



**Meeting of the Village of Buffalo Grove  
Planning and Zoning Commission**  
Rescheduled Regular Meeting  
June 24, 2020 at 7:30 PM

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

**I. Call to Order**

**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/88975645790>> or call in US:  
+13126266799,,88975645790**

**II. Public Hearing/Items for Consideration**

1. Consider a Variation to Allow an Accessory Structure (Generator) to Encroach into the Corner Yard Setback at 860 Port Clinton Court East. (Trustee Weidenfeld) (Staff Contact: Nicole Woods)
2. Consider a Variation to the Fence to Install a 4 Foot Board-On-Board (Shadowbox) Fence Which Encroaches into the Corner Yard Setback at 545 Patton Drive. (Trustee Johnson) (Staff Contact: Nicole Woods)
3. Consider a Variation to the Fence Code to Install a 5 Foot Shadowbox (Board-On-Board) Fence Which Encroaches into the Corner Yard Setback at 2240 Madiera Lane. (Trustee Weidenfeld) (Staff Contact: Nicole Woods)
4. Consider a Variation to the Sign Code for an Additional Wall Sign for the Jewel Osco Building at 79 McHenry Rd. (Trustee Johnson) (Staff Contact: Nicole Woods)

**III. Regular Meeting**

**A. Others Matters for Discussion**

**B. Approval of Minutes**

1. Planning and Zoning Commission - Regular Meeting - Mar 4, 2020 12:00 AM

**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.

**V. Action Items**

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



**Action Item : Consider a Variation to Allow an Accessory Structure (Generator) to Encroach into the Corner Yard Setback at 860 Port Clinton Court East.**

### **Recommendation of Action**

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

The Petitioner, who resides at 860 Port Clinton Road, is proposing to install an accessory structure (generator) into the corner yard setback along W Port Clinton Road. The proposed generator will be located approximately 45 feet from the property line along Port Clinton Road and screened effectively behind existing landscaping.

### **ATTACHMENTS:**

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

**Trustee Liaison**  
Weidenfeld

**Staff Contact**  
Nicole Woods, Community Development

|                          |  |
|--------------------------|--|
| Wednesday, June 24, 2020 |  |
|--------------------------|--|

|                               |                                                                                                                                                                                             |
|-------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| MEETING DATE:                 | March 18, 2020                                                                                                                                                                              |
| SUBJECT PROPERTY LOCATION:    | 860 Port Clinton Ct E                                                                                                                                                                       |
| PETITIONER:                   | Myra Borkan                                                                                                                                                                                 |
| PREPARED BY:                  | Rati Akash, Village Planner                                                                                                                                                                 |
| REQUEST:                      | Variation to the Zoning Code, Section 17.32.020 of the Zoning Ordinance to allow for an accessory structure (generator) to encroach into the corner yard setback along W Port Clinton Road. |
| EXSITING LAND USE AND ZONING: | The property is improved with a single-family home currently zoned R-E.                                                                                                                     |
| 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 proposing to install an accessory structure (generator) into the corner yard setback along W Port Clinton Road.

The proposed generator will be located approximately 45 feet from the property line along Port Clinton Road.

**PLANNING & ZONING ANALYSIS**

- The Petitioner is proposing to install a generator which encroaches 5 feet into the required 50 feet setback along W Port Clinton Road.
- The proposed generator will be located beside an existing gas line, and next to an existing electrical panel.
- The proposed generator will be screened effectively behind existing landscaping.



**Variations requested**

A corner side yard variation from Section 17.32.020 from the Buffalo Grove Zoning code states that accessory structures shall not be located in any front yard (including corner yard setbacks), and shall not be closer to the front lot line than any principal building.

**DEPARTMENTAL REVIEWS**

| Village Department | Comments                                                                                          |
|--------------------|---------------------------------------------------------------------------------------------------|
| Engineering        | The Village Engineer has reviewed the proposed generator location and does not have any concerns. |

**SURROUNDING PROPERTY OWNERS**

Pursuant to Village Code, the contiguous property owners were notified and a public hearing sign was posted on the subject property. The posting of the public hearing sign and the mailed notifications were completed within the prescribed timeframe as required. As of the date of this Staff Report, the Village has received no calls inquiring about the proposed variation.

**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 this variation to install a generator which would encroach 5 feet into the corner yard setback provided:

- 1) The generator shall be installed in accordance with the documents and plans submitted as part of this petition.
- 2) Landscaping to effectively screen the proposed generator shall be maintained.

**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 17.32.020 of the Buffalo Grove Zoning Code Ordinance to allow for an accessory structure (generator) to encroach 5 feet into the corner yard setback along W Port Clinton Road provided the proposed generator shall be installed in accordance with the documents and plans submitted as part of the petition, and the landscaping to effectively screen the proposed generator is maintained.*

2/5/2020

To: Planning and Zoning Commission

Cc/Bcc: From: mborkan@comcast.net

Subject: Variance request

To Planning and Zoning Commission,

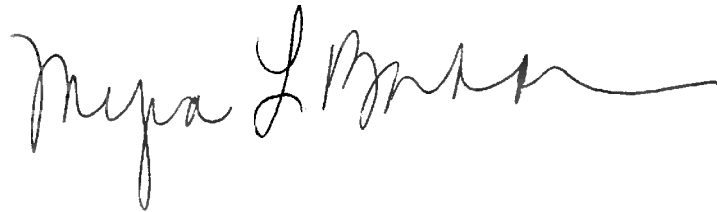
I am requesting a variance to put a generator on the Port Clinton side of my house. According to the village code, Port Clinton is the front of my house, and can not be put there. I want the commission to know, I loose electricity all the time, and need a generator as not to be left in the dark.

The generator will be behind a berm, which is landscaped very maturely. It is not an option for me to put it in my back yard, where it will be visible from Port Clinton, and would be an eye sore in my back yard, and from my neighbors.

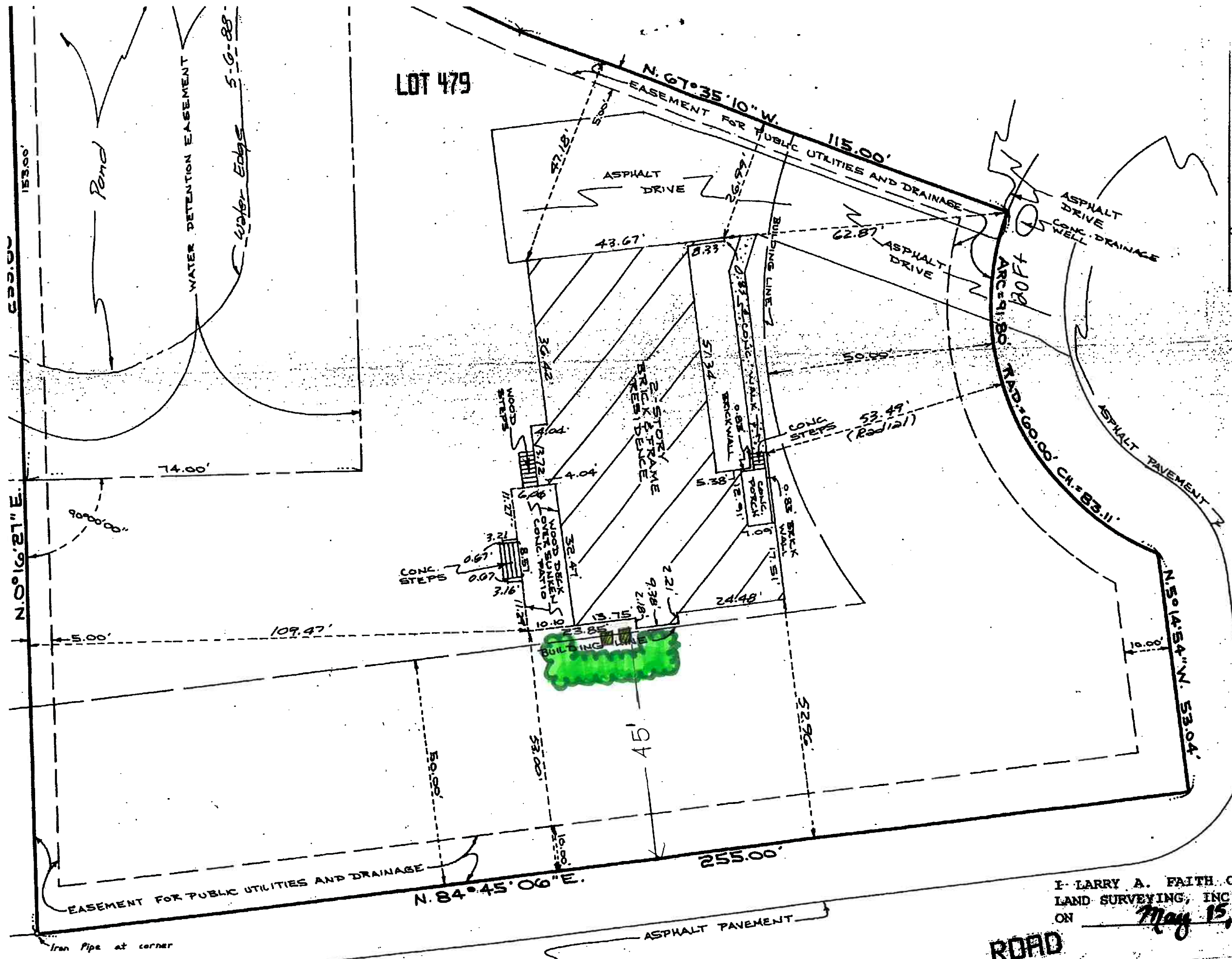
The generator would be installed by ABT which is located in Glenview.

