



Meeting of the Village of Buffalo Grove Planning and Zoning Commission

Regular Meeting
August 19, 2020 at 7:30 PM

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

I. Call to Order

2. Open Meetings Act Compliance

Pursuant to orders issued in response to the COVID-19 pandemic, this Public Hearing is closed to in-person, public attendance. The hearing is being held via Zoom web conference meeting, which permits the public to fully participate in the virtual Public Hearing via Zoom on a computer, tablet or phone. Details on how to access and participate in this online virtual hearing are available below. More information pertaining to the meeting information and links to the virtual meeting can be found at <https://us02web.zoom.us/j/84729970232>

You are invited to a Zoom webinar.

When: Aug 19, 2020 07:30 PM Central Time (US and Canada)

Topic: PZC 8-19

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/84729970232>

Or iPhone one-tap :

US: +13126266799,,84729970232# or +13017158592,,84729970232#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 301 715 8592 or +1 929 436 2866 or +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782

Webinar ID: 847 2997 0232

International numbers available: <https://us02web.zoom.us/j/84729970232>

II. Public Hearings/Items For Consideration

1. Consider a Variation for an Accessory Structure at 1551 Rachel Lane (Trustee Johnson) (Staff Contact: Chris Stilling)
2. Consider a Variation for an Accessory Structure at 692 Hickory (Trustee Weidenfeld) (Staff Contact: Chris Stilling)
3. Consider a Variation for a Fence at 3 Crestview Terrace (Trustee Johnson) (Staff Contact: Chris Stilling)
4. Consider a Variation for a Fence at 741 Shady Grove (Trustee Weidenfeld) (Staff Contact: Chris Stilling)

III. Regular Meeting

A. Other Matters for Discussion

B. Approval of Minutes

1. Planning and Zoning Commission - Regular Meeting - Aug 5, 2020 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 for an Accessory Structure at 1551 Rachel Lane

Recommendation of Action

Staff recommends approval

The Petitioner is requesting for a swimming pool (accessory structure) which exceeds the permissible rear yard coverage for accessory structures.

ATTACHMENTS:

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

Trustee Liaison
Johnson

Staff Contact
Chris Stilling, Community Development

Wednesday, August 19, 2020

MEETING DATE:	August 19, 2020
SUBJECT PROPERTY LOCATION:	1551 Rachel Lane
PETITIONER:	David & Lydia Swirsley
PREPARED BY:	Rati Akash, Village Planner
REQUEST:	A variation for a swimming pool (accessory structure) which exceeds the permissible rear yard coverage for accessory structures.
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 is requesting variation for a swimming pool (accessory structure) which exceeds the permissible rear yard coverage for accessory structures.

A swimming pool structure is considered an accessory structure. Accessory structures are allowed to cover not more 20% of the rear, and hence a variation in this case as installing the swimming pool will exceed the minimum rear yard coverage for accessory structures.

PLANNING & ZONING ANALYSIS

- The Petitioner is proposing an aboveground swimming pool with an 18’ diameter and occupies approximately 254 square feet of area in the rear yard.
- The rear yard coverage measures approximately 2,589 square feet of area in total.
- There is presently one existing accessory structure in the rear yard which is a deck, and this deck occupies approximately 518 square feet of area.
- The swimming pool (accessory structure) meets all other requires for setbacks and height.



Attachment: Staff Report (Consider a Variation for an Accessory Structure at 1551 Rachel Lane)

- With the proposed swimming pool and the existing deck, the total area of the accessory structure will be 606 square feet. The total rear yard coverage of the accessory structure in the rear yard is 23.37%.
- The addition of the proposed swimming will require a variation to allow the accessory structures to exceed 3.37% of the required 20% rear yard coverage.

Variations requested

An accessory building or structure as per Section 17.32.020.F shall not occupy more than twenty percent of the rear yard in residential districts.

DEPARTMENTAL REVIEWS

Village Department	Comments
Engineering	The Village Engineer has reviewed the proposed swimming pool and no objections on the location.

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 inquiring about the proposed fence variation, however no objections were expressed.

STANDARDS

The Planning & Zoning Commission is authorized to grant variations of the Zoning 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 for the purpose of installing an 18' diameter swimming pool in the rear yard which will exceed 3.37% of the required rear yard coverage provided. The pool 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 17.32 of the Buffalo Grove Zoning Code to allow for a proposed 18' diameter swimming pool in the rear yard which exceeds 3.37% of the rear yard coverage. The pool shall be installed in accordance with the documents and plans submitted as part of this petition.

David Swirsley
1551 Rachel Lane
Buffalo Grove, Illinois 60089

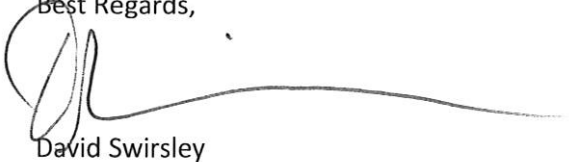
July 21, 2020

Department of Building & Zoning
Fifty Raupp Blvd
Buffalo Grove, Illinois 60089

RE Variation Request

We would like to install an above ground pool. We have lived at this address for 18 years and due to the Covid-19 virus we decided to install a pool so that my wife who suffers from Edema could exercise without putting pressure on her legs. She is a member at the Buffalo Grove Fitness center, but they have not opened the Pool, but even when they do it would be great for her to be able to use our pool anytime. With the size of our current deck and the size of the Pool we are using 23.37 % of our yard.

Best Regards,



David Swirsley

Attachment: Plan Set (Consider a Variation for an Accessory Structure at 1551 Rachel Lane)

7700 West Touhy Avenue
Chicago, Illinois 60631-4200

ARCHITECTURAL - INDUSTRIAL - LOTS - SUBDIVISIONS - MORTGAGE - CONDOMINIUMS

Phone: (773) 775-0530
(773) 775-0531
Fax: (773) 775-7512



Jens K. Doe

Professional Land Surveyors, P.C.

ORDER NO.

01-1387

Scale - 1 inch = 20 Feet

PLAT OF SURVEY

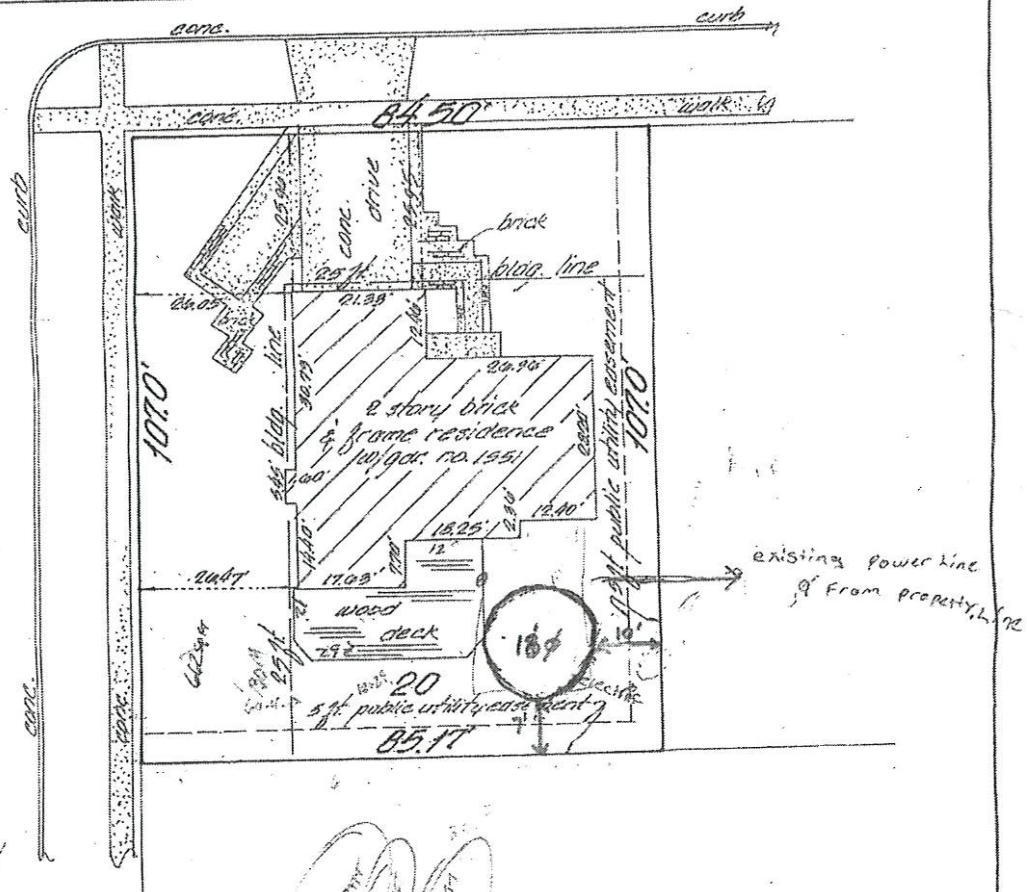
of

LOT 20 IN WINDFIELD SUBDIVISION PHASE 2A, BEING A SUBDIVISION OF THAT PART OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

APPROVED	
PURPOSE:	
ZONING REVIEW	DATE
BY:	
ENGINEERING REVIEW	DATE
BY:	

Rachel Lane

Countryside Drive



NOTE:

Dimensions are not to be assumed or scaled.

The legal description noted on this plat is a copy of the order and for accuracy MUST be compared with Deed. For building restrictions refer to your Abstract, Deed or Contract.

Compare distances between points before building and report any discrepancy to this office immediately.

State of Illinois
County of Cook

JENS K. DOE PROFESSIONAL LAND SURVEYORS, P.C. does hereby certify that a survey has been made under its direction, by an Illinois Professional Land Surveyor of the property described hereon and that the plat hereon drawn is a correct representation of said survey.

Chicago, Illinois Dated this 20th day of July 2001

JENS K. DOE PROFESSIONAL
LAND SURVEYORS, P.C.

DOMINICK M. BLIZNICK (PRESIDENT)
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3390

Attachment: Plan Set (Consider a Variation for an Accessory Structure at 1551 Rachel Lane)



Attachment: Plan Set (Consider a Variation for an Accessory Structure at 1551 Rachel Lane)

Response to Standards**1. The plight of the owner is due to unique circumstances;****Your Evidentiary Statement:**

The requested variance is to house a 15' swimming pool that our children have used for exercise and entertainment during the world pandemic.

2. The proposed variation will not alter the essential character of the neighborhood;**Your Evidentiary Statement:**

Our request, if granted will not change or alter the character of the neighborhood. We will remain compatible with adjacent properties. It will not decrease our property value or the values of our neighbors.

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:**

Our request, if granted, will not be detrimental to property or improvements in the neighborhood in which the property is located and the proposed variation will not impair or increase the congestion of public streets, endanger public safety, or diminish or impair property values within the neighborhood. There will be no hardships created by us as the homeowners.

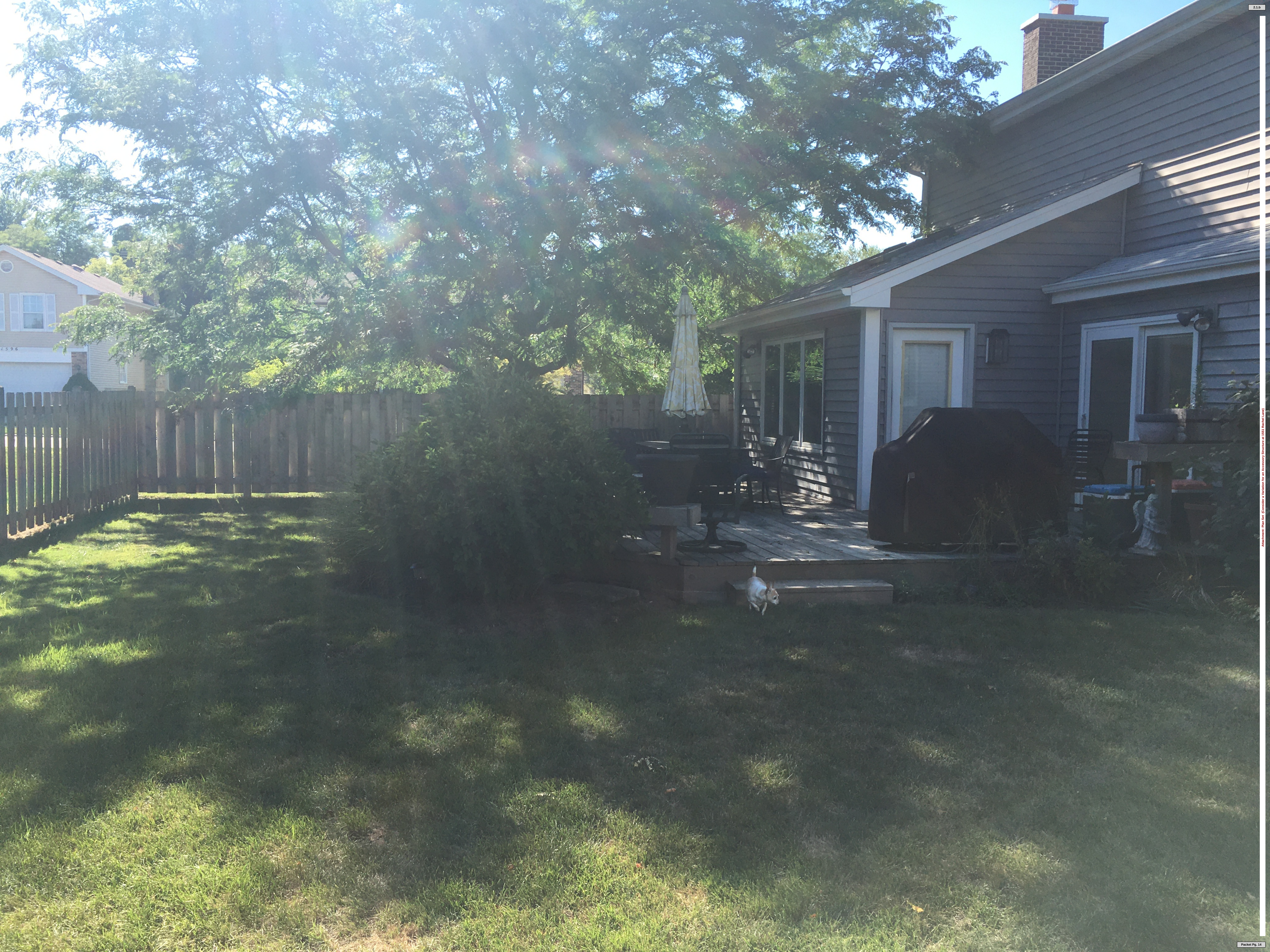
4. The proposed variation will not be detrimental to the public health safety and welfare.**Your Evidentiary Statement:**

Public health, safety and welfare will not be affected as this variance is being requested to house a 15' round swimming pool in private back yard. The requested variation will not impair, inconvenience or endanger our neighbors or others in the neighborhood.







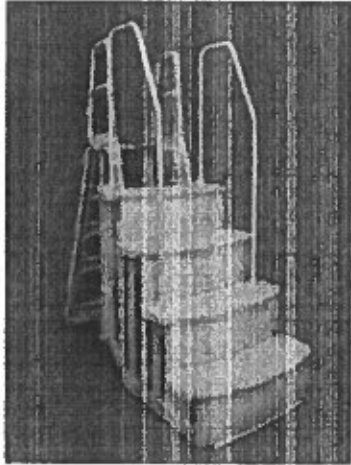




Attachment: Plan Set (Consider a Variation for an Accessory Structure at 1551 Rachel Lane)

2

EASY ENTRY SYSTEM



Easy Entry System #200700T/200400T

The king of the back yard, our premium entry step is ideal for families, larger swimmers and the physically challenged. The wider 36" tread offers easy passage and allows family members to sit side by side. Handrails on both sides help individuals pull themselves up and out with ease. On the outside of the pool, a heavy-duty structural grade ladder offers solid footing and a swing up and lock safety feature. The flow through design allows for improved water circulation in preventing algae. The superior strength-to-weight performance, stability and easy assembly make this combo the leader among the above-ground swimming pool step systems! Add cool to your pool with the UL approved LED Smart Lite!

Superior Strength!

- Features **No-Swim Zone** and **Flow-Thru** step design!
- **Extra wide 36"** treads.
- Superior strength, **durability and stability**.
- Dual hand rails for **added safety and security**.
- **Easily converts** to deck mount!
- Shown with optional **Smart Lite**.

Product Video

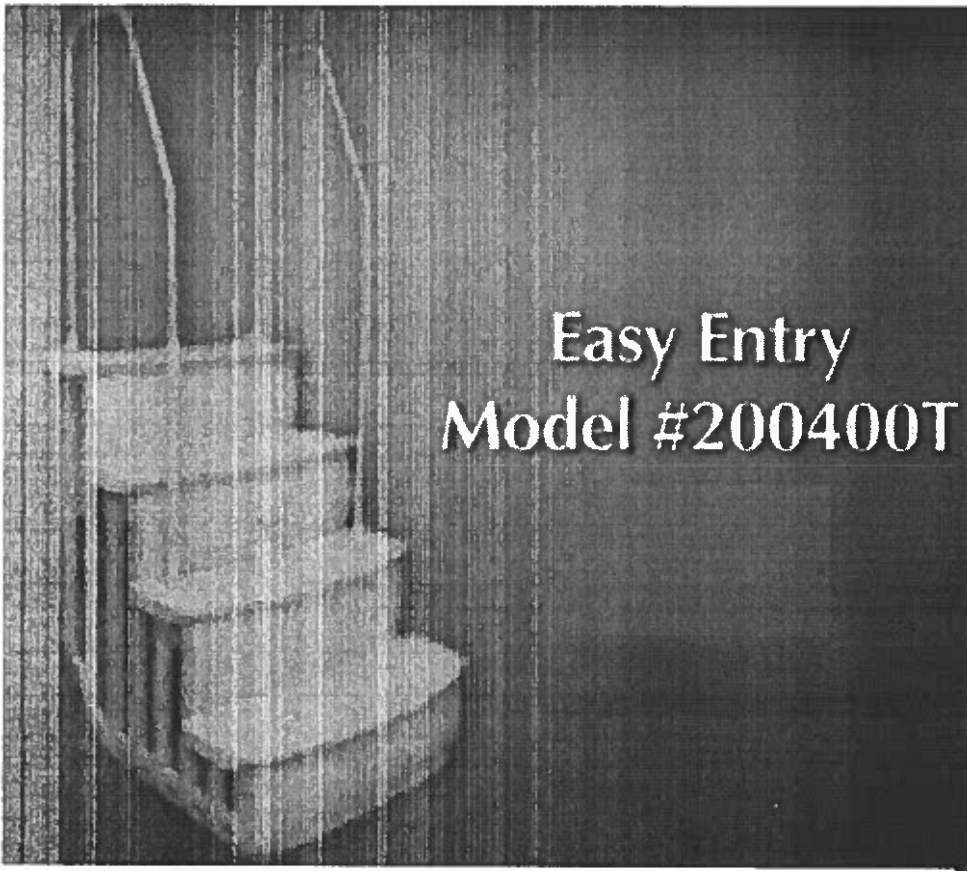
<https://youtu.be/UeaOuYbIDBQ>



1004 Jaycox Rd, Avon OH 44011

1-888-333-1134

www.GoMainAccess.com



Easy Entry Model #200400T

Attention: DO NOT return product to store! If you have any damaged or missing components, please contact Main Access customer service for immediate assistance at 1-888-333-1134 or info@MainAccess.com.

All assembly videos available GoMainAccess.com or YouTube

Be sure to check out the wide variety of products that Main Access offers!

Aqua Cloud
CHANGING FLOATING MATS



Marine
LIFELINE



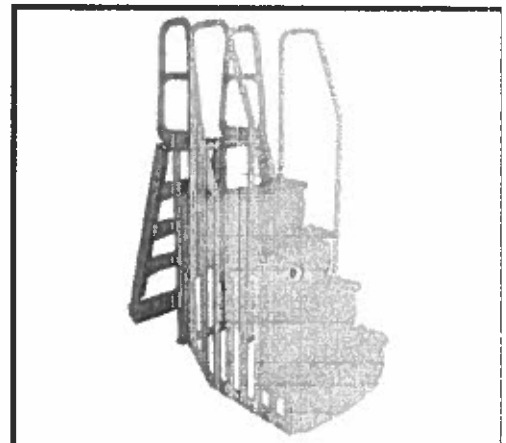
The Anchor



SmartLight



Shown with optional #200700T (Smart Choice Ladder) to create Easy Entry System



Assembly Instructions for Model #200400T Easy Entry Step

Attachment: Plan Set (Consider a Variation for an Accessory Structure at 1551 Rachel Lane)



EASY ENTRY STEP

Model #200400T Assembly Instructions

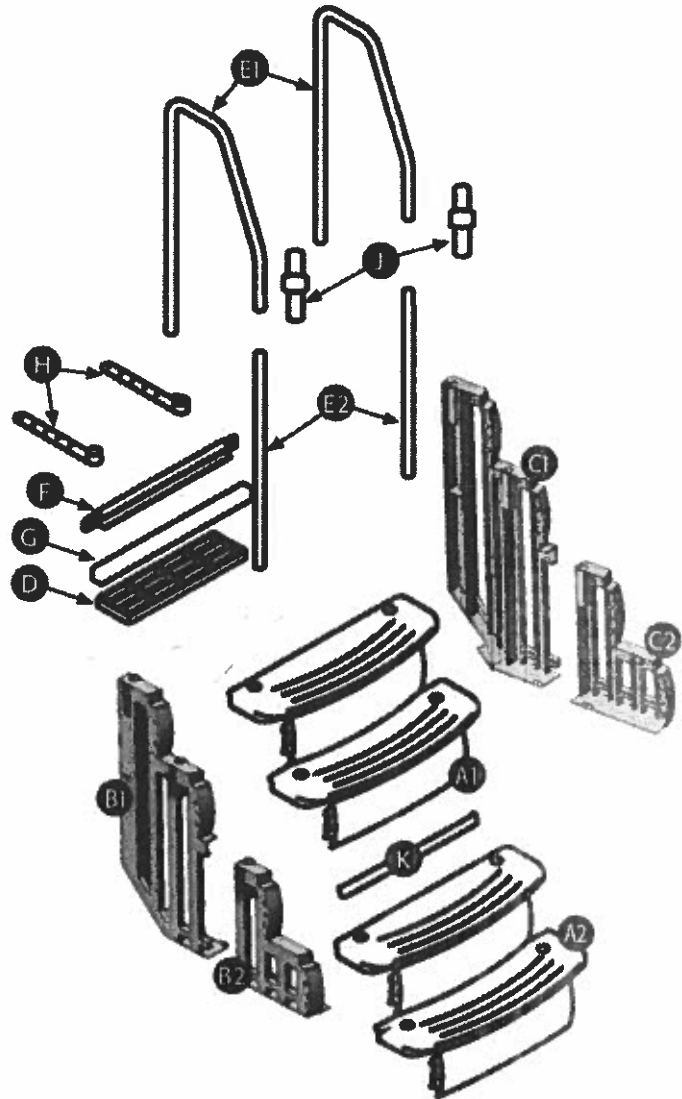
Can be used with Model #200700T (Smart Choice Ladder) to create The Easy Entry System

Easy Entry Step Components Qty

A1) Upper Step Tread	1
A2) Lower Step Tread	1
B1) Upper Left Side Riser	1
B2) Lower Left Side Riser	1
C1) Upper Right Side Riser	1
C2) Lower Right Side Riser	1
D) Ballast Tray	1
E1) Upper Handrails	2
E2) Lower Handrails	2
F) Top Step Support Brace	1
G) Mid Riser Brace	1
H) Deck Connectors	2
J) Handrail Connectors	2
K) Step Tread Connector	1

Hardware Kit (not shown) Qty

M) Ballast Sand Bags	3
N) #8 x 1" SS Screws	18
O) #14 x 1-1/4" SS Screws	8
P) #10 x 3/4" SS Screws	9



SAFETY INSTRUCTIONS:

- Install step per manufacturer's instructions.
- Locate Easy Entry Step on a solid base.
- Easy Entry Step is designed for use by one person at a time.
- This step is intended for use as a swimming pool entry/exit only.
- Face the step when entering and exiting the pool.
- No jumping, no diving from the step.
- Do not swim through, behind or around the step.

