



Meeting of the Village of Buffalo Grove Planning and Zoning Commission

Regular Meeting
September 15, 2021 at 7:30 PM

Fifty Raupp Blvd
Buffalo Grove, IL 60089-2100
Phone: 847-459-2500

I. Call to Order

II. Public Hearings/Items For Consideration

1. Consider a Variation to the Fence Code to Install a Fence in the Front Yard at 8 Columbus Parkway. (Trustee Pike) (Staff Contact: Nicole Woods)
2. Consider a Variation for an Existing Driveway to Exceed Max Front Yard Coverage at 811 Summer Court (Request to Continue to October 6, 2021) (Trustee Johnson) (Staff Contact: Nicole Woods)

III. Regular Meeting

A. Other Matters for Discussion

B. Approval of Minutes

1. Planning and Zoning Commission - Regular Meeting - Aug 18, 2021 7:30 PM

C. Chairman's Report

D. Committee and Liaison Reports

E. Staff Report/Future Agenda Schedule

F. Public Comments and Questions

IV. Adjournment

The Planning and Zoning Commission will make every effort to accommodate all items on the agenda by 10:30 p.m. The Board, does, however, reserve the right to defer consideration of matters to another meeting should the discussion run past 10:30 p.m.

The Village of Buffalo Grove, in compliance with the Americans with Disabilities Act, requests that persons with disabilities, who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of the meeting or facilities, contact the ADA Coordinator at 459-2525 to allow the Village to make reasonable accommodations for those persons.



Action Item : Consider a Variation to the Fence Code to Install a Fence in the Front Yard at 8 Columbus Parkway.

Recommendation of Action

Staff recommends approval, subject to the conditions in the attached staff report.

The Petitioner, who resides at 8 Columbus Parkway, has received a permit and installed a 6 foot solid fence in rear yard of the subject on the east and north property lines. The property abuts a Mi Mexico restaurant, which is in the B3 Planned Business District. This fence meets code as the property abuts a non-residentially zoned lot. The Petitioner would like to extend the fence into the front yard on the east property line. Pursuant to the Fence Code, a fence that goes beyond the building line requires a variance.

ATTACHMENTS:

- Staff Report (DOCX)
- Plan Set (PDF)

Trustee Liaison
Pike

Staff Contact
Nicole Woods, Community Development

Wednesday, September 15, 2021	
----------------------------------	--

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

MEETING DATE:	September 15, 2021
SUBJECT PROPERTY LOCATION:	8 Columbus Pkwy
PETITIONER:	Krzysztof Mancewicz
PREPARED BY:	Rati Akash, Village Planner
REQUEST:	A variation to install a fence in the front yard at 8 Columbus Parkway.
EXSITING LAND USE AND ZONING:	The property is improved with a single-family home currently zoned R5.
COMPREHENSIVE PLAN:	The approved Village Comprehensive Plan calls for this property and the immediate neighborhood to be single family detached.

PROJECT BACKGROUND

The Petitioner, who resides at 8 Columbus Parkway, has received a permit and installed a 6 foot solid fence in rear yard of the subject on the east and north property lines. The property abuts a Mi Mexico restaurant, which is in the B3 Planned Business District. This fence meets code as the property abuts a non-residentially zoned lot.

The Petitioner would like to extend the fence into the front yard on the east property line. Pursuant to the Fence Code, a fence that goes beyond the building line requires a variance.



PLANNING & ZONING ANALYSIS

- The Petitioner is proposing to install a 6 foot solid privacy fence installed in the front yard on the east property line.
- The Petitioner has been granted and installed a 6’ solid fence in the rear yard through a permit. The Fence Code was recently updated to allow for a 6 foot solid fences that abut major arterial roads, railroad right of ways, multi-family, parks or non-residentially zoned lots. In this case, the fence is permitted in the rear yard as the property abuts B3 Planned Business District, but is not permitted in the front yard as per the Fence Code.
- The Petitioner is requesting this 6 foot solid fence to provide privacy from the parking lot of the adjacent business on the East.

- Other than the variation for the height, the proposed fence meets all outlined Fence Code requirements.