I hope you grant my request. Please do not hesitate to contact me if you need and additional information

Thank you in advance,



Attachment: Plan Set (Consider a Variation at 860 Port Clinton.)



|                       |            |
|-----------------------|------------|
| APPROVED              |            |
| PURPOSE: <u>DRIVE</u> |            |
| ZONING REVIEW         | DATE       |
| BY: <u>TC</u>         | 07-21-10   |
| ENGINEERING REVIEW    | DATE       |
| BY: <u>M</u>          | 01/20/2010 |

CLINTON COURT EAST

I, LARRY A. FAITH ON BEHALF OF BLACKLEDGE LAND SURVEYING, INC. HAVE UPDATED THIS PLAT ON May 15, 1995

ROAD

## Response to Standards

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

Your Evidentiary Statement:

my Residence 860 Port Clinton Ct. EAST  
looses electricity all the time.  
Example: the week of February 10<sup>th</sup> - we lost  
electricity 2X's.

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

Your Evidentiary Statement:

The generator will be placed behind tall  
bushes. It will not be visible to 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,

Your Evidentiary Statement:

The gas line is where the variance is  
proposed. To put the generator in the back yard,  
It would create a visible alteration to my  
property, making it very visible from  
Port Clinton Road + my neighbors.

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!









**Action Item : Consider a Variation to the Fence to Install a 4 Foot Board-On-Board (Shadowbox) Fence Which Encroaches into the Corner Yard Setback at 545 Patton Drive.**

### **Recommendation of Action**

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

The Petitioner is proposing to install a fence around their property. One part of the fence is proposed to be a 4 foot, board-on-board fence. This part encroaches into the corner yard setback along Hawthorne Road and requires a variation. The other part of the fence is proposed to be a 5 foot board-on-board and is within the building setback and meets code.

### **ATTACHMENTS:**

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

**Trustee Liaison**  
Johnson

**Staff Contact**  
Nicole Woods, Community Development

|                          |  |
|--------------------------|--|
| Wednesday, June 24, 2020 |  |
|--------------------------|--|

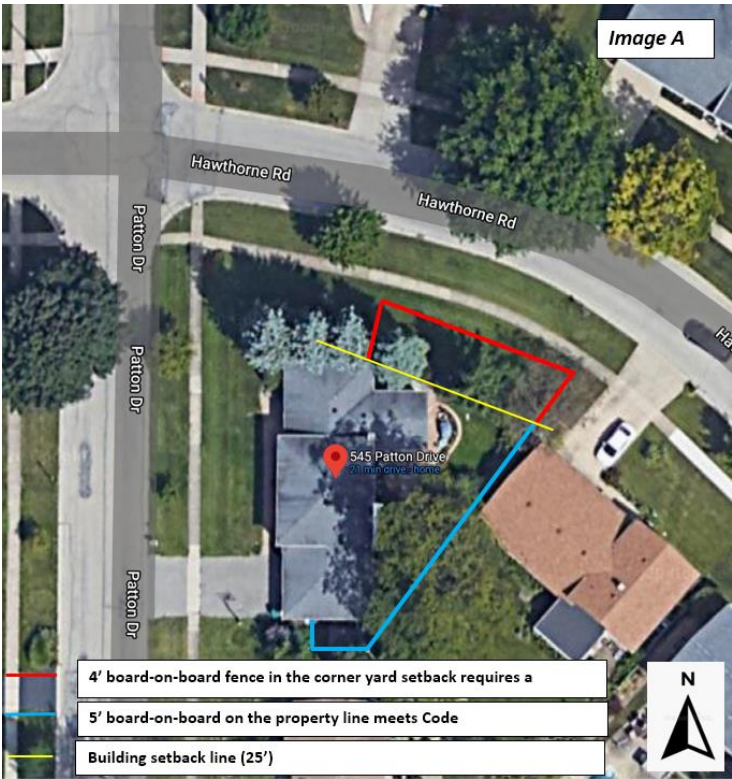
|                               |                                                                                                                                                                                                         |
|-------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| MEETING DATE:                 | June 24, 2020                                                                                                                                                                                           |
| SUBJECT PROPERTY LOCATION:    | 545 Patton Drive                                                                                                                                                                                        |
| PETITIONER:                   | Matt Huonder & Nicole Huonder                                                                                                                                                                           |
| PREPARED BY:                  | Rati Akash, Village Planner                                                                                                                                                                             |
| REQUEST:                      | Variation to the Fence Code, Section 15.20, pertaining to Residential Districts to install a 4 foot board-on-board (shadowbox) fence which encroaches into the corner yard setback along Hawthorne Road |
| 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

The Petitioner is proposing to install a fence around their property. One part of the fence, shown in red on *Image A*, is proposed to be a 4 foot, board-on-board fence. This part of the fence encroaches into the corner yard setback along Hawthorne Road and requires a variation. The other part of the fence, shown in blue on *Image A*, is proposed to be a 5’ board-on-board and is within the building setback and meets code.

PLANNING & ZONING ANALYSIS

- The Petitioner is proposing to install a 4 foot board-on-board fence, which encroaches 22 feet into the required 25 foot corner yard setback and will be setback 3 feet from the property line.



### Variations requested

A corner side yard variation from **Section 15.20.040.B** from the Buffalo Grove fence code states that *Fences may be erected placed and maintained on corner lots to a height not to exceed six feet above ground level. No such fence shall be located nearer to any street than the building setback line.*

The following is a list of recently approved setback variations for corner side yard fences:

| Address         | Fence Height/Type      | Setback from property line  |
|-----------------|------------------------|-----------------------------|
| 302 Ronnie Dr   | 5' board-on-board      | 4' from the property line   |
| 1271 Radcliffe  | 4' chain-link (open)   | 1.5' from the property line |
| 2123 Sheridan   | 5' wrought-iron (open) | 2' from the property line   |
| 741 Silver Rock | 5' chain link (open)   | 4' from the property line   |
| 1239 Devonshire | 5' board-on-board      | 4' from the property line   |
| 1295 Euclid Ave | 5' board-on-board      | 4' from the property line   |

### 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 one call inquiring about the proposed fence variation, however no concerns were 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 install a 4 foot board-on-board fence setback 3 feet from the property line along Hawthorne Road:

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

**ACTION REQUESTED**

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

***Suggested PZC Motion***

*PZC moves to grant a variation to Section 15.20 of the Buffalo Grove Fence Code to allow a proposed 4 foot board-on-board fence which would encroach 22 feet into the corner yard setback along Hawthorne Road provided the fence shall be installed in accordance with the documents and plans submitted as part of this petition.*

Matthew and Nicole Huonder  
545 Patton Drive  
Buffalo Grove, IL 60089  
651-341-8468