Tools Required

Cordless Screwgun/Drill, 1/8" Drill Bit,
Standard Phillips Bit, Safety Glasses

SAND NOT INCLUDED. FLAT BOTTOM POOLS ONLY.

Note: Before you begin the assembly of your ladder/step please insure you have all components and hardware.

Model #200400T

Step 1: Step tread assembly.**Step 2: Ensure that the tapered edge of tread connector is facing up and out towards face of step.****Step 3: Align lower step tread with tread connector.****Step 4: Tap into place with rubber mallet.****Step 5: Insert (9) #10 3/4 screws in tread connector on hash marks.****Step 6: Align upper riser with mushroom caps on side of step tread.**

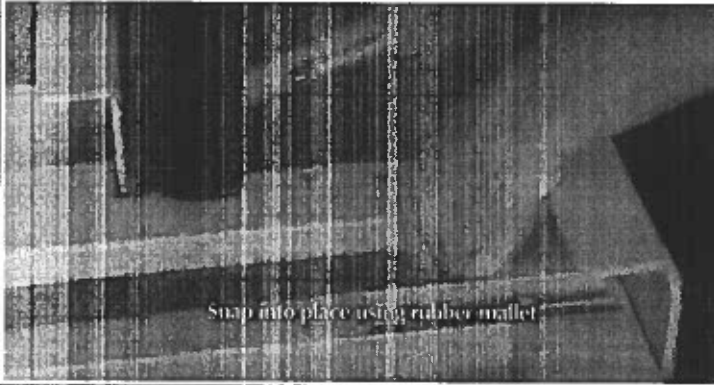
For Questions Regarding Installation, Please Contact Main Access Customer Service 1-888-333-1134



EASY ENTRY STEP

Model #200400T Assembly Instructions

Step 7: Snap mushroom caps into place using rubber mallet.



Step 8: Align holes on lower riser over mushroom caps on lower step tread.



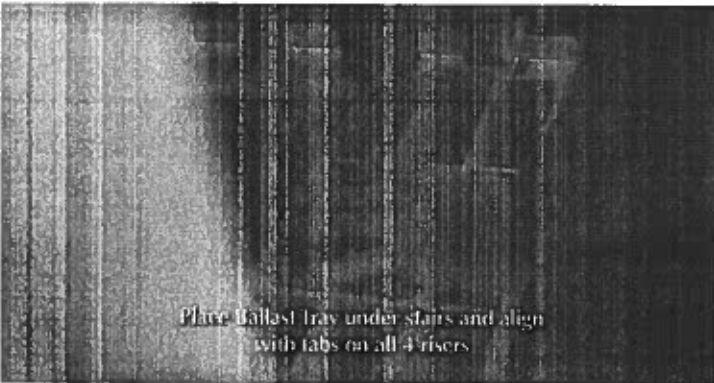
Step 9: Snap mushroom caps into place using rubber mallet



Step 10: Repeat steps 6 through 9 on opposite side.



Step 11: Align ballast tray between all four risers under the step.

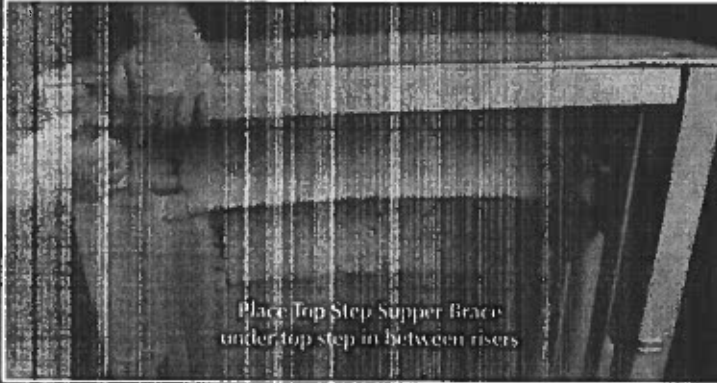


Step 12: Snap riser tabs into ballast tray using the rubber mallet.



Model #200400T

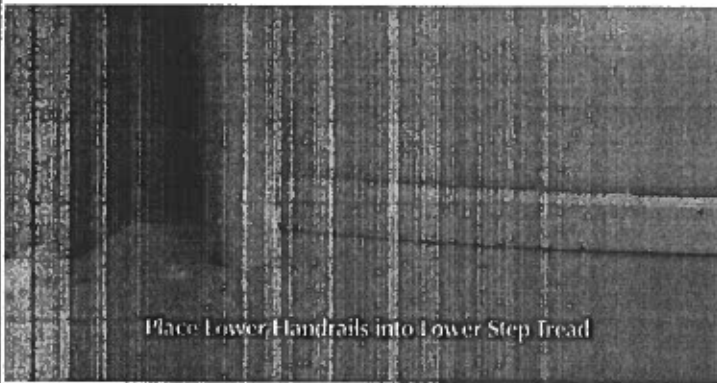
Step 13: Insert top step support brace in between uppers risers.



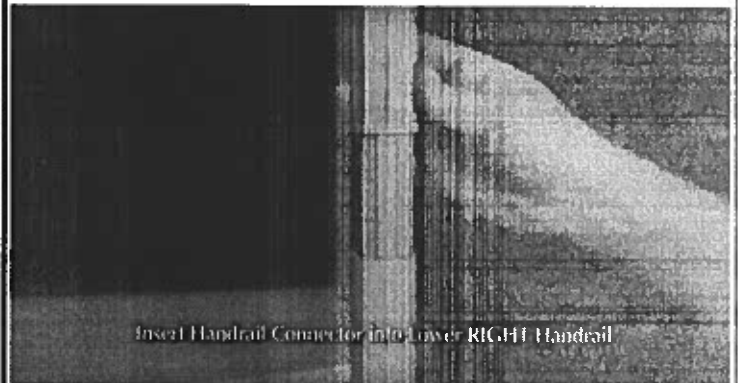
Step 14: Insert mid riser brace in between risers and over the tabs.



Step 15: Insert lower handrails into the holes on either side of the lower step tread.



Step 16: Insert the smaller end of the handrail connectors into the top of the lower handrails.



Step 17: Place deck connectors on the upper handrails and place into the holes on the top step.



Step 18: Place upper handrails down over the handrail connectors.



For Questions Regarding Installation, Please Contact Main Access Customer Service 1-888-333-1134

Attachment: Plan Set (Consider a Variation for an Accessory Structure at 1551 Rachel Lane)



EASY ENTRY STEP

Model #200400T Assmeby Instructions

Step 19: Drill #14 x 1 1/4" screws into handrails through all upper and lower risers.



Step 20: Drill #8 x 1" screws into four dimples on step tread.



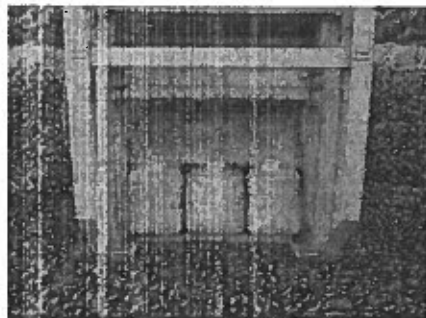
Step 21: Pool Installation

Note: Two people are required for installation.

A total weight of approximately 150 lbs. is required to keep the step from moving once in place under water. With the assistance of another person, carefully place the step in the pool. Place the three sealed bags of sand (not included) in ballast bags (M) over the ballast tray (D) to hold the step in place. Walk step back against the pool wall to prevent swim behind hazards.

***Optional* Purchase (3) Anchors (#200888) to weigh down the Easy Entry Step. Sand not included.**

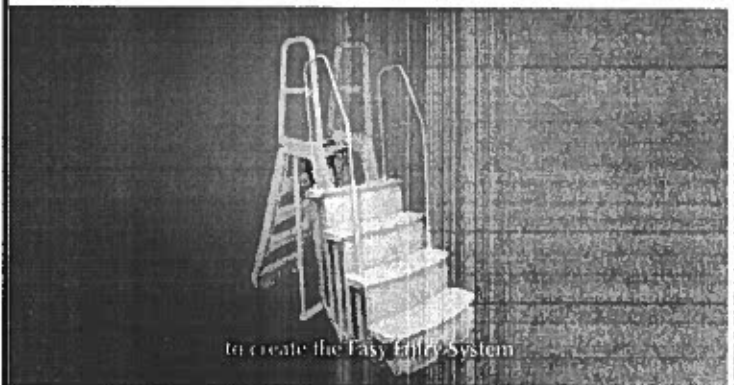
The Anchor



Step 22: Deck Mount Installation

With the step in position close to the pool wall, slide the deck connectors (H) into installation position on either the pool top seat or pool deck. Secure to the deck with two #8 x 1" screws (N). Use a minimum of two screws per deck connector. Secure each deck connector (H) to each upper handrail (E1) by using a single #8 x 1" screw.

#200700T Smart Choice Ladder for outside entry to pool.



For Questions Regarding Installation, Please Contact Main Access Customer Service 1-888-333-1134

Model #200400T

Other Recommended Products From Main Access

SmartLite

RECHARGABLE UNDERWATER LED LIGHT



Mount it to your step or hang it from the return!

The Anchor



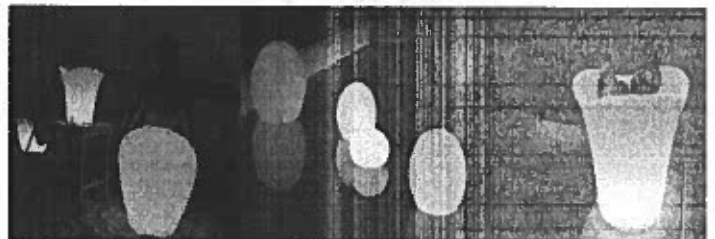
Use them to easily weigh down your pool step!

AQUA CLOUD

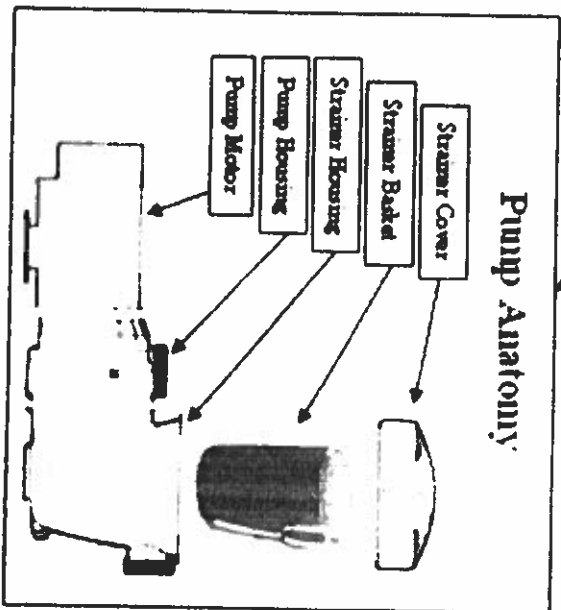
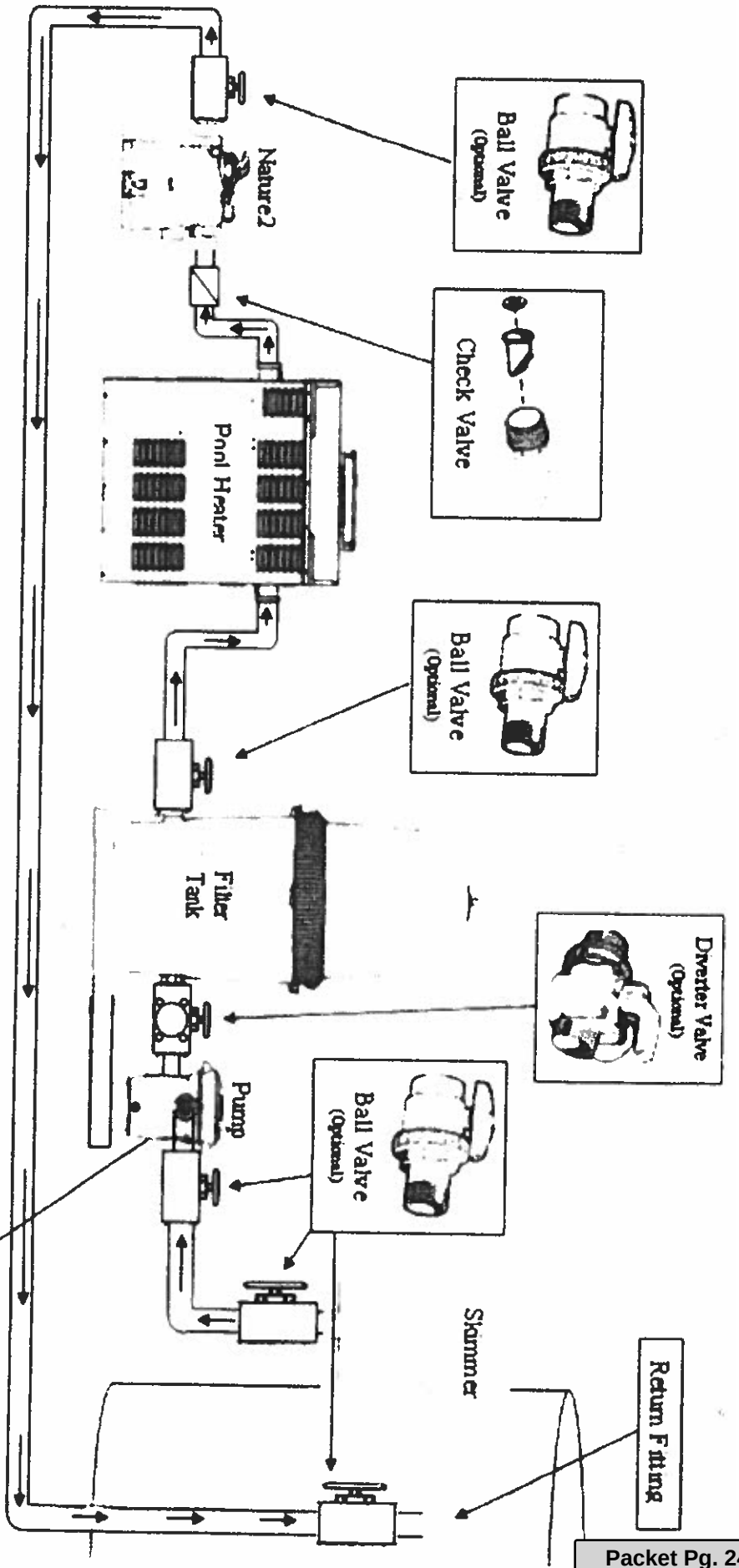
OVERSIZED FLOATING MATTRESS



Luxury Pool Floats!



Light-up Floating Globes and Furniture!

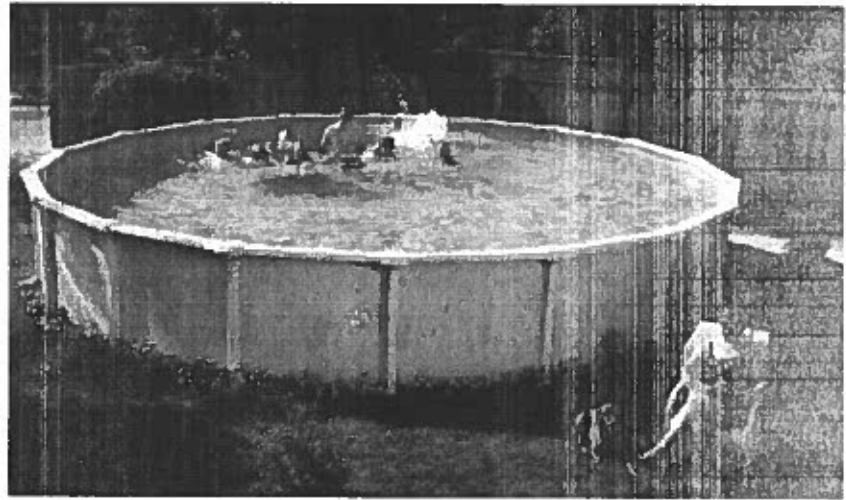


ALLIEDPOOLS
 PATIO | BARS | BILLIARDS | HOT TUBS
 West Allis: 414-282-6800
 Appleton: 920-739-9522

Autumn Breeze

52 Inch Tall Round Pools

Parts List



Attachment: Plan Set (Consider a Variation for an Accessory Structure at 1551 Rachel Lane)

Autumn Breeze Round Pool — Parts List

ITEM #	DESCRIPTION	12'		16'		18'		21'		24'		28'	
		PART #	QTY.	PART #	QTY.	PART #	QTY.	PART #	QTY.	PART #	QTY.	PART #	QTY.
	ASSEMBLY PACK	0-9912-612	1	0-9916-612	1	0-9918-612	1	0-9921-612	1	0-9924-612	1	0-9928-612	1
*1.	Plastic Coping, 24"	545-1001	22	545-1001	28	545-1001	30	545-1001	35	545-1001	40	545-1001	46
2.	Vertical End Cap-Top	580-2286	10	580-2286	12	580-2286	14	580-2286	16	580-2286	18	580-2286	21
3.	Vertical End Cap-Bottom	580-1949	10	580-1949	12	580-1949	14	580-1949	16	580-1949	18	580-1949	21
4.	Stabilizer Rail, small dia.	583-1012	6	583-1012	8	583-1012	9	583-1004	10	583-1004	11	583-1004	13
5.	Stabilizer Rail, large dia.	583-1011	6	583-1011	8	583-1011	9	583-1005	10	583-1005	11	583-1005	13
6.	Bottom Rail	589-1046	10	589-1047	12	589-1048	14	589-1049	16	589-1050	18	589-1051	21
7.	Top Connector	340-2552	10	340-2552	12	340-2552	14	340-2552	16	340-2552	18	340-2552	21
**8.	Screw, #14 x 1/2"	330-1075	20	330-1075	24	330-1075	28	330-1075	32	330-1075	36	330-1075	42
**9.	Screw, #10 x 1/2"	330-1127	80	330-1127	96	330-1127	112	330-1127	128	330-1127	144	330-1127	168
10.	Outer conn. bracket	580-2159	10	580-2159	12	580-2159	14	580-2159	16	580-2159	18	580-2159	21
11.	—	—	—	—	—	—	—	—	—	—	—	—	—
12.	—	—	—	—	—	—	—	—	—	—	—	—	—
13.	Pool Installation Instructions	573-3190	1	573-3190	1	573-3190	1	573-3190	1	573-3190	1	573-3190	1
14.	Pool Parts List	573-3318	1	573-3318	1	573-3318	1	573-3318	1	573-3318	1	573-3318	1
15.	"Safety First" Booklet	573-3169	1	573-3169	1	573-3169	1	573-3169	1	573-3169	1	573-3169	1
16.	Warranty Card - Metal	—	1	—	1	—	1	—	1	—	1	—	1
	TOP RAIL PACK	0-9801-609	1	0-9812-609	1	0-9814-609	1	0-9816-609	1	0-9818-609	1	0-9821-609	1
17.	Top Rail	587-1447	10	587-1448	12	587-1448	14	587-1448	16	587-1448	18	587-1448	21
	VERTICAL PACK - 52" POOLS	—	—	—	—	0-9706-612	1	0-9708-612	2	0-9708-612	1	0-9710-612	1
	VERTICAL PACK - 52" POOLS	0-9710-612	1	0-9712-612	1	0-9708-612	1	—	—	0-9710-612	1	0-9711-612	1
18.	Vertical - 52"	341-1460	10	341-1460	12	341-1460	14	341-1460	16	341-1460	18	341-1460	21
	POOL LINER CARTON	—	—	—	—	—	—	—	—	—	—	—	—
***19.	Pool Liner	0-12	1	0-16	1	0-18	1	0-21	1	0-24	1	0-28	1
****20.	E-Z Clip Liner Instal. Instructions	573-3039	1	573-3039	1	573-3039	1	573-3039	1	573-3039	1	573-3039	1
21.	Chlorine/Winterizing Instructions	573-2421	1	573-2421	1	573-2421	1	573-2421	1	573-2421	1	573-2421	1
22.	Installation Instruction Insert	369-1308	1	369-1308	1	369-1308	1	369-1308	1	369-1308	1	369-1308	1
23.	"Warning" Decal	560-1041	3	560-1041	3	560-1041	3	560-1041	3	560-1041	3	560-1041	3
*****24.	"Deeper" Area Decal	560-1042	2	560-1042	2	560-1042	2	560-1042	2	560-1042	2	560-1042	2
25.	Warranty Card-Liner	—	1	—	1	—	1	—	1	—	1	—	1
26.	"Shallow" Decal, 3-1/2 ft.	560-1043	3	560-1043	3	560-1043	3	560-1043	3	560-1043	3	560-1043	3
27.	"Shallow" Decal, 3-3/4 ft.	560-1056	3	560-1056	3	560-1056	3	560-1056	3	560-1056	3	560-1056	3
28.	Shallow Decal Insert Sheet	369-1216	1	369-1216	1	369-1216	1	369-1216	1	369-1216	1	369-1216	1
*****29.	Repair Patch	564-1000	1	564-1000	1	564-1000	1	564-1000	1	564-1000	1	565-1000	1
30.	"Safety First" Booklet	573-3169	1	573-3169	1	573-3169	1	573-3169	1	573-3169	1	573-3169	1
	SIDEWALL CARTON	—	—	—	—	—	—	—	—	—	—	—	—
31.	Sidewall - 52" Pools	0-1152-012	1	0-1152-016	1	0-1152-018	1	0-1152-021	1	0-1152-024	1	0-1152-028	1
32.	Joint Piece - 52" Pools	580-1914	1	580-1914	1	580-1914	1	580-1914	1	580-1914	1	580-1914	1
33.	"Warning" Sign	560-1046	1	560-1046	1	560-1046	1	560-1046	1	560-1046	1	560-1046	1
34.	"Safety First" Booklet	573-3169	1	573-3169	1	573-3169	1	573-3169	1	573-3169	1	573-3169	1
35.	Adhesive Squares	310-1034	6	310-1034	6	310-1034	6	310-1034	6	310-1034	6	310-1034	6
36.	Safety Video	573-2500	1	573-2500	1	573-2500	1	573-2500	1	573-2500	1	573-2500	1
37.	Sm. cover plate	—	—	—	—	—	—	—	—	—	—	580-2276	1
38.	Lg. cover plate	—	—	—	—	—	—	—	—	—	—	580-2277	1

* Used with stretch-in liners only.