VARIATIONS REQUESTED

A fence height variation from **Section 15.20** from the Buffalo Grove fence code states that *no fence can be located nearer to the street than the front line of the building.*

DEPARTMENTAL REVIEWS

Village Department	Comments
Engineering	The Village Engineer has reviewed the proposed fence location and does not have any 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 three calls inquiring about the proposed fence, however no objections were expressed.

STANDARDS

The Planning & Zoning Commission is authorized to grant variations of 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 standards for a variation which are included in this packet.

STAFF RECOMMENDATION

Village staff recommends approval of a variation for the installation of a 6 foot solid fence for the property at 8 Columbus Dr, subject to the following condition:

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

ACTION REQUESTED

The Planning & Zoning Commission (PZC) shall open the public hearing and take public testimony concerning the variation. The PZC shall make a final decision on whether or not to approve the variation.

Suggested PZC Motion

PZC moves to grant a variation to Section 15.20 of the Buffalo Grove Fence Code to allow a proposed 6 foot solid fence in the front yard provided the fence shall be installed in accordance with the documents and plans submitted as part of this petition.

Village of Buffalo Grove

Planning & Zoning Commission

Dear Planning & Zoning Commission members;

The purpose of this letter is to request an addition fence on my property line that will end at the sidewalk. The reason for the fence going to the end of the sidewalk is because the customers of the commercial property, next to my house, are always parking near my property line and I fear for my children's safety. It often ends up being very noisy and loud as the day goes on and have a fence up would serve as a barrier between my home and the commercial property, in turn lowering some of the volume that comes from that property. The costumers that park near the property line always tend to look into my property and invade on the privacy of my own backyard. Putting up a fence would help better ensure my privacy and the privacy of my family. The owner of the commercial property is not a very friendly person and it is difficult to have a good decent relationship with them. They have caused many issues for my family and we would like to be able to go about our lives without any trouble. Attached are pictures to show how inconvenient it is to not have a fence up on the property line. Thank you for taking this information into consideration when you review my case.

Sincerely,

Krzysztof Mancewicz

8/4/21

Attachment: Plan Set (Consider a Variation for a Fence in the Front Yard at 8 Column)



Residential
Commercial
ALTA

PLAT OF SURVEY

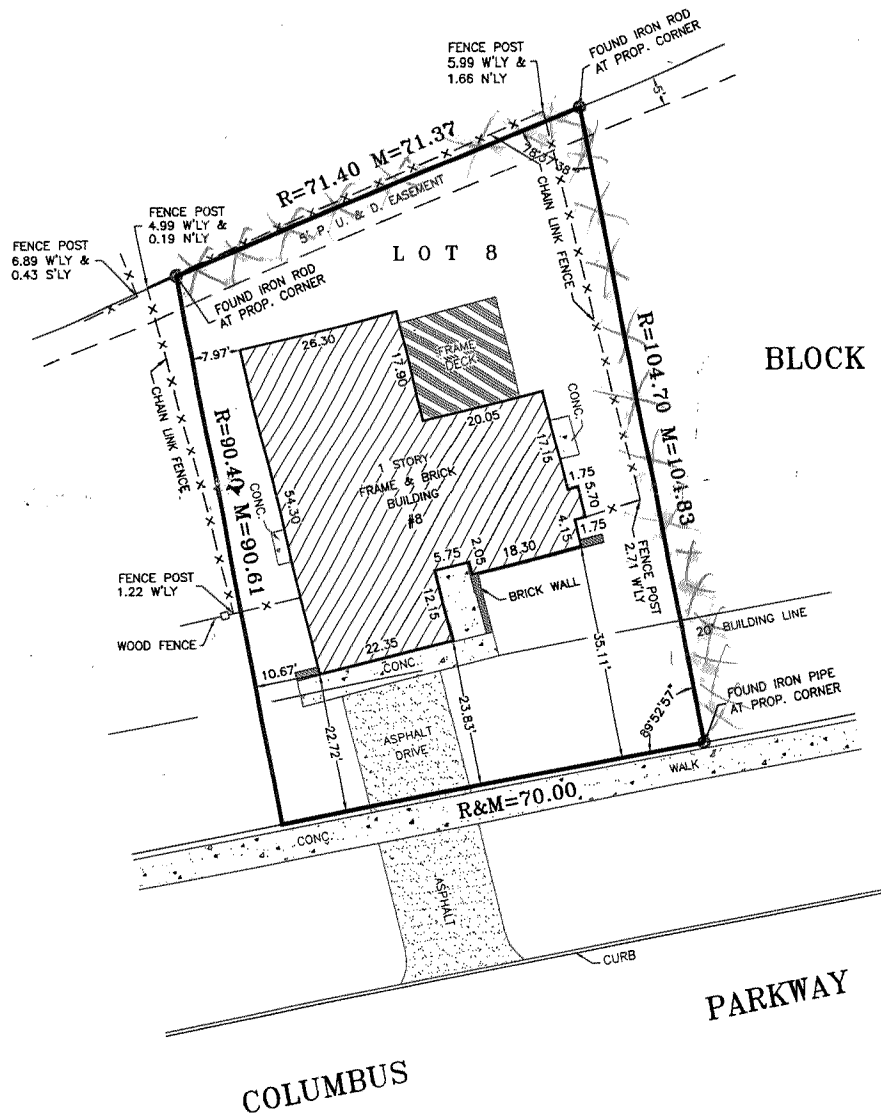
Studnicka and Associates, Ltd.