March 1, 2020

Village of Buffalo Grove  
Fifty Raupp Blvd  
Buffalo Grove, IL 60089

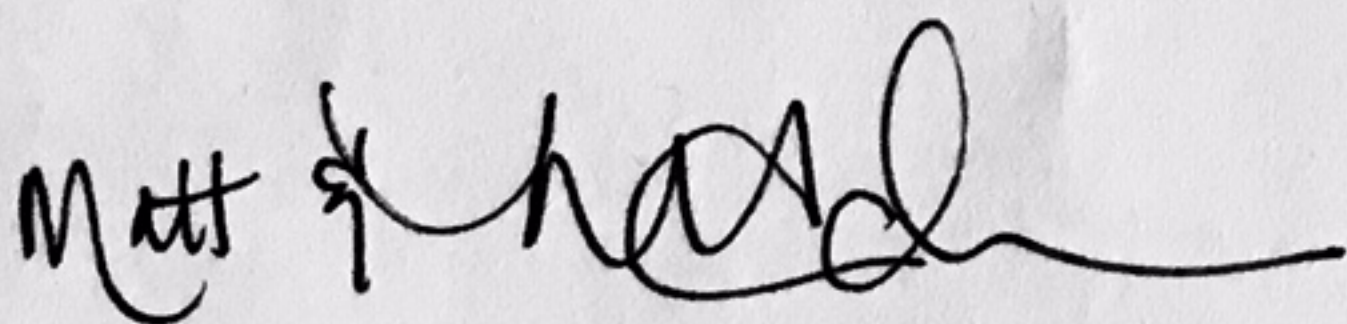
Dear Planning and Zoning Commission,

I am writing this letter to request your consideration for a variance for our fence permit. Last year, we submitted a permit request to extend our backyard fence to incorporate the side yard. Because we are on a corner lot, our request was denied, however, we are hoping that you will consider issuing a variance. Our non-traditional lot lines do not allow for us to have much backyard space. We lack privacy in our back yard because our property abuts our neighbors side yard. There is not room for our two, young children to play in the back yard, and our front yard is limited for safety reasons. We do not feel safe letting our children play outside in the front yard without close, direct supervision due to the number of cars that travel down our street. The house across from us is a daycare, and, during pick-up and drop-off times, the street in front of our house is lined with cars. This makes it very dangerous for our children to play outside, as visibility is limited with the cars out in front.

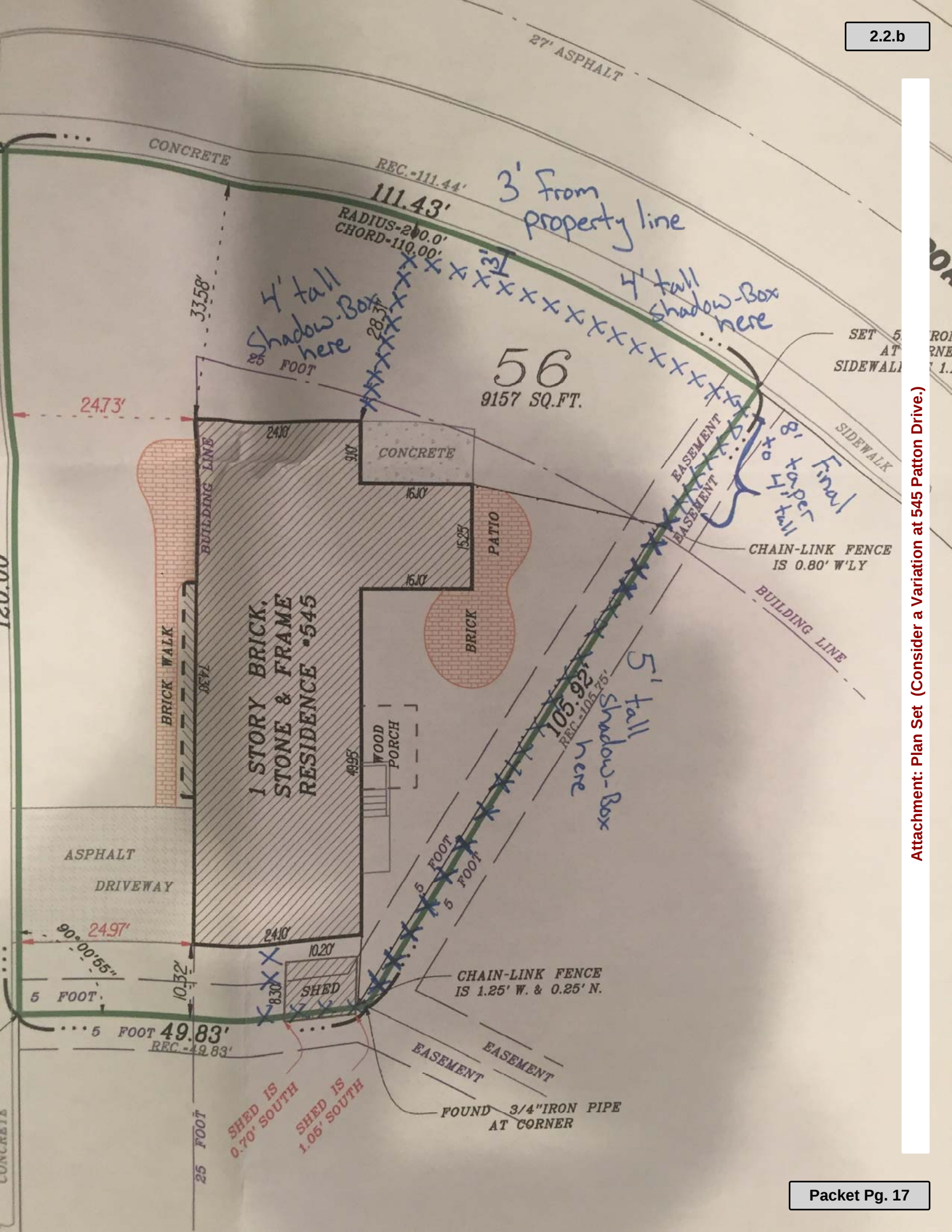
We are requesting that we be allowed to extend our fence to within one foot of the sidewalk on the Hawthorne side of our house. The fence would be a 4-foot, open, picketed fence in the side yard so visibility of the intersection will not be compromised. These requested changes to our fence in the backyard give us needed privacy as well as an opportunity to provide our children with a safe option to play outside. We hope that you will give strong consideration to our request and grant us approval to make this addition to our home.

Thank you for your consideration in the matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Matt & Nicole", with a long horizontal flourish extending to the right.

Matthew and Nicole Huonder



During your testimony at the public Hearing you need to testify and present your case for the variance being requested. During your testimony you need to affirmatively address the four (4) standards listed below. I have completed the first one for you since it is not applicable. I have left you room to write down your statements in advance of the meeting.

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

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

**Your Evidentiary Statement:** Due to our lot lines, we have limited back yard space. As a result, our young children play in the front or side yard. Being on a corner lot, playing in the front or side yard without a fence is a safety issue for our children. Additionally, the house across the street is a day care. During drop off and pick up times, there are many cars in the street, limiting visibility to our front yard. This makes it dangerous for our children to play out in the front without close, direct supervision. A fenced in back and side yard gives us privacy and a safe place for our children to play outside.