** Screws are available in most hardware stores.

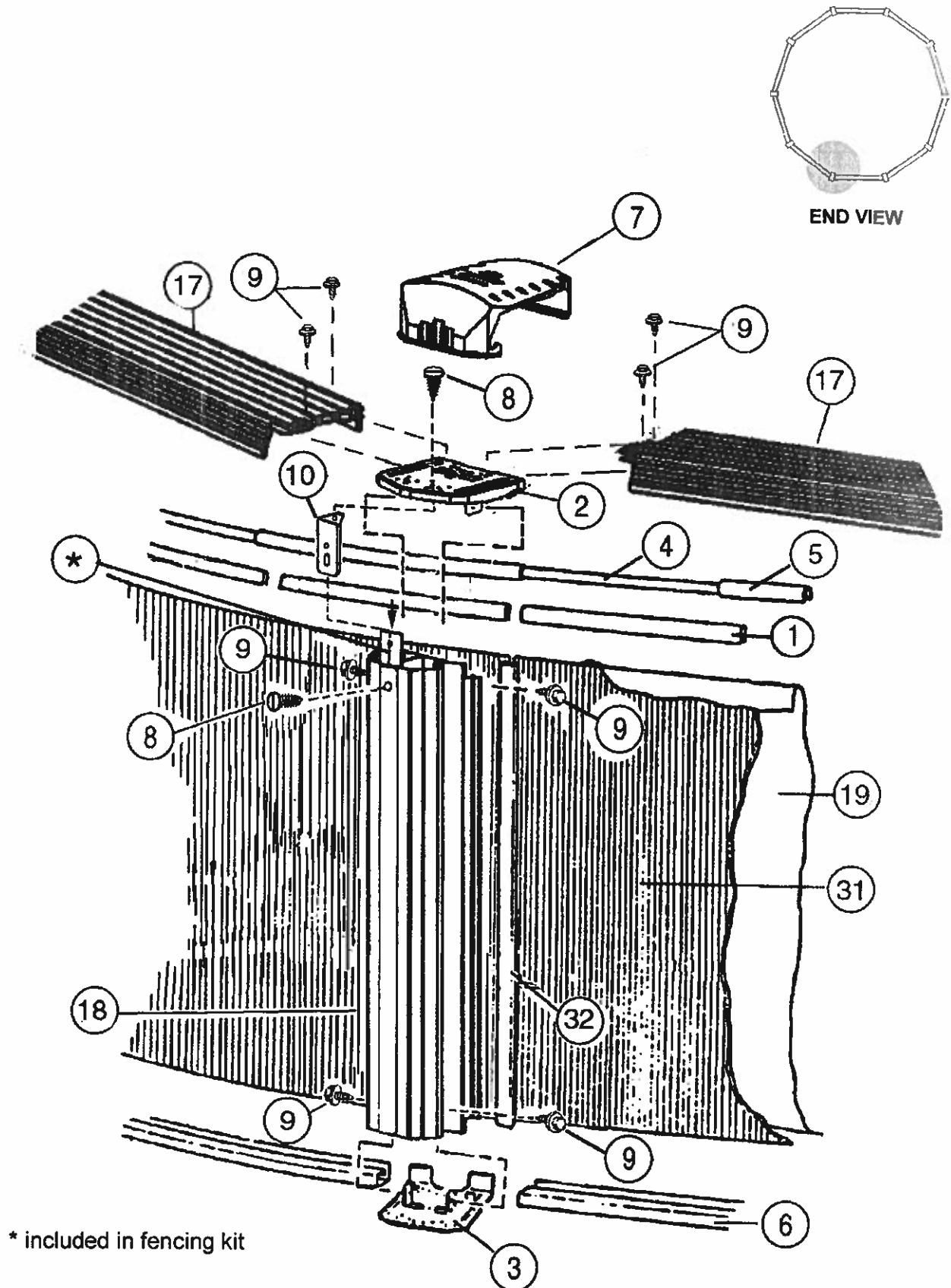
*** Write the number of your liner in the spaces provided here and above # _____

**** Used with E-Z Clip Liners only.

***** Used only for pools with deep swimming areas only.

***** For additional patch kits order Part No. 0-5604-000.

EXPLODED VIEW



Attachment: Plan Set (Consider a Variation for an Accessory Structure at 1551 Rachel Lane)



Important! Above-ground pools are designed for swimming and wading only. **Do not Dive or Jump!** Misuse of your pool may result in crippling injury and/or other dangers to life and health. Do not use slides, diving boards, or any other platform or object which can be used for improper pool entry. Use only an above-ground swimming pool ladder or entry system to enter or exit your pool. **Never attempt to swim or reach behind ladders or any other pool entry system.** It is the pool owner's responsibility to secure the pool against unauthorized, unsupervised or unintentional entry. It is also the pool owner's responsibility to warn all pool users of the hazards of diving into shallow water; paralyzing injury may result. Always obey all safety rules. Remember, pool safety is everybody's responsibility.

Safety decals and caution information provided with your pool have been endorsed by the U.S. Consumer Product Safety Commission. It is mandatory that the pool owner and installer follow the installation and use directions for all provided safety signs and decals. Juveniles must be supervised at all times by a responsible adult as directed by the USCPSC.

Change of Design: Doughboy Recreational expressly reserves the right to change or modify the design and construction of any product in due course of their manufacturing procedures, without incurring any obligation to furnish or install such changes or modifications on products previously or subsequently sold.

DOUGHBOY RECREATIONAL • 315 N. Sebastian St. • West Helena, AR 72390
Visit our website at www.doughboy-pools.com

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Made in the United States of America

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Power-Flo Matrix®

THE SUPERIOR CHOICE IN
ABOVE-GROUND POOL PUMPS.



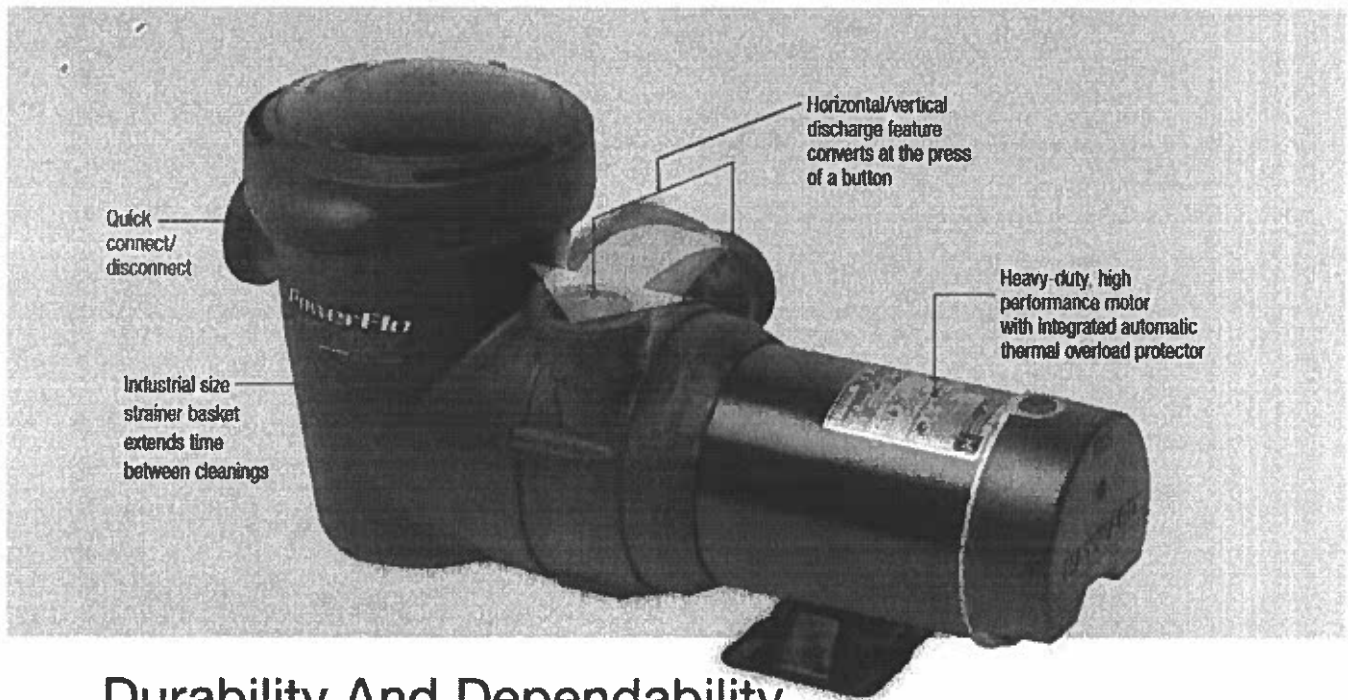
- Features an industrial-size strainer basket to collect a lot of debris without a lot of maintenance
- Converts from horizontal to vertical orientation at the press of a button
- Quick connect/disconnect intake and discharge connection

PUMPS

Attachment: Plan Set (Consider a Variation for an Accessory Structure at 1551 Rachel Lane)

Total System: Pumps | Filters | Heating | Cleaners | Sanitization | Automation | Lighting | Safety | White Goods

1 1/2 Hse



Durability And Dependability That Only Hayward Can Offer.

Reliability built right in.

Power-Flo Matrix® features an industrial-size strainer basket – to collect a lot of debris without a lot of maintenance. It's there to collect and protect. The high-quality impeller offers wide openings to prevent leaf and debris clog.

While this pump is impressively equipped, the Power-Flo Matrix is also very efficient. It has a heat-resistant, double-size seal and a protected rear-mounted switch for high energy efficiency. Plus, its heavy-duty, high-performance motor provides years of trouble-free operation thanks to an integrated automatic thermal overload protector.

Vertical. Horizontal. You choose.

Want to install it horizontally? Fine. Want to install it vertically? No problem. The Power Flo Matrix from Hayward adapts to your needs, easily converting from horizontal to vertical orientation at the press of a button.

Convenience is part of the package.

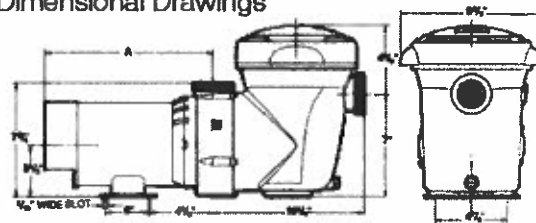
Power-Flo Matrix offers a quick-connect/disconnect intake and discharge connection to speed things along. Plus, the C-Clip Connector lets you disengage the strainer housing in a matter of seconds. And an integral drain plug makes for easy winterization. Add to that a durable, corrosion-proof housing, and you have a pump designed for long-term performance.

Power-Flo Matrix Specifications

Model	Dim "A"	HP	Inlet/Outlet	Description
SP1501	10 3/4"	3/4	1 1/2"	Power-Flo Matrix pump with strainer
SP1501TL	10 3/4"	3/4	1 1/2"	Power-Flo Matrix pump with strainer and twisting lock cord
SP1502	11 3/4"	1	1 1/2"	Power-Flo Matrix pump with strainer
SP1502TL	11 3/4"	1	1 1/2"	Power-Flo Matrix pump with strainer and twisting lock cord
SP1503	12"	1 1/2	1 1/2"	Power-Flo Matrix pump with strainer
SP1503TL	12"	1 1/2	1 1/2"	Power-Flo Matrix pump with strainer and twisting lock cord

TL pump includes 3' twisting lock cord 

Dimensional Drawings



To take a closer look at Hayward Pumps, go to www.haywardpool.com or call 1-888-HAYWARD.

 **HAYWARD**
620 Division Street • Elizabeth, NJ 07201

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SEPTEMBER 2011



POOL AND SPA/HOT TUB HEATERS
H150FD, H200FD, H250FD, H300FD,
H350FD, H400FD & H500FD MODELS

OWNER'S MANUAL

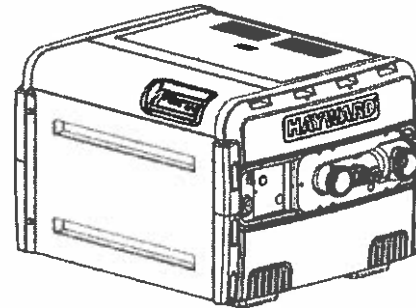
FOR YOUR SAFETY

⚠ WARNING: If the information in these instructions is not followed exactly, a fire or explosion may result causing property damage, injury, or death.

- Do not store or use gasoline or other flammable vapors or liquids in the vicinity of this or any other appliance.

WHAT TO DO IF YOU SMELL GAS:

- Do not try to light any appliance.
- Do not touch any electrical switch; do not use any phone in your building.
- Immediately call your gas supplier from a neighbor's phone. Follow the gas supplier's instructions.
- If you cannot reach your gas supplier, call the fire department.
- Installation and service must be performed by a qualified installer, service agency, or the gas supplier.



FOR YOUR SAFETY

This product must be installed and serviced by authorized personnel, qualified in pool/spa heater installation. Improper installation and/or operation can create carbon monoxide gas and flue gases that can cause serious injury, property damage, or death.

See www.hayward-pool.com/patent for U.S. and Canadian patent information

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Attachment: Plan Set (Consider a Variation for an Accessory Structure at 1551 Rachel Lane)

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SAFETY INFORMATION

Basic safety precautions should always be followed, including the following: Failure to follow instructions can cause severe injury and/or death.

! This is the safety-alert symbol. When you see this symbol on your equipment or in this manual, look for one of the following signal words and be alert to the potential for personal injury.

! **WARNING** warns about hazards that could cause serious personal injury, death or major property damage and if ignored presents a potential hazard.

! **CAUTION** warns about hazards that will or can cause minor or moderate personal injury and/or property damage and if ignored presents a potential hazard. It can also make consumers aware of actions that are unpredictable and unsafe.

! **ATTENTION** indicates special instructions that are important but not related to hazards.

READ AND FOLLOW ALL INSTRUCTIONS IN THIS OWNER'S MANUAL AND ON EQUIPMENT. IMPORTANT SAFETY INSTRUCTIONS

**Before installing or servicing this electrical equipment, turn power supply OFF.
KEEP SAFETY LABELS IN GOOD CONDITION AND REPLACE IF MISSING OR DAMAGED.**

! **WARNING** – To reduce risk of injury, do not permit children to use or climb on the heater, pumps or filters. Closely supervise children at all times. Components such as the filtration system, pumps, and heaters must be positioned to prevent children from using them as a means of access to the pool.

! **CAUTION** – This heater is intended for use on permanently installed swimming pools and may also be used with spas. Do NOT use with storable pools. A permanently installed pool is constructed in or on the ground or in a building such that it cannot be readily disassembled for storage. A storable pool is constructed so that it is capable of being readily disassembled for storage and reassembled to its original integrity.

Though this product is designed for outdoor use, it is strongly recommended to protect the electrical components from the weather. Select a well drained area, one that will not flood when it rains. It requires free circulation of air for cooling. Do not install in a damp or non-ventilated location.



! **WARNING** – It is required that licensed electricians do all electrical wiring. Risk of Electric Shock. Hazardous voltage can shock, burn, cause death or serious property damage. To reduce the risk of electric shock, do NOT use an extension cord to connect unit to electric supply. Provide a properly located outlet. All electrical wiring MUST be in conformance with applicable local and national codes and regulations. Before working on this unit, turn off power supply to the heater.

! **WARNING** – To reduce the risk of electric shock replace damaged wiring immediately. Locate conduit to prevent abuse from lawn mowers, hedge trimmers and other equipment.

! **WARNING** – Failure to bond to pool structure will increase risk for electrocution and could result in injury or death. To reduce the risk of electric shock, the electrician must comply with installation instructions and must bond the heater accordingly. In addition, the licensed electrician must also conform to local electrical codes for bonding requirements.

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NOTES TO THE ELECTRICIAN:

Use a solid copper conductor, size 8 or larger. Run a continuous wire from external bonding lug to reinforcing rod or mesh. Connect a No. 8 AWG solid copper bonding wire to the grounding lug provided on the heater and to all metal parts of swimming pool or spa, and to all electrical equipment, metal piping (except gas piping), and conduit within 5 ft. (1.5 m) of inside walls of swimming pool or spa.

IMPORTANT -Reference NEC codes for all wiring standards including, but not limited to, grounding, bonding and other general wiring procedures.



⚠ WARNING – Suction Entrapment Hazard.

Suction in suction outlets and/or suction outlet covers which are damaged, broken, cracked, missing, or unsecured can cause severe injury and/or death due to the following entrapment hazards:

Hair Entrapment- Hair can become entangled in suction outlets.

Limb Entrapment- A limb inserted into an opening of a suction outlet or suction outlet cover that is damaged, broken, cracked, missing, or not securely attached can result in a mechanical bind or swelling of the limb.

Body Suction Entrapment- A differential pressure applied to a large portion of the body or limbs can result in an entrapment.

Evisceration/ Disembowelment - A vacuum applied directly to the intestines through an unprotected suction outlet sump or suction outlet cover which is damaged, broken, cracked, missing, or unsecured can result in evisceration (disembowelment).

Mechanical Entrapment- There is potential for jewelry, swimsuit, hair decorations, finger, toe or knuckle to be caught in an opening of a suction outlet or suction outlet cover resulting in mechanical entrapment.



⚠ WARNING - To reduce the risk of entrapment hazards:

- When suction outlets are less than a 18" x 23" equivalent, a minimum of two functioning suction outlets per pump must be installed. Suction outlets in the same plane (i.e. floor or wall), must be installed a minimum of three feet (3') [1 meter] apart, as measured from near point to near point.
- Dual suction outlets shall be placed in such locations and distances to avoid "dual blockage" by a user.
- Dual suction fittings shall not be located on seating areas or on the backrest for such seating areas.
- The maximum system flow rate shall not exceed the flow rating of any listed (per current revision of ASME/ANSI A112.19.8) suction outlet cover installed.
- Never use the Pool or Spa if any suction outlet component is damaged, broken, cracked, missing, or not securely attached.
- Replace damaged, broken, cracked, missing, or not securely attached suction outlet components immediately.
- Install two or more suction outlets per pump in accordance with latest APSP (formerly NSPI) Standards and CPSC guidelines. Follow all applicable National, State, and Local codes.

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- ⚠ WARNING** – Failure to remove pressure test plugs and/or plugs used in winterization of the pool/spa from the suction outlets can result in an increase potential for suction entrapment as described above.
- ⚠ WARNING** – Failure to keep suction outlet components clear of debris, such as leaves, dirt, hair, paper and other material can result in an increase potential for suction entrapment as described above.
- ⚠ WARNING** – Suction outlet components have a finite life, the cover/grate should be inspected frequently and replaced at least every ten years or if found to be damaged, broken, cracked, missing, or not securely attached.
- ⚠ WARNING** – All suction and discharge valves **MUST** be OPEN when starting the circulation system. Failure to do so could result in severe personal injury and/or property damage. All drains and suction outlets **MUST** have properly installed covers, securely attached using the screws supplied with the covers. If screws are lost, order replacement parts from your supplier.



- ⚠ WARNING – Hazardous Pressure.** Pool and spa water circulation systems operate under hazardous pressure during start up, normal operation, and after pump shut off. Stand clear of circulation system equipment during start up. Failure to follow safety and operation instructions could result in violent separation of the pump housing and cover due to pressure in the system, which could cause property damage, severe personal injury, or death. Before servicing pool and spa water circulation system, all system and pump controls must be in off position and filter manual air relief valve must be in open position. Before starting system pump, all system valves must be set in a position to allow system water to return back to the pool. Do not change filter control valve position while system pump is running. Before starting system pump, fully open filter manual air relief valve. Do not close filter manual air relief valve until a steady stream of water (not air or air and water) is discharged.