Topographical
Condominium
Site Plans

Tel. 815 485-0445
Fax 815 485-0528

17901 Haas Road
Mokena, Illinois 60448

LOT 8 IN BLOCK 2 IN UNIT NO. 1, COLUMBIAN GARDENS, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 35, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 5, 1926, AS DOCUMENT NUMBER 278278 IN BOOK "P" OF PLATS, PAGE 33, IN LAKE COUNTY, ILLINOIS.



Attachment: Plan Set (Consider a Variation for a Fence in the Front Yard at 8 Column)

Scale: 1" = 20 feet

Distances are marked in feet and decimals.

Ordered by: Loza Law Offices P.C.

Order No.: 11-3-94

Compare all points before building by same and at once report any difference. For building lines, restrictions, or easements not shown hereon, refer to abstract, deed or ordinance.

Field work completed: 3/25/11

Drawn by: S. K.

Proofed by: T.S.

Design Firm Registration # 184-002791

STATE OF ILLINOIS }
COUNTY OF WILL } ss

Studnicka and Associates, Ltd., an Illinois Land Surveying Corporation does hereby certify that this professional service conforms to the current Illinois standards for boundary survey.

Mokena, IL March 27, A.D. 2011

by *STH*
License No. 3304 Expires 11/30/12

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 four (4) standards listed below. I have completed the first one for you since it is not applicable. I have left you room to write down your statements in advance of the meeting.

The Planning & Zoning Commission is authorized to grant variations to the regulations of the Fence Code based upon findings of fact which are made based upon evidence presented at the hearing that:

1. The plight of the owner is due to unique circumstances;

Your Evidentiary Statement:

yes, due to the commercial property next to my property it is always noisy, loud & the customers that visit the commercial property always peak into my property, invading the privacy of me & my family.

2. The proposed variation will not alter the essential character of the neighborhood;

Your Evidentiary Statement:

No

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,

Your Evidentiary Statement:

There aren't any practical difficulties or any particular hardships in this situation created. the most important thing is safety and privacy of my family.