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

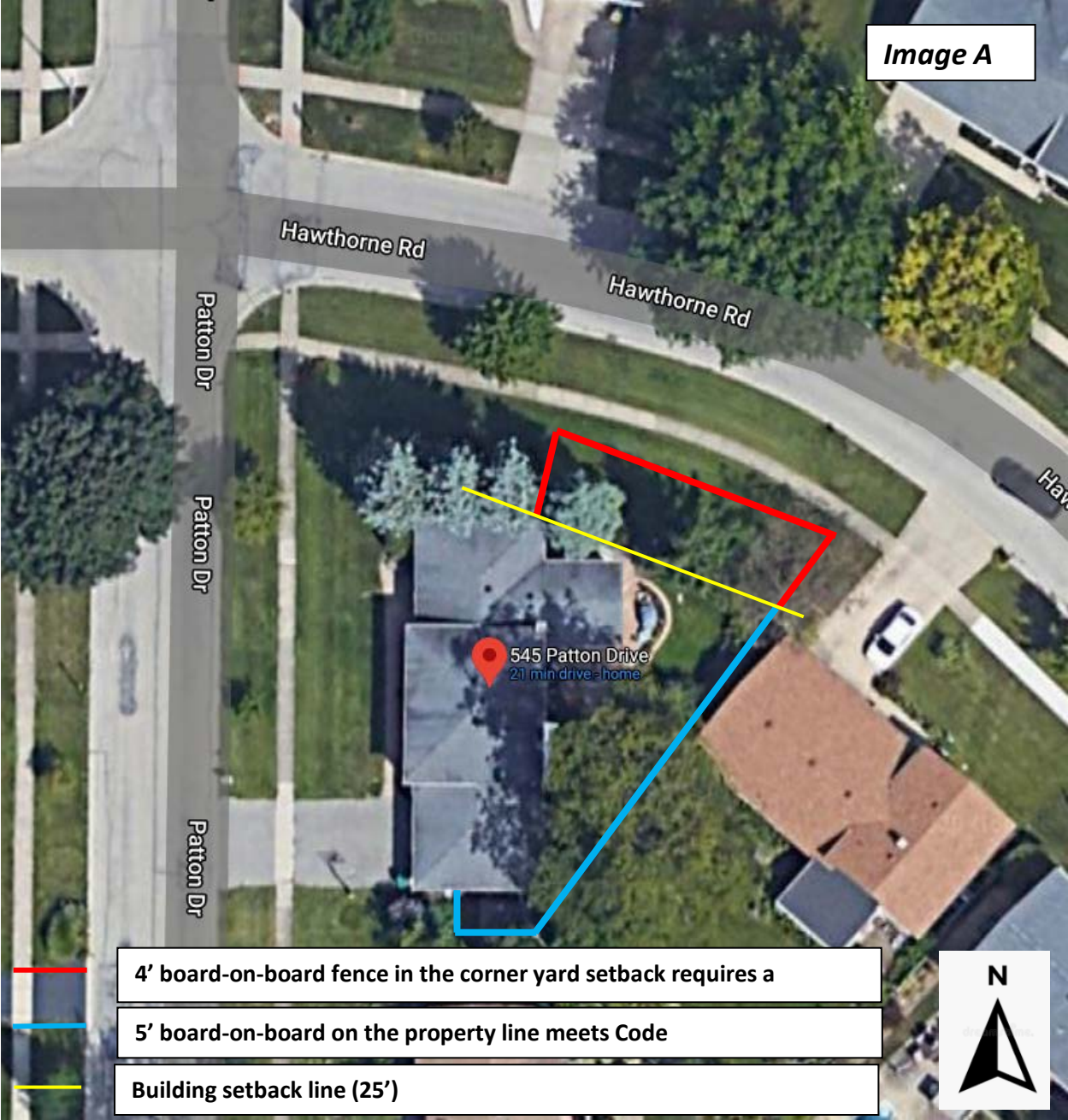
**Your Evidentiary Statement:** Throughout our neighborhood, there are several corner lot fences. Our fence would be in keeping with those that are already part of the character of our neighborhood. A new fence will improve the look of our overall property.

**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, as our backyard abuts the side yard of our neighbors. There is no privacy between the two homes. Also, there is no privacy on the side yard; all passersby can see directly into the rear of our house. Additionally, as stated above, we lack the safety that a fence provides our children to play outside.

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

**Your Evidentiary Statement:** Because of the angle of our lot and the location of the proposed fence, the fence will not obstruct the intersection. The fence will improve the safety and welfare of our children and will not impede visibility of traffic at the intersection.



Attachment: Plan Set (Consider a Variation at 545 Patton Drive.)





**Action Item : Consider a Variation to the Fence Code to Install a 5 Foot Shadowbox (Board-On-Board) Fence Which Encroaches into the Corner Yard Setback at 2240 Madiera Lane.**

#### **Recommendation of Action**

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

The Petitioner is proposing to install a 5 foot board-on-board (shadowbox) fence at 2240 Madiera Lane. The fence would encroach into the corner yard setback along Apple Hill Lane and requires a variation.

#### **ATTACHMENTS:**

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

**Trustee Liaison**  
Weidenfeld

**Staff Contact**  
Nicole Woods, Community Development

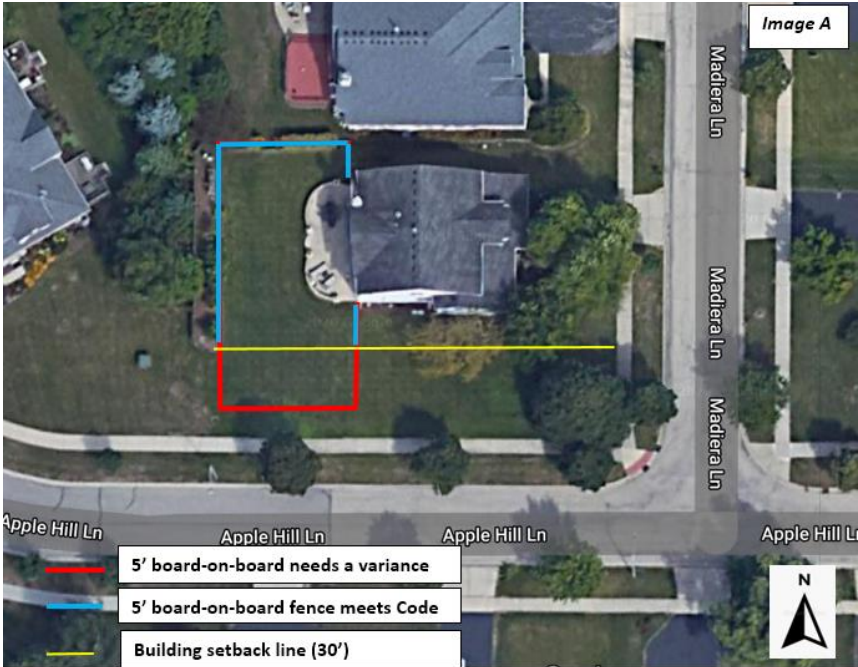
Wednesday, June 24, 2020

|                               |                                                                                                                                                                                                           |
|-------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| MEETING DATE:                 | June 24, 2020                                                                                                                                                                                             |
| SUBJECT PROPERTY LOCATION:    | 2240 Madera Lane                                                                                                                                                                                          |
| PETITIONER:                   | Edmund Dietrich                                                                                                                                                                                           |
| PREPARED BY:                  | Rati Akash, Village Planner                                                                                                                                                                               |
| REQUEST:                      | Variation to the Fence Code, Section 15.20, pertaining to Residential Districts to install a 5 foot shadowbox (board-on-board) fence which encroaches into the corner yard setback along Apple Hill Lane. |
| EXSITING LAND USE AND ZONING: | The property is improved with a single-family home currently zoned R4.                                                                                                                                    |
| 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 proposing to install a 5 foot board-on-board (shadowbox) fence, which encroaches into the corner yard setback along Apple Hill Lane which requires a variation.

The proposed 5 foot board-on-board fence turns and runs along the North property line, and turns again and runs along the East property line. This 5 foot board-on-board fence which is within the building setback line marked in blue as shown in *Image A* meets Code. The part of the fence that requires a variance is marked in red.



**PLANNING & ZONING ANALYSIS**

- The Petitioner is proposing to install a 5 foot board-on-board fence, which encroaches 20 feet into the required 30 foot corner yard setback, and will be setback 10 feet from the property line.

Attachment: Staff Report (Consider a Variation at 2240 Madera Lane.)

- There are three segments of the fence which requires a variance found beyond the 30 foot building setback line shown in red in *Image A*. The fence in the corner yard turns to meet the building parallel to Madera Lane.

### Variations requested

A corner side yard variation from **Section 15.20.040.B** from the Buffalo Grove fence code states that *Fences may be erected placed and maintained on corner lots to a height not to exceed six feet above ground level. No such fence shall be located nearer to any street than the building setback line.*

The following is a list of recently approved setback variations for corner side yard fences:

| Address         | Fence Height/Type      | Setback from property line  |
|-----------------|------------------------|-----------------------------|
| 302 Ronnie Dr   | 5' board-on-board      | 4' from the property line   |
| 1271 Radcliffe  | 4' chain-link (open)   | 1.5' from the property line |
| 2123 Sheridan   | 5' wrought-iron (open) | 2' from the property line   |
| 741 Silver Rock | 5' chain link (open)   | 4' from the property line   |
| 1239 Devonshire | 5' board-on-board      | 4' from the property line   |
| 1295 Euclid Ave | 5' board-on-board      | 4' from the property line   |

### 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 one call inquiring about the proposed fence variation, however no concerns were raised.