- ⚠ WARNING – Separation Hazard.** Failure to follow safety and operation instructions could result in violent separation of pump components. Strainer cover must be properly secured to pump housing with strainer cover lock ring. Before servicing pool and spa circulation system, manual air relief valve must be in open position. Do not operate pool and spa circulation system if a system component is not assembled properly, damaged, or missing. Do not operate pool and spa circulation system unless filter air relief valve body is in locked position in filter upper body.

- ⚠ WARNING** – Never operate or test the circulation system at more than 40 PSI.
- ⚠ WARNING** – Fire and burn hazard. Motors operate at high temperatures and if they are not properly isolated from any flammable structures or foreign debris they can cause fires, which may cause severe personal injury or death. It is also necessary to allow the motor to cool for at least 20 minutes prior to maintenance to minimize the risk of burns.
- ⚠ WARNING** – Failure to install according to defined instructions may result in severe personal injury or death.

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WARNING – The following “Safety Rules for Hot Tubs” recommended by the U.S. Consumer Product Safety Commission should be observed when using the spa.

1. Spa or hot tub water temperatures should never exceed 104°F [40°C]. A temperature of 100°F [38°C] is considered safe for a healthy adult. Special caution is suggested for young children. Prolonged immersion in hot water can induce hyperthermia.
2. Drinking of alcoholic beverages before or during spa or hot tub use can cause drowsiness, which could lead to unconsciousness and subsequently result in drowning.
3. Pregnant women beware! Soaking in water above 100°F [38°C] can cause fetal damage during the first three months of pregnancy (resulting in the birth of a brain-damaged or deformed child). Pregnant women should adhere to the 100°F [38°C] maximum rule.
4. Before entering the spa or hot tub, users should check the water temperature with an accurate thermometer; spa or hot tub thermostats may err in regulating water temperatures by as much as 4°F (2.2°C).
5. Persons taking medications, which induce drowsiness, such as tranquilizers, antihistamines or anti-coagulants, should not use spas or hot tubs.
6. If the pool/spa is used for therapy, it should be done with the advice of a physician. Always stir pool/spa water before entering the pool/spa to mix in any hot surface layer of water that might exceed healthful temperature limits and cause injury. Do not tamper with controls, because scalding can result if safety controls are not in proper working order.
7. Persons with a medical history of heart disease, circulatory problems, diabetes or blood pressure problems should obtain a physicians advice before using spas or hot tubs.
8. Hyperthermia occurs when the internal temperature of the body reaches a level several degrees above normal body temperature of 98.6°F [37°C]. The symptoms of Hyperthermia include: drowsiness, lethargy, dizziness, fainting, and an increase in the internal temperature of the body.

The effects of Hyperthermia include:

1. Unawareness of impending danger.
2. Failure to perceive heat.
3. Failure to recognize the need to leave the spa.
4. Physical inability to exit the spa.
5. Fetal damage in pregnant women.
6. Unconsciousness resulting in danger of drowning.

DEFINITIONS:

Suction Outlet –	The term Suction Outlet is a fitting, fitting assembly, cover/grate and related components that provide a means for water to exit the pool and into the pump circulating system.
Inches of Mercury (in Hg) -	A unit for measuring pressure below atmospheric (“suction” or “vacuum”) (1.0 inch Hg = .491 PSI)
Main Drain –	See Suction Outlet
PSI –	An abbreviation for pounds per square inch.

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SECTION I. GENERAL INFORMATION

INTRODUCTION:

This manual contains instructions for operation and the safe use of the swimming pool/spa/hot tub heaters. Hayward strongly recommends that the owner read the manual before using the swimming pool/spa/hot tub heater. If after reviewing the manual any questions remain unanswered, contact the factory or local representative.

LIMITED WARRANTY SUMMARY:

Hayward warrants the pool/spa/hot tub heater to be free from defects in materials and workmanship, and we will within one year from date of installation for all users, for the original purchaser, repair or, at our option, replace without charge any defective part. We further warrant that if the heat exchanger or exchanger headers (water-containing section) leak within one year from date of such installation for all users, due to defects in materials and workmanship, we will provide a replacement part. Cost of freight, installation, fuel, and service labor (after one year) is at user's expense. For full details of warranty agreement, see warranty certificate included in this manual.



ATTENTION: If the pool/spa/hot tub heater is damaged or destroyed by improper maintenance, excessive water hardness, incorrect water chemistry, or freezing it is not covered under the manufacturer's warranty.

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SECTION II. CONSUMER OPERATION & MAINTENANCE

MAINTAINING PROPER WATER CHEMISTRY

⚠ WARNING: Failure to Maintain Proper Water Chemistry May Cause Premature Heat Exchanger Damage or Failure

The heat exchanger in your Hayward pool heater is made from the highest quality of copper and nickel (Cupronickel) materials. The premium materials and the exacting processes used in the manufacture of the heat exchanger is state of the art in pool heater design and manufacture. Yet, it remains vital that the heat exchanger be protected from damaging or corrosive chemicals, insufficient water flow or improperly balanced water chemistry. Heat exchanger damage or failure resulting from improper flow, improperly balanced pool water or the improper addition of sanitizers into the water is NOT covered under the terms of your warranty.

The following factors are critical to heat exchanger protection. Follow these guidelines to help prevent pre-mature damage or failure to your heater and heat exchanger.

1. WATER FLOW THROUGH HEATER

Water must be flowing through the heater at the minimum rated flow rate during operation. Check that the pump is operating and the system is filled with water and purged of all air prior to starting the heater. The minimum rated flow rates are listed in the installation manual on page 25. Some installations may require an adjustment to the water pressure switch for proper low-flow protection. Test your system and if necessary, adjust the water pressure switch as described in the installation manual on page 35.

2. POOL/SPA WATER CHEMISTRY

The chemistry balance and mineral content of swimming pool water changes daily due to the addition of pool and sanitizing chemicals, bather loads, rain, runoff and the amount of sun - to name a few. Improper chemistry balance and mineral content can cause scaling and deposits to form on pool walls, in the filtration system, in the heat exchanger tubes and additionally can promote corrosive action to all metals in the water path. Changing spa water regularly and maintaining the correct chemical balance in your pool/spa will keep the pool/spa safe and sanitary, and will help protect the heat exchanger. Use a 4-way pool/spa water test kit to check your water frequently (at least weekly). Use the following guidelines to help protect your heater's heat exchanger:

	Recommended Level	Effect of Low Levels	Effect of High Levels
Chlorine	1 - 3 ppm	hazy water, algae growth, bacteria causing infections	swimmer irritation, bleaching of clothes/hair, corrosive to heat exchanger
Bromine	2 - 4 ppm		
pH	7.4 - 7.6	corrosive to heat exchanger, swimmer irritation	cloudy water, scaling of heat exchanger, reduced sanitizer effectiveness
Total Alkalinity	80 - 120 ppm	corrosive to heat exchanger, large fluctuations in pH	scaling of heat exchanger
Calcium Hardness	200 - 400 ppm	corrosive to heat exchanger	scaling of heat exchanger
Salt	2700 - 5000 ppm	poor salt chlorinator performance	corrosive to heat exchanger

3. SKIMMER CHLORINATION

Placing chlorine or bromine tablets directly into the skimmer may result in high chemical concentrations flowing through the heater. DO NOT place chlorine or bromine tablets in the skimmer.

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Action Item : Consider a Variation for an Accessory Structure at 692 Hickory

Recommendation of Action

Staff recommends approval

The Petitioner is requesting for a variation to keep the existing swimming pool (accessory structure) which exceeds the permissible rear yard coverage for accessory structures.

ATTACHMENTS:

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

Trustee Liaison
Weidenfeld

Staff Contact
Chris Stilling, Community Development

Wednesday, August 19, 2020

MEETING DATE:	August 19, 2020
SUBJECT PROPERTY LOCATION:	692 Hickory Drive
PETITIONER:	Tricia & Dan Kaput
PREPARED BY:	Rati Akash, Village Planner
REQUEST:	A variation for an existing swimming pool (accessory structure) which exceeds the permissible rear yard coverage for accessory structures.
EXSITING LAND USE AND ZONING:	The property is improved with a single-family home currently zoned R5A.
COMPREHENSIVE PLAN:	The approved Village Comprehensive Plan calls for this property and the immediate neighborhood to be single-family detached.

PROJECT BACKGROUND

In June 2020, the Petitioner received a Notice of Violation from the Village regarding the existing installed pool. After which, the Petitioner applied for the swimming pool permit and a variance. The Petitioner is seeking to keep the existing pool in the same location.

The Petitioner is requesting for a variation to keep the existing swimming pool (accessory structure) which exceeds the permissible rear yard coverage for accessory structures.

A swimming pool structure is considered an accessory structure. Accessory structures are allowed to cover not more than 20% of the rear yard, and hence a variation is required as the installed swimming pool exceeds the minimum rear yard coverage for accessory structures.

PLANNING & ZONING ANALYSIS

- The Petitioner has installed an over the ground swimming pool with a 15’ diameter and occupies approximately 176 square feet of area in the rear yard.



- The rear yard coverage measures approximately 3,933 square feet of area in total.
- In addition to the swimming pool, there are two existing accessory structure in the rear yard which is a detached garage and a lean-in structure. The detached garage occupies approximately 446 square feet of area, and the lean-in structure occupies approximately 219 square feet.
- The swimming pool (accessory structure) meets all other requirements for setbacks and height.
- With the existing swimming pool, detached garage and lean-in structure, the total area of the accessory structure will be 842 square feet. The total rear yard coverage of the accessory structure in the rear yard is 21.41%.
- The addition of the proposed swimming will require a variation to allow the accessory structures to exceed 1.41% of the required 20% rear yard coverage.

Variations requested

An accessory building or structure as per Section 17.32.020.F shall not occupy more than twenty percent of the rear yard in residential districts.

DEPARTMENTAL REVIEWS

Village Department	Comments
Engineering	The Village Engineer has reviewed the proposed swimming pool and no objections on the location.

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 inquiring about the existing swimming pool in the rear yard, however no objections were expressed.

STANDARDS

The Planning & Zoning Commission is authorized to grant variations of the Zoning 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 for the purpose of allowing a 15' diameter swimming pool in the rear yard which will exceed 1.41% of the required rear yard coverage. The pool shall be 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 17.32 of the Buffalo Grove Zoning Code to allow for an existing 15' diameter swimming pool in the rear yard which exceeds 1.41% of the rear yard coverage. The pool shall be in accordance with the documents and plans submitted as part of this petition.

July 24, 2020

Members of the Planning & Zoning Commission,

Please accept this letter as our request for a zoning variance to meet the requirements for a 15' round above ground swimming pool located on our property.

The hardship that would result from denial of this variance request for us may sound small, but the health and well-being for our family who rely on the swimming pool for exercise and fun would be taken away. The kids are home with their senior citizen grandmother as we both are labeled "essential workers" in Health Care and Education. It has brought so much joy to our family during the world pandemic.

The swimming pool is located in a fenced backyard and was installed with the full support of our neighbors who also enjoy the pool. If requested, we would be able to provide letters that attest to that upon your request.

Your support in the approval of the application for this variance would be greatly appreciated.

Sincerely,

Daniel & Tricia Kaput

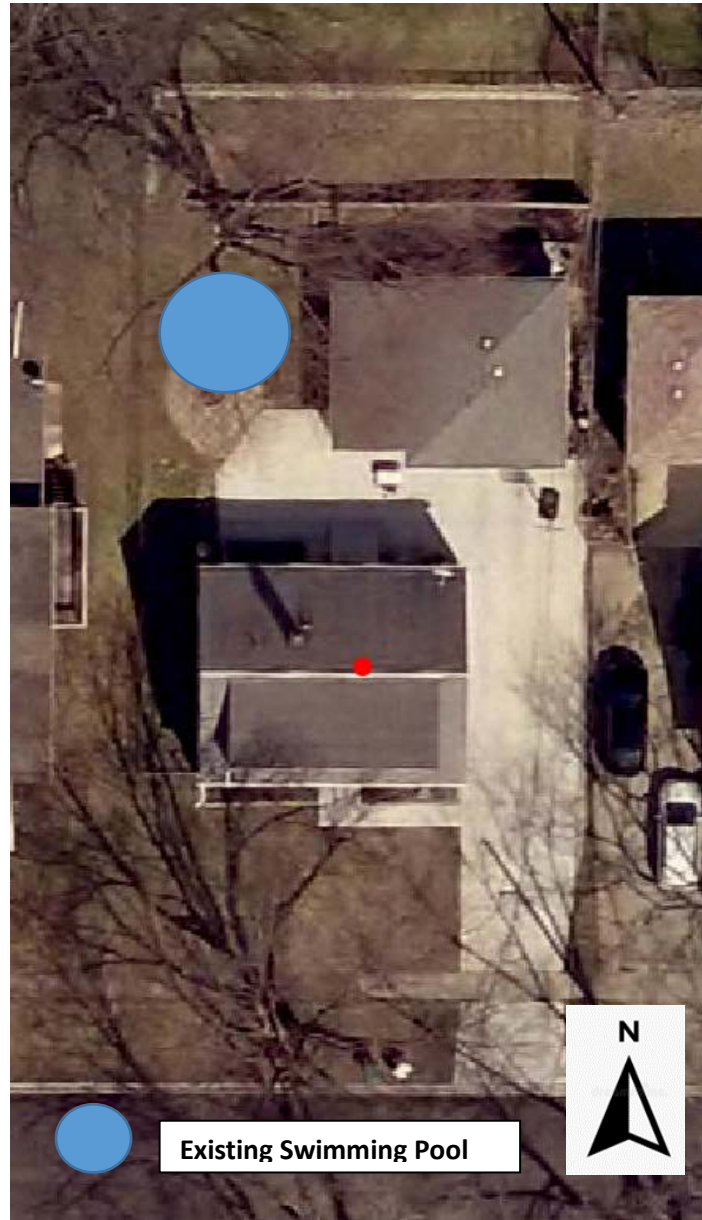
692 Hickory Dr.

Buffalo Grove, IL

269-547-7748

Attachment: Plan Set (Consider a Variation for an Accessory Structure at 692 Hickory)





Response to Standards

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

Your Evidentiary Statement:

The requested variance is to house a 15' swimming pool that our children have used for exercise and entertainment during the world pandemic.

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

Your Evidentiary Statement:

Our request, if granted will not change or alter the character of the neighborhood. We will remain compatible with adjacent properties. It will not decrease our property value or the values of our neighbors.

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:

Our request, if granted, will not be detrimental to property or improvements in the neighborhood in which the property is located and the proposed variation will not impair or increase the congestion of public streets, endanger public safety, or diminish or impair property values within the neighborhood. There will be no hardships created by us as the homeowners.

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

Your Evidentiary Statement:

Public health, safety and welfare will not be affected as this variance is being requested to house a 15' round swimming pool in private back yard. The requested variation will not impair, inconvenience or endanger our neighbors or others in the neighborhood.

847-459-2530

ROLLING MEADOWS
HOUSING COURT 2.2.b
THIRD MUNICIPAL DISTRICT
JULY 14, 2020-9A.M
COURT ROOM # 203

Type of Inspection WORK WITHOUT PERMITS

[illegible]

Inspection: ☐ Passed ☒ Failed ☐ Call for re-inspection \$_____ fee due prior to re-inspection

S.M. Ojeda
Inspector

6-19-20
Date of Inspection

DOOR HANGER
Builder/Occupant Signature

Inspector _____

Date of Re-Inspection _____

Builder/Occupant Signature

Attachment: Plan Set (Consider a Variation for an Accessory Structure at 692 Hickory)

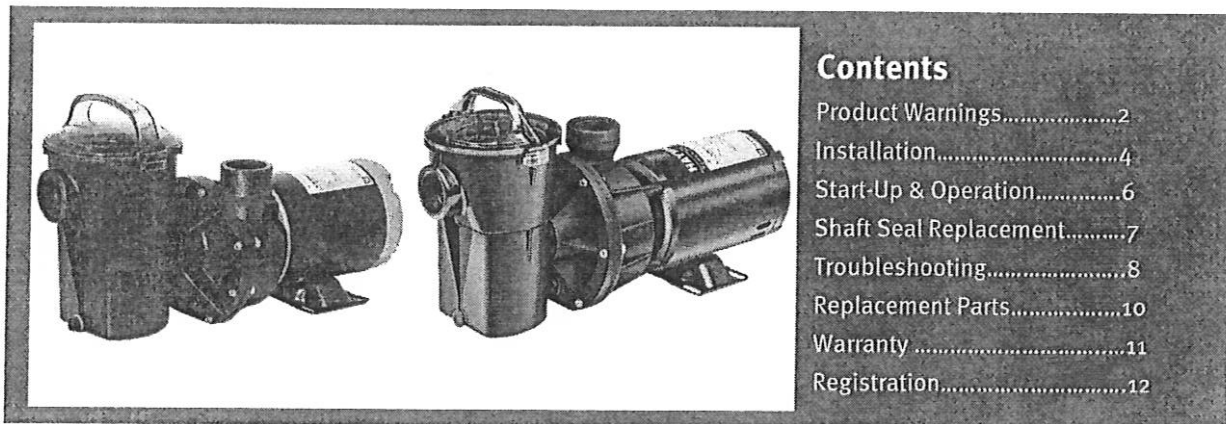






PowerFlo LX™ / PowerFlo II™ / EP Pump Series

Owner's Manual



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INSTALLATION, OPERATION, & PARTS

IMPORTANT SAFETY INSTRUCTIONS

Basic safety precautions should always be followed, including the following: Failure to follow instructions can cause severe injury and/or death.

! This is the safety-alert symbol. When you see this symbol on your equipment or in this manual, look for one of the following signal words and be alert to the potential for personal injury.

! WARNING warns about hazards that could cause serious personal injury, death or major property damage and if ignored presents a potential hazard.

! CAUTION warns about hazards that will or can cause minor or moderate personal injury and/or property damage and if ignored presents a potential hazard. It can also make consumers aware of actions that are unpredictable and unsafe.

The NOTICE label indicates special instructions that are important but not related to hazards.

Hayward Pool Products
620 Division Street, Elizabeth, NJ 07207
Phone: (908) 355-7995
www.haywardnet.com



⚠ WARNING - Read and follow all instructions in this owner's manual and on the equipment. Failure to follow instructions can cause severe injury and/or death.

⚠ WARNING – Suction Entrapment Hazard.



Suction in suction outlets and/or suction outlet covers which are, damaged, broken, cracked, missing, or unsecured can cause severe injury and/or death due to the following entrapment hazards:



Hair Entrapment- Hair can become entangled in suction outlet cover.



Limb Entrapment- A limb inserted into an opening of a suction outlet sump or suction outlet cover that is damaged, broken, cracked, missing, or not securely attached can result in a mechanical bind or swelling of the limb.



Body Suction Entrapment- A negative pressure applied to a large portion of the body or limbs can result in an entrapment.

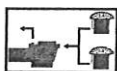


Evisceration/ Disembowelment - A negative pressure applied directly to the intestines through an unprotected suction outlet sump or suction outlet cover which is, damaged, broken, cracked, missing, or unsecured can result in evisceration/ disembowelment.

Mechanical Entrapment- There is potential for jewelry, swimsuit, hair decorations, finger, toe or knuckle to be caught in an opening of a suction outlet cover resulting in mechanical entrapment.

⚠ WARNING - To Reduce the risk of Entrapment Hazards:

- o When outlets are small enough to be blocked by a person, a minimum of two functioning suction outlets per pump must be installed. Suction outlets in the same plane (i.e. floor or wall), must be installed a minimum of three feet (3') [1 meter] apart, as measured from near point to near point.
- o Dual suction fittings shall be placed in such locations and distances to avoid "dual blockage" by a user.
- o Dual suction fittings shall not be located on seating areas or on the backrest for such seating areas.
- o The maximum system flow rate shall not exceed the flow rating as listed on the suction outlet cover.
- o Never use Pool or Spa if any suction outlet component is damaged, broken, cracked, missing, or not securely attached.
- o Replace damaged, broken, cracked, missing, or not securely attached suction outlet components immediately.
- o In addition two or more suction outlets per pump installed in accordance with latest ASME, APSP Standards and CPSC guidelines, follow all National, State, and Local codes applicable.
- o Installation of a vacuum release or vent system, which relieves entrapping suction, is recommended.



⚠ WARNING – Failure to remove pressure test plugs and/or plugs used in winterization of the pool/spa from the suction outlets can result in an increase potential for suction entrapment as described above.

⚠ WARNING – Failure to keep suction outlet components clear of debris, such as leaves, dirt, hair, paper and other material can result in an increase potential for suction entrapment as described above.

⚠ WARNING – Suction outlet components have a finite life, the cover/grate should be inspected frequently and replaced at least every ten years or if found to be damaged, broken, cracked, missing, or not securely attached.

⚠ CAUTION – Components such as the filtration system, pumps and heater must be positioned so as to prevent their being used as means of access to the pool by young children.

⚠ WARNING – Never operate or test the circulation system at more than 30 PSI.

⚠ WARNING – Never change the filter control valve position while the pump is running.

⚠ WARNING – To reduce risk of injury, do not permit children to use or climb on this product. Closely supervise children at all times. Components such as the filtration system, pumps, and heaters must be positioned to prevent children from using them as a means of access to the pool.



⚠ WARNING – Hazardous Pressure. Pool and spa water circulation systems operate under hazardous pressure during start up, normal operation, and after pump shut off. Stand clear of circulation system equipment during pump start up. Failure to follow safety and operation instructions could result in violent separation of the pump housing and cover, and/or filter housing and clamp due to pressure in the system, which could cause property damage, severe personal injury, or death. Before servicing pool and spa water circulation system, all system and pump controls must be in off position and filter manual air relief valve must be in open position. Before starting system pump, all system valves must be set in a position to allow system water to return back to the pool. Do not change filter control valve position while system pump is running. Before starting system pump, fully open filter manual air relief valve. Do not close filter manual air relief valve until a steady stream of water (not air or air and water) is discharged.



