



AGENDA

PLANNING AND ZONING COMMISSION

Regular Meeting: July 17, 2024 at 7:30 PM

Jeffrey S. Braiman Council Chambers
Fifty Raupp Blvd, Buffalo Grove, IL 60089

1. Call to Order

2. Public Hearings/Items for Consideration

Public Comment is limited to items that are on the agenda for discussion. 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.

- A. Consideration of a Variation to the Fence Code pertaining to fences in residential districts for the purpose of installing a 4-foot fence that encroaches beyond the minimum required setback for a corner side yard fence along Avalon Drive at 2179 Avalon Drive. (Trustee Weidenfeld, Andrew Binder)
- B. Consideration of multiple variations to Title 14 (Sign Code) of the Village of Buffalo Grove Municipal Code to allow Wealth Financial Services and Tax Advisory to add wall signs on the east and west elevations of the building at 600 Buffalo Grove Road. (Trustee Weidenfeld, Andrew Binder)
- C. Consideration of multiple variations to Title 14 (Sign Code) of the Village of Buffalo Grove Municipal Code to allow the Silk Road International School to add two wall signs on the north elevation and one wall sign on the west elevation of the building at 1250 Radcliffe Road. (Trustee Weidenfeld, Andrew Binder)

3. Regular Meeting

- A. Other Matters for Discussion
- B. Approval of Minutes
- C. Chairperson's Report
- D. Committee and Liaison Reports
- E. Staff Report/Future Agenda Schedule
- F. **Public Comments and Questions**

All comments 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 and not on the regular agenda for discussion.

4. Adjournment

The Planning and Zoning Commission will make every effort to accommodate all items on the agenda by 10:30 P.M. The Commission 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 847-459-2500 to allow the Village to make reasonable accommodations for those persons.





AGENDA ITEM SUMMARY

PLANNING AND ZONING COMMISSION

Regular Meeting: July 17, 2024

AGENDA ITEM 2.A.

Consideration of a Variation to the Fence Code pertaining to fences in residential districts for the purpose of installing a 4-foot fence that encroaches beyond the minimum required setback for a corner side yard fence along Avalon Drive at 2179 Avalon Drive.

Contacts

Liaison: Trustee Weidenfeld

Staff: Andrew Binder

Staff Recommendation

Staff recommends approval.

Recommended Motion

The PZC moves to grant a variation to Section 15.20 of the Buffalo Grove Fence Code to allow the installation of a 4-foot fence that encroaches beyond the minimum required setback for a corner side yard fence along Avalon Drive at 2179 Avalon Drive, provided the fence shall be installed in accordance with the documents and plans submitted as part of this petition.

Summary

The Petitioner proposes replacing and installing a 4-foot open vinyl fence that encroaches into the minimum 4-foot corner side yard setback.

File Attachments

1. 2179 Avalon Dr - Staff Report
2. 2179 Avalon Dr - Plan Set





VILLAGE OF BUFFALO GROVE PLANNING & ZONING COMMISSION STAFF REPORT

Meeting Date:	July 17, 2024
Subject Property Location:	2179 Avalon Drive, Buffalo Grove, IL 60089
Petitioner:	John Hong, Property Owner
Prepared By:	Andrew Binder, Associate Planner
Request:	Variation to the Fence Code, Section 15.20.040, pertaining to fences in residential districts, for the purpose of installing a 4-foot fence that encroaches beyond the minimum required setback for a corner side yard fence along Avalon Drive
Existing Lane Use and Zoning:	The property is improved with a single-family home currently zoned R-4.
Comprehensive Plan	The Village Comprehensive Plan calls for this property and the immediate neighborhood to be detached single-family.

PROJECT BACKGROUND

The Petitioner proposes replacing and installing a 4-foot open vinyl fence that encroaches into the minimum 4-foot corner side yard setback, as shown in *Figure 1*.

PLANNING & ZONING ANALYSIS

- The subject property is a corner lot. The previous open-style fence was removed 4 years ago due to it being in disrepair, and the Petitioner is proposing to replace the fence.
- The 4-foot open vinyl fence marked in red in *Figure 1* requires a variation because the fence encroaches 2' into the required 4-foot setback for fences in the corner side yard. The fence will be 2' from the public sidewalk, which complies with the fence code regarding setbacks from a public sidewalk.

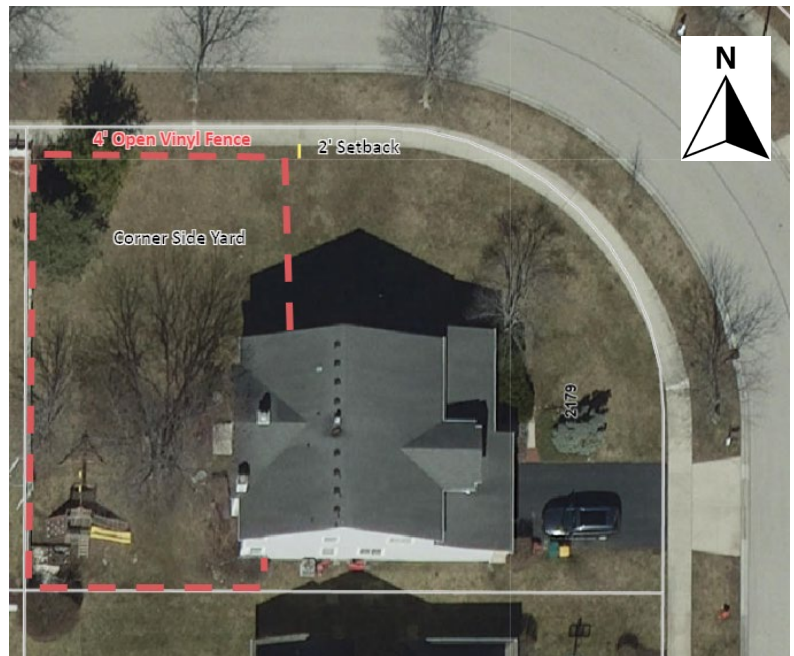


Figure 1: Subject Property

- In 1999, the previous owner was granted a variation for this property for a fence in the corner side yard, with the 4-foot fence being setback 2 feet from the property line.
- The proposed fence will align with the adjacent properties' fences along Avalon Drive to the west, *as shown in Figure 2*, and comply with all other fence code requirements.



Figure 2: Photo of Subject Property with Neighboring Property Fence to the West

VARIATIONS REQUESTED

1. A fence variation from Section **15.20.040.B** of the Buffalo Grove fence code, which states that *"Fences may be erected, placed and maintained on corner lots provided they maintain a minimum of four feet from the property line."*

DEPARTMENT REVIEWS

Village Department	Comments
Engineering	The Village Engineer has reviewed the proposed fence location and has no engineering or line of sight concerns or objections with the proposed location of this fence.

SURROUNDING PROPERTY OWNERS

Pursuant to Village Code, the contiguous property owners were notified, and a public hearing sign was posted on the subject property. The posting of the public hearing sign and the mailed notifications were completed within the prescribed timeframe as required. As of the date of this Staff Report, the Village has received one call from a neighboring property with general questions regarding the fence request.

STANDARDS

The Planning & Zoning Commission is authorized to grant variations to the Fence Code based on the following criteria:

1. The plight of the owner is due to unique circumstances;
2. The proposed variation will not alter the essential character of the neighborhood;
3. There are practical difficulties or particular hardships in carrying out the strict letter of this Chapter which difficulties or hardships have not been created by the person presently having an interest in the property; and,
4. The proposed variation will not be detrimental to the public health, safety and welfare.

The Petitioner has provided a written response to the variation standards included in this packet.

STAFF RECOMMENDATION

Village staff recommends approval of variation to allow the installation of a 4-foot fence that encroaches beyond the minimum required setback for a corner side yard fence along Avalon Drive at 2179 Avalon Drive, subject to the conditions in the *Suggested PZC Motion* below based on the following reasons:

- The proposed fence is replacing the previous fence in the same height, style and footprint.
- The proposed fence will align with the adjacent property fence and match the surrounding area's character.

SUGGESTED PZC MOTION

The PZC moves to grant a variation to Section 15.20 of the Buffalo Grove Fence Code to allow the installation of a 4-foot fence that encroaches beyond the minimum required setback for a corner side yard fence along Avalon Drive at 2179 Avalon Drive, provided the fence shall be installed in accordance with the documents and plans submitted as part of this petition.

ATTACHMENTS

- a. Letter to PZC
- b. Response to Variation Standards
- c. Plat of Survey with Proposed Fence (X-X-X)
- d. Photos of the Site
- e. 1999 Fence Variation Approval

To Whom It May Concern:

We are requesting to fix our old dilapidated wooden fence with new white vinyl picket fence.

My understanding is that there is a new ordinance in Buffalo Grove that fences for corner lots needs to be 4 feet from the sidewalk.

I knocked down the original fence during COVID because it was breaking down, without putting up the new fence and only now have the fence prices have come down enough for us to replace the fence.

We would like erect the fence back up because we now have a dog and my family of 5 would like to enjoy family time with her outside without having to put a leash on her every single time we are outside in our backyard.

For uniformity and to preserve the look, we would like to re-erect a fence that is similar to our back neighbor; same color (white), height (4 ft.), and material (Vinyl).

Our neighbor behind us currently has a fence that is 2 feet from the sidewalk and rectangular from the side of his house and wraps around to the other side.

We would like to mimic the simple yet elegant style and continue the rectangular style around our house also.

Under the current regulation, if we were to erect a fence that is 4 feet from the sidewalk, there would be a 2 feet gap where our back neighbor's fence meets ours. And this, we believe, would cause a very awkward look.

Please find attached the requested documents.

Sincerely,

John and Cathy Hong

#1

We are requesting to replace an old fence on our property. The house originally came with a wooden fence that slowly deteriorated and we are looking to replace it because we have kids and a dog.

I understand there is a new Buffalo Grove code that states that new fences should be 4 feet from the sidewalk. However, when we purchased the property, it came with the fence already only with 2 feet away from the sidewalk.

The old fence also had a zigzag pattern, the change we'd like to make is make it a simple rectangular design to emulate our back neighbor's fence style.

Old fence was not uniformed in height and design through-out, therefore it was not aesthetically pleasing and was subject due to weather and time, as all wooden fences are affected by, it was breaking down.

We are looking for a simple, clean look that is in uniform with our back neighbor's fence who already has a fence that is 4 feet high all around and rectangular around his yard and sits 2 feet from the sidewalk:

Similar square foot in fence area

Same height: 4 feet

Same material: vinyl

Same color: white

#2

Since there was already once a fence on our yard, we are not looking to change the aesthetics of the neighborhood.

In fact, we believe the new fence that will be made of high-grade vinyl, the same material and color as our connected back neighbor, will improve the look and the appeal of the neighborhood.

#3

We own a dog and have 3 children. My family would like to enjoy the backyard without constantly keeping her on a leash.

If we were to follow the strict letter of the current statute, there would be a 2 feet gap from where our fence meets our back-neighbor's fence, which is currently 2 feet from the sidewalk.

(please see attached a picture)

There are 2 reasons we are requesting a rectangular design:

The back neighbor currently has a rectangular design for his fence. We are trying to mimic the same design for uniformity, to look more pleasing for the neighborhood.

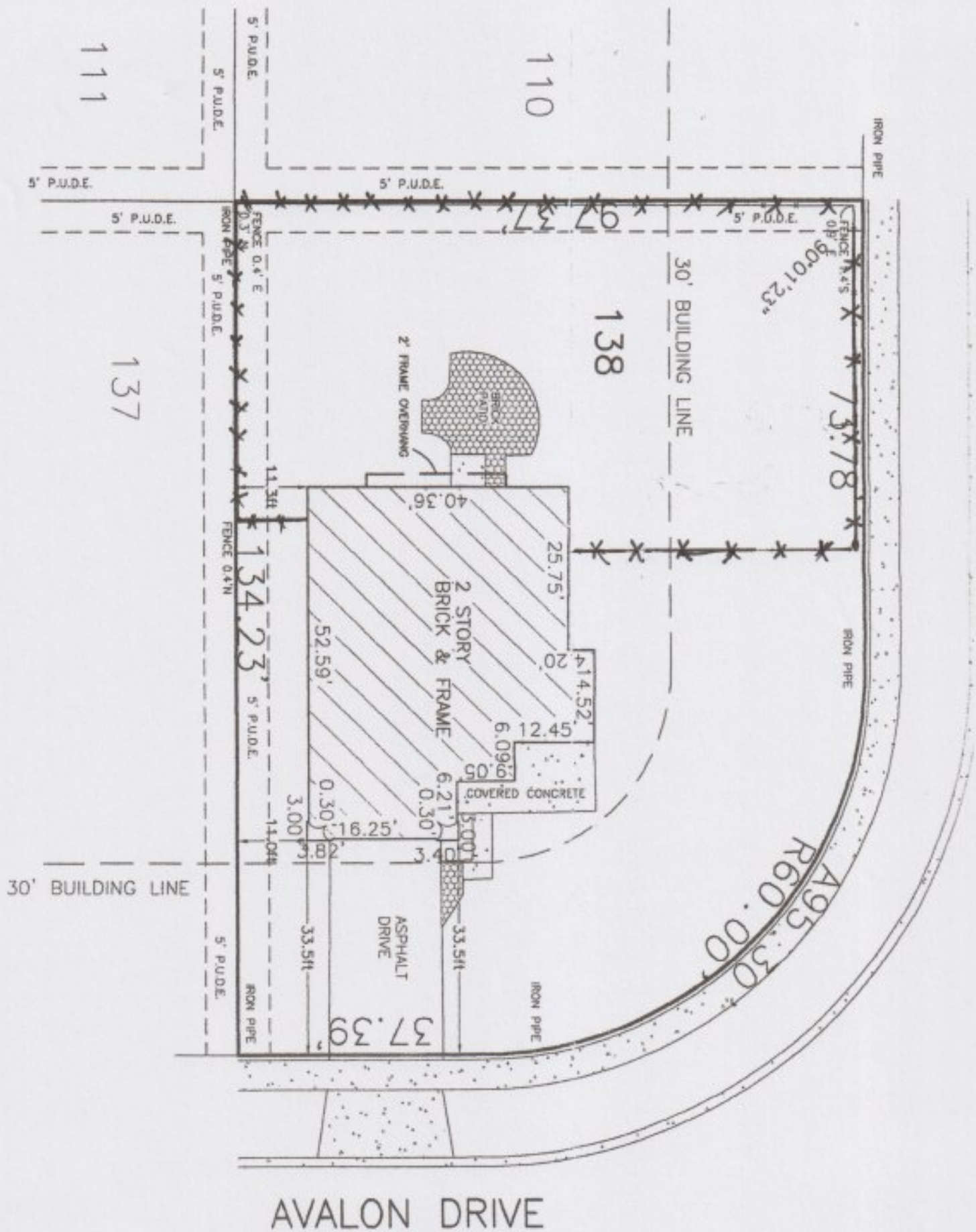
And 2nd reason is that having the current zig-zag design would make it unreasonably more expensive, up to \$4,000 additionally, due to the additional yardage of material, additional posts, and labor.