### STANDARDS

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

- The plight of the owner is due to unique circumstances;
- The proposed variation will not alter the essential character of the neighborhood;
- 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,
- 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 install a 5 foot board-on-board fence setback 10 feet from the property line along Apple Hill Lane:

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

**ACTION REQUESTED**

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

***Suggested PZC Motion***

*PZC moves to grant a variation to Section 15.20 of the Buffalo Grove Fence Code to allow a proposed 5 foot board-on-board fence which would encroach 20 feet into the corner yard setback along Apple Hill Lane provided the fence shall be installed in accordance with the documents and plans submitted as part of this petition..*

Edmund and Christina Dietrich  
2240 Mадiera Lane  
Buffalo Grove, IL 60089

March 9, 2020

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

Dear Sirs and Madams:

We are planning to enclose our backyard with a wooden fence. We have a corner lot and have very little privacy to enjoy our yard. We have also just brought a puppy home and would like protection for her from the coyotes that frequent our neighborhood.

We request a variance to the building code so that we can maximize the space we have to enjoy our yard.

Thank you for your consideration.

Sincerely

Edmund and Christina Dietrich  
(847) 393-5865  
[jc\\_dietrich@att.net](mailto:jc_dietrich@att.net)

Enclosures:

- Application for Variation
- Warranty Deed with legal description of property
- Certification of Mailing List
- Plat of Survey
- Picture of fence style
- Filing fee

**Attachment: Plan Set (Consider a Variation at 2240 Madiera Lane.)**

During your testimony at the public Hearing you need to testify and present your case for the variance being requested. During your testimony you need to affirmatively address the four (4) standards listed below. I have completed the first one for you since it is not applicable. I have left you room to write down your statements in advance of the meeting.

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

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

Your Evidentiary Statement:

Our Property is a corner lot and has no backyard privacy. We also desire protection for our puppy from coyotes which roam the neighborhood.

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

Your Evidentiary Statement:

No, it will not.

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,

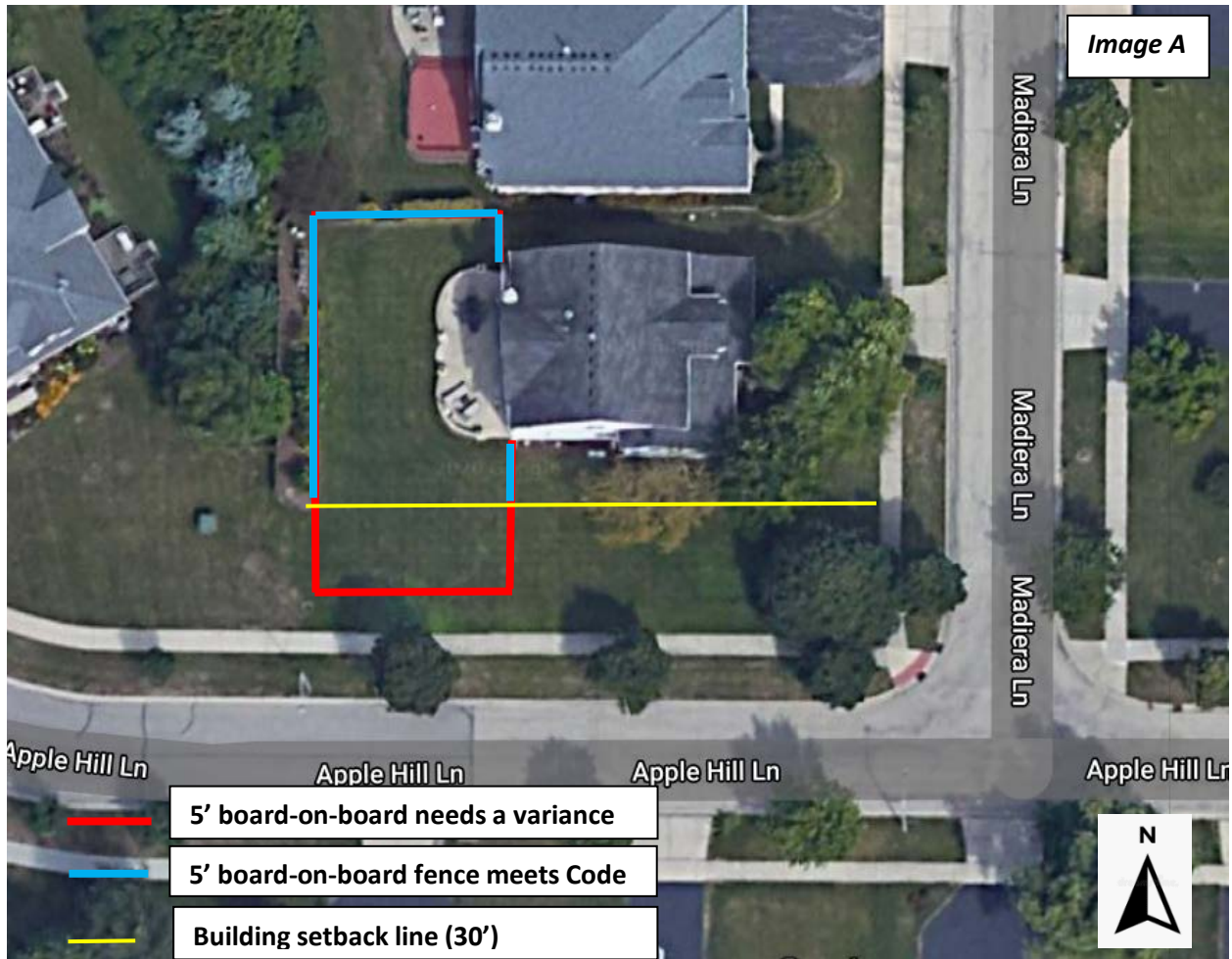
Your Evidentiary Statement:

The hardship is the lack of privacy, reduction in useable backyard space and protection for our dog.

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

Your Evidentiary Statement:

No, it will not.



Attachment: Plan Set (Consider a Variation at 2240 Madiera Lane.)

**BOB JAACKS**  
**RUSTIC WOOD FENCING, LTD.**  
 (847)827-7456 or (847)827-7619  
 FAX (847)827-2050  
 9116 Milwaukee Ave. Niles, IL 60714  
[www.rusticfences.com](http://www.rusticfences.com)



**Board / Batten - Traditional**



**Traditional w/Diamond Lattice**



✓ **Board / Board - Standard**



**Board / Board - Scallop**



**Board / Board - Arch**



**Traditional w/Square Lattice**



**Solid Board - Dog Ear**

**RUSTIC WOOD FENCE**



**Action Item : Consider a Variation to the Sign Code for an Additional Wall Sign for the Jewel Osco Building at 79 McHenry Rd.**

#### **Recommendation of Action**

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

The Petitioner Doyle Sign Inc. on behalf of Jewel Osco at 79 McHenry Road is requesting for a variation to allow for an additional wall sign on the west elevation of the building.

#### **ATTACHMENTS:**

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

**Trustee Liaison**  
Johnson

**Staff Contact**  
Nicole Woods, Community Development

Wednesday, June 24, 2020

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

|                                      |                                                                                                     |
|--------------------------------------|-----------------------------------------------------------------------------------------------------|
| <b>MEETING DATE:</b>                 | June 24, 2020                                                                                       |
| <b>SUBJECT PROPERTY LOCATION:</b>    | 79 McHenry Road                                                                                     |
| <b>PETITIONER:</b>                   | Doyle Sign Inc.                                                                                     |
| <b>PREPARED BY:</b>                  | Rati Akash, Village Planner                                                                         |
| <b>REQUEST:</b>                      | A variation for an additional wall sign on the west elevation of the Jewel Osco building.           |
| <b>EXISTING LAND USE AND ZONING:</b> | The property is improved with an existing building and is zoned B3 Planned Business Center District |
| <b>COMPREHENSIVE PLAN:</b>           | The 2009 Comprehensive Plan calls for this property to be commercial use                            |

#### **PROJECT BACKGROUND**

Jewel Osco is located in the southwest corner tenant space in the Grove Shopping Center. The Petitioner Doyle Sign Inc. on behalf of Jewel Osco is requesting for a variation to allow for an additional wall sign on the west elevation of the building.