4. The proposed variation will not be detrimental to the public health safety and welfare.

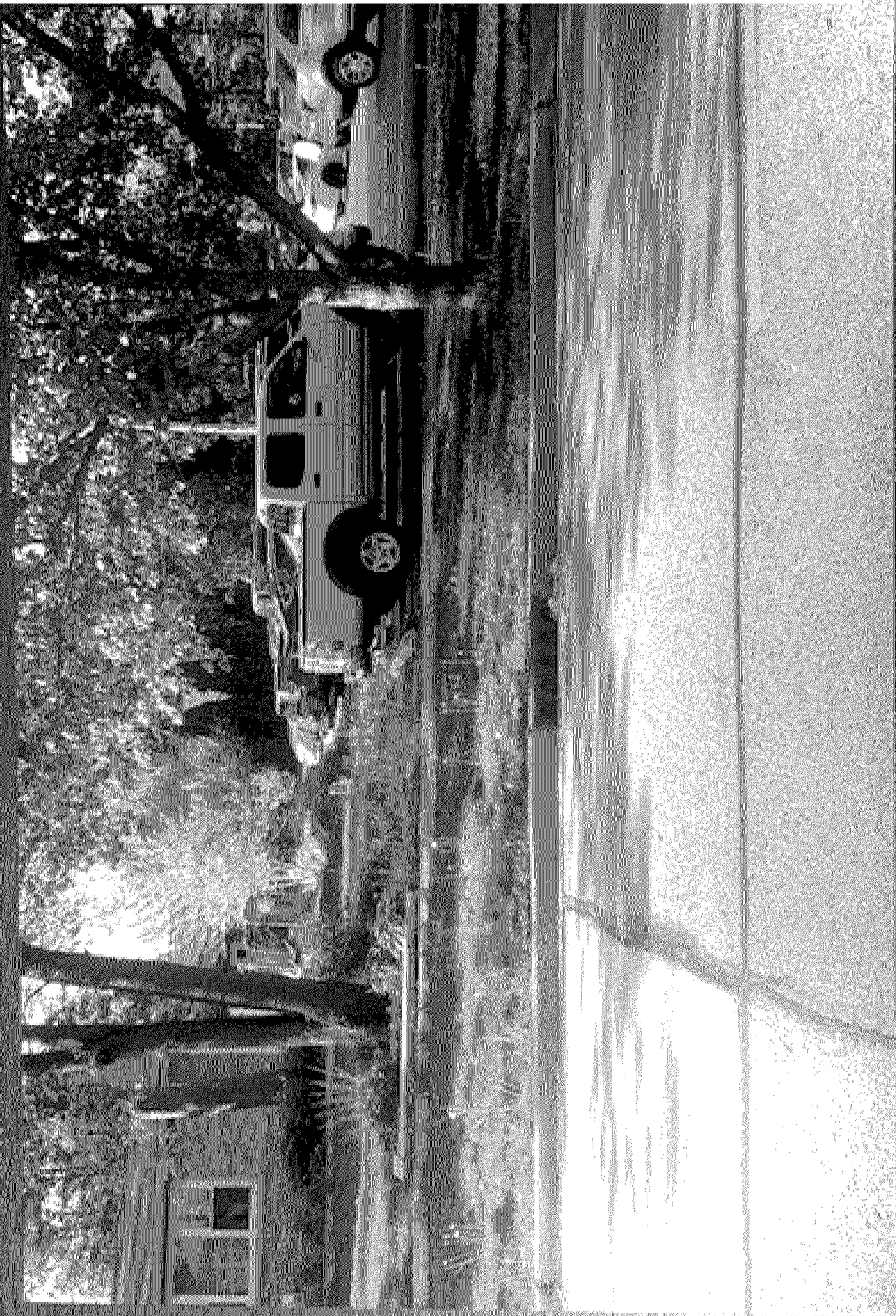
Your Evidentiary Statement:

No

Attachment: Plan Set (Consider a Variation for a Fence in the Front Yard at 8 Column)



Attachment: Plan Set (Consider a Variation for a Fence in the Front Yard at 8 Column)





Action Item : Consider a Variation for an Existing Driveway to Exceed Max Front Yard Coverage at 811 Summer Court (Request to Continue to October 6, 2021)

Recommendation of Action

The PZC shall reopen the public hearing and continue it to the October 6, 2021 PZC Meeting.

A public hearing to consider a variation to allow for an existing driveway to exceed maximum front yard coverage (40%) at 811 Summer Court was scheduled for Wednesday, September 15, 2021. New and additional information on this request has been recently conveyed, thereby requiring further analysis. As a result, this will be continued to the October 6, 2021 Planning & Zoning Commission meeting.