#4

We believe that the fence would not be a detriment to the public health safety and welfare of Buffalo Grove residents.

Originally, when we purchased this house, there were 3 large pine trees on the corner that looked great and helped with the privacy of our house. However, it blocked the view of cars driving around the corner and there were many incidences of children crossing streets, including my own, that had many near accidents. Therefore, my wife and I decided to remove the trees so everyone could see around the corner for better visibility and safety.

I would not put up a fence that would be at the expense of the public health safety and welfare of the neighborhood.



VILLAGE OF
BUFFALO GROVE

Fifty Raupp Blvd | Buffalo Grove, IL 60089-2139 | Phone 847-459-2530 | Fax 847-777-6046
www.vbg.org | permits@vbg.org



AFFIDAVIT OF COMPLIANCE

THIS FORM MUST BE SUBMITTED WITH THE PERMIT APPLICATION

Property Address: 2179 Avalon Dr

PLEASE INDICATE THE STYLE OF FENCE BEING INSTALLED (CHECK ONE):



I, Cathy Hong, certify that the fence being installed at the
property address listed above **matches** the style indicated and is 4 feet in height.

- I understand that the fence height is measured from the existing approved grade and includes all appurtenances and attachments to the fence.
- I further understand that if the installed fence **differs** from the type and height identified above and approved on the permit; I will be required to remove the fence, modify the fence, and/or reduce the height to a height allowed by code.

Print Name of Homeowner: Cathy Hong Date: 04/16/24

Phone: (773) 317-6996 Email: cyhmotheroftwins@gmail.com

Signature of Homeowner: Cathy Hong

124 Telluride Lane
Volo, Illinois 60020

PROPOSAL & CONTRACT GOLDEN FENCE, INC.

Residential • Commercial • Industrial

Free Estimates • Fully Insured

Bus: 847.740.9744 • Bus: 815.385.5664 • Bus: 224.251.9560

Email: admin@goldenfenceinc.com • www.goldenfenceinc.com

SALESPERSON

☐ Eric Aguilar, Sr.

224-629-1213

☐ Eric Aguilar, Jr.

847-668-4887

☒ Octavio Aguilar

224-321-6144

☐ Giovanni Aguilar

224-567-9192

J.U.L.I.E.

Ticket# _____

Mark By: _____

Foreman: _____

Date 4/5/24 Name Cathy H

Email cyhmotheroftwins@gmail.com

Address 2179 Avalon Dr

City Buffalo Grove

Zip 60089

CIRCLE ALL THAT APPLY

CUSTOMER MUST BE PRESENT FIRST DAY OF

INSTALLATION: ☐ YES ☐ NO

PLAN OF SURVEY:

☐ NEEDED ☐ NOT NEEDED

PERMIT:

GOLDEN FENCE OBTAINS FOR \$100 PER + PERMIT FEE

CUSTOMER TO OBTAIN ☒

☐ NOT NEEDED

HOMEOWNERS ASSOCIATION APPROVAL:

CUSTOMER TO OBTAIN ☒

☐ NOT NEEDED

FL 250' HGT. 4' CONCRETE SET 4x8x3'

END POST 4x4 LINE POST 4x4 CORNER POST 4x4

BOARD SIZE _____ TOE NAIL _____

TENSION WIRE _____ GUAGE _____ TOP RAIL _____ MID RAIL _____

☐ YES ☐ NO ☐ YES ☐ NO

SINGLE GATE(S) 2 DOUBLE GATE(S) _____

COLOR white GATE POST(S) 4x4

LEVEL ON TOP _____ FOLLOW GRADE ☒

TAKE DOWN 105' FT. SOIL ☒

HAUL AWAY 105' FT. HAUL AWAY _____

SOIL LEAVE ON SITE _____

TRIM BUSHES / BRANCHES _____

CUSTOMER: GOLDEN FENCE (EXTRA CHARGE)

PROJECT REQUIRES: _____

GENERATOR _____ ASPHALT BREAK _____

ROCK DRILL _____ WELDER _____

CORE DRILL _____ CHAINSAW/TRIMMING _____

DISPOST \$ _____ BALANCE \$ _____

HOW DID YOU HEAR ABOUT US? _____

Phone 224-317-6996

☐ Chain-Link ☐ Cedar Wood ☐ Steel ☐ Split Rail

☐ PVC / Vinyl ☐ Aluminum ☐ Treated Wood ☐ Other

FENCE LAYOUT and SPECIFICATIONS

Install 250' of 4' high of a picket white vinyl

w/ 4x4-post w/ 1 gate 48" wide (south side)

60" wide gate w/ Ball post caps w/ Pearly tip Pickets

3" wide gap + Pickets scalloped

Total Price - 10,000 + Permit Fee

=

POST MASTERS

☐ YES ☐ NO

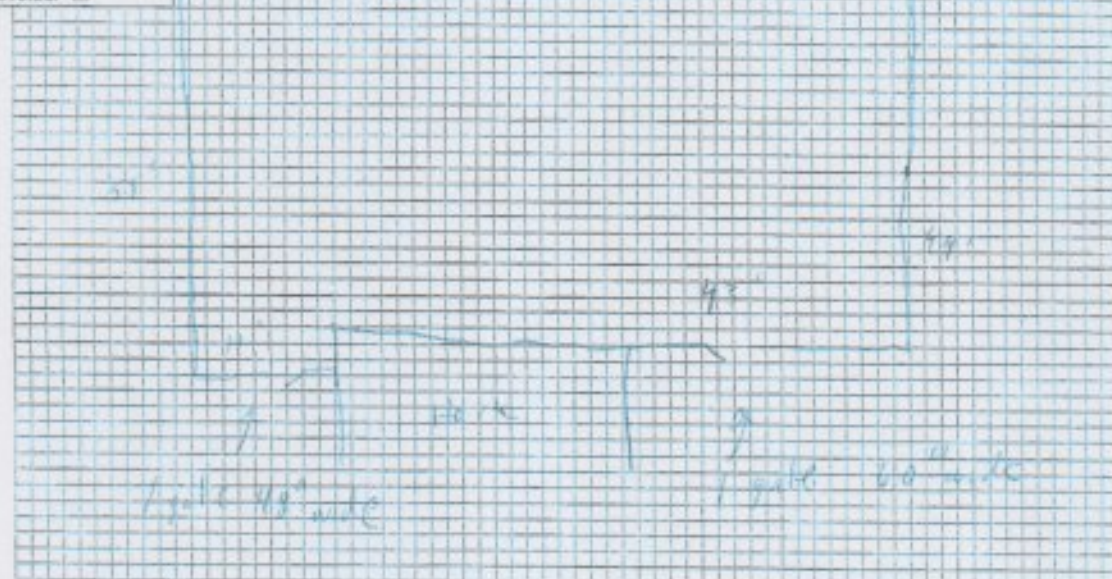
POST CAPS

☒ YES ☐ NO

GATE SWING

INSIDE: ☐

OUTSIDE: ☐



Fifty Percent (50%) of this contract price is due upon signing this contract, the remaining balance is due upon completion. Failure to comply with this paragraph will be deemed a breach of contract voiding all warranties and guarantees. A 1.5% interest will be added to the monthly balance until balance is paid in full. No materials will be ordered or job scheduled until a deposit is obtained. Work Delay - Time is not of the essence in completion; Time is not of the essence in completing installation of the new fence or in completing any work agreed to in this contract. Golden Fence Inc., will work diligently to ensure that the job contracted for is completed on time but makes no guarantees. No guarantees are made for completion/installation time because situations can occur from including but not limited to weather, nature, supply and material shortage, work strikes, and acts of God which result in work being stopped. CANCELLATION POLICY: You have three (3) days to cancel this contract after signing in which you can cancel for any reason and receive 100% of your deposit back and terminate this contract. After the three (3) day period has passed if you cancel this contract before work has started Golden Fence Inc., will charge twenty-five (25%) percent of the contract price. You may not cancel this contract once work has started, if you do, it will be considered a breach of contract. Golden Fence, Inc. is not responsible nor will be held responsible for private utilities or NON-J.U.L.I.E. related items such as, but not limited to, sprinkler systems, invisible fences, underground piping of any sort, etc.

THIS PROPOSAL IS VOID IF NOT ACCEPTED WITHIN 1 DAYS.

2% Fee For All Credit/Debit Card Transactions

ACCEPTANCE OF PROPOSAL

You are hereby authorized to furnish all materials and labor required to complete the work mentioned in the above proposal for which I agree to pay the amount mentioned in said proposal and in accordance with the terms thereof. I agree to pay all costs of collection including attorney fees and interest for sums which may become due under this contract.

Signature: _____

Respectfully submitted by: _____

Date: _____, 20____

Your signature confirms you have read both sides of this Contract and agree to the information presented.

WHITE COPY FOR

WHITE COPY FOR









TO: ZONING BOARD OF APPEALS COMMISSIONERS

FROM: Edward Schar
Director of Building & Zoning

DATE: April 2, 1999

DATE OF PUBLIC HEARING: Tuesday, April 20, 1999
7:30 P.M.- Council Chambers
Village Hall, 50 Raupp Boulevard

RE: 2179 Avalon Drive, Elliott and Laura Baretz
Fence Code, Section 15.20.040
Fence past building line along Avalon Drive

Zoning Board of Appeals will hold a Public Hearing at 7:30 P.M. on Tuesday, April 20, 1999 in the Council Chambers of the Village Hall, 50 Raupp Boulevard.

Request is being made by Elliott and Laura Baretz, 2179 Avalon Drive, for variance of Fence Code, Section 15.20.040, pertaining to Residential Districts, for the purpose of constructing a four foot (4') wood picket fence that would extend past the building line along Avalon Drive.

Legal Description:
LOT 138 IN MIRIELLE SUBDIVISION PHASE 2, BEING A SUBDIVISION OF PART OF BULLICK'S ACRES AND PART OF THE EAST 1/4 OF SECTION 21, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 14, 1995 AS DOCUMENT 3748373, IN LAKE COUNTY, ILLINOIS.

Village of Buffalo Grove, IL
Richard Heinrich, Chairman

Enclosed please find the documents and exhibits that have been submitted for the following variance:

Request is being made by Elliott and Laura Baretz, 2179 Avalon Drive, for variance of Fence Code, Section 15.20.040, pertaining to Residential Districts, for the purpose of constructing a four foot (4') wood picket fence that would extend past the building line along Avalon Drive.

Notice of this public hearing was published in the Buffalo Grove Herald on Friday, April 2, 1999.

Should you have any questions regarding this matter, please do not hesitate to contact me.

Sincerely,


Edward Schar, Director
Building & Zoning

ES/sb
attachments
April 2, 1999

VILLAGE OF BUFFALO GROVE



Department of Building & Zoning
Fifty Raupp Blvd.
Buffalo Grove, IL 60089-2196
Phone 847-459-2530
Fax 847-459-7944

Edward Schar, C.B.O.
Director

ZONING BOARD OF APPEALS

APPLICATION FOR ZONING VARIATION

EXHIBIT

C

APPLICANT Laura & Elliott Baretz

ADDRESS 2179 Avalon Dr., Buffalo Grove

TELEPHONE NUMBER 955-0178

ADDRESS OF SUBJECT PROPERTY 2179 Avalon Dr., Buffalo Grove

PROPERTY IS LOCATED IN THE R-4 SFD ZONING DISTRICT

LEGAL DESCRIPTION OF SUBJECT PROPERTY: Single family home
FENCE CODE

SECTION OF MUNICIPAL CODE FROM WHICH VARIANCE IS REQUESTED: 15.20.040

PURPOSE OF VARIANCE: to raise height of our fence on
a corner lot from 3' to 4' to maximize yard usage
and keep kids and pets inside fenced area

Applicant must submit a letter stating what the practical difficulties or particular hardships are in carrying out the strict letter of the Zoning Ordinance and describing the proposed work or change in use.

A plat of survey or plot plan, drawn to scale, must be attached hereto and made a part of this application.

Petitioner must submit proof of ownership such as a deed, title insurance policy, trust agreement, etc.

I (we) hereby certify that the legal title of the premises being the subject of this application is vested in ELLIOTT + LAURA BARETZ and that all statements contained in this application are true and correct. I (we) further understand that any misrepresentation in connection with this matter may result in a denial of the relief sought. Furthermore, I (we) have attached a list containing the names and addresses of all contiguous property owners if requesting a fence variation, OR a list of all property owners within two hundred fifty (250) feet in each direction of the subject property for all other variations; exclusive of public ways, as such are recorded in the Officer of the Recorder of Deeds of Cook County and/or Lake County.

