a wall sign larger in size than the wall sign over the primary entrance at the BMO Harris Bank located at 500 W Half Day Road subject to the following conditions:

1. *The wall sign 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. Spunt seconded the motion.

Com. Moodhe spoke in favor of the motion due to the east elevation being quite visible from the public ROW. He continued that this limitation should be changed when we update our sign code.

Com Worlikar spoke in favor of the motion and indicated that the sign variation is equivalent to and consistent with other sign variations we have granted and will help with the business's visibility.

Vice Chairman Richards spoke in favor of the motion as the request makes perfect sense. He indicated that it provides visibility for the business.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Moodhe, Spunt, Au, Richards, Worlikar, Davis, Saxena
ABSENT:	Mitchell Weinstein

Regular Meeting

Other Matters for Discussion

Approval of Minutes

1. Planning and Zoning Commission - Regular Meeting - Jan 17, 2024 7:30 PM

RESULT:	ACCEPTED [5 TO 0]
AYES:	Moodhe, Spunt, Richards, Davis, Saxena
ABSTAIN:	Amy Au, Neil Worlikar
ABSENT:	Mitchell Weinstein

Chairman's Report

None

Committee and Liaison Reports

Committee Liaison provided an update on the last Village Board Meeting.

Staff Report/Future Agenda Schedule

Staff provided information on the future agenda schedule and OMA compliance trainings.

Public Comments and Questions

None

Adjournment

The meeting was adjourned at 7:51 PM

03/6/2024

Kelly Purvis

APPROVED BY ME THIS 6th DAY OF March, 2024

Mitchell Weinstein, Commissioner