⚠ WARNING – Separation Hazard. Failure to follow safety and operation instructions could result in violent separation of pump and/or filter components. Strainer cover must be properly secured to pump housing with strainer cover lock ring. Before servicing pool and spa circulation system, filters manual air relief valve must be in open position. Do not operate pool and spa circulation system if a system component is not assembled properly, damaged, or missing. Do not operate pool and spa circulation system unless filter manual air relief valve body is in locked position in filter upper body.



⚠ WARNING – Risk of Electric Shock. All electrical wiring **MUST** be in conformance with applicable local codes, regulations, and the National Electric Code (NEC). Hazardous voltage can shock, burn, and cause death or serious property damage. To reduce the risk of electric shock, do **NOT** use an extension cord to connect unit to electric supply. Provide a properly located electrical receptacle. Before working on any electrical equipment, turn off power supply to the equipment.

⚠ WARNING – To reduce the risk of electric shock replace damaged wiring immediately. Locate conduit to prevent abuse from lawn mowers, hedge trimmers and other equipment.

⚠ WARNING – Electrical ground all electrical equipment before connecting to electrical power supply. Failure to ground all electrical equipment can cause serious or fatal electrical shock hazard.

⚠ WARNING – Do **NOT** ground to a gas supply line.

⚠ WARNING – To avoid dangerous or fatal electrical shock, **TURN OFF POWER** to all electrical equipment before working on electrical connections.

⚠ WARNING – Failure to bond all electrical equipment to pool structure will increase risk for electrocution and could result in injury or death. To reduce the risk of electric shock, see installation instructions and consult a professional electrician on how to bond all electrical equipment. Also, contact a licensed electrician for information on local electrical codes for bonding requirements.

Notes to electrician: Use a solid copper conductor, size 8 or larger. Run a continuous wire from external bonding lug to reinforcing rod or mesh. Connect a No. 8 AWG (8.4 mm²) [No. 6 AWG (13.3 mm²) for Canada] solid copper bonding wire to the pressure wire connector provided on the electrical equipment and to all metal parts of swimming pool, spa, or hot tub, and metal piping (except gas piping), and conduit within 5 ft. (1.5 m) of inside walls of swimming pool, spa, or hot tub.

IMPORTANT - Reference NEC codes for all wiring standards including, but not limited to, grounding, bonding and other general wiring procedures.

⚠ WARNING – Risk of Electric Shock. Connect only to a branch circuit protected by a ground-fault circuit-interrupter (GFCI). Contact a qualified electrician if you cannot verify that the circuit is protected by a GFCI.

⚠ WARNING – Risk of Electric Shock . The electrical equipment must be connected only to a supply circuit that is protected by a ground-fault circuit-interrupter (GFCI). Such a GFCI should be provided by the installer and should be tested on a routine basis. To test the GFCI, push the test button. The GFCI should interrupt power. Push reset button. Power should be restored. If the GFCI fails to operate in this manner, the GFCI is defective. If the GFCI interrupts power to the electrical equipment without the test button being pushed, a ground current is flowing, indicating the possibility of an electrical shock. Do not use this electrical equipment. Disconnect the electrical equipment and have the problem corrected by a qualified service representative before using.

⚠ CAUTION – This pump is intended for use with permanently-installed pools and may be used with hot tubs and spas if so marked. Do not use with storable pools. A permanently-installed pool is constructed in or on the ground or in a building such that it cannot be readily disassembled for storage. A storable pool is constructed so that it is capable of being readily disassembled for storage and reassembled to its original integrity.

SAVE THESE INSTRUCTIONS



Installation Instructions

Pump Location

The PowerFlo LX™ and EP series pumps **MUST** be installed below the pool water line (see Figure to right).

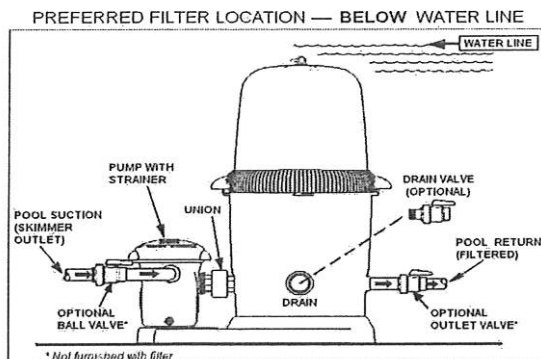
Self-priming PowerFlo II™ pumps may be installed up to four (4) feet above the pool water line.

Install pump on a firm, level base or pad to meet all local and national codes. The field supplied base or pad must be level and vibration-free.

Pump motors require free circulation of air for cooling.

Do **NOT** install pump in a damp or non-ventilated location.

Though the pump is designed for outdoor use, it is strongly advised to protect the electrical components from the weather. Select a well-drained area, one that will not flood when it rains.



* Not furnished with filter

NOTE: ANSI/NSPI-4 Article V. standard for above-ground and on-ground pools, advises that components such as the filtration system, pumps and heater be positioned so as to prevent their being used as a means of access to the pool by young children.

Pump Mounting

Fasten pump to base or pad with screws or bolts to further reduce vibration and stress on pipe or hose joints. The base **MUST** be solid - level - rigid - vibration free.

Pump mount must:

- Allow pump inlet height to be as close to water level as possible.
- Allow use of short, direct suction pipe (to reduce friction losses).
- Allow for ball valves in suction and outlet piping.
- Be protected from excess moisture and flooding.
- Allow adequate access for servicing pump and piping.

Plumbing

Use TFE tape to seal threaded connections on molded plastic components. All plastic fittings must be new or thoroughly cleaned before use. NOTE: Do **NOT** use Plumber's Pipe Dope as it may cause cracking of the plastic components.

When applying TFE tape to plastic threads, wrap the entire threaded portion of the male fitting with one to two layers of tape. Wind the tape clockwise as you face the open end of the fitting, beginning at the end of the fitting.

The pump suction and outlet ports have molded-in thread stops. Do **NOT** attempt to force hose connector fitting past this stop. It is only necessary to tighten fittings enough to prevent leakage. Tighten fitting by hand and then use a tool to engage fitting an additional 1 1/2 turns. Use care when using TFE tape as friction is reduced considerably; do **NOT** over-tighten fitting or you may cause damage. If leaks occur, remove connector, clean off old Teflon tape, re-wrap with one to two additional layers of TFE tape, and re-install connector.

Piping - Flexible Hose, PVC, or Reinforced Hose are all acceptable piping methods

For pump outlet use 1-1/2" PVC pipe or reinforced hose. For pump suction on ALL models, use 1-1/2" reinforced hose. Increase size if a long run is needed. For pipe larger than port, use reducing fitting in strainer port.

To avoid pump strain, support suction and outlet independently. Place supports near pump. To avoid strain left by a gap at last connection, start all piping at pump and run pipe **AWAY** from pump.

NEVER use suction pipe **SMALLER** than pump suction connections. Suction pipe inlet must be lower than pump inlet port.



Fittings

Fittings restrict flow. For better efficiency, use the fewest possible fittings. Avoid fittings that could cause an air trap.

Electrical



- ▲ **WARNING** – Ground motor before connecting to electrical power supply. Failure to ground pump motor can cause serious or fatal electrical shock hazard.
- ▲ **WARNING** – Do NOT ground to a gas supply line.
- ▲ **WARNING** – To avoid dangerous or fatal electrical shock, turn OFF power to motor before working on electrical connections.
- ▲ **WARNING** – Ground Fault Circuit Interrupter (GFCI) tripping indicates electrical problem. If GFCI trips and won't reset, consult electrician to inspect and repair electrical system.
- ▲ **WARNING** – Fire Hazard. Match supply voltage to motor nameplate voltage.

Insure that the electrical supply available agrees with the motor's voltage, phase, and cycle, and that the wire size is adequate for the H.P. (KW) rating and distance from the power source.

NOTE: All electrical wiring **MUST** be performed by a qualified professional, and **MUST** conform to local codes and regulations.

Voltage

Voltage at motor **MUST NOT** be more than 10% above or below motor name plate rated voltage, or motor may overheat, causing overload tripping and reduced component life. If voltage is less than 90% or more than 110% of rated voltage when motor is running at full load, consult power company.

Grounding/Bonding

Install, ground, bond, and wire motor according to local or national electrical code requirements.

Permanently ground motor. Use green ground terminal provided under motor canopy or access place; use size and type wire required by code. Connect motor ground terminal to electrical service ground.

Bond motor to pool structure. Use a solid copper conductor, size or larger. Run wire from external bonding lug to reinforcing rod or mesh. Connect a No. 8 AWG (8.4 mm²) solid copper bonding wire to the pressure wire connector provided on the motor housing and to all metal parts of swimming pool, spa, or hot tub, and to all electrical equipment, metal piping or conduit within 5 ft. (1.5 m) of inside walls of swimming pool, spa, or hot tub.

Wiring

Pump **MUST** be permanently connected to circuit. If other lights or appliances are also on the same circuit, be sure to add their amp loads before figuring wire and circuit breaker sizes. (**NOTE:** If unsure how to do this or if this is confusing, consult a licensed electrician). Use the load circuit breaker as the Master On-Off switch.

Install a Ground Fault Circuit Interrupter (GFCI) in circuit; it will sense a short-circuit to ground and disconnect power before it becomes dangerous to pool users. For size of GFCI required and test procedures for GFCI, see manufacturer's instructions.

In case of a power outage, check GFCI for tripping, which will prevent normal pump operation. Reset if necessary.

NOTE: If you do not use conduit when wiring motor, be sure to seal wire opening on end of motor to prevent dirt, bugs, etc., from entering.



New Installation – Start-Up & Operation

Prior to Start-Up

Fill strainer housing with water to suction pipe level. **NEVER** operate the pump without water. Water acts as a coolant and lubricant for the mechanical shaft seal.

- ▲ **WARNING** – NEVER run pump dry. Running pump dry may damage seals, causing leakage and flooding. Fill strainer housing with water before starting motor.
- ▲ **CAUTION** – Do NOT add chemicals to pool/spa system directly in front of pump suction. Adding undiluted chemicals may damage pump and voids warranty.
- ▲ **CAUTION** – Before removing strainer cover:
 1. STOP PUMP before proceeding.
 2. CLOSE VALVES in suction and outlet pipes.
 3. RELEASE ALL PRESSURE from pump and piping system.



▲ **WARNING** – If pump is being pressure tested, be sure pressure has been released before removing strainer cover.

▲ **WARNING** – Do NOT block pump suction. To do so with body may cause fatal injury. Small children using pool MUST always have close adult supervision.

Priming Pump

- Open all valves before starting system.
- Release all air from filter and piping system. See filter owner's manual.
- When water source is higher than the pump, pump will prime itself when suction and outlet valves are opened. If water source is lower than the pump, unscrew and remove strainer cover; fill strainer and pump with water.
- Clean and lubricate strainer cover O-ring with "Jack's 327" each time it is removed.
- Clean and inspect O-ring; re-install on strainer cover.
- Replace strainer cover on strainer housing; turn clockwise to tighten cover.

NOTE: Tighten strainer cover by hand only (no wrenches) $\frac{1}{4}$ turn.

Pump should prime. Priming time will depend on vertical length of suction lift and horizontal length of suction pipe. If pump does NOT prime within ten minutes, stop motor and determine cause. Be sure all suction and discharge valves are open when pump is running. See Troubleshooting Guide.

Storage/Winterization

- ▲ **WARNING** – Explosion Hazard. Purging the system with compressed air can cause components to explode, with risk of severe injury or death to anyone nearby. Use only a low pressure (below 5 PSI), high volume blower when air purging the pump, filter, or piping.
- ▲ **CAUTION** – Allowing the pump to freeze will void the warranty.
- ▲ **CAUTION** – Do NOT use anti-freeze solutions (except propylene glycol) in your pool/spa system. Propylene glycol is non-toxic and will not damage plastic system components; other anti-freezes are highly toxic and may damage plastic components in the system.

Drain all water from pump and piping when expecting freezing temperatures or when storing pump for a long time (see instructions below). Gravity drain system as far as possible.

Keep motor dry and covered during storage. To avoid condensation/corrosion problems, do NOT cover or wrap pump with plastic film or bags.

Storing Pump for Winterization



▲ **WARNING** – To avoid dangerous or fatal electrical shock hazard, turn OFF power to motor before draining pump.

1. Drain water level below all inlets to the pool.
2. Remove drain plug from bottom of strainer body.
3. Disconnect pump from base.
4. Once the pump is removed of water, re-install the strainer lid and strainer plug.
5. Store pump in a dry enclosure.



Start-Up for Winterized Equipment

1. Follow filter manufacturer's instructions for reactivation of the filter.
2. Inspect all electrical wiring for damage or deterioration over the shutdown period. Have a qualified serviceman repair/replace wiring as needed.
3. Securely mount pump to base.
4. Install all intake and output fittings and piping.
5. Refill pool to proper water level.
6. Prime pump according to instructions.

Shaft Seal Change Instructions

IMPORTANT SAFETY INSTRUCTIONS PLEASE READ AND FOLLOW ALL INSTRUCTIONS

When servicing electrical equipment, basic safety precautions should always be observed including the following. Failure to follow instructions may result in injury.

▲ WARNING – To reduce risk of injury, do not permit children to use this product.

- A. Disconnect all electrical power service to pump before beginning shaft seal replacement.
- B. Only qualified personnel should attempt rotary seal replacement. Contact your local authorized Hayward Dealer or service center if you have any questions.
- C. The National Electrical Code requires either a three (3) foot maximum twist-lock cord set with a GFCI protected receptacle or hard wire (conduit) connection for swimming pool pump installation. Do not use extension cords.

Exercise extreme care in handling both the rotating and the stationary sections of the two-part replacement seal. Foreign matter or improper handling will easily scratch the graphite and ceramic sealing surfaces.

1. Shut off water flow to pump by closing appropriate valves or by plugging both the skimmer outlet port and return port to pool. Disconnect piping or hoses from the motor/pump assembly.
2. Remove the strainer by disengaging and removing the strainer cover. Remove the basket. Lift up on strainer 'C' clip and remove. Finally, slide strainer housing forward and remove.
3. Unscrew eight (8) screws and remove pump cover, exposing the impeller.
4. Remove the canopy or the shaft cover plate from the end of motor opposite the impeller.
5. Hold the motor shaft securely by either inserting a screwdriver in slot at end of shaft or by using an open-end wrench to engage the flat surfaces provided near end of motor shaft. Rotate the impeller in a counterclockwise direction and remove it from the motor shaft.
6. Note how the steel spring section of the old seal is positioned on impeller hub and remove it by pulling from the impeller.
7. Loosen four (4) motor through bolts from the back of motor and remove pump housing/shroud from the front of the motor.
8. Remove the ceramic stationary portion of the old seal by pressing the white ceramic seat out of the pump housing recess. If assembly is tight, tap lightly from the "motor" side.
9. Clean and lubricate the impeller stem and the pump housing recess with a dilute solution of non-granulated liquid-type soap. Do not use petroleum or silicone lubricants as these can contribute to seal leakage.
10. Press the new rotating portion of the seal assembly onto the impeller stem with the polished black graphite surface facing away from the impeller.
11. Carefully press the stationary ceramic portion of the seal into the recess of the pump housing/shroud, with the polished flat surface facing out.
12. Carefully insert the motor shaft through the pump housing/shroud and align with white ceramic stationary seal assembly in place and secure the motor to pump housing/shroud with four (4) motor through bolts removed in step #7. Be sure motor base and pump discharge port are positioned properly. Alternately tighten the motor through bolts until the pump housing is secure. Make certain motor shaft turns freely before proceeding.
13. Screw the impeller (clockwise) with the rotating portion of seal in place onto the motor shaft. Hand-tighten the impeller in place.
14. Clean (replace if necessary) the O-ring and replace on pump cover. Assemble the pump cover to the pump housing/shroud with the eight (8) screws removed in step #3. Tighten screws alternately and evenly.
15. Re-assemble strainer by sliding strainer housing onto pump cover. Install strainer 'C' clip by pushing clip down onto grooved pump cover coupling. Insert basket and fasten strainer cover.
16. Reconnect pump to the piping or hoses provided. Open all valves and make sure that the pump strainer housing is full of water before restarting the pump.



Troubleshooting

Motor Will NOT Start – Check For:

1. Improper or loose wiring connections; open switches or relays; tripped circuit breakers, GFCI's, or blown fuses.
2. Manually check rotation of motor shaft for free movement and lack of obstruction. (See steps 4 & 5 of "Shaft Seal Change Instructions" in this manual.)
3. If you have a timer, be certain it is working properly. Bypass it if necessary.

Motor Shuts OFF – Check For:

1. Undersized wiring; loose connections; etc.
2. Low voltage at motor or power drop (frequently caused by undersized wiring or extension cord use).
3. Mechanical binding and electrical overload.

NOTE: Your Hayward pump motor is equipped with an "automatic thermal overload protector." The motor will automatically shut off if power supply drops before heat damage can build up causing windings to burn out. The "thermal overload protector" will allow the motor to automatically restart once the motor has cooled, provided the power source is again up to proper levels. It will continue to cut On/Off until the problem is corrected. Be sure to correct cause of overheating.

Motor Hums, But Does NOT Start – Check For:

1. Centrifugal switch stuck in OPEN position.
2. Binding of motor shaft.

Pump Won't Prime

1. Make sure pump/strainer housing is filled with water and the cover O-ring is clean, also be sure it is properly seated in the cover O-ring groove. Make sure strainer cover is locked firmly in position and lubricated with "Jack's 327."
2. Make sure all suction and discharge valves are fully open and not blocked, that pool water level is at proper level, and that skimmer weir is not hung up or binded on skimmer wall.
3. Block off to determine if pump will develop a vacuum. You should have 5"-6" of vacuum at the strainer cover (Only your pool dealer can confirm this with a vacuum gauge). You may be able to check by removing the skimmer basket and holding your hand over the bottom port with skimmer full and pump running. If no suction is felt, check for line blockage.
 - a. If pump develops a vacuum, check for blocked suction line or dirty strainer basket, an air leak in the suction piping may be the cause.
 - b. If pump does not develop a vacuum and pump has sufficient "priming water":
 - i. Re-check strainer housing cover and all threaded connections for suction leaks. Check if all hose clamps are tight.
 - ii. Check voltage to ensure that the motor is rotating at full RPM's.
 - iii. Open housing cover and check for clogging or obstruction in suction. Check impeller for debris.
 - iv. Remove and replace shaft seal only if it is leaking.

Low Flow – Generally, Check For:

1. Clogged or restricted strainer or suction line; undersized pool piping.
2. Plugged or restricted discharge line of filter, valve partially closed (high gauge reading).
How to correct: Sand filters – backwash as per manufacturer's instructions; D.E. filters – backwash as per manufacturer's instructions; Cartridge filters – clean or replace cartridge.
3. Air leak in suction (bubbles issuing from return fittings). Re-tighten using Teflon tape.
4. Plugged or restricted impeller or impeller sheared off. Replace including new seal assembly.



Noisy Pump – Check For:

1. Air leak in suction piping causing rumbling in pump.
2. Cavitation due to restricted or undersized suction line or leak at any joint, low water level in pool, and unrestricted discharge return lines. Correct suction condition or throttle return lines, if practical. Holding hand over return fitting will sometimes prove this point or putting in a smaller eyeball fitting.
3. Vibration due to improper mounting, etc. Put a rubber pad under metal mounting feet.
4. Foreign matter in pump housing. Loose stones/debris hitting impeller could be cause, remove any of the above.
5. Motor bearings noisy from normal wear, rust, overheating, or concentration of chemicals causing seal damage which will allow chlorinated water to seep into bearings wiping out the grease causing bearing to whine. All seal leaks should be replaced at once.
6. Equipment base vibrating.

Maintenance

- Clean strainer basket regularly. Do NOT strike basket to clean. Inspect strainer cover gasket regularly and replace as necessary.
- Hayward pumps have self-lubricating motor bearings and shaft seals. No lubrication is necessary.
- Keep motor clean. Insure air vents are free from obstruction.
- Occasionally, shaft seals must be replaced, due to wear or damage. See "Shaft Seal Change Instructions" in this manual.