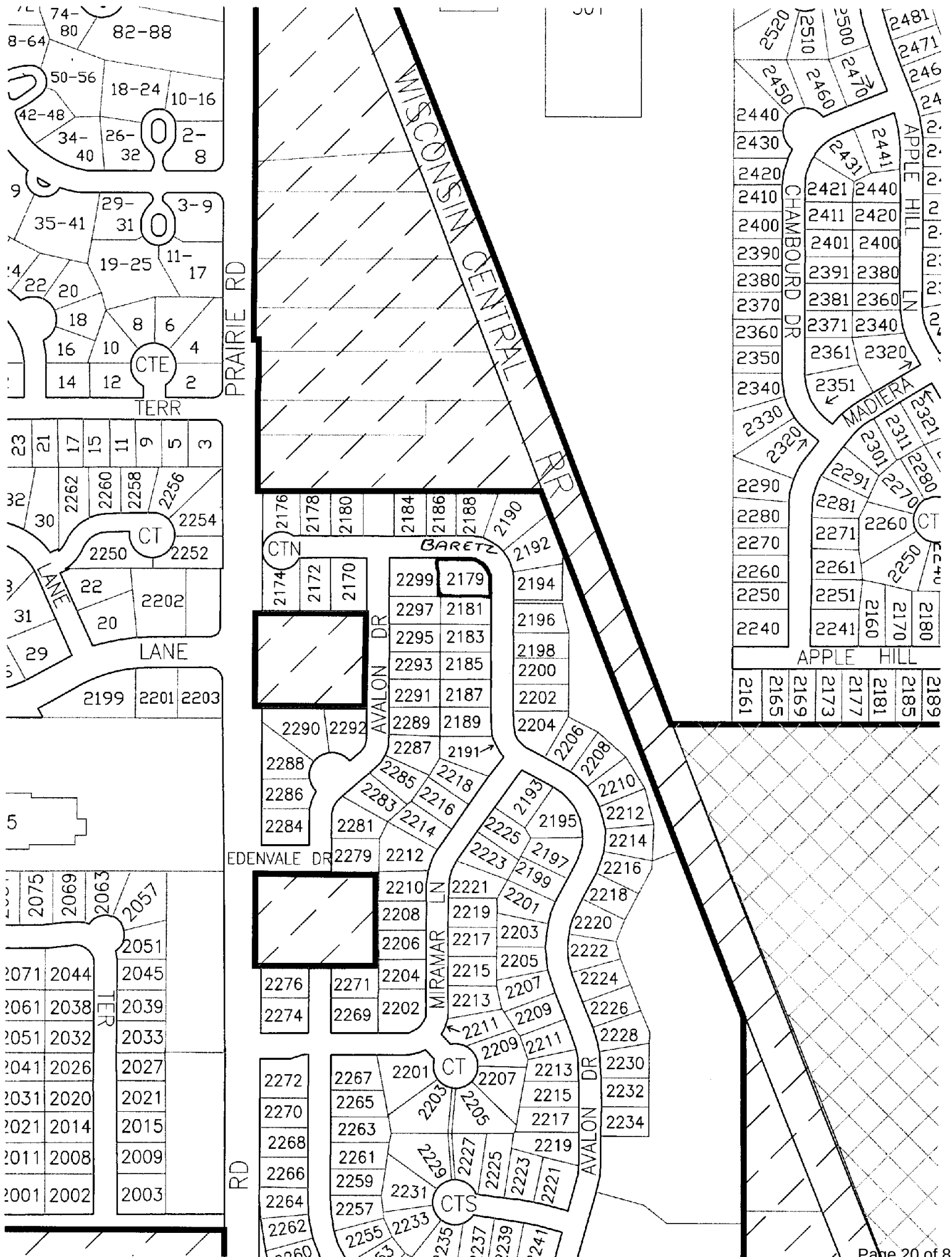
Laura M. Baretz
APPLICANT

OWNER, PARTNER IN TITLE, CORPORATE OFFICER,
BENEFICIARY OF TRUST AGENT
(Strike out all but applicable designation)

If signed by an Agent, a written instrument executed by the owner, establishing the agency, must accompany this application.

FILING FEE MUST ACCOMPANY THIS APPLICATION

FEE PAID \$ 55.00 RECEIPT NUMBER _____ DATE 2/25/99



TO: Edward Schar
Director of Building & Zoning

FROM: Richard K. Kuenkler
Village Engineer

Date: April 7, 1999

SUBJECT: 2170 AVALON DRIVE
LINE OF SIGHT

As you requested, we have reviewed the line of sight requirements at the subject location. There is no line of sight issue with this proposal insofar as the intersection is concerned.

There is no abutting driveway.

Please call if you have any questions.



Richard K. Kuenkler, P. E.

RKK/jm/dm09b

ZONING BOARD OF APPEALS

EXHIBIT G

WARRANTY DEED
JOINT TENANCY
ILLINOIS STATUTORY

Mail To:

Douglas A. Hansen
1603 Dornington Ave #1190
Evanston, IL 60201

4250494

Filed for Record in:
LAKE COUNTY, IL
MARY ELLEN VANDERVENTER - RECORDER
On Dec 03 1998
At 11:14am
Receipt #: 142788
Doc/Type: WD
Deputy - Cashier #4

Name and Address of Taxpayer:

Elliott J. Baretz

Laura M. Baretz

2179 Avalon Drive

Buffalo Grove, IL 60089

The Grantor(s) Pinnacle Corporation, an Illinois corporation a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of Ten and 00/100 DOLLARS, and pursuant to authority given by the Board of Trustees of said corporation, CONVEY(S) and WARRANT(S) to ELLIOTT J. BARETZ & LAURA M. BARETZ, Husband & wife not in Tenancy in Common, ^{NOT} but in Joint Tenancy with right of survivorship, the following real estate situated in the County of Lake, in the State of Illinois, to wit:

But as tenants by the entirety

LOT 138 IN MIRIELLE SUBDIVISION PHASE 2, BEING A SUBDIVISION OF PART OF BILICK'S ACRES AND PART OF THE EAST 1/2 OF SECTION 21, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED, NOVEMBER 14, 1995 AS DOCUMENT 3748373, IN LAKE COUNTY, ILLINOIS.

CHICAGO TITLE INSURANCE CO.

Subject to: General real estate taxes for the year 1998 and subsequent years, easements, conditions and restrictions of record.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in Tenancy in common, ^{NOT} but in Joint Tenancy forever.

Permanent Index Number(s): 15-21-216-006

Property Address: 2179 Avalon Drive, Buffalo Grove, IL 60089

Dated this 28th day of October 1998.

But as tenants by the entirety

Thomas E. Ryan, President

Therese R. Rooney, Secretary

*The Baretz Family
2179 Avalon Drive
Buffalo Grove, IL 60089
847-955-0178*

February 23, 1999

Zoning Board of Appeals
Village of Buffalo Grove
50 Raupp Blvd.
Buffalo Grove, IL 60089

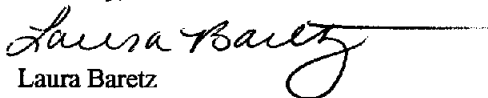
ZONING BOARD OF APPEALS
EXHIBIT D

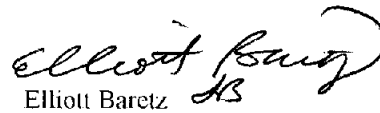
To Whom It May Concern:

Please accept this letter as a formal request for your consideration of a zoning variance. Specifically, we are asking for you to grant us permission to build a four foot, white picket fence around the back perimeter of our lot. For your convenience a plot layout has been attached to this correspondence. Our intended use of this fence is to keep our children and pets safe from the traffic in our development.

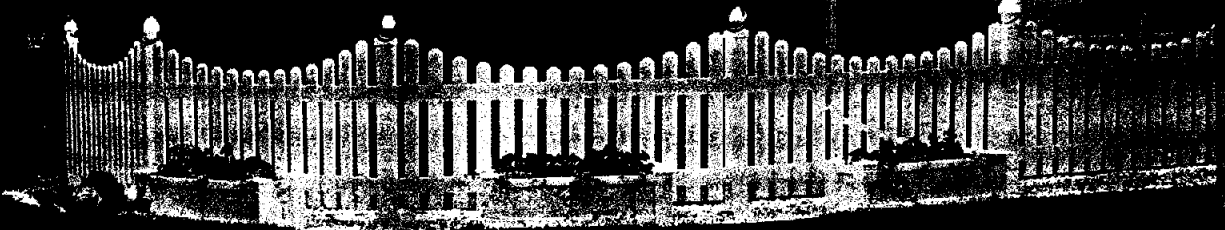
Please feel free to contact us with any questions. We look forward to hearing from you.

Sincerely,


Laura Baretz


Elliott Baretz *EB*

Enc., \$55.00 submission fee



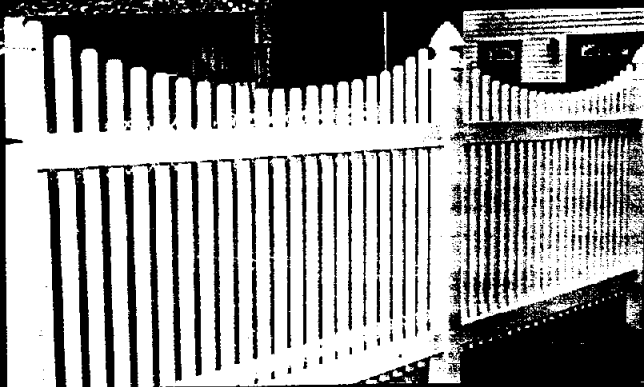
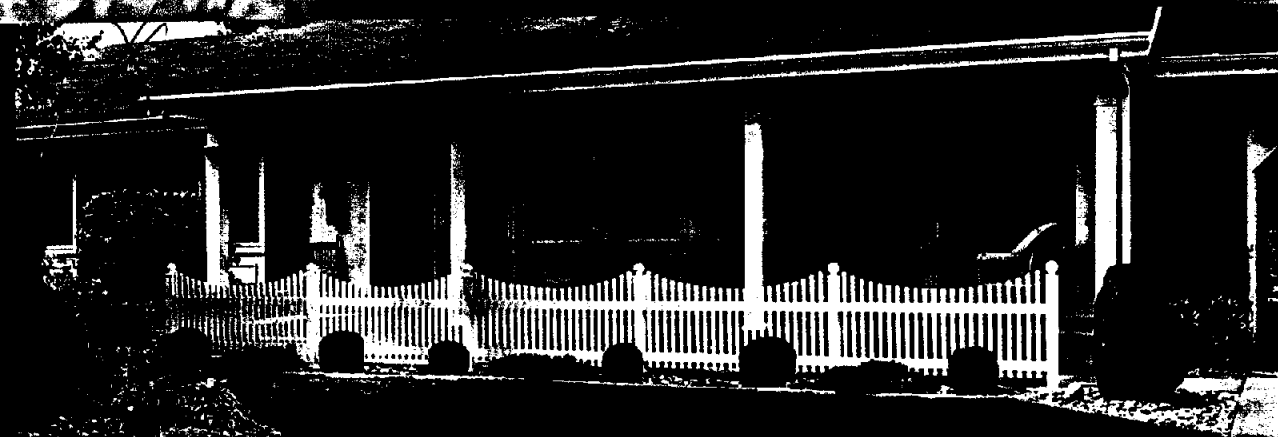
Concave Sterling

- 3" Wide Picket
- 6' Sections
- 1 1/4" Spacing Between Pickets
- Convex Gates Standard

2nd
Choice

→ Sterling

36", 42" or 48" Height



- Straight Also Available
- 1 1/2" Narrow Picket
- 1 1/4" Spacing Between Pickets
- 6' Sections
- Specify Gothic or Ball Cap
- Gothic Caps Standard
- Convex Gates Standard

*lifetime warranty
on color*

F.H.

ZONING BOARD OF APPEALS

EXHIBIT A

REC. AREA

1-2" MAPLE

5-6" JACK PINES

GRASSY

10-15' PINK BLOSSOM LILACS
1-15" NICKS COMPACT JASMINE

AGAVE + WEAT /
SPECIAL WEAT /
IN FUNCTIONAL
STREETS

4" FILIALS (ROUND)

BRONZE OVERLEAF

1-2" JAPANESE WHITE PINE
12-15" PEARL BEAM SUMMER
3-3" BURKING BUSH

3-15" KIM LILACS

6" FILIALS (ROUND)

WHITE PINKY PINKS (WOODEN)

PERENNIALS
1-15" PINK PINE 4'

10-24" JAPANESE SPREADING YEW
4-6" BROWN CORYMBOSUS
1-5" MAPLE PORTER GRASS
5-24" SPIKE (CORYMBOSUS)

ETC.

8 MISS KIM LILACS

8-15" PINKY PINKS

GRAVEL

3-20" OAKWOODS

SPARKS

SHEDS

RESIDENCE

PILINDA

CAN

P.S.

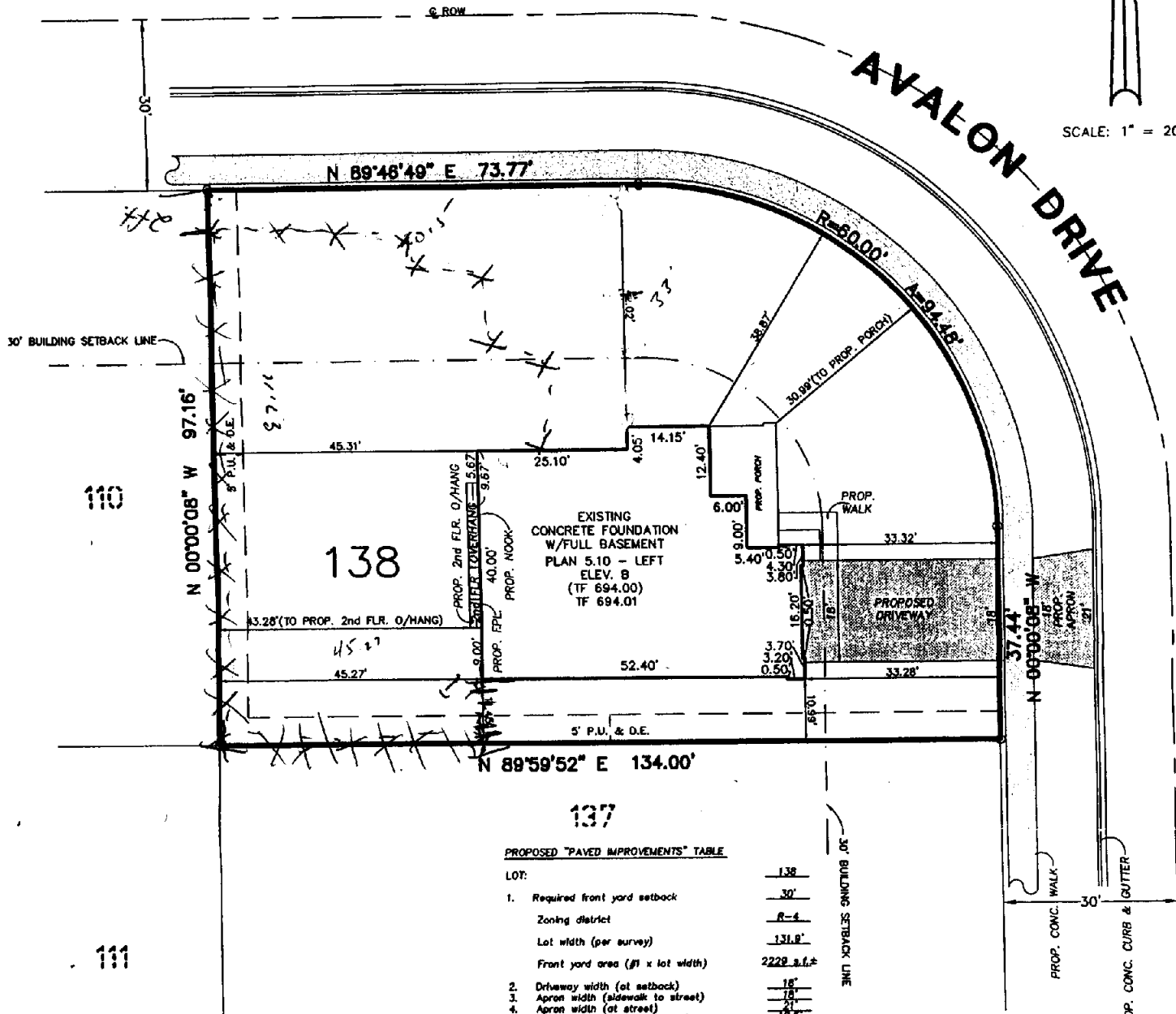
LOT	DRAWN BY	CHECKED BY
PERMIT	MEP	
ASBUILT	MEP	
FINAL		
UPDATES		

PLAT OF SURVEY

OF

Lot 138 in Mirielle Subdivision Phase 2, being a subdivision of part of the East Half of Section 21, Township 43 North, Range 11, East of the Third Principal Meridian, in the Village of Buffalo Grove, according to the Plat thereof recorded November 14, 1995 as Document Number 3748373, in Lake County, Illinois.