ATTACHMENTS:

- Continue Memo (DOCX)

Trustee Liaison
Johnson

Staff Contact
Nicole Woods, Community Development

Wednesday, September 15,
2021

VILLAGE OF BUFFALO GROVE



DATE: September 10, 2021

TO: Planning & Zoning Commission

FROM: Nicole Woods, Director of Community Development

SUBJECT: Public Hearing to Consider a Variation to allow for an existing driveway to exceed the 40% of front yard coverage maximum at 811 Summer Court.

A public hearing to consider a variation to allow for an existing driveway to exceed maximum front yard coverage (40%) at 811 Summer Court was scheduled for Wednesday, September 15, 2021. New and additional information on this request has been recently conveyed, thereby requiring further analysis. As a result, this item will be continued to the October 6, 2021 Planning & Zoning Commission meeting.

Attachment: Continue Memo (Consider a Variation for an Existing Driveway to Exceed Max Front Yard Coverage at 811 Summer Court)

08/18/2021

**MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE
VILLAGE OF BUFFALO GROVE HELD IN THE COUNCIL CHAMBERS, 50 RAUPP BOULEVARD,
BUFFALO GROVE, ILLINOIS ON WEDNESDAY, AUGUST 18, 2021**

Call to Order

The meeting was called to order at 7:30 PM by Chairman Frank Cesario

Public Hearings/Items For Consideration

1. Consider a Variation to Install a 6 Foot Solid Fence in the Rear Yard at 98 Downing Road (Trustee Johnson) (Staff Contact: Nicole Woods)

Village Planner Akash provided a brief background on the petitioner's request for a 6-foot wood solid privacy fence on two sides enclosing the rear yard. Village Code allows for a 6-foot open design.

Mr. Kosak provided detail of the mismatch fencing in the rear yard of the subject property. The petitioner noted that they are seeking privacy and safety.

Chairperson Cesario asked staff to provide a summary of Village Code requirements for fences as they pertain to pools since the subject property also has a pool.

Village Planner Akash provided the summary of the Village Code for fence requirements for pools. Minimum requirement is 5-feet open style.

Com. Au asked the petitioner why a 6-foot solid fence would be better than a 5-foot fence solid style.

Mr. Kosak replied it is for privacy and safety concerns.

Com. Au asked if they have talked to the neighbors

Mr. Kosak said neighbors have no problem.

Com. Moodhe noted a lot of fences in the neighborhood are 5-foot fences and so is the neighbors on the west side.

Mr. Kosak said their neighbors' fence to the west is in good condition, but if it was in poor condition, they would replace it with a 6-foot solid fence.

Com. Moodhe asked the petitioner if a 5-foot would fit in better.

Mr. Kosak said he believes there are some 6-foot fence in his neighborhood.

Com. Moodhe asked if he told the neighbors what kind of fence he was installing.

Mr. Kosak said he talked with the neighbors and no one had any issues.

Com. Moodhe asked the petitioner if he had given any consideration to a 6-foot board-on-board, which is permitted.

Mr. Kosak said for privacy a solid would be better.

Com. Khan noted he walked the neighborhood and observed the area and found the land behind the house was flat. He noted that the 6-foot solid fence would not give much more privacy than a 5-foot fence.

Mr. Kosak noted his lot is slanted down and his neighbors are higher up.

Minutes Acceptance: Minutes of Aug 18, 2021 7:30 PM (Approval of Minutes)

08/18/2021

Com. Au asked staff if they offered the board-on-board option to Mr. Kosak.

Village Planner Akash said yes.

Deputy Community Development Director spoke briefly about the permit process.

Chairperson Cesario explained the Village Code and the power of the Planning and Zoning Commission when reviewing variances. He noted that keeping consistency is strongly encouraged with fence style.

Chairperson Cesario asked the petitioner to explain what is atypical about their property.

Mr. Kosak noted the slope in his hard and the high ground his neighbors are on as well as safety of children in the neighborhood as it relates to the pool.