DATE OF INSTALLATION _____

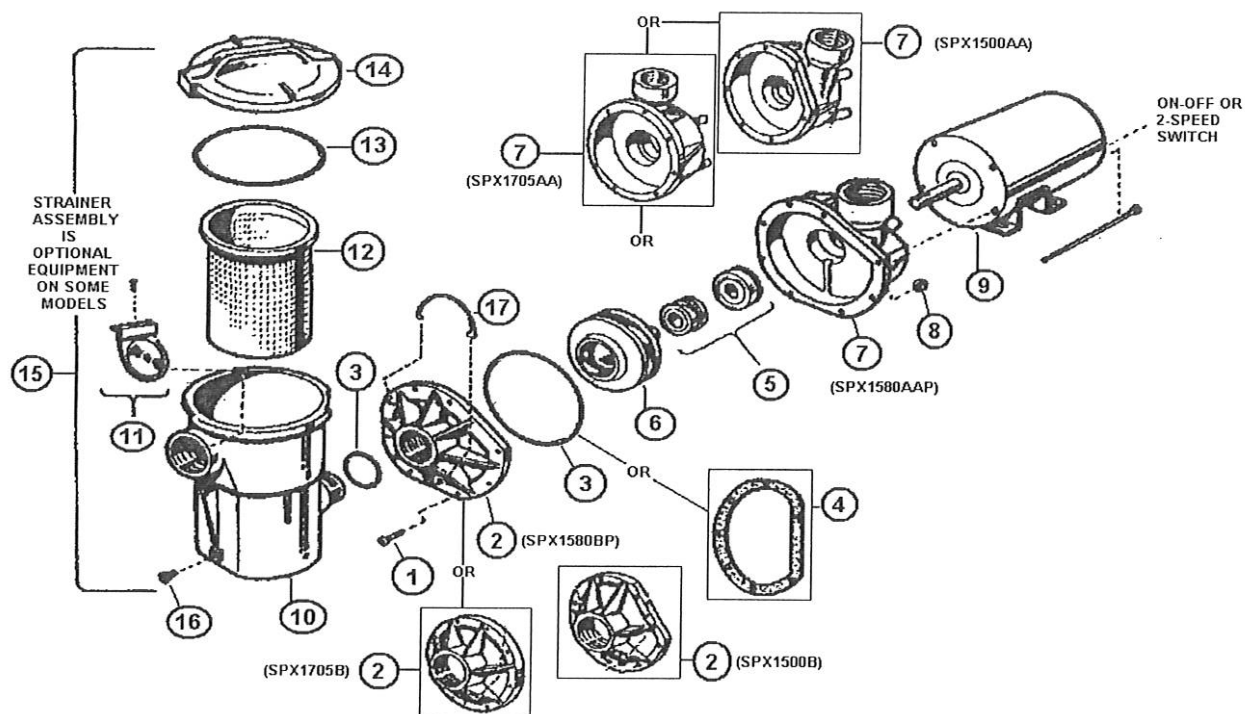
INITIAL PRESSURE GAUGE READING (CLEAN FILTER) _____

PUMP MODEL _____ HORSEPOWER _____

FILTER MODEL _____ SERIAL NUMBER _____



Replacement Parts Parts Diagram



PARTS LISTING

Ref. No.	Description	Model No. SP1540C	Model No. SP1580, SP1580X15, SW1585X20, SW1585X25, EP1550LX	Model No. SP1750, 1775, 1780
1	Housing Bolt, No. 10-24 Hex Head	SPX1500N2 (7 Req'd.)	SPX1500N2 (8 Req'd.)	SPX1500N2 (6 Req'd.)
2	Housing Cover	SPX1500B	SPX1580BP	SPX1705B
3	Housing O-Ring	SPX1580Z1	SPX1580Z1	SPX1580Z1
4	Housing Gasket	SPX1500H	SPX1500H	SPX1500H
5	Seal Assembly	SPX1500KA	SPX1500KA	SPX1500KA
6	Impeller	Refer to Part No. on Original Equipment	Refer to Part No. on Original Equipment	Refer to Part No. on Original Equipment
7	Pump Housing	SPX1500AA	SPX1580AAP	SPX1705AA
8	Housing Nut, No. 10-24 Hex Head	SPX1500Y2 (7 Req'd.)	SPX1500Y2 (8 Req'd.)	SPX1500Y2 (6 Req'd.)
	Motor (for SP1540C) - 40 GPM	SPX1540Z1E	----	----
	Motor (for SP1750) - 1/2 HP	----	----	SPX1500Z1E
	Motor (for SP1775) - 3/4 HP	----	----	SPX1510Z1E*
	Motor (for SP1780) - 1 HP	----	----	SPX1510Z1XE*
	Motor (for SP1580) - 1 HP	----	SPX1510Z1XE	----
	Motor (for SP1580X15) - 1-1/2 HP	----	SPX1515Z1E	----
	Motor (for SW1585X20) - 2 HP	----	SPX1520Z1ESC	----
	Motor (for SW1585X25) - 2-1/2 HP	----	SPX1524Z1ESC	----
9	Strainer Housing with Basket	SPX1500CAP	SPX1500CAP	SPX1500CAP
11	Check Valve Assembly (Optional)	SPX1500RA	SPX1500RA	SPX1500RA
12	Strainer Basket	SPX1250RA	SPX1500LX	SPX1250RA
13	Strainer Cover O-Ring	SPX1500P	SPX1500P	SPX1500P
14	Strainer Cover with O-Ring	SPX1500D2A	SPX1500D2A	SPX1500D2A
15	Complete Strainer Assembly	SP1516	SP1516	SP1516
16	Drain Plug with Gasket	SPX1700FG	SPX1700FG	SPX1700FG
17	C-Clip	SPX1515C	SPX1515C	SPX1515C
18	6' Cord Set (14/3)	SPX1250WA	SPX1250WA	SPX1250WA
19	3' Cord Set (12/3) Twist Lock	SPX1550WA1	SPX1550WA1	SPX1550WA1

* To order 2-speed motor, change "1" in suffix of model number to a "2" (i.e. SPX1510Z2E)

*All Twist Lock versions for each pump have "TL" at end of part number (i.e. SP1580TL)

Attachment: Plan Set (Consider a Variation for an Accessory Structure at 692 Hickory)



HAYWARD® Pool Products Limited Warranty

To original purchasers of this equipment, Hayward Pool Products, Inc. warrants its products to be free from defects in materials and workmanship for a period of ONE (1) year from the date of purchase, when used in single family residential applications.

The limited warranty excludes damage from freezing, negligence, improper installation, improper use or care or any Acts of God. Parts that fail or become defective during the warranty period shall be repaired or replaced, at our option, within 90 days of the receipt of defective product, barring unforeseen delays, without charge.

Proof of purchase is required for warranty service. In the event proof of purchase is not available, the manufacturing date of the product will be the sole determination of the purchase date.

To obtain warranty service, please contact the place of purchase or the nearest Hayward Authorized Service Center. For assistance on your nearest Hayward Authorized Service Center please visit us at www.haywardpool.com.

Hayward shall not be responsible for cartage, removal, repair or installation labor or any other such costs incurred in obtaining warranty replacements or repair.

The Hayward Pool products warranty does not apply to components manufactured by others. For such products, the warranty established by the respective manufacturer will apply.

The express limited warranty above constitutes the entire warranty of Hayward Pool Products with respect to its' pool products and is in lieu of all other warranties expressed or implied, including warranties of merchantability or fitness for a particular purpose. In no event shall Hayward Pool products be responsible for any consequential, special or incidental damages of any nature.

Some states do not allow a limitation on how long an implied warranty lasts, or the exclusion of incidental or consequential damages, so the above limitation may not apply to you. This warranty gives you specific legal rights, and you may also have other rights, which vary from state to state.

*Supersedes all previous publications.

Hayward Pool Products
620 Division Street
Elizabeth, NJ 07207

▲ Retain this Warranty Certificate (upper portion) in a safe and convenient location for your records.

Attachment: Plan Set (Consider a Variation for an Accessory Structure at 692 Hickory)



DETACH HERE: Fill out bottom portion completely and mail within 10 days of purchase/installation or register online.

Register online at www.hayward.com

Pool Capacity _____ (U.S. Gallons)

Or REGISTER YOUR WARRANTY ON-LINE AT WWW.HAYWARD.COM

Years Pool has been in service _____

◁ 1 year 1-3 4-5 6-10 11-15 ▷ 15

Purchased from _____

Builder Retailer Pool Service Internet/Catalog

Company Name _____

Address _____

City _____ State _____ Zip _____

Phone _____

Type of Pool:

Concrete/Gunite Vinyl Fiberglass

Other _____

New Installation Replacement

Installation for:

In Ground Above Ground Spa

Attachment: Plan Set (Consider a Variation for an Accessory Structure at 692 Hickory)



Hayward is a registered trademark, and PowerFlo LX, and PowerFlo II are trademarks of Hayward Industries, Inc.
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TOTAL SYSTEMS FOR TOTAL CLARITY

SwimPro® Voyager™ Series Full-Flow Element Filter Systems by Hayward® utilize an EnduraClean element with antimicrobial media to deliver crystal clear water through advanced filtration. Each filter includes a performance-matched pump for a complete backyard system.



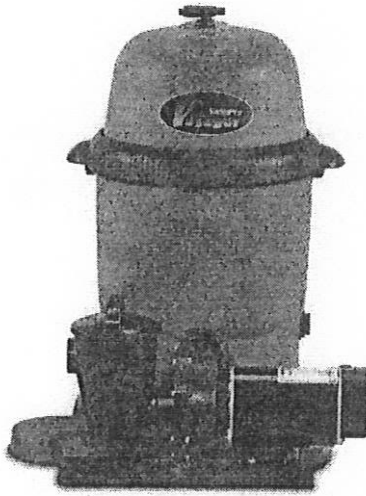
MAINTENANCE MADE EASY

Built with extra-large EnduraClean cartridge elements, Voyager filters efficiently trap dirt and debris. Precision-engineered extruded cores ensure maximum flow, helping to reduce filter operation time—and energy costs. Plus, the EnduraClean element is easy to remove and clean, making maintenance simpler than ever.

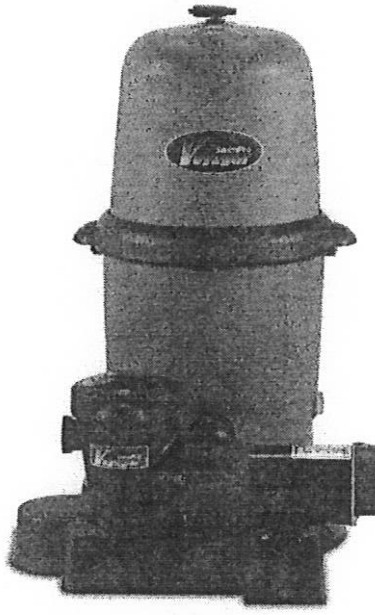


USER-FRIENDLY TECHNOLOGY

Constructed of durable, non-corrosive material, Voyager filters provide years of trouble-free operation. The EnduraClean element even utilizes a unique color-coded drain plug and cartridge element end cap, making this Hayward filter a clear choice.



SW110 SYSTEM



SW150 SYSTEM



SW175 SYSTEM

PERFORMANCE DATA

MODEL NUMBER	DESCRIPTION	ENDURACLEAN END CAP AND DRAIN COLOR	EFFECTIVE FILTRATION AREA RATE (FT.)	DESIGN FLOW (GPM)	TURNOVER (GALLONS)	
					8 HRS.	10 HRS.
SW110 System	100 ft ² Voyager Element Filter; standard thermoplastic base	● Red	100	80	38,400	48,000
SW150 System	150 ft ² Voyager Element Filter; deluxe thermoplastic base	● Gold	150	120	57,600	72,000
SW175 System	175 ft ² Voyager Element Filter; deluxe thermoplastic base	● Taupe	175	120	57,600	72,000

» hayward.com » 1-888-HAYWARD

Pumps » Filters » Heaters » Cleaners » Sanitization » Automation » Lighting » Water Features » White Goods

Hayward, Hayward & Design, the H logo and SwimPro are registered trademarks and Voyager is a trademark of Hayward Industries, Inc. © 2020 Hayward Industries, Inc.

LITSPV0Y20

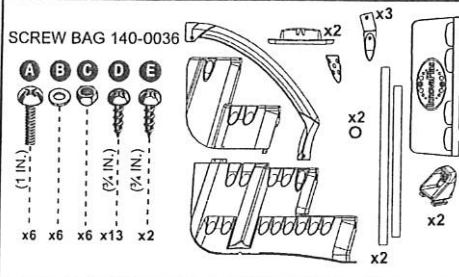


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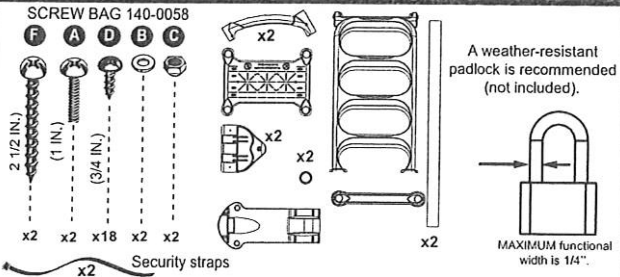
Attachment: Plan Set (Consider a Variation for an Accessory Structure at 692 Hickory)

BILTMOR 5015 WITH CLASSIC LADDER 6003

Contents of the Biltmor box SKU # 5015



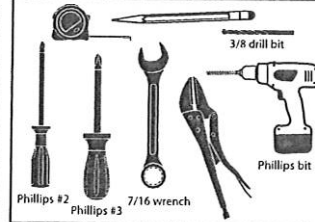
Contents of the ladder box SKU # 6003



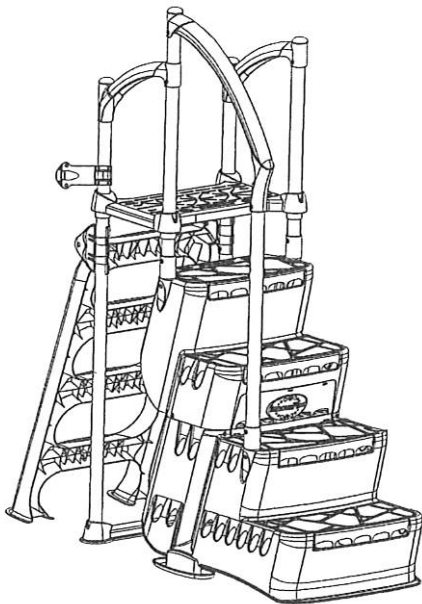
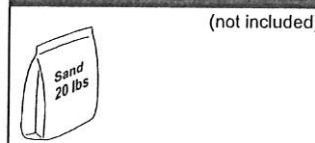
WARNING

- ▶ Install the step on a flat surface.
- ▶ Do not jump or dive from the step or ladder.
- ▶ Remove the step from water when temperatures drop below freezing.
- ▶ In winter, the step should be stored in an area protected from snow.
- ▶ Never lift the step by its handrails.
- ▶ Use BATTERY operated tools to avoid electric shock near water.
- ▶ Ensure no corrosive materials are added to the step or hardware kit.
- ▶ The step must be installed per manufacturer's instructions.
- ▶ File off all stripped or sharp edges before assembly to avoid injuries and liner damage.
- ▶ The manufacturer is not responsible for damages or injuries caused by improper installation or use of product.
- ▶ To ease the installation of handrails and bolts, use a screwdriver to line up the holes.

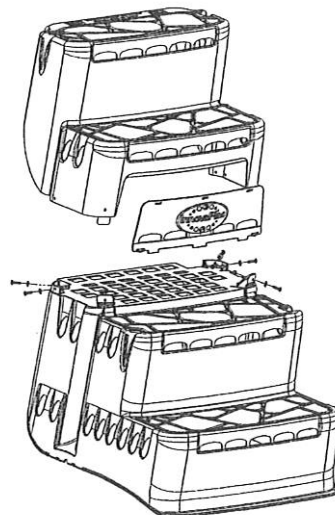
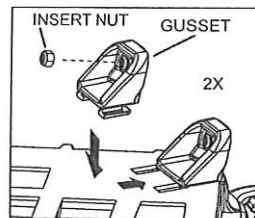
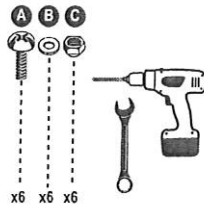
Required tools (not included)



Sand



- 1) Insert the two gussets in the slots and slide them toward the corners.
- 2) Assemble the two main modules with the six screws, nuts and washers provided.
- 3) Snap the door between the top and bottom module within the slots provided.



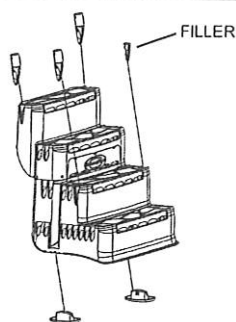
MANUFACTURER WARRANTY

1 year on step and ladder.
1 year on hardware.

BILTMOR 5015 WITH CLASSIC LADDER 6003

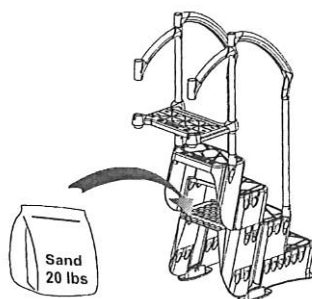
B

- 1) Snap the three post ends into the step, making sure that the cylindrical part is vertical and that the ends are snapped properly in their respective housings.
- 2) Snap the filler post end into the step as shown.
- 3) Snap the two feet to the bottom of the step.



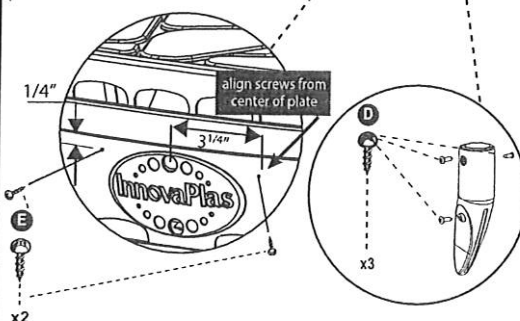
D

- 1) Insert a 20 lbs (9 kg) sand bag on the third step, as shown.



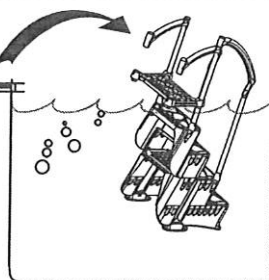
C

- 1) Insert the two large posts and the 35" post into the post ends and secure them in place with the screws provided (see medallion).
- 2) Insert the platform over the two rear posts.
- 3) Insert the small and large handrails as illustrated. Secure the large handrail with the screws provided. Leave the small handrails floating.
- 4) Fasten the access panel with the screws provided.



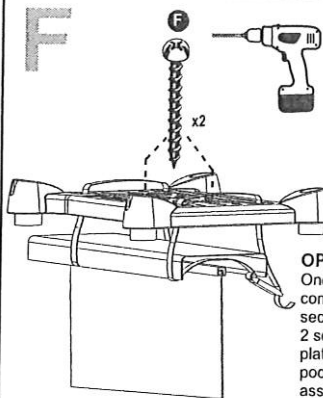
E

- 1) Slowly submerge the step into the pool. Make sure you do not damage the pool liner in the process.
- 2) Angle the whole step so that it is entirely under water. Purge all the air from under the step.

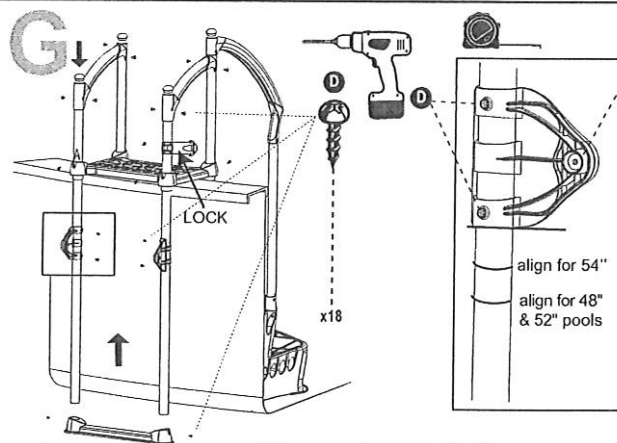


F

- 1) Once the step is in the pool secure the platform to the top seat (see illustration) using the two straps provided.
- Security strap x2
- OPTIONAL:**
Once the pool step has been completely assembled and secured to the pool, attach the 2 screws supplied through the platform to the top seat of your pool to provide a more rigid assembly.



G



- 1) Trace a line on each post at 39 inches from the ground for 48" and 52" pools. If you have a 54" pool, trace a line at 40.5 inches from the ground.
- 2) Slide the pivot blocks onto the posts and line up with the traced marks. Secure with the screws provided.
- 3) Attach the ladder base to the bottom of the posts with the screws provided.
- 4) Slide the posts through the platform. Slide the lock over right post between the platform and the handrail. Secure the platform using the screws provided.
- 5) Slide the posts through the handrails. Insert the post covers into the handrails. If they protrude too much, raise the handrails until the post covers are seated securely on the posts. Secure the short handrails in place with the screws provided.

LumiO InnovaPlas

2257 route 139
Drummondville, Québec
J2A 2G2

WWW.INNOVAPLAS.COM

MANUFACTURER WARRANTY

1 year on step and ladder.
1 year on hardware.

REV. 02/12/2020

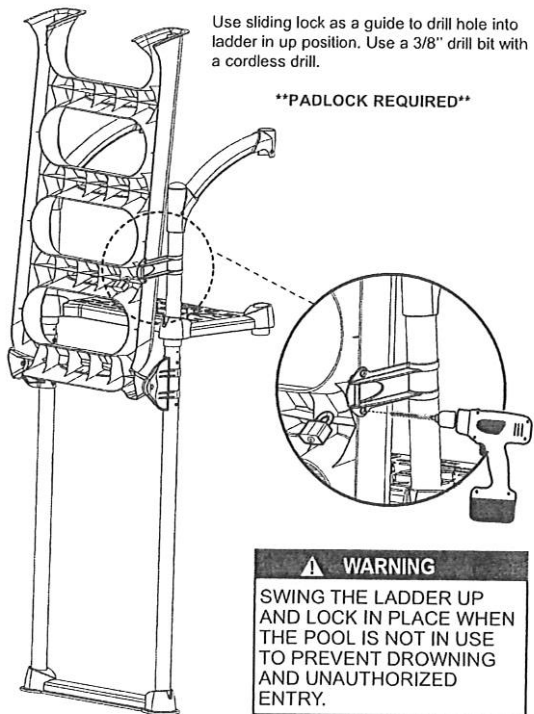
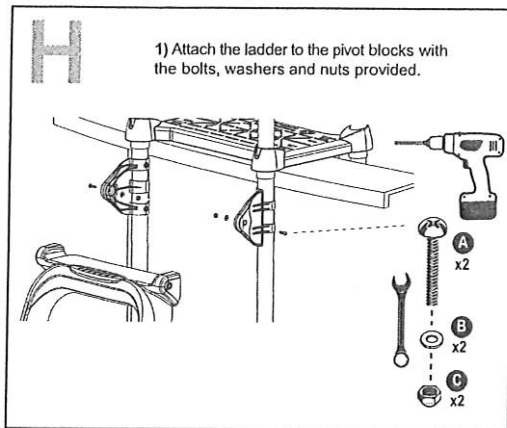
PN:

PG:2

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Attachment: Plan Set (Consider a Variation for an Accessory Structure at 692 Hickory)

BILTMOR 5015 WITH CLASSIC LADDER 6003



MANUFACTURER WARRANTY

1 year on step and ladder.
1 year on hardware.

Biltmor | 5050

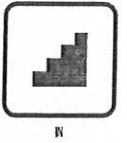
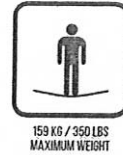
Aboveground pool step



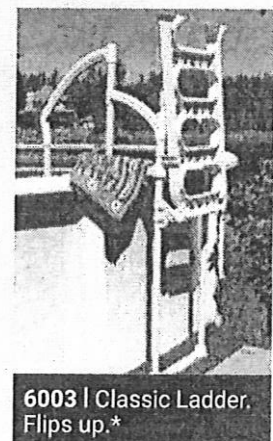
THE ENTRAPMENT-FREE STEP FOR YOUR POOL

The practical and inexpensive Biltmor with two handrails and deck supports is a slip-resistant aboveground pool step that offers great water circulation to prevent algae formation.