SCALE: 1" = 20.'



NOTES:

Proposed TF, proposed elevations, and garage handings were taken from "Proposed Improvements for Mirielle Subdivision - Phase 2" plans prepared by Manhard Consulting, Ltd. Dated 11/16/94, last revision dated 1/12/96.

COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCES AT ONCE.

Prepared for: TOWN & COUNTRY HOMES

Job No. 121-248-2

Top of Foundation Elevation= SEE PLAT

Address: 2179 AVALON DRIVE

ALL MEASUREMENTS TAKEN FROM CONCRETE FOUNDATION, EXCEPT AS NOTED. FOR BUILDING RESTRICTIONS AND EASEMENTS NOT SHOWN HEREON, REFER TO YOUR ABSTRACT, DEED, GUARANTEE POLICY, AND LOCAL ORDINANCES

NOTE: PROPOSED IMPROVEMENTS SHOWN HEREON PER CLIENT REQUEST.

○ IRON PIPE SET
● IRON PIPE FOUND
TF TOP OF FOUNDATION
(845.0) PROPOSED ELEVATION
845.0 EXISTING ELEVATION
P.U. & D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
GF GRADE AT FOUNDATION

MIDWEST TECHNICAL CONSULTANTS, INC.
LAND SURVEYORS
1832 CENTRE POINT DRIVE SUITE 106
NAPERVILLE, ILLINOIS 60563

TELEPHONE: (630) 505-0101
FACSIMILE (630) 505-0318



State of Illinois)
County of Du Page) S.S.

We, Midwest Technical Consultants, Inc., Illinois Professional Land Surveying Corporation No. 50, do hereby certify that the Plat shown hereon is a correct representation of a survey performed at and under our direction.

All dimensions shown in feet and decimal parts thereof.

Given under my hand and seal in Naperville, Illinois, this 27th day of May, 1998.

Bruce A. Bruckelmeyer
Bruce A. Bruckelmeyer, P.L.S. #2456
President

ZONING BOARD OF APPEALS

EXHIBIT A



AGENDA ITEM SUMMARY

PLANNING AND ZONING COMMISSION

Regular Meeting: July 17, 2024

AGENDA ITEM 2.B.

Consideration of multiple variations to Title 14 (Sign Code) of the Village of Buffalo Grove Municipal Code to allow Wealth Financial Services and Tax Advisory to add wall signs on the east and west elevations of the building at 600 Buffalo Grove Road.

Contacts

Liaison: Trustee Weidenfeld

Staff: Andrew Binder

Staff Recommendation

Staff recommends approval.

Recommended Motion

The PZC recommends approval of the following variations to Title 14 (Sign Code) of the Village of Buffalo Grove Municipal Code for Wealth Financial Services and Tax Advisory located at 600 Buffalo Grove Road:

1. A variation from Section 14.16. to allow more than one wall sign on the building;
2. A variation from Section 14.16. to allow each wall sign to be greater in area than the total permitted for all displays;
3. A variation from Section 14.16 to allow wall signage for an occupancy within another occupancy under separate ownership.

Subject to the following conditions:

1. The wall 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.

Summary

John Johnson from C. Johnson Sign Company, on behalf of Wealth Financial Services and Tax Advisory, is seeking multiple sign variations to add two wall signs on the east and west elevations of the existing office building located at 600 Buffalo Grove Road.

File Attachments

1. 600 Buffalo Grove Rd - Staff Report
2. 600 Buffalo Grove Rd - Plan Set
3. Ord. 1995-042





VILLAGE OF BUFFALO GROVE PLANNING & ZONING COMMISSION STAFF REPORT

Meeting Date:	July 17, 2024
Subject Property Location:	600 Buffalo Grove Road, Buffalo Grove, IL 60089
Petitioner:	John Johnson, C. Johnson Sign Co
Prepared By:	Andrew Binder, Associate Planner
Request:	The petitioner is seeking approval of multiple variations to Title 14 (Sign Code) of the Village of Buffalo Grove Municipal Code to allow Wealth Financial Services and Tax Advisory to add wall signs on the east and west elevations of the building at 600 Buffalo Grove Road
Existing Lane Use and Zoning:	The property is zoned O-R Office and Research District and is improved as a multi-tenant office building and a surface parking lot.
Comprehensive Plan:	The Village Comprehensive Plan calls for this property to be an office use.

PROJECT BACKGROUND

John Johnson from C. Johnson Sign Company, on behalf of Wealth Financial Services and Tax Advisory, is seeking multiple sign variations to add two wall signs on the east and west elevations of the existing office building located at 600 Buffalo Grove Road, as shown in Figure 1.

The subject property was previously granted sign variations for wall signs in the same locations; 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. Variances are needed for the proposed signage due to exceeding the allowed number and area for wall signs and being a sign for an occupancy within another occupancy under separate ownership.

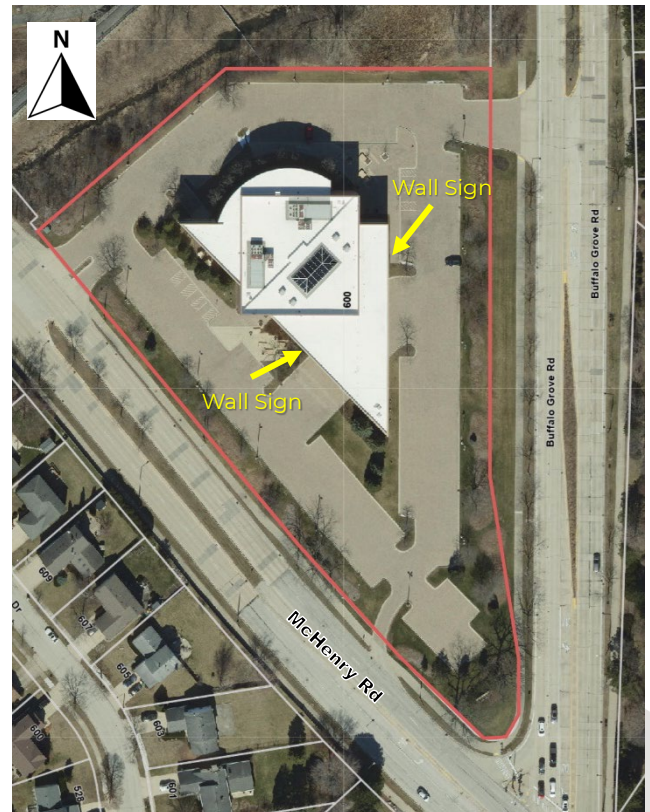


Figure 1: Subject Property with Proposed Signs

The following report summarizes the petitioner's requests. This requests do not include any other changes to the site or its use.

SITE HISTORY - SIGNAGE

- In 1995, Indeck Entergy Services was granted a variation for allowing more than one wall sign for each occupancy on the property for walls signs on the east and west elevations (four signs in total). The 'American Enterprise Bank' signs were approx. 28 sqft each in size on each elevation, as shown in Figure 2. The 1995 variations also allowed for three free-standing signs to be installed on the site. Only one of the three signs remains on the site today.



Figure 2: Subject Building with Previous American Enterprise Bank Wall Signs

PLANNING & ZONING ANALYSIS

- The proposed wall sign will be a backlit or halo-lit channel letter wall sign covering an approximate area of 50.3 square feet, as shown in Figure 3.
- According to the Village's Sign code in the O&R District, only one identification sign is allowed for each developed parcel, and it should not exceed thirty-two square feet in area for all displays. The existing 'Indeck' wall signs and the proposed 'Wealth Financial Services and Tax Advisory' wall signs have a combined sign area of 226.6 square feet, which is approx. 44 sqft more than the previous signage on the building. The proposed sign exceeds the allowable limit (both in number and square footage), so variations are required.



Figure 3: Proposed Signs

- The Sign Code in the O&R District states that any occupancy within another occupancy under separate ownership is not allowed to have any ground or wall sign. Since Wealth Financial Services and Tax Advisory will be a separate tenant within the building, owned by Indeck, a variation is necessary for this requirement as well.
- Wealth Financial Services and Tax Advisory will not occupy or install any ground signs on the property.

Location

- One sign will be placed on the east elevation facing Buffalo Grove Road, and another sign on the west elevation facing McHenry Road.
- As previously indicated only one wall sign is permitted for the property. The Petitioner is seeking a variation for the number of wall signs since the proposed signs would be the third and fourth wall signs for the building, while the existing 'Indeck' signs will remain on the building.

DEPARTMENT REVIEWS

Village Department	Comments
Building	The Village's Building Staff has reviewed the proposed signage and has no issues or concerns.

SURROUNDING PROPERTY OWNERS

Pursuant to Village Code, the contiguous property owners were notified, and a public hearing sign was posted on the subject property. The posting of the public hearing sign and the mailed notifications were completed within the prescribed timeframe as required. As of the date of this Staff Report, the Village has received one phone call with general questions regarding the sign variation requests.

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:

- Similar wall signs were previously installed in a similar location in 1995;
- The property is unique as it has frontage along two streets;
- The proposed signs are minimal compared to the size of the building;
- The proposed signs are an improvement to the building and will provide appropriate identification of the new business.

SUGGESTED PZC MOTION

The PZC recommends approval of the following variations to Title 14 (Sign Code) of the Village of Buffalo Grove Municipal Code for Wealth Financial Services and Tax Advisory located at 600 Buffalo Grove Road:

1. *A variation from Section 14.16. to allow more than one wall sign on the building;*
2. *A variation from Section 14.16. to allow each wall sign to be greater in area than the total permitted for all displays;*
3. *A variation from Section 14.16 to allow wall signage for an occupancy within another occupancy under separate ownership.*

Subject to the following conditions:

1. *The wall 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

- a. Letter to PZC
- b. Response to Variation Standards
- c. Sign Plans with Site Plan
- d. Ord. 1995-042

June 5, 2024

Planning and Zoning Commission
Village of Buffalo Grove
50 Raupp Blvd.
Buffalo Grove, IL 60089

Re: 600 McHenry Road

We are requesting two sets of individual letter sets for two frontages. The total Sq. Ft. of each sign is 50.3 Sq. Ft.

The letters are 3" deep x 16.5 " high with 20" x 20" logo and are constructed of Stainless Steel with LED's for back lighting for a halo effect to match INDECK letters that are backlighted.

One set of letters would be on the McHenry frontage and the other set would be on the Buffalo Grove Road side.

John C. Johnson
C. Johnson Sign Co.



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: Yes Business needs the signage for clients to find the business off two busy street frontages.

2. The granting of the requested variance would not be materially detrimental to the property owners in the vicinity; and
Response: No

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

4. The granting of the variance will not be contrary to the purpose of this Title pursuant to Section 14.04.020.
Response: No It's just that the name of the company is longer then must companies needing the additional 18.3 Sq ft over the 32 Sq ft that is allowed and has need for two frontages.

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 petitioner feels that the sign being constructed out of stainless steel and being backlighted to match the existing signage on the building, will give it a elegant look for the future.
2. The entire site has been or will be particularly well landscaped.
Response: The site is currently landscaped

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

50.3 SQ.FT.

SOUTH ELEVATION UP CLOSE
D-3. 21" ILLUMINATED CHANNEL LOGO; 16.5" BACK LIT STAINLESS STEEL



CUSTOMER: _____

WEALTH FINANCIAL

JOB LOCATION: _____

600 MCHENRY

PROJECT/JOB #: _____

#20251

DATE: _____

08/17/2023

REVISIONS: _____

1. 08/28/2023

2. 03/28/2024

3. 04/03/2024

4.

5.

SCALE: _____

N/A

APPROVED BY: _____

DATE: _____



CUSTOMER:

WEALTH FINANCIAL

JOB LOCATION:

600 MCHENRY

PROJECT/JOB #:

#20251

DATE:

08/17/2023

REVISIONS:

1. 08/28/2023

2. 03/28/2024

3. 04/03/2024

4.

5.

SCALE:

N/A

THIS ARTWORK IS THE PROPERTY OF C. JOHNSON SIGN CO.

AND IS NOT TO BE REPRODUCED WITH OUT THE

PERMISSION OF C. JOHNSON SIGN CO.

Page 36 of 83

SOUTH ELEVATION FARTHER BACK



INDECK

Wealth Financial Services & Tax Advisory



APPROVED BY: _____

DATE: _____

50.3 SQ.FT.
NORTH ELEVATION FARTHER BACK



C. JOHNSON *Sign* **CO.**
A Full Service Sign Company Since 1933

9615 WAVELAND AVE. FRANKLIN PARK, IL 60131
P 847.678.2092 F 847.671.1599
MONDAY - FRIDAY 8:00 AM - 4:30 PM
www.cjohnsonsignco.com



CUSTOMER:

WEALTH FINANCIAL

JOB LOCATION:

600 MCHENRY

PROJECT/JOB #:

#20251

DATE:

08/17/2023

REVISIONS:

1. 08/28/2023
2. 03/28/2024
3. 04/03/2024
- 4.
- 5.

SCALE:

N/A

THIS ARTWORK IS THE PROPERTY OF C. JOHNSON SIGN CO.
AND IS NOT TO BE REPRODUCED WITHOUT THE
PERMISSION OF C. JOHNSON SIGN CO.

APPROVED BY: _____

DATE: _____

21" x 21" Logo; 16.5" Letters; 34.4' running length; total 50.3 S.F.