In 2008, Jewel Osco received a variation permitting them to have 4 additional signs on the west elevation as part of Ordinance 2008-83. The 4 additional wall signs included – Wine and Spirits sign, Pharmacy sign, and 2 graphic signs. The 2 graphic signs were installed and taken down at some point.

Jewel Osco building presently has three existing signs on the west elevation including the the Jewel-Osco sign, the Wine and Spirits sign and the Pharmacy sign. The petitioner is requesting a variation for a fourth sign on the west elevation. The fourth sign's size meets code.



#### **PLANNING & ZONING ANALYSIS**

- The petitioner is proposing to install a fourth sign on the west elevation which requires a variation.
- With the COVID-19 pandemic, Jewel Osco is experiencing



increased sales through curb side pick-up and delivery. This proposed sign facilitates the drive up and go grocery pick-up.

- Presently, Jewel Osco has installed a temporary banner in the proposed sign space which has helped their customers with the drive up and go grocery pick-up.
- The proposed sign measures 14' X 6' which is 84 square feet in area and meets Code for size of the sign.

### **VARIATION STANDARDS**

Pursuant to the Village Code, the Planning & Zoning Commission is authorized to make a recommendation to the Village Board based on the following criteria:

- A. *Except for Prohibited signs (Chapter 14.32), the Village Planning & Zoning Commission may recommend approval or disapproval of a variance from the provisions or requirements of this Title subject to the following:*
  1. *The literal interpretation and strict application of the provisions and requirements of this Title would cause undue and unnecessary hardships to the sign user because of unique or unusual conditions pertaining to the specific building, parcel or property in question; and*
  2. *The granting of the requested variance would not be materially detrimental to the property owners in the vicinity; and*
  3. *The unusual conditions applying to the specific property do not apply generally to other properties in the Village; and*
  4. *The granting of the variance will not be contrary to the purpose of this Title pursuant to Section 14.04.020*
- B. *Where there is insufficient evidence, in the opinion of the Planning & Zoning Commission, to support a finding under subsection (A), but some hardship does exist, the Planning & Zoning Commission may consider the requirement fulfilled if:*
  1. *The proposed signage is of particularly good design and in particularly good taste; and*
  2. *The entire site has been or will be particularly well landscaped.*

**The petitioner shall respond to the standards at the public hearing.**

### **SURROUNDING PROPERTY OWNERS**

Pursuant to Village Code, the property owners within 250 feet of the subject property 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. To date, staff received two calls but no concerns were raised regarding the proposed west elevation sign.

### **STAFF RECOMMENDATION**

Staff recommends approval for this variation subject to the following conditions:

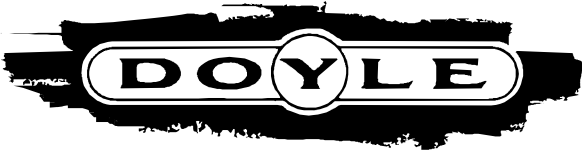
1. The proposed additional sign shall be constructed in accordance to the plans and documents submitted as part of this petition.

### **ACTION REQUESTED**

The Planning & Zoning Commission (PZC) shall open the public hearing and take public testimony concerning the variation. The PZC shall make a recommendation to the Village Board.

***Suggested PZC Motion***

*PZC moves to grant a variation to Section 14.32 of the Buffalo Grove Sign Code to allow for one additional 14' by 6' sign to be installed on the west elevation and shall be installed in accordance with the documents and plans submitted as part of this petition.*



Doyle Signs, Inc., *General Sign Contractors*  
 232 Interstate Road, P.O. Box 1068  
 Addison, IL 60101  
 Office: (630)543-9490 Fax: (630)543-9493  
 e-mail address: [Permits@DoyleSigns.com](mailto:Permits@DoyleSigns.com)

Building Department  
 Village of Buffalo Grove  
 Fifty Raupp Blvd  
 Buffalo Grove, IL 60089

RE: Jewel Osco Drive Up and Go  
 79 McHenry

Jewel Osco is requesting a variation from the sign code that will allow the installation of a wall mounted channel letter set. The additional sign that is being proposed will address the new service that Jewel Osco is offering at this location.

Jewel Osco has started offering an order online with curbside pickup at many of their Illinois locations. The installation of the wall signage is to make sure the patrons at in the Village of Buffalo Grove is fully aware of the service at this location.

Jewel Osco has a frontage dimension that exceeds 330 feet. The signage that is currently existing on site is proportional to the size of the façade and the new sign that measures 59 square feet will not crowd the storefront. Jewel feels that this sign is comparable to the other signs on the façade as well as the sign on other locations with equal frontage dimensions.

Thank you for your assistance and cooperation with this matter.

Sincerely,

Lisa Neal  
 Doyle Signs, Inc.

Cc: file

Attachment: Plan Set (Consider a Variation at Jewel Osco Building at 79 McHenry Rd.)



### LEGEND

- |   |   |   |   |   |   |   |   |   |    |    |    |      |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |     |
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| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13   | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13   | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13   | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13   | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13   | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13</ |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |     |

**LEGAL DESCRIPTION**

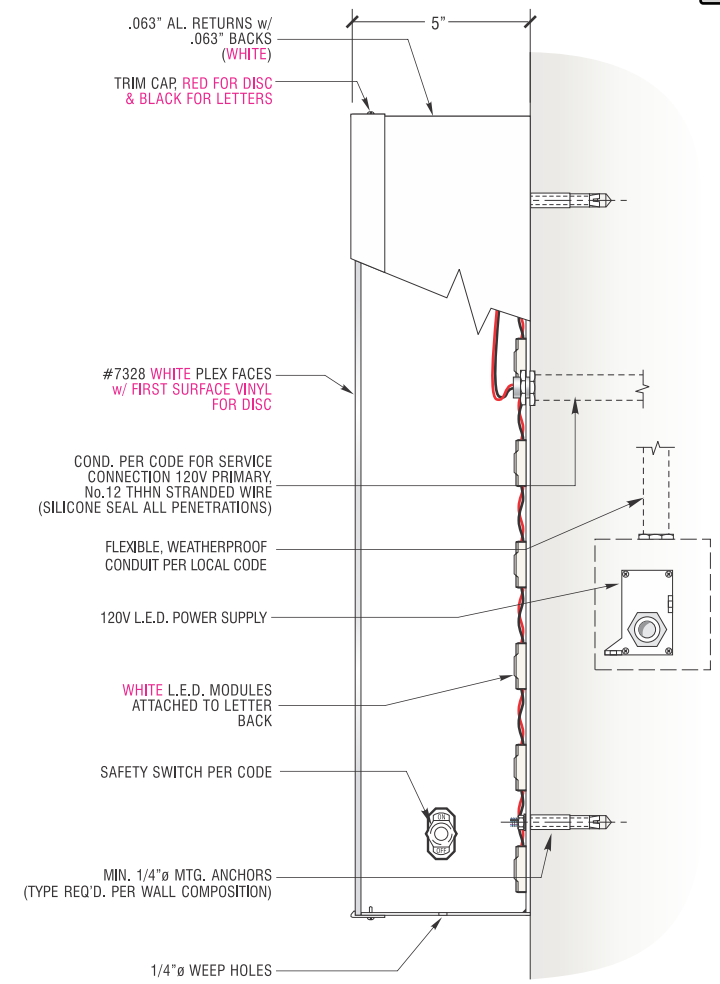
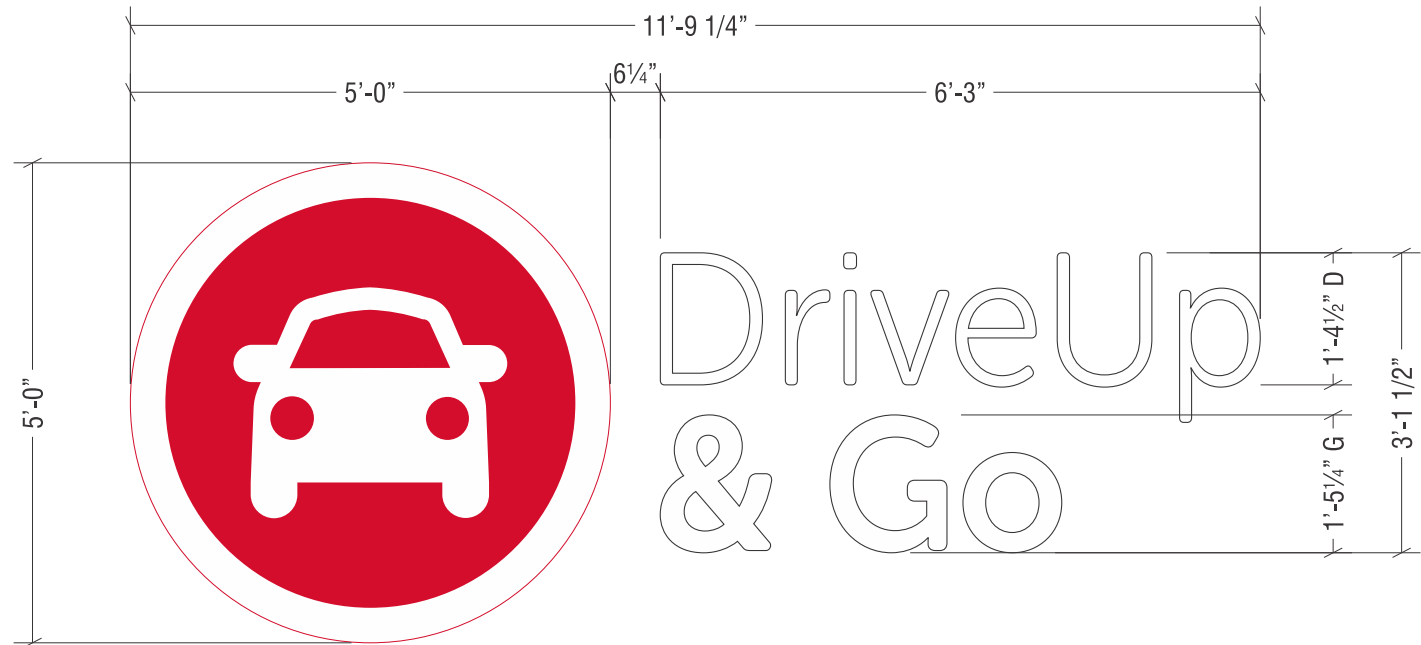
[illegible]