This model can also be installed with the Classic Ladder 6003 (non regulatory in Quebec) or the Self-Latching Ladder 9600 on a pool with no deck.



Build your system



*Non regulatory in Quebec

701-0076 / 5050_EN REV01/20
AVAILABLE: QC | CAN | INT

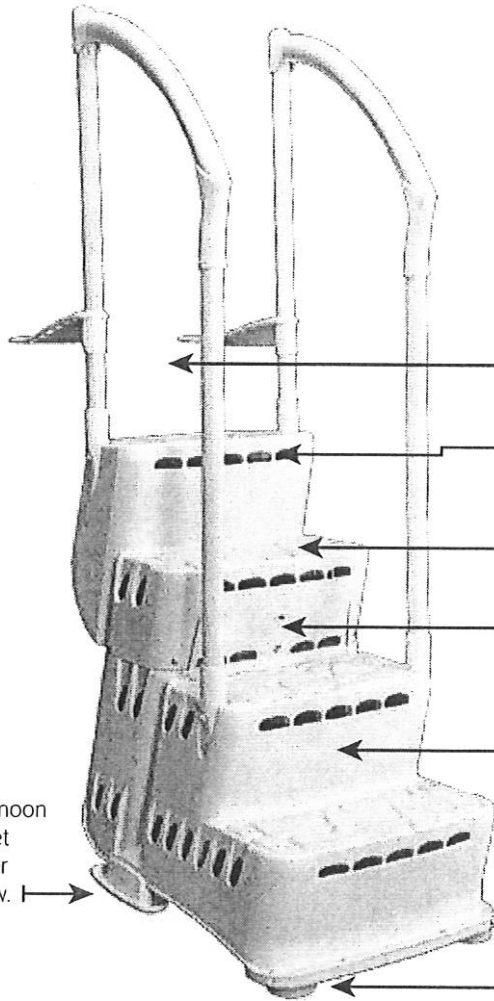
- Adjustable system for pools 48" to 54".
- Meets current and proposed ISPSC standards.
- Sturdily built.
- Excellent water circulation through the step to help prevent algae formation.
- UPSable.

Innova
Plas

For more information, visit
www.innovaplas.com

Biltmor | 5050

Aboveground pool step



**SAFE, STURDILY BUILT,
EASY TO SHIP, HANDLE
AND INSTALL**

Smooth moon
lander feet
for greater
water flow.

21" wide passage over
the pool.

Continuous water flow to
help avoid algae formation.

Enhanced non skid surface.

Removable plate for
easy installation of a light.

Safe closed sides that allow water circulation
and prevent child entrapment.

Frontal counterweight system with suction
cups for better adherence on the pool bottom.



159 KG / 350 LBS
MAXIMUM WEIGHT



INJECTED



19 KG / 42 LBS



IN



DIMENSIONS
42 X 24 X 36 IN
106.7 X 63.5 X 91.5 CM



IN A BOX



PEARL GREY



DARK GREY



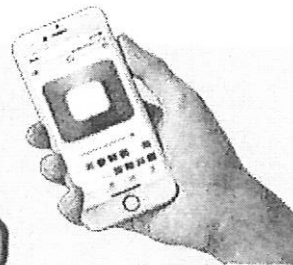
ABOVEGROUND POOL



EASY ASSEMBLY

*Add
some light!*

INNOVALITE
9015-RGB/BT



• Easy to install

• Choice of white LED lights or
colors, Bluetooth-controlled

701-0076 / 5050_EN REV01/20
AVAILABLE: QC | CAN | INT



Action Item : Consider a Variation for a Fence at 3 Crestview Terrace

Recommendation of Action

Staff recommends approval

The Petitioner is requesting for a variation to keep the 6' solid fence in the rear yard. Pursuant to the fence Code any fence greater than 5' must be of an open design. As the Petitioner has installed a solid fence greater than 5', a variation is required.

ATTACHMENTS:

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

Trustee Liaison
Johnson

Staff Contact
Chris Stilling, Community Development

Wednesday, August 19, 2020

MEETING DATE:	August 19, 2020
SUBJECT PROPERTY LOCATION:	3 Crestview Terrace
PETITIONER:	Dipa Patel (Magan Patel representing the Petitioner)
PREPARED BY:	Rati Akash, Village Planner
REQUEST:	A variation for an existing six (6) foot solid fence installed on the subject property.
EXSITING LAND USE AND ZONING:	The property is improved with a single-family home currently zoned R3-A.
COMPREHENSIVE PLAN:	The approved Village Comprehensive Plan calls for this property to be single family detached.

PROJECT BACKGROUND

In July 2019, the Petitioner received a permit for a 6’ shadow-box fence on the subject property. Instead, a 6’ solid wood fence was installed, which was found in the final inspection conducted in February, 2019.

The Petitioner is requesting for a variation to keep the 6’ solid fence in the rear yard. Pursuant to the fence Code any fence greater than 5’ must be of an open design. As the Petitioner has installed a solid fence greater than 5’, a variation is required.

PLANNING & ZONING ANALYSIS

- The Petitioner is requesting to keep the existing 6’ solid fence enclosing the rear yard on all three sides, and in the side yards enclosing the house.
- The Petitioner has noted that the 6’ solid fence is for privacy.
- The subject property abuts a multi-family residential development.
- Other than the variation for the height, the proposed fence meets all outlined fence Code requirements.



VARIATIONS REQUESTED

A **fence height** variation from **Section 15.20.090.C** from the Buffalo Grove fence Code states that *fencing material that is over five feet in height shall be of a design that is open so as to allow visibility.*

The following is a list of approved fence height variations in the rear yard:

Address	Year Approved	Approved Fence Height	Material and Type
634 Buckthorn Ter	2020	6'	Solid vinyl fence
460 Raphael	2019	6'	Solid vinyl fence
605 Patton Dr	2019	6'	Solid vinyl fence
466 Raphael Ave	2019	6'	Solid vinyl fence
23 Columbus Pkwy	2018	6'	Solid wood fence
5 Cambridge Ct	2016	6'	Solid vinyl fence
6 Strathmore	2015	6'	Solid wood fence
7 Strathmore Ct	2015	6'	Solid vinyl fence

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 fence variation, however no concerns have been raised.

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 for this variation to allow for an existing 6' solid wood fence installed on the subject property. The fence shall be 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 for an existing 6' privacy fence on the subject property. The fence shall be in accordance with the documents and plans submitted as part of this petition.

Date: 07/08/20

Planning and Zoning Commission
Village of Buffalo Grove
Buffalo Grove, IL

To whom it may concern,

I am applying for a fence variance on my property of 3 Crestview Terrace, Buffalo Grove, IL 60089. I had a failed fence inspection that was conducted in February of 2020 for a fence that was installed in August 2019. The permit number related to this is 2019-0001442.

To provide a background as to what occurred, our fence contractor made a mistake and did not communicate it with us. Per our contract with the fence company, the company was responsible for obtaining the appropriate permit and inspection from the village, and then build the fence according to village guidelines. Although we had requested from the fence company that a 6-ft. privacy fence built on northeastern portion of our yard, we had specified that only be done with the appropriate approval from the village and following the village guidelines. We were under the impression that the contractor built it after obtaining the appropriate permits.

The reason we are requesting a 6-ft. privacy fence on the northeastern portion of our property is for several reasons. First, the northeastern portion of our property borders a multi-family complex. We have very little privacy since the parking lot comes up to the end of our property line. As a result, there is constant foot traffic and the tenants/visitors of the complex have direct view into our yard as well as into our home. We cannot leave the curtains open in our back to get natural light as then there is direct view into our home. Second, since there is a 6-ft. metal fence already in place for the multi-family complex, if ours is 5-ft., it would be visually unappealing and not be aligned with the fence of the adjacent property.

We apologize for any mistakes that were made. However, we are hoping a variance can be permitted to allow us a 6-ft. privacy fence in the northeastern portion of our property.

Furthermore, due to COVID, I am granting permission to Magan Patel to act as my agent in this matter to attend any hearings.

Sincerely,
Dipa Patel



Contact Information

Owner-Dipa Patel 773-290-9903; email- dipabrandon@gmail.com

Agent- Magan Patel 847-651-9840; email- maganmpatel@gmail.com

Attachment: Plan Set (Consider a Variation for a Fence at 3 Crestview Terrace)

PROFESSIONAL DESIGN FIRM
LICENSE NO.:184.006518

1030 W. HIGGINS RD., STE 218
PARK RIDGE, IL 60068

phone: (773)853-2672 (630) 351-9489
www.landsurveyors.pro
andrew@landsurveyors.pro

PLAT OF SURVEY

by
ANDREW SPIEWAK LAND SURVEYOR, INC.
of

LOT 3 IN BUFFALO GROVE UNIT 1, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 28, 1957 AS DOCUMENT 16862056 IN BOOK 488 PAGE 42 BY THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS

BEARINGS ARE SHOWN FOR ANGULAR REFERENCE ONLY
AND ARE NOT RELATED TO TRUE OR MAGNETIC NORTH

COMMONLY KNOWN AS:
3 CRESTVIEW TERRACE
BUFFALO GROVE, IL 60089
P.I.N. 03-04-104-022-0000
LAND AREA ± 10,010 sq. ft.

Legend

 FENCE
 WD. = WOOD FENCE C.L. = CHAIN LINK
 N.F. = NORTH FACE S.F. = SOUTH FACE
 W.F. = WEST FACE E.F. = EAST FACE
 I.P. = IRON PIPE I.R. = IRON ROD
 I.F. = IRON FENCE
 MEAS. = MEASURED REC. = RECORD
 ● IRON ROD FOUND ○ IRON ROD SET
 ● IRON PIPE FOUND ○ IRON PIPE SET
 + CROSS FOUND & SET  PROPERTY LINE

SCALE: 1 INCH EQUALS 20 FEET.
DISTANCES ARE MARKED IN FEET AND DECIMAL
PARTS THEREOF.

ORDERED BY: *VIREN PATEL*

COMPANY OR ORGANIZATION: *EAST WEST TRADING CORP. LTD*

SURVEYED BY: JG

DRAWN BY: AM

CHECKED BY: AFS

PROJECT No: **080-19**

CRESTVIEW TERRACE

IRON PIPE SET AT
PROPERTY CORNER

IRON PIPE FOUND AT
PROPERTY CORNER

LOT 4
REC. & MEAS.
143.00

IRON PIPE SET AT
PROPERTY CORNER

LOT 3

LOT 2

STATE OF ILLINOIS) S.S.
COUNTY OF COOK)

ANDREW SPIEWAK LAND SURVEYOR, INC. A PROFESSIONAL DESIGN FIRM,
LAND SURVEYING CORPORATION, LICENSE No.: 184.006518
HEREBY CERTIFIES THAT A SURVEY HAS BEEN MADE UNDER THE DIRECTION
AND SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR OF THE
ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT
REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE
CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

FIELD WORK WAS COMPLETED ON 24TH DAY OF APRIL A.D. 20 19.
CHICAGO, ILLINOIS, DATE OF PLAT 30th DAY OF APRIL A.D. 20 19.

BY Andrzej F. Spiewak
ILLINOIS PROFESSIONAL LAND SURVEYOR
ANDRZEJ F. SPIEWAK LICENSE No. 035.003178
LICENSE EXPIRES 11/30/2020

PROFESSIONAL DESIGN FIRM, LAND SURVEYING CORPORATION,
LICENSE NO. 184.006518 EXPIRES 04/30/2021

THIS SURVEY IS VALID ONLY WITH AN EMBOSSED SEAL

Attachment: Plan Set (Consider a Variation for a Fence at 3 Crestview Terrace)



Date: August 14, 2020

To: Village of Buffalo Grove Planning and Zoning Commission

From: Dipa Patel

Re: Request for Zoning Variance per Section 15.20.110 of the Village Code and any other applicable Code relating to variance for fence on subject property.

Property: 3 Crestview Terrace, Buffalo Grove, IL 60089

Evidentiary Statement

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

In June 2019, we entered into a Proposal and Contract with a fence contractor to build a privacy fence as the border of our back yard adjoins the parking lot of a two story, multi-family apartment complex. We were advised by the contractor that the Village could allow a fence to be built up to six feet in height. We then requested of the fence contractor that a six foot fence be built on the northeastern portion of our back yard i.e. along the border of the back yard which adjoins the parking lot, however, subject to approval by the Village. We told the contractor we wanted the fence to be in accordance with all applicable Village ordinances. Per the Proposal and Contract, the contractor was responsible for obtaining the appropriate permit and inspection from the Village, and thereafter, proceed with construction of the fence according to Village ordinance. The permit was obtained by the contractor and the fence was constructed in August 2019. We were under the impression that the contractor had obtained approval for the plan submitted by the contractor to the Village which specifically identifies a six foot fence along the back yard border adjoining the parking lot complex. In February 2020, we were advised by the Village that an inspection revealed that the section of the fence which is six feet in height was not in compliance with the Village Code, although the other sections of the fence running along the sides of our home, which are five feet in height, were in compliance with the Village Code. Because of COVID-19 we have been working with the Village remotely to address this matter.

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

The proposed variation will not in any way alter the essential character of the neighborhood. Before our fence was built, there was already in place (and now parallel and adjacent to our fence), a chain link fence which in certain areas exceeds the height of the fence we constructed (refer to photos). The decorative fence which we built adds character to the neighborhood and provides a privacy screen for the benefit of our family and also for the incidental benefit of the tenants of the apartment complex. The fence we constructed also minimizes pedestrian and vehicular noise, and light emanating from headlights of cars that shine light into our back yard when pulling into parking spaces situated along the fence line.

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.

Per the photos provided in support of this request for variance, we have expended a significant amount of money to have the fence constructed. Moreover, we have planted a series of bushes along the fence at significant additional cost which have already taken root. Having to tear out the fence and the bushes, and build a new fence would cause financial hardship and also be disruptive to the neighborhood. We did not create the ordinance violation. Rather, we requested of the fence contractor that the fence be built according to Village ordinance and believed that such was the case until advised otherwise by the Village.

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

The fence is neither a safety hazard nor a public nuisance. The fence does not interfere with the telephone lines, electrical lines, or any other utility. The fence enhances the welfare of the neighborhood in providing privacy for the adjoining properties.

Planning and Zoning Commission
Village of Buffalo Grove
Buffalo Grove, IL

Dear Ms. Rati Akash,

Furthermore, due to the fact that I have an infant at home I am granting permission to Magan Patel to act as my agent in this matter to attend any hearings. I will try my best to join the Zoom meeting as well, however, given the time of the meeting and limited resources to help me care for my baby due to COVID, I may be unable to join and would like ensure that an agent to represent me is present. I have passed along the details of the meeting to Mr. Magan Patel.

Sincerely,
Dipa Patel

Contact Information

Owner-Dipa Patel 773-290-9903; email- dipabrandon@gmail.com
Agent- Magan Patel 847-651-9840; email- maganmpatel@gmail.com
1600 Blackthorn Drive,
Glenview, IL 60025

Attachment: Plan Set (Consider a Variation for a Fence at 3 Crestview Terrace)





Attachment: Plan Set (Consider a Variation for a Fence at 3 Crestview Terrace)





Attachment: Plan Set (Consider a Variation for a Fence at 3 Crestview Terrace)



Attachment: Plan Set (Consider a Variation for a Fence at 3 Crestview Terrace)





Action Item : Consider a Variation for a Fence at 741 Shady Grove

Recommendation of Action

Staff recommends approval

The Petitioner is requesting for a variation to keep the 6' solid fence in the rear yard. Pursuant to the fence Code any fence greater than 5' must be of an open design. As the Petitioner has installed a solid fence greater than 5', a variation is required.

ATTACHMENTS:

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

Trustee Liaison
Weidenfeld

Staff Contact
Chris Stilling, Community Development

Wednesday, August 19, 2020

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

MEETING DATE:	August 19, 2020
SUBJECT PROPERTY LOCATION:	741 Shady Grove Lane
PETITIONER:	Christopher Park
PREPARED BY:	Rati Akash, Village Planner
REQUEST:	A variation for an existing six (6) foot solid fence installed on the subject property.
EXSITING LAND USE AND ZONING:	The property is improved with a single-family home currently zoned R4-A.
COMPREHENSIVE PLAN:	The approved Village Comprehensive Plan calls for this property to be single family detached.

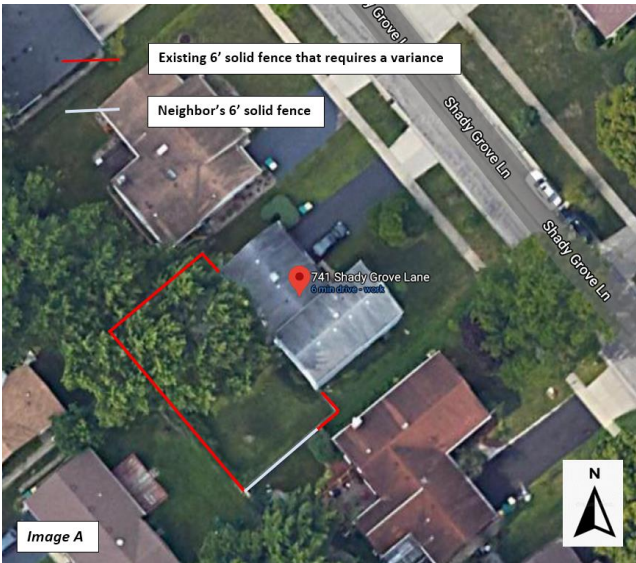
PROJECT BACKGROUND

In June 2020, the Petitioner received a permit for a 6’ shadow-box fence on the subject property. Instead, a six (6) foot solid wood fence was installed, which was found in the final inspection conducted in the same month.

The Petitioner is requesting for a variation to keep the 6’ solid fence in the rear yard. Pursuant to the fence Code any fence greater than 5’ must be of an open design. As the Petitioner has installed a solid fence greater than 5’, a variation is required.

PLANNING & ZONING ANALYSIS

- The Petitioner is requesting to keep the existing 6’ foot solid fence enclosing the rear yard.
- The Neighbor on the South at 731 Shady Grove Lane has a 6’ solid fence in the south section of the rear yard of the subject property marked in blue.
- The existing wooden fence has minimal spacing of approximately ¼” and hence considered a solid fence.
- Oher than the variation for the height, the proposed fence meets all outlined fence Code requirements.



VARIATIONS REQUESTED

A **fence height** variation from **Section 15.20.090.C** from the Buffalo Grove fence Code states that *fencing material that is over five feet in height shall be of a design that is open so as to allow visibility.*

The following is a list of approved fence height variations in the rear yard:

Address	Year Approved	Approved Fence Height	Material and Type
634 Buckthorn Ter	2020	6'	Solid vinyl fence
460 Raphael	2019	6'	Solid vinyl fence
605 Patton Dr	2019	6'	Solid vinyl fence
466 Raphael Ave	2019	6'	Solid vinyl fence
23 Columbus Pkwy	2018	6'	Solid wood fence
5 Cambridge Ct	2016	6'	Solid vinyl fence
6 Strathmore	2015	6'	Solid wood fence
7 Strathmore Ct	2015	6'	Solid vinyl fence

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 two calls inquiring about the fence variation and has raised concerns, however no concerns have been raised.

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 for this variation to allow for an existing 6' foot solid wood fence installed in the rear yard of the subject property. The fence shall be 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 for an existing 6' privacy fence on the subject property. The fence shall be in accordance with the documents and plans submitted as part of this petition.

To Planning & Zoning Commission,

Hello, my name is Christopher Park.

My current address is 741 Shady Grove Ln., Buffalo Grove, IL 60089.

I have requested a fence permit through Village of Buffalo Grove and received the permit on June 8th of 2020.

My permit number: 2020-00000801

Permit Description: Install 6' board on board fence

Due to pandemic crisis with COVID-19 situations, my family and I have decided to install with new 6' wooden fence. This decision has made because I would like my family (2 years old and a newborn) to be safely secured within our property. I have heard a lot of bad things going on from all the news (scams, robbery...etc.) from last couple of months.

Since this is my first home bought last year, overall process was not familiar to me.

I have received a permit for 6' Board on Board fence and have received an approval for posthole inspection from village of Buffalo Grove. But I have received "failed" notification on our final inspection.

Failed Reason:

"Fence installed not per permit board on board.

Fence is solo fence gap between board are $1/8"$ – $1/4"$.

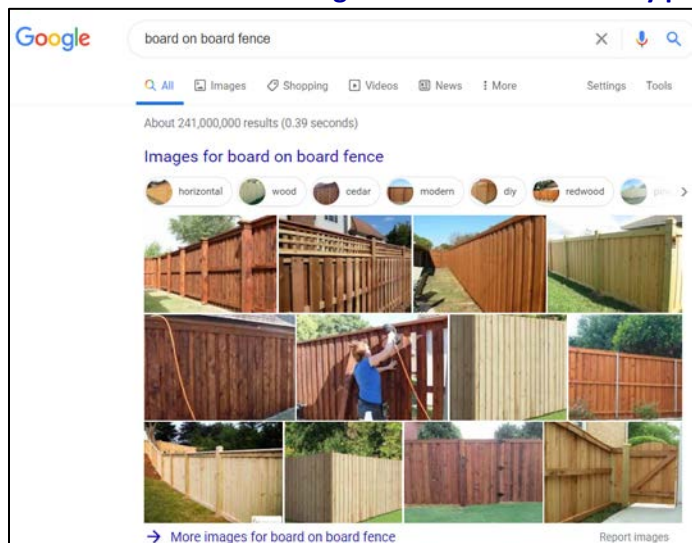
Minimum gap shall be $3/4$ of an inch."

Since this was my first project at home, I really thought that if you have any small gap between the boards, it is board on board fence and not as a whole Board to Board Fence.