D-3. 21" ILLUMINATED CHANNEL LOGO; 16.5" BACK LIT STAINLESS STEEL

Far Reading



C. JOHNSON *Sign* **CO.**

A Full Service Sign Company Since 1933

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P 847.678.2092 F 847.671.1599

MONDAY - FRIDAY 8:00 AM - 4:30 PM

www.cjohnsonsignco.com



CUSTOMER:

WEALTH FINANCIAL

JOB LOCATION:

600 MCHENRY

PROJECT/JOB #:

#20251

DATE:

08/17/2023

REVISIONS:

1. 08/28/2023

2. 03/28/2024

3. 04/03/2024

4.

5.

SCALE:

N/A

APPROVED BY: _____

DATE: _____

THIS ARTWORK IS THE PROPERTY OF C. JOHNSON SIGN CO.
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C. JOHNSON *Sign* **CO.**

A Full Service Sign Company Since 1933

9615 WAVELAND AVE. FRANKLIN PARK, IL 60131

P 847.678.2092 F 847.671.1599

MONDAY - FRIDAY 8:00 AM - 4:30 PM •

www.cjohnsonsignco.com



CUSTOMER:

WEALTH FINANCIAL

JOB LOCATION:

600 MCHENRY

83 1/2 MCHENRY

PROJECT/JOB #:

#20251

DATE:

08/17/2023

REVISIONS:

1. 08/28/2023

2. 03/28/2024

3. 04/03/2024

4.

5.

SCALE:

N/A

APPROVED BY: _____

DATE: _____

THIS ARTWORK IS THE PROPERTY OF C. JOHNSON SIGN CO.
AND IS NOT TO BE REPRODUCED WITH OUT THE
PERMISSION OF C. JOHNSON SIGN CO.

ORDINANCE NO. 95- 42

GRANTING A VARIANCE FROM SECTION
14.20.020 OF THE BUFFALO GROVE SIGN ORDINANCE

WHEREAS, the Village of Buffalo Grove is a Home Rule Unit pursuant to the Illinois Constitution of 1970; and

WHEREAS, INDECK ENERGY SERVICES, INC., the Owner of the hereinafter legally described real property located on the northwest corner of Buffalo Grove Road and Route 83, Buffalo Grove, Illinois, has requested a variation from Section 14.20.020 of the Buffalo Grove Sign Ordinance relative to the requirement of not allowing more than one wall sign for each occupancy within a developed parcel, and the requirement that restricts ground signs in Office and Research Districts to a maximum size of thirty-two (32) square feet, and prohibits grounds signs from being located within the required setback lines; and,

WHEREAS, the Zoning Board of Appeals has held a public hearing, received testimony, prepared minutes, made certain findings, and has made an affirmative recommendation on said request for variation; and

WHEREAS, the Corporate Authorities of the Village of Buffalo Grove hereby determine and find that said variation is in harmony with the general purpose and intent of the Sign Ordinance, and that (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;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BUFFALO GROVE, COOK AND LAKE COUNTIES, ILLINOIS, as follows:

Section 1. The preceding WHEREAS clauses are hereby adopted by the Corporate Authorities.

Section 2. A variation is hereby granted to Section 14.20.020 of the Village Sign Code Ordinance to the following legally described real property:

See Exhibit "A" attached hereto and made a part hereof.

The specific variations are to permit the installation of four (4) wall signs: one "INDECK" sign over each of the two main entrances and one "AMERICAN ENTERPRISE BANK" wall sign will be located to the right of each of the two main entrances. Two ground signs that exceed the thirty-two (32) square feet sign area requirement, will be located within the setback areas on Buffalo Grove Road and Route 83. There will also be a single-faced bank identification sign at the corner of the site.

This variation is conditioned upon the signs being constructed in compliance with the plans and exhibits submitted to and approved by the Village.

Section 3. This Ordinance shall be in effect from and after its passage and approval. This Ordinance shall not be codified.

AYES: 6 - Marienthal, Reid, Rubin, Braiman, Hendricks, Glover

NAYES: 0 - None

ABSENT: 0 - None

PASSED: May 1, 1995

APPROVED: May 1, 1995

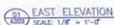
APPROVED:



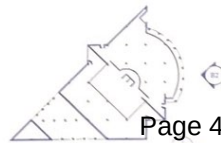
Village President

ATTEST:

Janet M. Snabian
Village Clerk



NOTE:
ALL SIGNAGE TO BE FRAMED IN BRONZE, INDIVIDUAL MOUNTED, AND BACKLIT





STONE 1-1	DIENY'S RED FACE STONE	GLASS 1-1	1" MOLLUSK
	NATURAL, ROUNDED FACE		COLOR: BLUE WHITE
	COLOR: TAN BEIGE TO GRAY BEIGE		
STONE 1-2	MINNESOTA NORTHERN BUFF STONE	GLASS 1-1	1" MOLLUSK
	HONEY FINISH		COLOR: CLEAR GLASS
	COLOR: YELLOW BEIGE		
STONE 1-3	MINNESOTA NORTHERN BUFF STONE	GLASS 1-1	1" MOLLUSK
	ROUND FACE FINISH		COLOR: REFLECTIVE BLUE
	COLOR: YELLOW		
STONE 1-1	GRANITE	GLASS 1-1	1 1/4" SHAPED GLASS
	THERMAL FINISH		COLOR: REFLECTIVE BLUE
	COLOR: BEIGE		
STONE 1-1	GRANITE		
	HONEY FINISH		





AGENDA ITEM SUMMARY

PLANNING AND ZONING COMMISSION

Regular Meeting: July 17, 2024

AGENDA ITEM 2.C.

Consideration of multiple variations to Title 14 (Sign Code) of the Village of Buffalo Grove Municipal Code to allow the Silk Road International School to add two wall signs on the north elevation and one wall sign on the west elevation of the building at 1250 Radcliffe Road.

Contacts

Liaison: Trustee Weidenfeld

Staff: Andrew Binder

Staff Recommendation

Staff recommends approval.

Recommended Motion

The PZC recommends approval of the following variations to Title 14 (Sign Code) of the Village of Buffalo Grove Municipal Code for Silk Road International School located at 1250 Radcliffe Road:

1. A variation from Section 14.16. to allow wall signs on the North and West Elevations that exceed the number of signs allowed;
2. A variation from Section 14.16. to allow three wall signs that exceed the allowable square footage for all signs on the property.

Subject to the following conditions:

1. The wall signs shall be maintained 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.

Summary

Medetbek Begmatov, the owner of the property and petitioner for Silk Road International School, is seeking approval for multiple sign variations for adding two wall signs on the north side and one wall sign on the west side of the school building, at 1250 Radcliffe Road.

File Attachments

1. 1250 Radcliffe Rd - Staff Report

2. 1250 Radcliffe Rd - Plan Set
3. Ord. 2008-014
4. Ord. 2008-053





VILLAGE OF BUFFALO GROVE PLANNING & ZONING COMMISSION STAFF REPORT

Meeting Date:	July 17, 2024
Subject Property Location:	1250 Radcliffe Road, Buffalo Grove, IL 60089
Petitioner:	Medetbek Begmatov, Owner
Prepared By:	Andrew Binder, Associate Planner
Request:	The petitioner is seeking approval of multiple variations to Title 14 (Sign Code) of the Village of Buffalo Grove Municipal Code to allow the Silk Road International School to add two wall signs on the north elevation and one wall sign on the west elevation of the building at 1250 Radcliffe Road.
Existing Lane Use and Zoning:	The property is zoned R-5 One Family Dwelling District and is improved as a school building with a surface parking lot.
Comprehensive Plan:	The Village Comprehensive Plan calls for this property to be a public/semi-public use.

PROJECT BACKGROUND

Medetbek Begmatov, the owner of the property and petitioner for Silk Road International School, is seeking approval for multiple sign variations for adding two wall signs on the north side and one wall sign on the west side of the school building, at 1250 Radcliffe Road, *as shown in Figure 1.*

The petitioner installed the signs without a building permit and is now requesting variations from the Sign Code to allow the signage to remain. If the variation is granted, a building permit application will be required and Staff review and inspection of the signs will be required as a condition of approval.

Although the property had previously been granted sign variations for two wall signs in the same locations as the proposed signs on the Wall Sign #2 locations, the Village's Sign Code (14.40.010-E) stipulates that when a sign approved by a variation is removed, replaced, or structurally altered, the replacement sign must conform to the Village's Sign Code requirements or a new variation is required. Since the wall signs exceed the

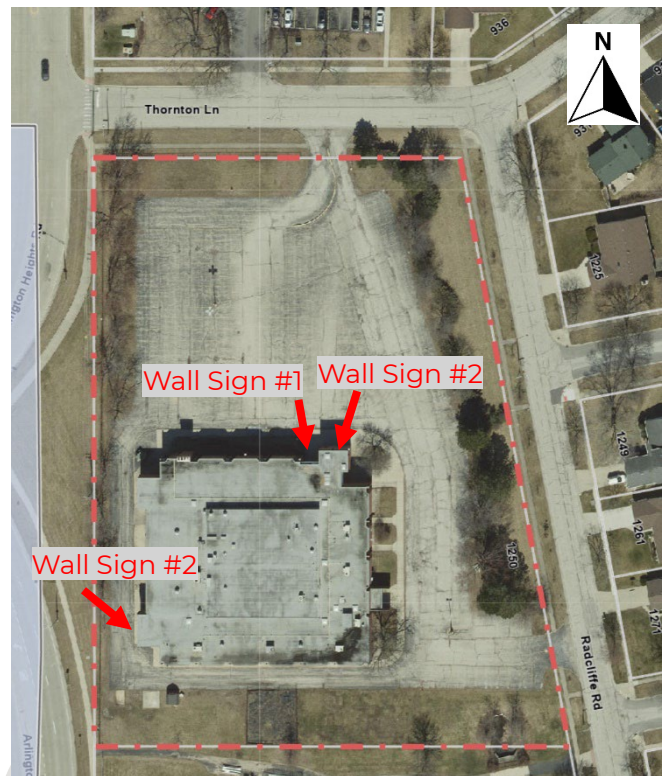


Figure 1: Subject Property with Proposed Signs

number of allowed wall signs and signage area for a nonresidential use in a residentially zoned district, variations are necessary for each sign.

The following report summarizes the petitioner's requests. This request does not propose any other changes to the site or its use.

Site History – Signage

- In 2008, Lord's Love Community Church was granted a variation for a wall sign on the west elevation that for a sign that was 34 square feet in area.
- In 2008, Little University was granted a variation for an additional wall sign on the west elevation that exceeds the number of signs allowed and the allowable square footage by 40 square feet.

PLANNING & ZONING ANALYSIS

Location & Number of Signs

- Two wall signs have been placed on the north side facing Thorton Lane. Both Wall Sign #1 and Wall Sign #2 are on the north side, *as illustrated in Figure 2 and Figure 3.*
- One wall sign, Wall Sign #2, is located on the west side facing Arlington Heights Road, in the same location as the previous wall sign on the building.
- As per the Village Sign Code, only one sign is permitted for nonresidential uses in a residential zoning district.

Sign Area & Design

- The maximum sign area permitted for nonresidential uses in the residential districts is 16 square feet. The total area of all three proposed wall signs is approx. 60.9 square feet in sign area, which exceeds the allowable amount by approx. 44.9 square feet.
- The proposed signs are not illuminated and are installed flat against the exterior walls of the building.
- The proposed wall signs meet all of the other wall sign requirements.



Figure 2: Wall Sign #1



Figure 3: Wall Sign #2

DEPARTMENT REVIEWS

Village Department	Comments
Building	The Village's Building Staff has reviewed the proposed signage and has no issues or concerns.

SURROUNDING PROPERTY OWNERS

Pursuant to Village Code, the contiguous property owners were notified, and a public hearing sign was posted on the subject property. The posting of the public hearing sign and the mailed notifications were completed within the prescribed timeframe as required. As of the date of this Staff Report, the Village has received one email from a neighboring property with general questions regarding the sign variation requests.

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:

- Similar wall signs were previously installed in similar locations from 2004 until they were removed with the change of ownership;
- The property is unique as it has frontage along three streets;
- Silk Road International School is a newly established educational establishment in Buffalo Grove. The proposed signs are an improvement to the building and will provide appropriate identification of the school;

- The proposed signs are not illuminated and do not face the residential properties.

SUGGESTED PZC MOTION

The PZC recommends approval of the following variations to Title 14 (Sign Code) of the Village of Buffalo Grove Municipal Code for Silk Road International School located at 1250 Radcliffe Road:

1. *A variation from Section 14.16. to allow wall signs on the North and West Elevations that exceed the number of signs allowed;*
2. *A variation from Section 14.16. to allow three wall signs that exceed the allowable square footage for all signs on the property.*

Subject to the following conditions:

1. *The wall signs shall be maintained 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

- a. Letter to PZC
- b. Response to Variation Standards
- c. Sign Plans with Site Plan
- d. Ord. 2008-014
- e. Ord. 2008-053



Silk Road International School

Medetbek Begmatov
1250 Radcliffe rd
Buffalo Grove, IL 60089
Phone: 6302917684

Narrative to the Planning & Zoning Commission
Request for Sign Variation

Dear Members of the Planning & Zoning Commission,

I am writing to submit a request for a sign variation for our property located at 1250 Radcliffe Rd, Buffalo Grove, IL. This property, uniquely situated at the juncture of three streets, requires adequate signage to ensure it is easily visible and accessible from all surrounding roads.

Property Location and Configuration:

Our building is centrally located in the midst of three converging streets, which naturally presents a unique challenge for visibility. The strategic positioning, while advantageous for accessibility, necessitates multiple signs to guide visitors effectively from each approach.

Signage Needs:

The nature of our location makes it imperative for signs to face each street, ensuring that whether one is approaching from the north, south, or west, the building is clearly marked and easy to identify. This is not merely a preference but a necessity to avoid confusion and ensure the safety of those trying to locate our establishment among the bustling street layout.

Historical Precedence and Continuity:

We have maintained the same sign dimensions as utilized by the previous property owner, adhering to a previously established standard that was deemed appropriate for the building's needs and its context within the community. This decision was also aligned with the conditions under which we applied for and were granted a special use permit. Our current request seeks to continue using these established sign sizes but in a slightly varied configuration to enhance visibility from all directions.

Rationale for Variation Request:

Our request for a sign variation stems from a practical business need and a commitment to community safety. Enhanced signage will not only aid in directing traffic effectively but will also minimize the potential for roadside confusion that can lead to accidents or congestion. Furthermore, by maintaining the signage scale set by the previous owner, we ensure that the aesthetic and visual impacts remain consistent with community standards.

Conclusion:

We believe that the requested sign variations are reasonable and necessary given the unique geographical placement of our property and our commitment to public safety and convenience. We respectfully request the Commission's approval of our sign variation, which will allow us to serve our visitors and the community at large more effectively.