## STATEMENT OF ENCROACHMENTS

- A** Stacks encroaches onto the west side of Parcel 6 without the benefit of an easement, a maximum distance of 5.0 feet, as shown.
- B** Building encroaches into drainage easement a maximum distance of 43.9 feet, as shown.
- C** Loading dock encroaches into building setback line a maximum distance of 7.0 feet, as shown.

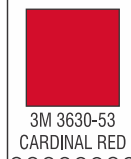
NOTES CORRESPONDING TO SCHEDULE "B"

[illegible]



TYPICAL FACE-LIT CHANNEL LETTER w/ LED  
NTS

**A** PLEX-FACE, INDIVIDUALLY MOUNTED CHANNEL LETTERS w/ LED ILLUMINATION  
SCALE: 1/2"=1'

- FACE: #7329 WHITE PLEX
  - VINYL: 3M #3630-53 CARDINAL RED ON LOGO DISC ONLY
  - TRIMCAP: 1" RED FOR DISC & 1" BLACK FOR LETTERS
  - RETURNS: 5" PRE FINISHED WHITE
  - LED: WHITE
  - MOUNTING: INDIVIDUALLY MOUNTED FLUSH TO BLDG. FASCIA
- 



**DOYLE**  
GENERAL SIGN CONTRACTORS  
232 INTERSTATE RD. P.O. BOX 1088  
ADDISON, IL 60101  
630-543-9490  
FAX 630-543-9493

| DATE   | REVISION             |
|--------|----------------------|
| 3.6.20 | ADDED MONUMENT SIGNS |
|        |                      |
|        |                      |
|        |                      |
|        |                      |
|        |                      |
|        |                      |
|        |                      |

CUSTOMER APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

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|           |                  |        |       |          |            |                |
|-----------|------------------|--------|-------|----------|------------|----------------|
| CLIENT    | JEWEL OSCO #3479 |        |       |          |            |                |
| ADDRESS   | 79 McHENRY RD.   |        |       |          |            |                |
| CITY      | BUFFALO GROVE    | STATE  | IL    | DESIGNER | KM         | SALESPERSON TD |
| DRWG. NO. | 17905            | SCALE: | NOTED | DATE:    | 03.03.2020 | SHEET NO. 1    |

O:\Design\J\JEWEL\BUFFALO GROVE IL\JEWEL - BUFFALO GROVE IL - DUG v2.dwg

Attachment: Plan Set (Consider a Variation at Jewel Osco Building at 79 McHenry Rd.)

## ORDINANCE NO. 2008- 83

GRANTING VARIATIONS FROM CERTAIN SECTIONS  
OF THE BUFFALO GROVE SIGN CODE

Jewel Osco, 79 McHenry Road

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

WHEREAS, request is being made by Jewel Osco, 79 McHenry Road, for variance of Sign Code, Section 14.20.030, pertaining to Business Districts, and Section 14.20.080, pertaining to Wall Signs, for the purpose of allowing four (4) additional wall signs on the west elevation of the building at 79 McHenry Road. The additional signs include a "24 HOUR PHARMACY" wall sign; a "WINE & SPIRITS" wall sign; and two (2) graphic panel wall signs; and

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

WHEREAS, the Corporate Authorities of the Village of Buffalo Grove hereby determine and find that said variations are in harmony with the general purpose and intent of the Sign Ordinance, and that (1) the requirements of the Sign Code would cause undue and unnecessary hardship to the sign user because of unique or unusual conditions pertaining to the property, (2) the granting of the requested variances will not be materially detrimental to the property owners in the vicinity, (3) the unusual conditions applying to the specific property do not apply generally to other properties in the Village, and (4) the granting of the variances will not be contrary to the general objective of the Sign Code of moderating the size, number and obtrusive placement of signs and the reduction of clutter.

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

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

Attachment: Plan Set (Consider a Variation at Jewel Osco Building at 79 McHenry Rd.)

Section 2. Variations are hereby granted to Sections 14.20.030, and 14.20.080 of the Village Municipal Code to the Property legally described as follows:

Lot 1 in Buffalo Grove Center Resubdivision of Lot 1 in Buffalo Grove Center, being a Subdivision of part of the south ½ of Section 33, Township 43 north, Range 11, east of the Third Principal Meridian, according to the Plat thereof recorded December 29, 1983 as Document 2258952, in Lake County, Illinois.

for the purpose of allowing four (4) additional wall signs on the west elevation of the building at 79 McHenry Road. The additional signs include a "24 HOUR PHARMACY" wall sign; a "WINE & SPIRITS" wall sign; and two (2) graphic panel wall signs;

Section 3. The variations are subject to the following conditions:

- a. The signs to be installed shall be in accordance with the exhibits submitted with the application for variations to the Zoning Board of Appeals and specifically with Group Exhibit "E".
- b. If the graphic panels on the signs are not maintained they shall be repaired or replaced upon the request of the Village.
- c. No changes are permitted to the graphic panels unless approved by the Zoning Board of Appeals.

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

This Ordinance shall not be codified.

AYES: 6 – Braiman, Glover, Berman, Kahn, Trilling, Rubin

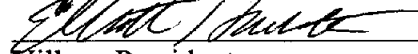
NAYES: 0 - None

ABSENT: 0 - None

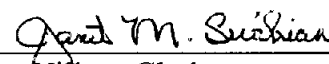
PASSED: December 15, 2008.

APPROVED: December 15, 2008.

APPROVED:

  
Village President

ATTEST:

  
Village Clerk

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Attachment: Plan Set (Consider a Variation at Jewel Osco Building at 79 McHenry Rd.)