Also, I really thought that Board to Board or solo fences were to have no gap and should be made plastic.

Also, I really didn't know and it was my misunderstanding for board on board fence, that it should have minimum gap between $3/4"$.

When I first looked up at Google.com for board on board fence, it showed an image as below which I believed it is the same design as I have worked on my project (Board on Board Fence).



Concern:

I have reached out to Village of Buffalo Grove and one of the ladies (staff) explained nicely about the situations on my new installed wooden fence.

She also told me to request for a Variance to try to keep what it is currently installed at my home.

Since it was my first project working on installing this new wooden fence to keep our family safe, I wanted to have the same materials and with same height with my neighbor.

Currently, it is really hard for me to take my time to work again on this new fence due to multiple pain points. I have been going to Chiropractor for neck and back pains.

Also, I have been working full time starting this week and during free time, I have to support my wife and kids (2 year and a newborn baby).

Lastly, behind installed wooden fence on the right and back, it still has a neighbor's wired fence.

So, it will be really hard to work around this fence. We asked the neighbor's about the opinion of our fence and they have said that it looks great.

Please help us and see below pictures provided for reference.



Sincerely,

Christopher Park
847-275-4839
Cpark416@hotmail.com

LEGEND

A = ASSUMED
C = CALCULATED
CH = CHORD
CL = CENTERLINE
D = DEED
E = EAST
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
FT. = FEET/FOOT
L = ARC LENGTH
M = MEASURED
N = NORTH
NE = NORTHEAST

NW = NORTHWEST
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R = RECORD
RAD = RADIUS
R.O.W. = RIGHT OF WAY
S = SOUTH
S.I.P. = SET IRON PIPE
S.I.R. = SET IRON ROD
SE = SOUTHEAST
SW = SOUTHWEST
W = WEST

PLAT OF SURVEY OF

LOT 13 IN BLOCK 15 IN STRATHMORE IN BUFFALO GROVE, UNIT NUMBER 8, BEING A SUBDIVISION OF PART OF SECTIONS 29 AND 32, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 18, 1968, AS DOCUMENT 1401385, IN BOOK 46 OF PLATS, PAGE 17, IN LAKE COUNTY, ILLINOIS.



BASIS OF BEARING:
SOUTHWESTERLY LINE OF SHADY GROVE LANE
AS FOUND MONUMENTED AND OCCUPIED PER
RECORD SUBDIVISION.
S 40°21'28" E (R)

AREA OF SURVEY:

CONTAINING 8.775 SQ. FT. OR 0.20 ACRES MORE OR LESS

APPROVED

PURPOSE: 6' BOARD ON BOARD FENCE

ZONING REVIEW DATE

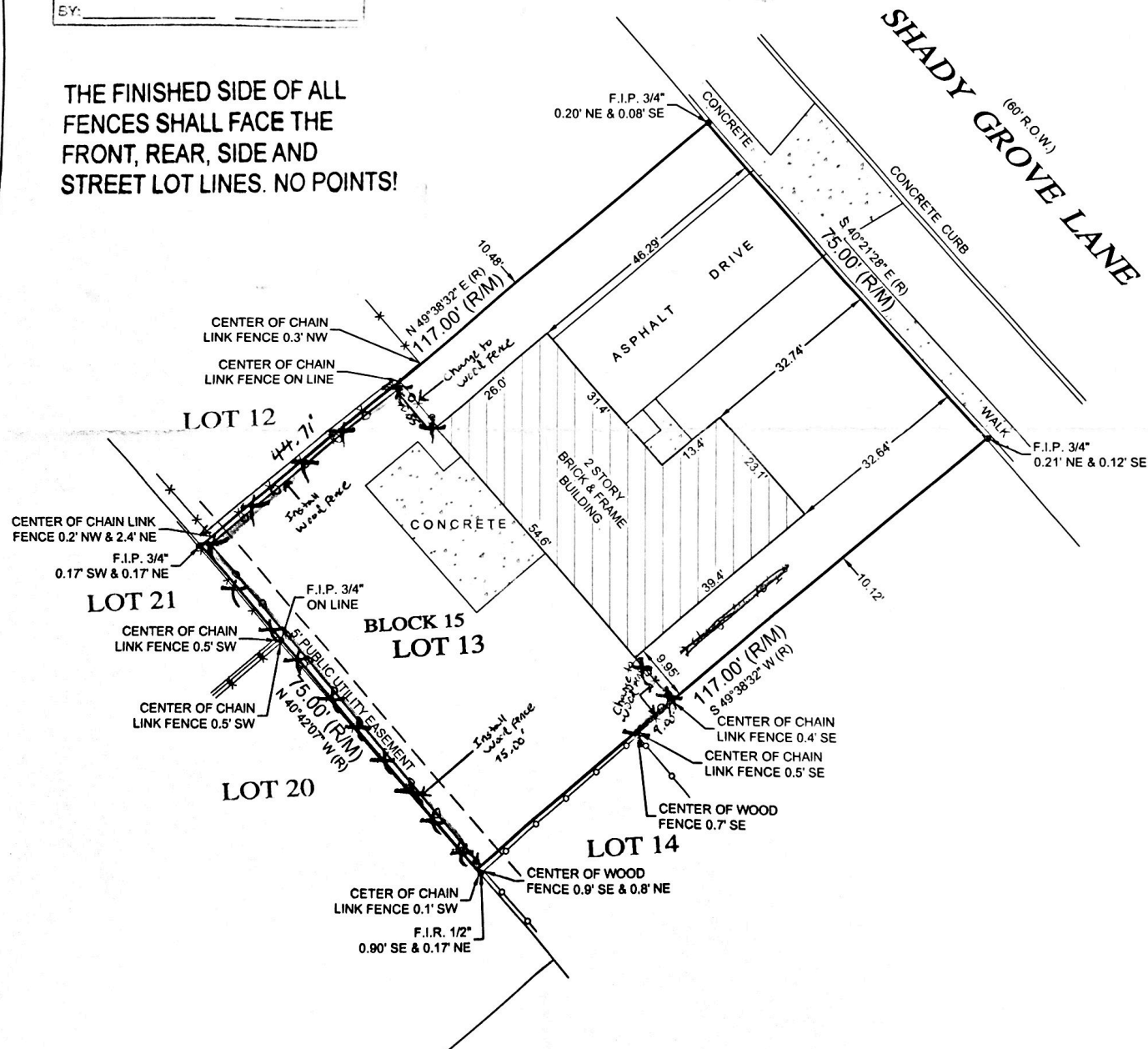
BY: TW 6.8.20

ENGINEERING REVIEW DATE

EY:

Post holes required to be 42" deep.
Post hole inspection required prior
to setting posts.
Visibility through fence required.

THE FINISHED SIDE OF ALL
FENCES SHALL FACE THE
FRONT, REAR, SIDE AND
STREET LOT LINES. NO POINTS!



Morris Engineering, Inc.
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
FAX: (630) 271-0774
WEBSITE: WWW.ECIVIL.COM

STATE OF ILLINOIS)SS
COUNTY OF DUPAGE)
I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 11TH DAY OF MARCH, A.D. 2019, AT LISLE, ILLINOIS

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3253
LICENSE EXPIRATION DATE NOVEMBER 30, 2024
ILLINOIS BUSINESS REGISTRATION NO. 184-003245



NOTE: SOME IMPROVEMENTS MAY NOT BE SHOWN HEREON DUE TO SNOW COVER AT TIME OF SURVEY.

NOTE:

1. ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
2. ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
3. COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
4. NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

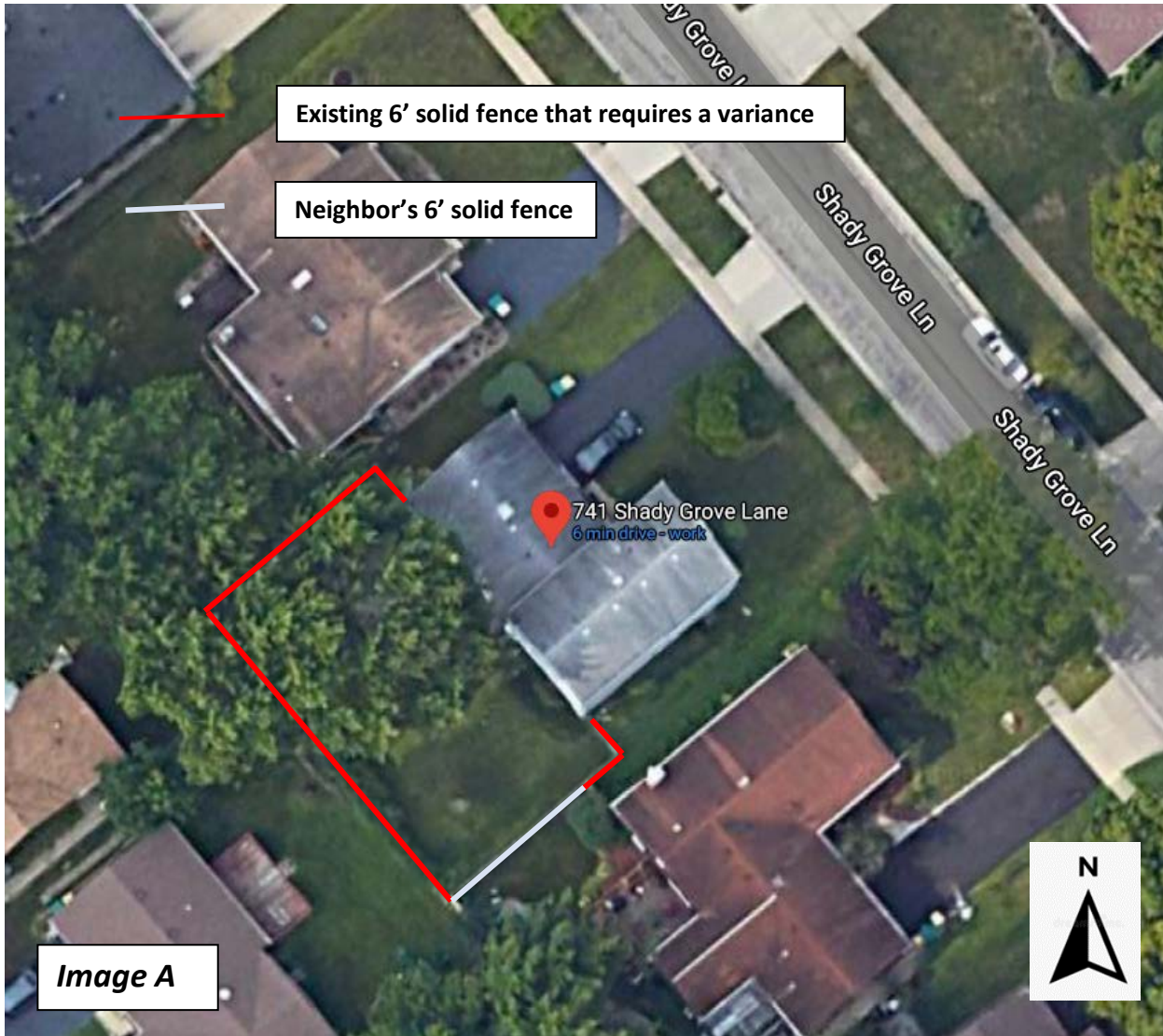
ADDRESS COMMONLY KNOWN AS 741 SHADY GROVE LANE
BUFFALO GROVE, ILLINOIS

CLIENT MICHAEL FREEMAN

FIELDWORK DATE (CREW) 03/08/20

DRAWN BY: RT REVISED: JOB NO. 19-03-0091

Packet Pg. 90



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: We have no backyard privacy. Due to pandemic crisis with COVID-19 situations, my family and I have decided to install with new 6' wooden fence. This decision has made because I would like my family (2 years old and a newborn) to be safely secured within our property. I have heard a lot of bad things going on from all the news (scams, robbery...etc.) from last couple of months in other towns. A 6' wooden fence in back and side yard gives us privacy and a safe place for our children to play outside. We also desire protection for our children.

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

Your Evidentiary Statement: Our left side neighbor already installed 6' board to board fence years ago. Our fence would be in keeping with those that are already part of the character with our neighbor. A new fence will improve the look of our overall property.

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: We lack privacy in the backyard. In our backyard, left side has been already installed with 6' board to board fence. Back and right side of the backyard has a wired fence. There is no privacy between the three homes (2 homes connected at back side and one is connected to the right side). Additionally, as stated above, we lack the safety that a wired fence provides our children to play outside. We only wanted to have the same material and look with our left side neighbor's 6' board to board fence.

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

Your Evidentiary Statement: No, the variance will not be detrimental to public health safety or welfare.

741 Shady Grove Ln.
Buffalo Grove, IL 60089

Fence: Back Side

2.4.b



Fence: Front Side

Neighbor's Fence

Gap: 1/8" – 1/4"



Attachment: Plan Set (Consider a Variation for a Fence at 741 Shady Grove)



Village of Buffalo Grove

50 Raupp Blvd. Buffalo Grove, IL 60089 (847) 459-2530
bldgdept@vbg.org

Inspector
Address
Location

Richard Sparling
741 SHADY GROVE LN

Inspection Type Final
Inspection Category Permit

Scheduled Date Monday 06/22/2020
Scheduled Time 8:00 AM to 8:30 AM

Permit Type FENCE
Permit Number 2020-00000801
Permit Description Install 6' board on board fence

Case Type
Case Number
Case Description

Comments: anytime-Christopher Park- 847-275-4839 sh

6'-0" fence (Board on Board)

1) Fence final:
Fence installed ~~per~~ not per Permit Board on Board. Fence is a solid fence, gap between boards are 1/8" - 1/4". Min gap shall be 3/4" of an inch.

2) South fence over the 9.85 fence is at 10'2" off of house.

Fence Does not Pass inspection
Recall when above items addressed

Fail - Inspection

Inspection: ☐ Passed ☒ Failed ☒ Call for Re-Inspection \$ fee due prior to re-inspection

Richard Sparling
Inspector

Left at Dan
Contractor / Owner

Re-Inspection Date: _____

Attachment: Plan Set (Consider a Variation for a Fence at 741 Shady Grove)

08/5/2020

**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 5, 2020**

Call to Order

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

2. Open Meetings Act Compliance

Pursuant to orders issued in response to the COVID-19 pandemic, this Public Hearing is closed to in-person, public attendance. The hearing is being held via Zoom web conference meeting.

Please click the link to join the webinar:

<<https://us02web.zoom.us/j/84367840318?pwd=T24xYnpBWjEwMFIJTGNLZnF5UmFpdz09>> or call in US: 13126266799,,84367840318. Password: 529814

Public Hearings/Items For Consideration

1. Consider a Variation to the Fence Code to Install an Ornamental Fence Which Requires a Variation to the Required Permissible Gap Between Segments of an Ornamental Fence at 1389 Radcliffe Road. (Trustee Johnson) (Staff Contact: Nicole Woods)

Petitioner Maria Wagener at 1389 Radcliffe Rd described the petition to install an ornamental fence which requires a variation for a minimum permissible gap between the ornamental fence sections.

Com Goldspiel requested clarification on the ornamental fence and the reasoning behind the 20' gap.

Village Planner, Rati Akash, gave an explanation of the ornamental fence Code which relates to this case in particular.

Com Goldspiel then requested the definition of the ornamental fence.

Village Planner, Rati Akash, stated the definition of the Code being an open style fence up to 4' in height, with only 18 feet sections which must be 20 feet apart.

Com Au gave everyone some historical context of when the ornamental fence Code was adopted where a continuous fence in the corner yard did not serve the purpose of decorative fencing.

Com Weinstein asked the petitioner about how she would achieve privacy for this fence? Also, if the Petitioner were to put a continuous fence around the yard it would be inconsistent with the intent of the proposed fence?

Petitioner Maria Wagener clarified that the proposed fence was more for enhancing the existing landscaping. The Petitioner agreed the continuous fence would not be aesthetically pleasing, and hence only the corners have enhanced.

Com Moodhe requested the height of the landscaping and expressed concerns about line of sight at the curb along both Radcliffe Road and Lehigh Lane.

Petitioner Maria Wagener described the landscaping which would be proposed.

Minutes Acceptance: Minutes of Aug 5, 2020 7:30 PM (Approval of Minutes)

08/5/2020

Deputy Director of Community Development, Nicole Woods said that the fence does not cause any line of sight issues. If any issues with landscaping arises, we would work directly with the Petitioner.

Com Au asked whether the image in the Staff report was representative of the proposed fence, and asked if the Petitioner had reduced the sections 9 foot sections that it would have met Code.

Village Planner Rati Akash mentioned the image is representative of the fence, and confirmed that if the proposed sections were 9 foot it would not have required a variance.

Chairperson Cesario asked if the Neighbors raised any concerns about the proposed fence.

Village Planner Rati Akash mentioned a lot of calls were received however no concerns were raised.

Com Khan asked whether the chain link on the Neighbor's property will remain. Also, that the fence is being proposed near south property line on the utility easements.

Petitioner Maria Wagener mentioned that the chain link will be removed.

Village Planner, Rati Akash mentioned that that the 5 foot fence near the south property line will be looked into by Staff. The ornamental fence will not be an issue on the proposed locations.

Com Goldspiel requested clarification on the ornamental fencing in front yard.

Chairperson Cesario and Village Planner, Rati Akash clarified the definition of the ornamental fencing in context with the front yard.

Com. Weinstein made a motion to grant a variation to Section 15.20 of the Buffalo Grove Fence Code to allow 6 ornamental fences each of 18' in linear length paired together, these 3 ornamental fence pairs will have no gap between them with at least 1.5' from the property line along Lehigh Lane and Radcliffe Road Thompson provided the fence shall be installed in accordance with the documents and plans submitted as part of this petition provided:

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

Com Richards seconded the motion

Petitioner Maria Wagener mentioned she is proud of the landscaping.

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

2. Consider a Variation to the Fence Code to Replace an Existing Fence with a 5 Foot Open Fence, Which Encroaches into Corner Side Yard Setback at 160 Copperwood Drive. (Trustee Weidenfeld) (Staff Contact: Nicole Woods)

Petitioner Max Tolsky at 160 Copperwood Drive described the petition to replace an existing 4 foot open wooden fence with a 5 foot open aluminum fence for the safety for his kids and his dog.

Minutes Acceptance: Minutes of Aug 5, 2020 7:30 PM (Approval of Minutes)

08/5/2020

Com Richards wanted clarification that the fence was only a replacement of the fence in the same location.

Max Tolsky clarified that this was replacement of a fence in the exact same location.

Trustee Johnson mentioned that she would miss the temporary rainbow fence, and she supports the Petitioners request.

Com Weinstein made a motion to grant a variation to Section 15.20 of the Buffalo Grove Fence Code to allow a 5 foot open fence which would encroach 9 feet into the corner yard setback along Thompson provided the fence shall be installed in accordance with the documents and plans submitted as part of this petition.

Com Worlikar seconded the motion.

Com. Moodhe mentioned that this fence replacement will an improvement to the neighborhood.

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

3. Consider a Variation to the Fence Code to Replace an Existing Fence with a 6 Foot Solid Fence Installed in the Rear Yard at 634 Buckthorn Terrace. (Trustee Johnson) (Staff Contact: Nicole Woods)

Petitioner Steve Johnson at 634 Buckthorn terrace described the petition to install a 6 foot tall privacy fence in the rear yard.

Com Weinstein asked whether any concerns were raised from the neighbors for the proposed variation. Also, whether the 6 foot solid fence encloses the rear yard.

Petitioner Steve Johnson mentioned that both the neighbors on the north and south of the subject property are supportive of the proposed.

Village Planner, Rati Akash stated that Staff received one call however no concerns were raised, and confirmed that the 6 foot solid fence encloses the rear yard.

Com. Goldspiel wanted to know how wide the side yards were.

Petitioner Steve Johnson mentioned that the side yard setback were 10 feet from the property line.

Com. Au asked whether there are any other variations apart from the variation for the height of this 6 foot solid fence.

Village Planner, Rati Akash confirmed that there are no other variances apart from the variation to the height for the 6 foot solid fence.

Com. Moodhe wanted to clarification about the location of the gate and the Neighbors fence section on the south.

Petitioner Steve Johnson and Susan Johnson mentioned that there will no issues with Neighbors fence on the south which 5 foot tall fence.

Com. Weinstein wanted clarification whether the Neighbors house on the south had a fence. Also, he mentioned the Neighbors house is located on a higher grade, and hence the proposed 6' solid fence acts to their benefit.

Minutes Acceptance: Minutes of Aug 5, 2020 7:30 PM (Approval of Minutes)

08/5/2020

Com. Worlikar asked whether a partially open fence on the top is considered an open style.

Village Planner, Rati Akash mentioned that open fences must be open in style from the above the grade level.

Deputy Director Community Development, Nicole Woods mentioned that it is great to hear all the commissioners' comments as Staff begins to amend the Fence Code

Com Au asked whether the fence posts heights can exceed 6 foot height.

Village Planner, Rati Akash stated that the fence posts can exceed the 6 foot height as per the Code.

Com. Spunt had a question on Page 36 whether there must be a gate on both sides of the house.

Village Planner, Rati Akash mentioned that there is no requirement as part of the Code that states that the gate needs to be located on both sides of the house.

Com Weinstein 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 Moodhe seconded the motion

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

Regular Meeting

Other Matters for Discussion

Approval of Minutes

1. Planning and Zoning Commission - Rescheduled Regular Meeting - Jun 24, 2020 7:30 PM

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

Chairman's Report

Committee and Liaison Reports

The approved Village Board approved the TIF District.

Kensington Developers have also acquired town center for redevelopment.

Staff Report/Future Agenda Schedule

Minutes Acceptance: Minutes of Aug 5, 2020 7:30 PM (Approval of Minutes)

08/5/2020

Deputy Community Development Director talked about the items on the agenda for the next meeting as well as an update on the Fence Code amendment.

Public Comments and Questions

Adjournment

The meeting was adjourned at 9:15 AM

Chris Stilling

APPROVED BY ME THIS 5th DAY OF August, 2020

Minutes Acceptance: Minutes of Aug 5, 2020 7:30 PM (Approval of Minutes)