Thank you for considering our request. We are committed to working cooperatively with the Commission to meet the established guidelines and appreciate any feedback or requirements you may suggest.

Sincerely,
Medetbek Begmatov



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: We re-used sign sizes that were up by previous owners and we agreed to it when we applied for special use permit in 2023

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

Response: No negative impact, reused same sign that was used by previous owners.

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

Response: Building has 3 streets and we would like to be visible

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

Response: we want building to be visible and easy to find

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: Sign matches our standard and design.

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

Response: It will be well landscaped

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

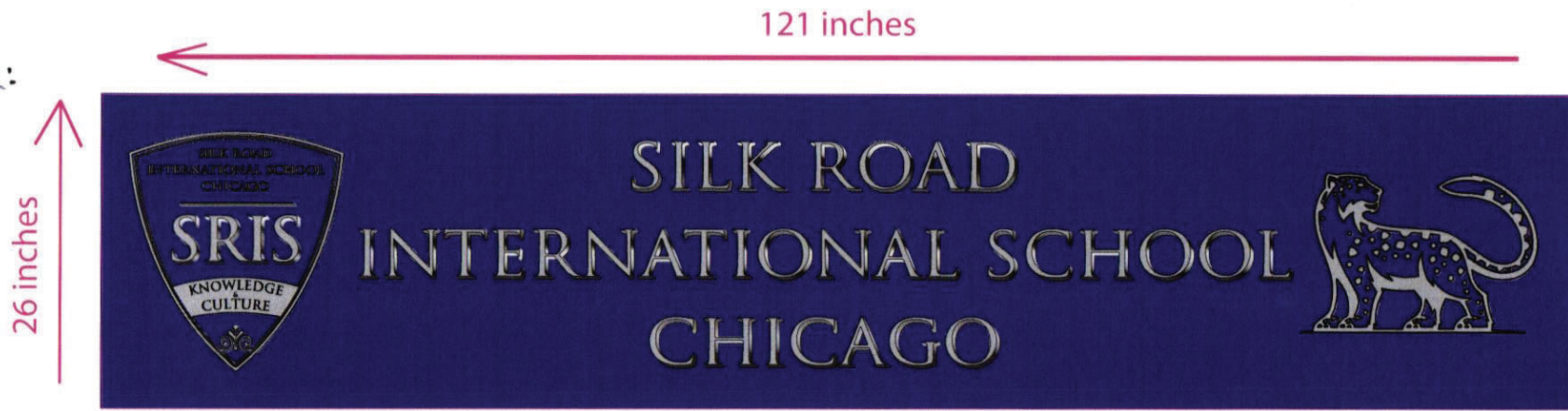
Sign #1:



Sign 1 sqft = Approx 17.3 sqft

Sign 2 sqft = Approx 21.8 sqft

Sign #2:



47 inches



53 inches

121 inches

26 inches



ORDINANCE NO. 2008- 14

GRANTING A VARIATION FROM SECTION
14.20.010 OF THE BUFFALO GROVE
MUNICIPAL CODE (SIGN CODE)

Lord's Love Community Church, 1250 Radcliffe Road

WHEREAS, the Village of Buffalo Grove is a Home Rule Unit pursuant to the Illinois Constitution of 1970; and

WHEREAS, Lord's Love Community Church, an Illinois religious corporation, the owner of the hereinafter legally described real property commonly known as 1250 Radcliffe Road, Buffalo Grove, Illinois, has requested a variation from Section 14.20.010, pertaining to Residential Districts, of the Village's Sign Code (Title 14 of the Buffalo Grove Municipal Code) for the purpose of installing an additional identification wall sign on the west elevation of the building which sign would exceed the allowable square footage for all signs on the property by eighteen (18) square feet; and

WHEREAS, the Zoning Board of Appeals has held a public hearing, received testimony, prepared minutes, made certain findings, and has made an affirmative recommendation on the said request for variation; and

WHEREAS, the Corporate Authorities of the Village of Buffalo Grove hereby determine and find that said variation is in harmony with the general purpose and intent of the Sign Code, and that (1) the requirements of the Sign Code would cause undue and unnecessary hardship to the sign user because of unique or unusual conditions pertaining to the property, (2) the granting of the requested variation will not be materially detrimental to the property owners in the vicinity, (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 variation will not be contrary to the general objective of the Sign Code of moderating the size, number and obtrusive placement of signs and the reduction of clutter.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BUFFALO GROVE, COOK AND LAKE COUNTIES, ILLINOIS, as follows:

Section 1. The preceding WHEREAS clauses are hereby adopted by the Corporate Authorities.

Section 2. A variation is hereby granted to Section 14.20.010 of the Buffalo Grove Municipal Code to the property legally described as follows:

That part of the west ½ of Section 8, Township 42 north, Range 11, east of the Third Principal Meridian, bounded by a line described as follows:

Commencing at a point on the south line of the northwest ¼ of said Section 8 66.50 feet east of the west line of the east ½ of the northwest ¼ of said Section 8; thence north 00 degrees 03 minutes 37 seconds east along a line parallel to said west line, 637.42 feet; thence south 89 degrees 56 minutes 23 seconds east, 298.50 feet; thence south 10 degrees 31 minutes 31 seconds east, 1205.74 feet; thence north 89 degrees 32 minutes 59 seconds west, 143.51 feet; thence north 00 degrees 27 minutes 01 seconds east, 95.00 feet; thence north 68 degrees 12 minutes 36 seconds west, 137.39 feet; thence north 89 degrees 32 minutes 59 seconds west, 250.00 feet to a point 66.50 feet east of the west line of the east ½ of the southwest ¼ of said Section 8; thence north 00 degrees 07 minutes 47 seconds east along a line parallel to said west line 398.80 feet to the place of beginning, in Cook County, Illinois, which lies north of a line, parallel to the south line of the northwest quarter of Section 8, Township 42 north, Range 11, east of the Third Principal Meridian, which line intersects the west line of the above described property 475.00 feet south of the northwest corner thereof, in Cook County, Illinois.

for the purpose of installing an additional identification wall sign on the west elevation of the building which would exceed the allowable square footage for all signs on the property by eighteen (18) square feet.

Section 3. The variation shall be subject to the following conditions:

- A. The sign is to be installed in accordance with the Zoning Board of Appeals Exhibit "E", and

Section 4. This Ordinance shall be in effect from and after its passage and approval.

This Ordinance shall not be codified.

AYES: 5 - Braiman, Glover, Berman, Trilling, Rubin

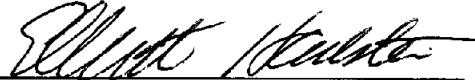
NAYES: 0 - None

ABSENT: 1 - Kahn

PASSED: March 17, 2008, 2008.

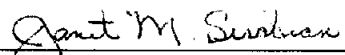
APPROVED: March 17, 2008, 2008.

APPROVED:



Village President

ATTEST:



Village Clerk

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STATE OF ILLINOIS) ss.
COUNTY OF COOK)

CERTIFICATE

I, Janet M. Sirabian, certify that I am the duly elected and acting Village Clerk of the Village of Buffalo Grove, Cook and Lake Counties, Illinois. I further certify that on, March 17, 2008 the Corporate Authorities of the Village passed and approved Ordinance No. 2008-14 entitled: AN ORDINANCE GRANTING CERTAIN VARIATIONS TO THE SIGN CODE Section 14.20.010 PERTAINING TO RESIDENTIAL DISTRICTS FOR LORD'S LOVE COMMUNITY CHURCH, 1250 RADCLIFFE ROAD provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 2008-14, including the Ordinance and a sheet thereof, was prepared, and a copy of such Ordinance was posted in and at the Village Hall, commencing on March 18, 2008 and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the Office of Village Clerk.

Dated at Buffalo Grove, Illinois, this 18th day of March, 2008.

Janet M. Sirabian
Village Clerk

Jane L Olson
By

ORDINANCE NO. 2008- 14

**GRANTING A VARIATION FROM SECTION
14.20.010 OF THE BUFFALO GROVE
MUNICIPAL CODE (SIGN CODE)**

Lord's Love Community Church, 1250 Radcliffe Road

WHEREAS, the Village of Buffalo Grove is a Home Rule Unit pursuant to the Illinois Constitution of 1970; and

WHEREAS, Lord's Love Community Church, an Illinois religious corporation, the owner of the hereinafter legally described real property commonly known as 1250 Radcliffe Road, Buffalo Grove, Illinois, has requested a variation from Section 14.20.010, pertaining to Residential Districts, of the Village's Sign Code (Title 14 of the Buffalo Grove Municipal Code) for the purpose of installing an additional identification wall sign on the west elevation of the building which sign would exceed the allowable square footage for all signs on the property by eighteen (18) square feet; and

WHEREAS, the Zoning Board of Appeals has held a public hearing, received testimony, prepared minutes, made certain findings, and has made an affirmative recommendation on the said request for variation; and

WHEREAS, the Corporate Authorities of the Village of Buffalo Grove hereby determine and find that said variation is in harmony with the general purpose and intent of the Sign Code, and that (1) the requirements of the Sign Code would cause undue and unnecessary hardship to the sign user because of unique or unusual conditions pertaining to the property, (2) the granting of the requested variation will not be materially detrimental to the property owners in the vicinity, (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 variation will not be contrary to the general objective of the Sign Code of moderating the size, number and obtrusive placement of signs and the reduction of clutter.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BUFFALO GROVE, COOK AND LAKE COUNTIES, ILLINOIS, as follows:

Section 1. The preceding WHEREAS clauses are hereby adopted by the Corporate Authorities.

Section 2. A variation is hereby granted to Section 14.20.010 of the Buffalo Grove Municipal Code to the property legally described as follows:

That part of the west ½ of Section 8, Township 42 north, Range 11, east of the Third Principal Meridian, bounded by a line described as follows:

Commencing at a point on the south line of the northwest ¼ of said Section 8 66.50 feet east of the west line of the east ½ of the northwest ¼ of said Section 8; thence north 00 degrees 03 minutes 37 seconds east along a line parallel to said west line, 637.42 feet; thence south 89 degrees 56 minutes 23 seconds east, 298.50 feet; thence south 10 degrees 31 minutes 31 seconds east, 1205.74 feet; thence north 89 degrees 32 minutes 59 seconds west, 143.51 feet; thence north 00 degrees 27 minutes 01 seconds east, 95.00 feet; thence north 68 degrees 12 minutes 36 seconds west, 137.39 feet; thence north 89 degrees 32 minutes 59 seconds west, 250.00 feet to a point 66.50 feet east of the west line of the east ½ of the southwest ¼ of said Section 8; thence north 00 degrees 07 minutes 47 seconds east along a line parallel to said west line 398.80 feet to the place of beginning, in Cook County, Illinois, which lies north of a line, parallel to the south line of the northwest quarter of Section 8, Township 42 north, Range 11, east of the Third Principal Meridian, which line intersects the west line of the above described property 475.00 feet south of the northwest corner thereof, in Cook County, Illinois.

for the purpose of installing an additional identification wall sign on the west elevation of the building which would exceed the allowable square footage for all signs on the property by eighteen (18) square feet.

Section 3. The variation shall be subject to the following conditions:

- A. The sign is to be installed in accordance with the Zoning Board of Appeals Exhibit "E", and

Section 4. This Ordinance shall be in effect from and after its passage and approval.

This Ordinance shall not be codified.

AYES: 5 - Braiman, Glover, Berman, Trilling, Rubin

NAYES: 0 - None

ABSENT: 1 - Kahn

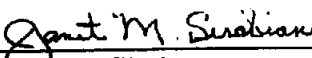
PASSED: March 17, 2008, 2008.

APPROVED: March 17, 2008, 2008.

APPROVED:


Village President

ATTEST:


Village Clerk

f:\rzllc\buffalogrove\titl14signs\sign37\3-11-2008

ORDINANCE NO. 2008- 53

**GRANTING VARIATION FROM CERTAIN SECTIONS
OF THE BUFFALO GROVE SIGN CODE**

Little University, 1250 Radcliffe Road

WHEREAS, the Village of Buffalo Grove is a Home Rule Unit pursuant to the Illinois Constitution of 1970; and

WHEREAS, request has been made by Little University, at 1250 Radcliffe Road, with the consent of the owner of the hereinafter legally described property, for variance of Sign Code, Section 14.20.010, pertaining to Residential Districts, for the purpose of installing an additional wall sign on the west elevation of the building that would exceed the number of signs allowed and would exceed the allowable square footage for all signs on the property by approximately forty (40) square feet; and

WHEREAS, the Zoning Board of Appeals has held a public hearing, received testimony, prepared minutes, made certain findings, and has made an affirmative recommendation on the said request for variation; and

WHEREAS, the Corporate Authorities of the Village of Buffalo Grove hereby determine and find that said variation is in harmony with the general purpose and intent of the Sign Ordinance, and that (1) the requirements of the Sign Code would cause undue and unnecessary hardship to the sign user because of unique or unusual conditions pertaining to the property, (2) the granting of the requested variance will not be materially detrimental to the property owners in the vicinity, (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 general objective of the Sign Code of moderating the size, number and obtrusive placement of signs and the reduction of clutter.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BUFFALO GROVE, COOK AND LAKE COUNTIES, ILLINOIS, as follows:

Section 1. The preceding WHEREAS clauses are hereby adopted by the Corporate Authorities and made a part hereof.

Section 2. Variation is hereby granted to Section 14.20.010 of the Village Municipal

Code to the Property legally described as follows:

That part of the west ½ of Section 8, Township 42 north, Range 11, east of the Third Principal Meridian, bounded by a line described as follows:

Commencing at a point on the south line of the northwest ¼ of said Section 8 66.50 feet east of the west line of the east ½ of the northwest ¼ of said Section 8; thence north 00 degrees 03 minutes 37 seconds east along a line parallel to said west line, 637.42 feet; thence south 89 degrees 56 minutes 23 seconds east, 298.50 feet; thence south 10 degrees 31 minutes 31 seconds east, 1205.74 feet; thence north 89 degrees 32 minutes 59 seconds west, 143.51 feet; thence north 00 degrees 27 minutes 01 seconds east, 95.00 feet; thence north 68 degrees 12 minutes 36 seconds west, 137.39 feet; thence north 89 degrees 32 minutes 59 seconds west, 250.00 feet to a point 66.50 feet east of the west line of the east ½ of the southwest ¼ of said Section 8; thence north 00 degrees 07 minutes 47 seconds east along a line parallel to said west line 398.80 feet to the place of beginning, in Cook County, Illinois, which lies north of a line, parallel to the south line of the northwest quarter of Section 8, Township 42 north, Range 11, east of the Third Principal Meridian, which line intersects the west line of the above described property 475.00 feet south of the northwest corner thereof, in Cook County, Illinois.

for the purpose of installing an additional wall sign on the west elevation of the building that would exceed the number of signs allowed and would exceed the allowable square footage for all signs on the property by approximately forty (40) square feet.