Chairperson Cesario entered the Village Staff report as exhibit one.

Mr. Kosak said in closing that he appreciates the commission reviewing their request.

Com. Khan asked staff about the 6-foot solid fences in the area, nothing seem to be before they amended the Village Code.

The public hearing closed at 7:49 PM.

Com Khan made a motion to grant a variation to Section 15.20 of the Buffalo Grove Fence Code to allow a proposed 6-foot solid fence in the rear yard provided the fence shall be installed in accordance with the documents

and plans submitted as part of this petition.

Com Richards seconded the motion.

Com. Moodhe spoke about the overwhelming number of 5-foot fences in the neighborhood.

Chairperson Cesario commented that the pool is really the only reason he can see a 6-foot solid fence.

Village Planner Akash noted that the Village is reviewing all Village Code and intends to make changes to the pool ordinances allowing for 6-foot solid fences in the future.

Com. Khan noted he does not support the request.

Com. Moodhe asked for clarification on the pool ordinances.

Village Planner Akash said that staff is considering that 6-foot solid fences be permitted as it pertains to the pool ordinance.

Deputy Community Development Director Woods reminded the Commission that staff tabled the fence ordinance as it pertains to pools and has not drafted any kind of change. The pool code stands as is and cautions speculating.

Com. Au asked about the variances in the area and if there were any complaints about 5-foot fences not being adequate.

Village Planner Akash said they have not heard any kind of complaints that 5-foot fences are not adequate.

Com. Moodhe asked if there were any calls regarding the subject property.

Minutes Acceptance: Minutes of Aug 18, 2021 7:30 PM (Approval of Minutes)

08/18/2021

Village Planner Akash said they received two calls asking what the variance was for and had no issues.

RESULT:	APPROVED [6 TO 3]
AYES:	Moodhe, Spunt, Cesario, Weinstein, Richards, Worlikar
NAYS:	Stephen Goldspiel, Zill Khan, Amy Au

2. Consider a Variation to Install a 6 Foot Open Fence in the Rear Yard Abutting a Golf Course at 316 Checker Drive. (Trustee Pike) (Staff Contact: Nicole Woods)

Village Planner Akash provided a brief background at the subject property for a 6-foot solid fence backing a golf course. The petitioner also has a pool.

Mr. Karabetsos described his proposal for a 6-foot aluminum open style fence.

Chairperson Cesario clarified for the record that the subject property is asking for a variance because they back to a golf course.

Com. Moodhe asked if the variance was still needed even though the fence is not on the rear lot line.

Village Planner Akash said yes because no fence is allowed on properties backing a golf course.

Deputy Community Development Director Woods provided additional comments regarding the ordinance.

Com. Moodhe reference packet page 20.

Com. Moodhe asked the petitioner about the lot line.

Mr. Karabetsos said he believes it goes all the way back to the golf course.

Com. Khan noted he was out at the subject property and spoke about the chain-link fence in the rear yard.

Mr. Karabetsos went over where the fence would be installed.

Com. Richards asked if a 6-foot open fence would be permitted if the property was not abutting a golf course.

Village Planner Akash said that it would be permitted if it was not abutting a golf course.

The Village staff report was entered as exhibit one

Public hearing was closed at 8:11 PM.

Com. Moodhe made a motion to

Com. Spunt seconded

Com. Au discussed the difference between this petition verse the pervious one.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Moodhe, Spunt, Cesario, Goldspiel, Khan, Weinstein, Au, Richards, Worlikar

3. Consider Approval of a Plat of Subdivision; Rezoning to B3 Planned Business Center; Special Use for a Planned Unit Development; Special Use for a Drive-Through; and a Development Plan with Zoning and Sign Variances for a New Development at 700 Lake Cook Rd. (Trustee Johnson) (Staff Contact: Nicole Woods)

Minutes Acceptance: Minutes of Aug 18, 2021 7:30 PM (Approval of Minutes)

08/18/2021

Village Planner Akash provided a background on the subject property and reviewed the changes they have made based on previous workshop recommendations from the Planning and Zoning Commission.