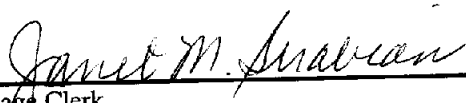
STATE OF ILLINOIS ) ss.  
COUNTY OF COOK )

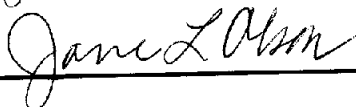
### CERTIFICATE

I, Janet M. Sirabian, certify that I am the duly elected and acting Village Clerk of the Village of Buffalo Grove, Cook and Lake Counties, Illinois. I further certify that on, December 15, 2008 the Corporate Authorities of the Village passed and approved Ordinance No. 2008-83, **AN ORDINANCE GRANTING VARIATIONS TO CERTAIN SECTIONS OF THE VILLAGE OF BUFFALO GROVE SIGN CODE FOR JEWEL OSCO, 79 MCHENRY ROAD** provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 2008-83, including the Ordinance and a sheet thereof, was prepared, and a copy of such Ordinance was posted in and at the Village Hall, commencing on December 15, 2008 and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the Office of Village Clerk.

Dated at Buffalo Grove, Illinois, this 16th day of December, 2008.

  
Village Clerk

  
By

Attachment: Plan Set (Consider a Variation at Jewel Osco Building at 79 McHenry Rd.)

## ORDINANCE NO. 2008- 83

GRANTING VARIATIONS FROM CERTAIN SECTIONS  
OF THE BUFFALO GROVE SIGN CODE

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

WHEREAS, the Corporate Authorities of the Village of Buffalo Grove hereby determine and find that said variations are in harmony with the general purpose and intent of the Sign Ordinance, and that (1) the requirements of the Sign Code would cause undue and unnecessary hardship to the sign user because of unique or unusual conditions pertaining to the property, (2) the granting of the requested variances will not be materially detrimental to the property owners in the vicinity, (3) the unusual conditions applying to the specific property do not apply generally to other properties in the Village, and (4) the granting of the variances will not be contrary to the general objective of the Sign Code of moderating the size, number and obtrusive placement of signs and the reduction of clutter.

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

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

Section 2. Variations are hereby granted to Sections 14.20.030, and 14.20.080 of the Village Municipal Code to the Property legally described as follows:

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for the purpose of allowing four (4) additional wall signs on the west elevation of the building at 79 McHenry Road. The additional signs include a "24 HOUR PHARMACY" wall sign; a "WINE & SPIRITS" wall sign; and two (2) graphic panel wall signs;

Section 3. The variations are subject to the following conditions:

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AYES: 6 – Braiman, Glover, Berman, Kahn, Trilling, Rubin

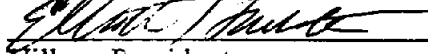
NAYES: 0 - None

ABSENT: 0 - None

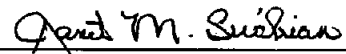
PASSED: December 15, 2008.

APPROVED: December 15, 2008.

APPROVED:

  
Village President

ATTEST:

  
Village Clerk

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03/4/2020

**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, MARCH 4, 2020**

---

**Call to Order**

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

**Public Hearings/Items For Consideration**

1. Consider a Variation to Allow a Fence Encroach into the Corner Yard Setback at 785 Vernon Court South (Trustee Weidenfeld) (Staff Contact: Nicole Woods)  
*Robert and Laura Bailey - 785 Vernon Ct S were sworn in.*  
*The petitioners described their variation for a 5 foot board-on-board fence which would encroach into the corner yard setback along Vernon Lane. They described the fence necessary to provide privacy and to block the yard waste in the neighboring yard.*  
*Com. Goldspiel asked if there was going to be space between their proposed fence and their neighbor's fence.*  
*The petitioners responded no.*  
*Chairperson Cesario commented on the setback of the fence and explained the easement and utilities that are looked beyond the 5 foot setback.*  
*The petitioners acknowledged the easement and utilities issue.*  
*Com. Khan asked the petitioners if they have talked with their neighbor.*  
*The petitioners responded no.*  
*Com. Weinstein outlined the easement and utilities on packet page 7 to provide a visual to the petitioners.*  
*Com. Richards asked if the Village had received any phone calls.*  
*Village Planner Akash responded no.*  
*Com. Moodhe asked if the neighbors keep up with their fence and yard.*  
*The petitioner responded that it looks like they take good care of their yard, however, they did move in over the winter and haven't see any yard maintenance.*  
*Com. Moodhe commented that he sees no problem with the setback.*  
*Chairperson Cesario entered staff report as exhibit one.*  
*The public hearing was closed at 7:45 PM.*  
*Com Weinstein made a motion to approve a variation for a 5 foot board-on-board fence setback 10 feet from the property subject to the following conditions:*
  1. *The fence shall be installed in accordance with the documents and plans submitted as part of this petition.*  
*Com. Richards seconded the motion.*  
*Chairperson Cesario talked briefly on corner lot setbacks for fences.*

Minutes Acceptance: Minutes of Mar 4, 2020 12:00 AM (Approval of Minutes)

03/4/2020

|                |                                                                       |
|----------------|-----------------------------------------------------------------------|
| <b>RESULT:</b> | <b>APPROVED [UNANIMOUS]</b>                                           |
| <b>AYES:</b>   | Moodhe, Cesario, Cohn, Goldspiel, Khan, Weinstein, Richards, Worlikar |
| <b>ABSENT:</b> | Amy Au                                                                |

2. Consider Variations to Allow a Fence Encroach into the Corner Yard Setback & Exceed a Maximum Height at 301 Ronnie Drive (Trustee Johnson) (Staff Contact: Nicole Woods)

*Achila Jayasurya - 301 Ronnie Drive - was sworn in.*

*The petitioner described his variation for an already installed solid 6 foot fence that encroaches on the corner yard setback and exceeds maximum height. The contractor had installed the fence and would not return the petitioners phone calls after the fence had failed inspection for encroachment and maximum height.*

*Com. Moodhe spoke briefly on the type/style of fences in the area. He commented that the fence is similar to the other fences in the area.*

*Chairperson Cesario asked if any calls had come in.*

*Village Planner Akash responded yes, but no objections were raised.*

*Com. Khan asked for verification on the contractor.*

*The petitioner responded that the contractor was registered with the Village, submitted plans and was provided a permit. He then completed the work outside of the approved plans.*

*Com. Moodhe asked about the integrity of the fence.*

*Village Planner Akash responded that the integrity of the fence is fine. It only failed inspection because of the encroachment in the yard setback and height.*

*Deputy Community Development Director Woods provided clarity to the Commissioners regarding the fence and the petitioner's situation.*

*Chairperson Cesario entered the staff report as exhibit one.*

*The public meeting closed at 7:51 PM.*

*Com. Weinstein made a motion to approve a variation for an existing 6 foot solid fence which is setback 17 feet from the property line along Thompson Boulevard as shown in the drawings submitted to the Village.*

*Com. Cohn seconded the motion.*

*Chairperson Cesario noted that the fence looks nice and makes sense.*

*Com. Moodhe commented on the unique situation and fits in - Thompson Blvd is a busy road.*

|                |                                                                       |
|----------------|-----------------------------------------------------------------------|
| <b>RESULT:</b> | <b>APPROVED [UNANIMOUS]</b>                                           |
| <b>AYES:</b>   | Moodhe, Cesario, Cohn, Goldspiel, Khan, Weinstein, Richards, Worlikar |
| <b>ABSENT:</b> | Amy Au                                                                |

## **Regular Meeting**

### **Other Matters for Discussion**

None.

Minutes Acceptance: Minutes of Mar 4, 2020 12:00 AM (Approval of Minutes)

03/4/2020

**Approval of Minutes**

1. Planning and Zoning Commission - Regular Meeting - Feb 19, 2020 12:00 AM

|                 |                                                            |
|-----------------|------------------------------------------------------------|
| <b>RESULT:</b>  | <b>ACCEPTED [7 TO 0]</b>                                   |
| <b>AYES:</b>    | Moodhe, Cesario, Cohn, Goldspiel, Khan, Richards, Worlikar |
| <b>ABSTAIN:</b> | Mitchell Weinstein                                         |
| <b>ABSENT:</b>  | Amy Au                                                     |

**Chairman's Report**

None.

**Committee and Liaison Reports**

None.

**Staff Report/Future Agenda Schedule**

Deputy Director of Community Development Woods talked about the next meeting.

**Public Comments and Questions**

None.

**Adjournment**

The meeting was adjourned at 8:02 PM

**Action Items**


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 Chris Stilling
APPROVED BY ME THIS 4th DAY OF March, 2020

Minutes Acceptance: Minutes of Mar 4, 2020 12:00 AM (Approval of Minutes)