Section 3. The variation is subject to the following conditions:

- A. The sign to be installed shall be in accordance with the exhibits submitted with the application for variation to the Zoning Board of Appeals, and
- B. Sign illumination shall be limited to the same hours as the church sign.

Section 4. This Ordinance shall be in effect from and after its passage and approval.

This Ordinance shall not be codified.

AYES: 6 - Braiman, Glover, Nerman, Kahn, Trilling, Rubin

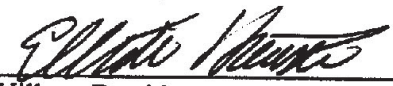
NAYES: 0 - None

ABSENT: 0 - None

PASSED: August 4, 2008.

APPROVED: August 4, 2008.

APPROVED:


Village President

ATTEST:

Debra M. Sweeney
Village Clerk

f:\zsl\clerk\signatures\sign4\07-29-08

ZONING BOARD OF APPEALS
VILLAGE OF BUFFALO GROVE, ILLINOIS
FINDINGS OF FACT ON VARIATION OF SIGN CODE

THE BUFFALO GROVE ZONING BOARD OF APPEALS HEREBY MAKES THE FOLLOWING FINDINGS OF FACT AND CONCLUSIONS:

I. THE SUBJECT PROPERTY:

- A. Applicant: Little University
- B. Location: 1250 Radcliffe Road
- C. Type of Sign: Wall Sign
- D. Characteristics of Sign (including size):
2'2" x 10' illuminated sign cabinet
- E. Lot Characteristics: Corner lot in the R1 Zoning District at the corner of Radcliffe Road and Old Arlington Heights Road.

II. CHARACTERISTICS OF THE SURROUNDING AREA:

North – Residential
South – Residential
East - Residential
West - Office building in Arlington Heights

III. VARIATION SOUGHT:

Sign Code, Section 14.20.010, pertaining to Residential Districts, for the purpose of installing an additional wall sign on the west elevation of the building that would exceed the number of signs allowed and would exceed the allowable square footage for all signs on the property by approximately forty (40) square feet.

IV. EXHIBITS DEPICTING VARIATION:

- A. Exhibit "D" – Letter dated May 20, 2008
- B. Exhibit "E" – Proposed sign rendering
- C. Exhibit "T" – Landlord approval

V. VILLAGE ENGINEER'S REPORT

Dated: N/A
Conditions:

Findings of Fact
Little University, 1250 Radcliffe Road
July 15, 2008
Page 1 of 3

VI. VARIATION POWER & CRITERIA:

Sign Code, Section 14.44.010, Sub-section B

VII. PUBLIC HEARING:

After due notice as required by law, a copy of said publication notice being attached hereto as Exhibit C, the Zoning Board of Appeals held a public hearing regarding the proposed variance on Tuesday, July 15, 2008 at the Village Hall, 50 Raupp Blvd., Buffalo Grove, IL 60089 at 7:30P.M.

The applicant, Ms. Mindy Seo, Little University, testified at the hearing and presented documentary evidence.

The following objectors appeared at the hearing: Mr. Ron Mraz, 1261 Radcliffe Road, Buffalo Grove, Illinois

The following sent written objection prior to the hearing: None

Attached hereto and made a part hereof as Exhibit J are the minutes of the Zoning Board of Appeals meeting held on Tuesday, July 15, 2008.

VIII. FINDINGS:

The Zoning Board of Appeals finds that the criteria as set forth in Section 14.44.010, Subsection B of the Sign Code have been met in that the Petitioner has shown:

1. That not allowing the variance will cause undue and unnecessary hardship due to the following unique circumstances:
 - A. To identify the business with the church.
 - B. To increase enrollment.
2. That granting the requested variance would not be detrimental to the property owners in the vicinity.
3. That the unusual conditions applying to the specific property do not apply generally to other properties in the Village.
4. That granting of the variance will not be contrary to the general objectives of this Title of moderating the size, number and obtrusive placement of

Findings of Fact
Little University, 1250 Radcliffe Road
July 15, 2008
Page 2 of 3

signs and the reduction of clutter.

IX. CONDITIONS:

The variance shall be subject to the following conditions:

1. The sign is to be installed per the exhibits submitted with the application.
2. Sign illumination would be limited to the same hours as the church sign.

X. CONCLUSION:

The Zoning Board of Appeals, by a vote of 4 to 1, recommends to the Village Board to grant the request made by Little University, 1250 Radcliffe Road, for variance of Sign Code, Section 14.20.010, pertaining to Residential Districts, for the purpose of installing an additional wall sign on the west elevation of the building that would exceed the number of signs allowed and would exceed the allowable square footage for all signs on the property by approximately forty (40) square feet.

Dated – July 15, 2008

VILLAGE OF BUFFALO GROVE, IL

A handwritten signature in black ink, appearing to read "Bruce Entman". The signature is fluid and cursive, with the first name "Bruce" and last name "Entman" clearly distinguishable.

Bruce Entman, Chairman
Zoning Board of Appeals

Findings of Fact
Little University, 1250 Radcliffe Road
July 15, 2008
Page 3 of 3



Village Board Meeting Agenda Item

Monday, August 4, 2008

**Ord. 2008-___ An Ordinance
Granting Certain Variations to the
Buffalo Grove Sign Code for Little
University, 1250 Radcliffe Road**

<i>Agenda Section:</i>	Consent Agenda:
<i>Order In Section:</i>	
<i>Type of Item:</i>	Ordinance
<i>Department:</i>	B&Z
<i>Requested By:</i>	Edward Schar
<i>Entered By:</i>	Julie C Kamka
<i>Trustee Liaison:</i>	Trustee Glover
<i>Additional Documentation:</i>	
<i>Other Agenda Items:</i>	

Overview

Request was made by Little University, 1250 Radcliffe Road, for variance of Sign Code, Section 14.20.010, pertaining to Residential Districts, for the purpose of installing an additional wall sign on the west elevation of the building that would exceed the number of signs allowed and would exceed the allowable square footage for all signs on the property by approximately forty (40) square feet.

A public hearing was held on Tuesday, July 15, 2008. Testimony was given by Ms. Mindy Seo, Little University, 1250 Radcliffe Road, Buffalo Grove, Illinois.

One objector, Mr. Ron Mraz, 1261 Radcliffe Road, Buffalo Grove, Illinois, was present and testified to his objection.

The Zoning Board of Appeals, by a vote of 4 to 1, recommends to the Village Board to grant the request made by Little University, 1250 Radcliffe Road, for variance of Sign Code, Section 14.20.010, pertaining to Residential Districts, for the purpose of installing an additional wall sign on the west elevation of the building that would exceed the number of signs allowed and would exceed the allowable square footage for all signs on the property by approximately forty (40) square feet. Sign illumination would be limited to the same hours as the church sign.

Pursuant to Sign Code, Section 14.44.010, Subsection B.

1250 RADCLIFFE ROAD, LITTLE UNIVERSITY – SIGN CODE, SECTION 14.20.010, TO INSTALL AN ADDITIONAL WALL SIGN ON THE WEST ELEVATION OF THE BUILDING THAT WOULD EXCEED THE NUMBER OF SIGNS ALLOWED AND WOULD EXCEED THE ALLOWABLE SQUARE FOOTAGE FOR ALL SIGNS BY APPROXIMATELY 40 SQUARE FEET

Ms. Mindy Seo, Little University, 1250 Radcliffe Road, was present and sworn in. The public hearing notice published in the Daily Herald on May 30, 2008 was read.

Ms. Seo explained that she has leased space from Lord's Love Community Church. She has made extensive renovations to the lease space and has been operating since March 2008. Since then, she has only had two (2) children enroll in the program, one (1) just last week. She needs the proposed sign to advertise her business to the public.

Com. Lesser stated that he does not have an issue with the proposed sign. It is smaller than the wall sign for the church.

Com. Stein stated that when the church was requesting their sign, this business within the building was not mentioned. He asked how many more businesses are there within the building that will need a sign. He is not supportive of the request.

Mr. Ron Mraz, 1261 Radcliffe Road, Buffalo Grove, Illinois, was present and sworn in. Mr. Mraz stated that during the approval process, the church advised that they would be the only occupancy in the building. He advised that the church has a sign on Thornton Lane. There are currently two (2) businesses in the building that are not affiliated with the church. The property will become like a mini mart. He suggested that the building address be put on the side of the building along Arlington Heights Road to assist people with finding the building. There is already a day care in the building. A fence safety issue has been brought to the attention of the Village.

Com. Stein stated that he does not want any advertising that Little University is in the building. Ms. Seo replied that she has been working with the Village to promote advertising. She has spent one-hundred-twenty-thousand dollars (\$120,000) on renovations to the space. Currently she is bringing home five-hundred dollars (\$500) a week with only the two (2) children enrolled. The other day care is part of the church.

Mr. Mraz added that if the sign is approved, other tenants in the building will want a sign as well.

Mr. Schar advised the Commissioners that the two (2) tenants in the building, other than church, are approved uses.

Com. Windecker asked if the sign would be illuminated. Ms. Seo stated that the sign would be illuminated. She used the same sign contractor as the church.

Draft Minutes
Zoning Board of Appeals
July 15, 2008
Little University, 1250 Radcliffe Road

There were no additional questions or comments from the Commissioners. There were no additional questions or comments from the audience.

Com. Windecker made the following motion:

I move we recommend to the Village Board to grant the request made by Little University, 1250 Radcliffe Road, for variance of Sign Code, Section 14.20.010, pertaining to Residential Districts, for the purpose of installing an additional wall sign on the west elevation of the building that would exceed the number of signs allowed and would exceed the allowable square footage for all signs on the property by approximately forty (40) square feet.

Sign illumination would be limited to the same hours as the church sign. Pursuant to Sign Code, Section 14.44.010, Subsection B.

Com. Lesser seconded the motion.

Roll Call Vote: AYE – Dunn, Windecker, Lesser, Entman

NAY – Stein

ABSTAIN – None

Motion Passed 4 to 1. Findings of Fact attached. Item to appear on the August 4, 2008 Village Board agenda.

Draft Minutes
Zoning Board of Appeals
July 15, 2008
Little University, 1250 Radcliffe Road

ZONING BOARD OF APPEALS
EXHIBIT D

May 20, 2008

Dear Whom it May Concern:

I am Mindy Seo, the Director/ Owner of Little University Child Care Center located at 1250 Radcliffe Road. At this time I would to request for sign code variation for the Little University Child Care Center.

Little University is a new educational facility to this community of Buffalo Grove. As a new educational institute/ business, I have to let people know that I am at 1250 Radcliffe Road. I have been open since March of 2008, however not many people have noticed that Little University is here. Therefore a visual sign is a great necessity for Little University to serve families in this community.

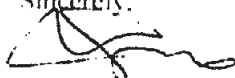
I first had business plan since two years ago to open a child care center in Buffalo Grove. I really liked this moderately tradition community. At that time, I also had more than enough children to fill the whole center. But now, I only have one child enrolled. Little University cannot survive with only one child.

I have lost all my students during last two years, while getting loans, finding architect, dealing with contractors to do major renovation and remodels to get approve by various Departments at the Village of Buffalo Grove and Illinois Department of Children and Family Services for the Little University. They have either gone somewhere else or now they are too old to come for a child care.

There are thousands of people seeking for child care just from community alone, but they have to know where that child care is available. Without proper visual sign, Little University does not have opportunity to provide the child care service to this community after investing more than \$200,000.

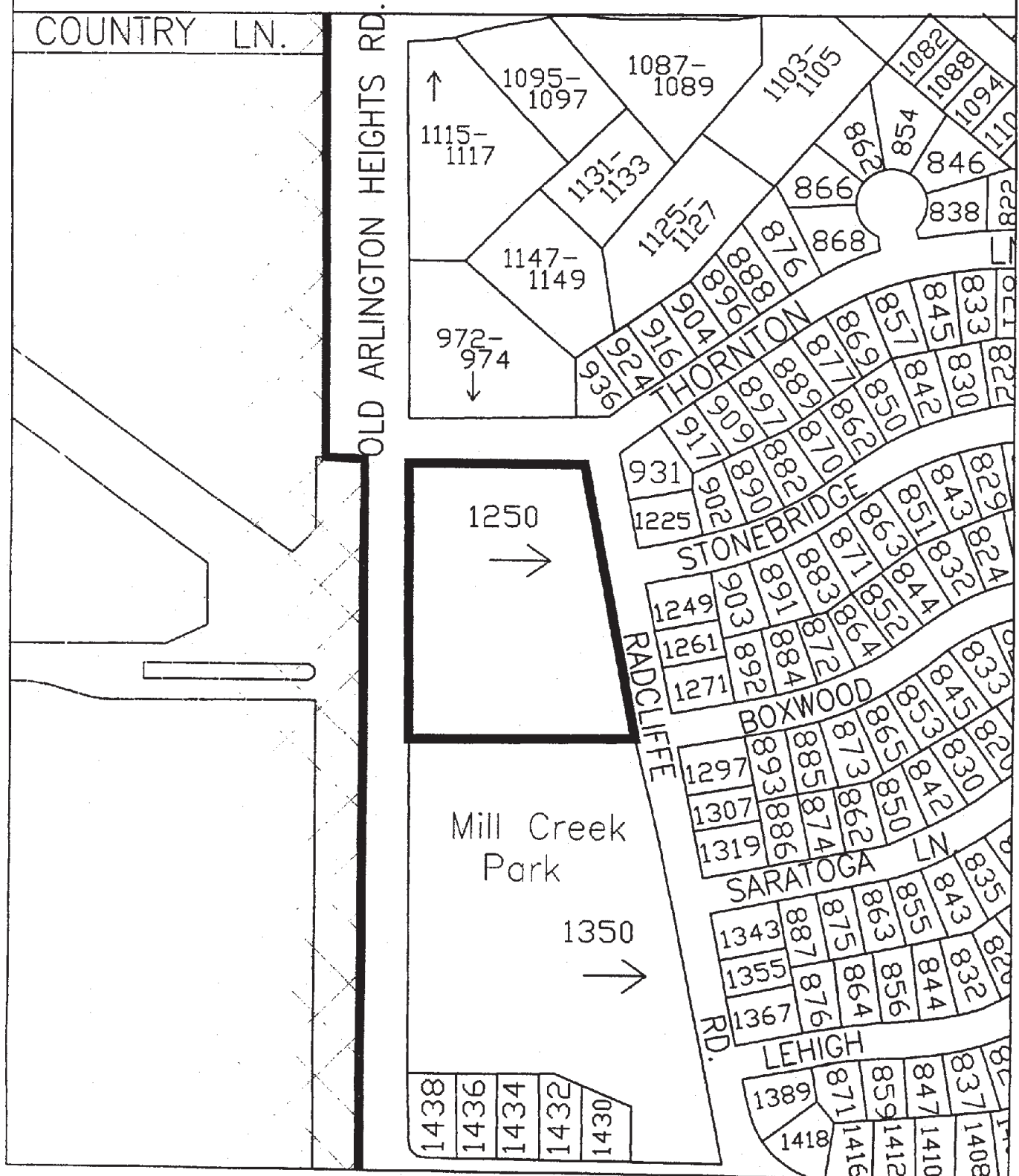
Sign size is 10' by 26". I am requesting this sign to be posted facing Arlington Heights Road, under the Lord's Love Community Church sign. Thank you for reviewing this petition.