Mr. Paionk provided a description of the property and summary of their requests and changes they have made to the site plan based on previous workshops with the Planning and Zoning Commission.

Com Au asked the petitioner to go over how they came to combine the building spaces.

Mr. Paionk went over the process.

Com Au asked about the vision of the retail spaces. Would there be a drive-through request in the future.

Mr. Paionk said no.

Com. Au asked what the proposed drive-through is for.

Mr. Paionk said the proposed drive-through is for the store space.

Com Au asked about the signage for the drive-through.

Mr. Paionk said there will be additional way signage to assist drivers.

Com. Richards asked about the cross access and asked if it connects all the way to Hastings.

Mr. Paionk said they are providing easement.

Com Richards reviewed the requests before the Planning and Zoning Commission.

Mr. Paionk clarified that the sign requests are a part of the development plan approval.

Com. Goldspiel asked about the height of the tower on the car wash

Village Planner Akash said it is 36-feet in total.

Com. Goldspiel asked what the purpose of the tower is.

Mr. Paionk said it holds a lot equipment for the facility to maintain the open glazing.

Com. Goldspiel asked if it can be shorter.

Mr. Paionk talked about the elevation and the different levels of the building, noting how the current design give a nice architectural look.

Com. Goldspiel asked about the flags on the traffic study.

Mr. Aboona, Traffic study consultant, provided additional details of the flags in the traffic study.

Com. Goldspiel asked if there would be any effect on Lake Cook Road for those not using the site.

Mr. Aboona said no.

Com. Goldspiel asked about the impact of the deceleration lane. He noted it was long.

Mr. Aboona said it would be a positive impact.

Com. Goldspiel asked if it would pose as a confusion.

Mr. Aboona said no.

Minutes Acceptance: Minutes of Aug 18, 2021 7:30 PM (Approval of Minutes)

08/18/2021

Chairperson Cesario asked about the allocation of the parking stalls.

Mr. Paionk reviewed the number of parking stalls and fueling stations.

Chairperson Cesario asked to see who the traffic flow will operate.

Mr. Paionk briefly spoke about the flow and the improvement to the site plan.

Com. Moodhe commented on the number of variations.

Deputy Community Development Director went over the variations, specifically signs.

Com. Moodhe asked the petitioners to go over the signs.

Mr. Paionk reviewed the signs and said the lighting of the signs would meet Village Code.

Village Planner Akash noted the number of calls they have received for the development. She also noted the document that was signed they will comply with all electronic sign code.

Com. Moodhe asked if they were 4 separate pins.

Mr. Paionk said yes.

Com. Moodhe said each lot could be sold up separately.

Mr. Paionk said yes, theoretically.

Com. Moodhe asked about the QSR.

Mr. Paionk replied yes there is a restaurant is inside the convenience store.

Com. Moodhe reference packet page 23.

Civil Engineer II Mr. Sianis noted that the petitioners did submit a photometric plan as part of their proposal. He noted that light does not escape the site.

Mr. Paionk went over the traffic flow on page 23.

Com. Moodhe asked how many cars can be stacked for the convenience store considering the vacuums.

Mr. Paionk said there are 10 stacking spaces and additional flow to avoid backup.

Com. Moodhe reference packet page 23, again.

Mr. Paionk showed the commission where the orders would be taken for the convenience store.

Com. Spunt asked about the sign on the front.

Mr. Paionk said you can see it from either access point.

Com. Spunt asked about the hours of operation of the drive-through.

Mr. Paionk said the convenience store is 24 hours, but the drive-through will not be. No hours have been determined.

Com. Spunt asked about the underground storage tank placement.

Mr. Paionk talked about the placement and access.

Com. Spunt asked about solar panels

Minutes Acceptance: Minutes of Aug 18, 2021 7:30 PM (Approval of Minutes)

08/18/2021

Mr. Paionk said no

Com Au asked the lights of the cars will shine into the residents while cars are in the drive-through

Mr. Paionk said there will be landscaping to mitigate the light.

Chairperson Cesario reference packet page 26 and reviewed the four signs that do require a variation.

Mr. Paionk went through the variations with the Commission.