Sincerely,



Mindy Seo
Little University

Site Location: 1250 Radcliffe Road



LORD'S LOVE COMMUNITY CHURCH

1250 RADCLIFFE RD, BUFFALO GROVE IL 60089
847-394-9602, SENIOR PASTOR: REV. JEOM OK KIM PH.D

Village of Buffalo Grove
50 Raupp Blvd.
Buffalo Grove, IL 60089

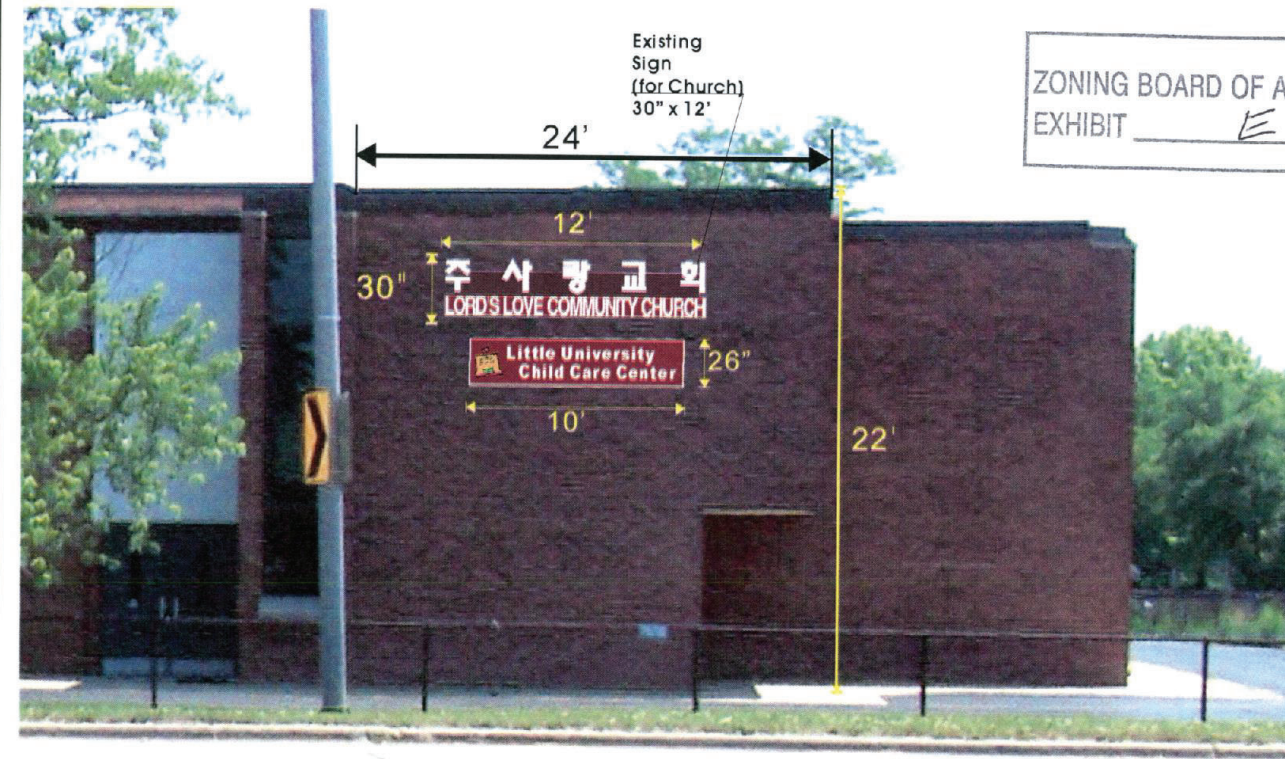
ZONING BOARD OF APPEALS
EXHIBIT I

May 20, 2008

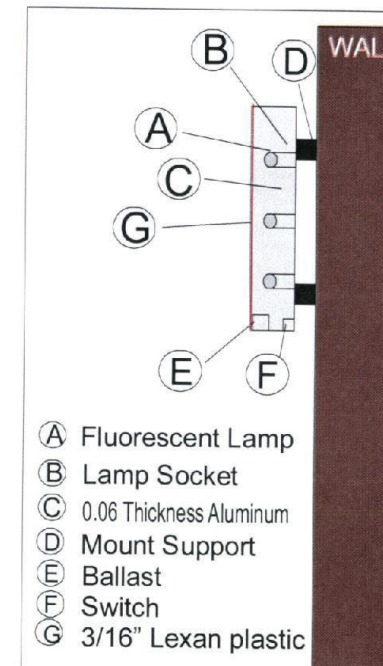
Dear whom it may concern:

I Rev. Jeom Ok Kim of Lord's Love Community Church is giving Mindy S of the Little University the authorization to act as an owner agent.

Jeom Ok Kim *Jeom ok / kim*
Lord's Love Community Church



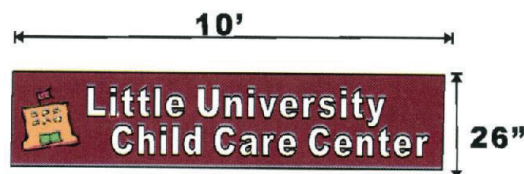
ZONING BOARD OF APPEALS
EXHIBIT E



General Specifications

Sign Type	Illuminated Sign Cabinet
Retainer Size	12"
Retainer Color	Black
Retainer Gauge	0.060 Aluminum
Sign Style	Single Face
Face Color	White
Face Material	3/16" Lexan
Vinyl Graphics	Blue/Red
Lamp	Ballast F96T12CW/HO 3E/A 256-496 (1)110V
Mounting	1/2" X 3" Lag Screws w/ Anchor

Site Address	1250 Radcliff Rd. Buffalo Grove, IL-60089			
Sign Type	Wall Mounted Light Box			
Physical Information	FACE	CABINET	RETAINER	LIGHT
	Brick Color	Brick Color	White	FO LAMP



Illuminated Sign Cabinet

SIGNATURE

LANDLORD

TENANT

DATE

Client : Little University(Child Care Center)

Drawing #:

Approved:

Sales:

Date: 5 - 17 - 08

Scale: 1" = 10'

Drawn by: J. B. Kim

Rev Date:

All sign designs and concepts shown here are confidential and are the property of Cosmos Sign Co. They are not to be distributed, exhibited, copied, or otherwise used without our written permission.

COMPUTER GENERATED COLORS ARE NOT A TRUE MATCH TO ANY PMS. VINYL. OR PAINT.



(T) 847-451-1307 (F) 847-451-1635 3630 Wolf Rd. Franklin Park, IL 60131



AGENDA ITEM SUMMARY

PLANNING AND ZONING COMMISSION

Regular Meeting: July 17, 2024

AGENDA ITEM 3.B. Approval of Minutes

Contacts

Liaison: Trustee Weidenfeld

Staff: Kelly Purvis

Staff Recommendation

Staff recommends approval.

Recommended Motion

I motion to approve the minutes of the July 10, 2024 Planning & Zoning Commission meeting.

Summary

See attached minutes.

File Attachments

None



**MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION HELD
AT JEFFREY S. BRAIMAN COUNCIL CHAMBERS
FIFTY RAUPP BLVD, BUFFALO GROVE, IL 60089, WEDNESDAY, JULY 10, 2024**

CALL TO ORDER

Chairperson Weinstein called the meeting to order at 7:30 PM.

Present: Chairperson Weinstein, Vice Chairperson Richards, Commissioners Davis, Moodhe, Worlikar, and Saxena

Absent: Au, Spunt

A quorum was established.

Also in attendance: Associate Planner Andrew Binder, Deputy Community Development Director Kelly Purvis, Village Engineer Kyle Johnson, Village Attorney Patrick Brankin

PUBLIC HEARINGS/ITEMS FOR CONSIDERATION

- A. **655 Golfview Terrace - Joyce Kilmer School and Park - Consideration of a Petition for approval of an Amendment to the Planned Unit Development and Preliminary Plan for Joyce Kilmer School and Park with Variations.**

Deputy Director Purvis, provided a background on the subject property and the request.

Micheal DeBartolo, Assistant Superintendent for School District 21, and Claudia Welp, the petitioner from CAGE Engineering, were sworn in and fielded questions from the Planning and Zoning Commission.

Com. Richards asked about the dumpsters and where they will be moved to accommodate the modular classrooms.

Mr. DeBartolo stated that the dumpsters they use during the school year are in the front of the building, and the dumpsters that are in the back of the building now will be moved to accommodate the modular building.

Com. Richards asked fire truck access to the modular buildings and corresponding signage.

Ms. Welp provided information on how the fire trucks will maneuver the site and access the modular classrooms with fire lanes put in place. She indicated that the Fire Department would approve all signage.

Com. Richards asked about the proposed awnings and safety and if there is anything different from the previous plan.

Mr. DeBartolo stated that they are still determining whether the awning will be fully enclosed and ensuring that it meets all fire codes. If it is not enclosed, he mentioned that they will take precautions to meet safety requirements, such as using cameras and supervision.

Com. Worlikar asked if the modular buildings would be the same size as last time.

Ms. Welp confirmed they are the same size as last approval.

Com. Worlikar asked if the awning is not fully enclosed, will there be any fencing that can be used to limit access from people off the street.

Mr. DeBartolo stated that cones will be used as fencing, similar to what is used for students out for recess. He stated that there will be adult supervision, cameras around the building, and badge access will still be intact for both the school building and the modular building.

Com. Moodhe asked if student release at the end of the day would be on the same side of the building as the modular classrooms.

Mr. DeBartolo said the area of the modular classrooms is the teacher parking area, and after-school release will be in the front of the building.

Com. Moodhe asked during recess, are students going out of this side of the school, out the back?

Mr. DeBartolo stated that there is a door on the side where the modular building is in the back of the building. Students will still utilize that same door when going outside for recess.

Com. Moodhe asked about the changes to the parking area, and asked if they are losing 19 spaces and how many they are going to replace them.

Mr. DeBartolo stated that they will have a total of 60 parking spaces, which will meet the required number of parking spaces per Village Code.

Com. Moodhe asked about event parking.

Mr. DeBartolo stated that parking is always at a premium in any building, whether we have double the spaces or not. When parents come, there is parking along the street as it is much easier for them to do so. He stated that as far as the 19 spots that we'll lose, for events they may have people park next to the library and the basketball courts.

Chairperson Winestein asked how close the access door of the modular classroom will be to the property line.

Mr. DeBartolo stated that the main door to the classrooms will be on the other side, away from the property line and the door adjacent to the property line will be for

emergency access only.

Chairperson Winestein asked if right next to the classroom is an adjacent parking lot.

Mr. DeBartolo confirmed and stated that the classrooms meets all the setback requirements and the proposed location of the classroom meets all the State Fire Marshall standards.

Chairperson Winestein asked if there has been any ideas to add a barrier next the classrooms due to the adjacent property's parking lot being so close.

Mr. DeBartolo stated they they will not be adding barriers and the back end would be where the bathrooms are.

Harris Mendez, resident at 284 Dundee Parkway, asked where the 60 parking stalls will be added. He stated concerns about parking in the street for teacher parking, snow in the street, congestion, and where kids would enter the school.

Mr. DeBartolo reiterated that they will not add 60 spots, but they will have a total of 60 parking stalls with the removal of 19 parking stalls.

Mr. Mendez stated that there will not be enough parking, and it will be a mess for the neighborhood, with congestion from parking and parents dropping off and picking up their kids.

When asked to summarize or add anything further by Chairperson Weinstein, Mr. DeBartolo thanked the Village and their staff for their cooperation, support and efforts.

Moved by Kevin Richards, seconded by Jason Davis was a motion to recommend approval of an Amendment to the Planned Unit Development and Preliminary Plan for Joyce Kilmer School and Park, with Variations from the R-5 One Family Dwelling District and the accessory structure requirements related to setbacks, to accommodate a temporary awning and modular classroom on the school property, and to allow a portion of the existing school building to encroach onto the park property located at 655 Golfview Terrace, subject to the conditions in the staff report page 6.

Com. Richards spoke in favor of the motion. He stated that this balances the needs of the students and the residents, and it fits the school's need to take care of the students.

Chairperson Weinestein spoke in favor of the motion, primarily because it's temporary, and the school district will have to come back if further time is needed and address all open issues with a long-term plan. He stated they meet the standards from last time and the proposed changes.

Upon roll call, Commissioners voted as follows:

AYES: 6 Mitchell Weinstein, Kevin Richards, Adam Moodhe, Neil Worlikar,
Jason Davis, Sujat Saxena

NAYS: 0 None

ABSENT: 2 Amy Au, Marc Spunt

Motion declared Passed.

REGULAR MEETING

A. Other Matters for Discussion

B. Approval of Minutes

1. Draft Minutes from the June 19, 2024 Planning & Zoning Commission Meeting

Moved by Adam Moodhe, seconded by Kevin Richards to approve the minutes from June 19, 2024. Upon roll call, Trustees voted as follows:

AYES: 6 Mitchell Weinstein, Kevin Richards, Adam Moodhe, Neil Worlikar,
Jason Davis, Sujat Saxena

NAYS: 0 None

ABSENT: 2 Amy Au, Marc Spunt

Motion declared Passed.

C. Chairperson's Report

D. Committee and Liaison Reports

E. Staff Report/Future Agenda Schedule

Staff provided an overview of the items for the next regular scheduled meeting.

F. Public Comments and Questions

All comments 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 and not on the regular agenda for discussion.

ADJOURNMENT

The meeting was adjourned at 7:53 PM.