Com. Au asked about sign number 3 and the size.

Mr. Paionk said because it is the only sign at a full-access entrance and advertises for the whole development.

Com. Au asked about how much traffic will go through that access point.

Mr. Paionk said they appreciate the feedback. They believe they can go back to the drawing board to get it to an acceptable size.

Com. Moodhe referenced packet page 146.

Mr. Paionk said those are the poll lights and be angled in and will be LED lights.

Village Planner Akash said that engineering will look at the photometric plan for correctness.

Chairperson Cesario entered the staff report as exhibit 1, the PowerPoint as exhibit 2, and the visual as exhibit 3.

Jim Miller, 1150 North Berry Ln., expressed his concerns regarding the development.

Buffalo Grove Resident, 1166 North Berry Ln., expressed her concerns regarding the development.

Mr. Paionk said the traffic study was done in 2020 with a sidewalk proposed. Additionally, he thanked the Village for their time and help in developing the concept, which has become a standard for all of their future buildings.

Com. Moodhe reference packet page 31.

Public Hearing was closed at 9:39 PM.

Com. Khan made a motion to recommend approval to the Village Board to approve Plat of Subdivision; Rezoning to B3 Planned Business Center; Special Use for a Planned Unit Development; Special Use for a Drive-Through; and Development Plan approval with Zoning and Sign Variances of the property proposed to contain a retail establishment, convenience store, fuel center and car wash on two of four lots within this site. Subject to the following conditions:

1. The proposed development shall be developed in substantial conformance to the plans attached

as part of the petition.

2. A final plat of subdivision shall be revised in a manner acceptable to the Village as required. The

Minutes Acceptance: Minutes of Aug 18, 2021 7:30 PM (Approval of Minutes)

08/18/2021

plat shall include a cross access easements in a manner and form acceptable to the Village.

3. Final Engineering plans shall be revised in a manner acceptable to the Village as required.

4. Any directional or incidental sign added to the sign package provided shall be reviewed

administratively by Staff.

5. The future development of lots 3 & 4 shall be subject to the review and approval of the Village

and in accordance with Village Code.

6. Future permitted and special uses on the Property shall comply with the B3 Planned Business

Center District.

7. Staff will work with petitioners on sign number three to conform with Village Code.

8. Petitioners will work with staff on the height on the car wash equipment tower.

9. Village Staff will work on the reviewing the photometric plan.

Com Moodhe seconded the motion.

Chairperson Cesario reviewed the elements of use and noted the thoughtful plan design.

Com. Moodhe spoke in favor of the motion.

RESULT:	RECOMMENDATION TO APPROVE [UNANIMOUS]
AYES:	Next: 9/20/2021 7:30 PM Moodhe, Spunt, Cesario, Goldspiel, Khan, Weinstein, Au, Richards, Worlikar

Regular Meeting

Other Matters for Discussion

Approval of Minutes

1. Planning and Zoning Commission - Regular Meeting - Aug 4, 2021 12:00 AM

RESULT:	ACCEPTED [UNANIMOUS]
AYES:	Moodhe, Spunt, Cesario, Goldspiel, Khan, Weinstein, Au, Richards, Worlikar

Chairman's Report

Chairperson Cesario talked about the new mask mandate for meetings and thanked the commission for flexibly and ability to adapt to change.

Committee and Liaison Reports

Minutes Acceptance: Minutes of Aug 18, 2021 7:30 PM (Approval of Minutes)

08/18/2021

Chairperson Cesario talked about the items approved at the last Village Board meeting pertaining to the Planning and Zoning Commission.

Staff Report/Future Agenda Schedule

Village Planner Akash talked about future agenda items.

Deputy Community Development Director Woods talked about fee and fine calculation simplifications they have taken as another step in simplifying the permit process.

Public Comments and Questions

None.

Adjournment

The meeting was adjourned at 9:53 PM

Chris Stilling

APPROVED BY ME THIS 18th DAY OF August, 2021

Minutes Acceptance: Minutes of Aug 18, 2021 7:30 PM (Approval of Minutes)