

MINUTES OF THE RESCHEDULED 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, JUNE 24, 2020

Call to Order

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

**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**

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)

Myra Borkan - 860 Port Clinton Ct. E - described her petition for a variation to the zoning code for a generator into the corner yard setback.

Chairperson Cesario recapped her proposal for clarification.

Ms. Borkan verified she loses power to her home a lot no matter the conditions outside.

Com. Goldspiel asked Ms. Borkan why her power was so unstable to her home.

Ms. Borkan replied that she does not know why her power goes out so frequently. She explained that she has called ComEd and they have yet to provide her a solution to her power outages.

Com. Richards commented on the image on packet page 7, discussing the proposed placement of the generator.

Village Planner, Akash confirmed the placement of the generator in the image.

Com. Moodhe explained that he took a drive past the property and noted that there is plenty of coverage by the landscape buffer, which would shield the generator from neighbors; the houses are so spread out.

Com. Au asked if the generator would be placed behind or next to the landscape buffer.

Village Planner, Akash confirmed that the generator will be behind the landscape.

Com. Khan asked the petitioner where she was in the process of putting the generator out there.

Ms. Borkan said that once the variation was approved she was going to have the generator installed.

Com. Khan shared a personal experience.

Chairperson Cesario asked the petitioners if they had anything to say in closing.

Ms. Borkan thanked the commissioners.

Chairperson Cesario entered the staff report as exhibit one.

The public hearing was closed at 7:49 pm.

Com. Weinstein made a motion to approve a variation to install a generator that would encroach 5 feet into the corner yard setback subject to the following conditions:

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

Com. Richards seconded the motion.

Com. Moodhe offered an apology to the petitioner for the time it took to approve the generator.

Chairperson Cesario agrees and is in support of the variation and believes it is looked in a good spot.

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

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)

Matt Huonder and Nicole Huonder - 545 Patton Drive - described their petition for a variation to the fence code to install a 4 foot board-on-board fence that encroaches into the corner yard setback.

Com. Moodhe commented on the proximity to the neighbors.

Mr. Huonder replied that they have spoken with their neighbor regarding the proposed fence. They even simulated what it would look like with the fence for sightline purposes and they were good.

Village Planner Akash noted that engineering did review the plans and found no engineering or line of sight concerns or objections with the proposed location of the proposed fence.

Com. Worlikar asked how close the fence was to the neighbor's house referencing image A on packet page 19 as it looks like it is touching the house.

Village Planner Akash said the fence is further from the neighbor's house than it looks and provided a satellite image from google maps.

Com. Au asked about the line of sight as it pertains to pedestrian traffic.

Village Planner Akash explained that when engineering reviews plans for line of sight, they take into account both vehicular and pedestrian traffic.

Chairperson Cesario asked staff if the property was not a corner lot, there would be not variation.

Village Planner Akash confirmed there would be no variation required had it not been a corner lot.

Chairperson Cesario asked the petitioners if they had anything to say in closing.

Mr. and Mrs. Huonder thanked the commissioners for their time.

Chairperson Cesario entered the staff report as exhibit one.

The public hearing was closed at 8:05 PM.

Com. Weinstein made a motion to approve a variation to install a 4 foot board-on-board fence setback 3 feet from the property line along Hawthorn Road 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.

Com. Worlikar, Com. Moodhe, and Chairperson Cesario all spoke in favor of the motion.

Chairperson Cesario thanked the petitioners for their time.

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

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 Madera Lane. (Trustee Weidenfeld) (Staff Contact: Nicole Woods)

Edmund Dietrich - 2240 Madera Lane - described their petition for a variation to the fence code to install a 5 foot board-on-board fence.

Com. Moodhe noted that the fence fits in but also noted that there was a utility cover inside the proposed fence.

Village Planner, Akash replied that the petitioners know and understand that if there was a need to access the utility, hence set back 10' from the property line.

Chairperson Cesario asked staff if this were not a corner lot, it would not need a variation.

Village Planner, Akash replied yes. No variation would be required if it was not a corner lot.

Chairperson Cesario asked if there were any comments from the public.

Village Planner, Akash replied that there was one comment from a neighbor who said they would be on the call.

Com. Worlikar asked about sight lines for the proposed fence.

Village Planner, Akash replied that the petition request was reviewed by Engineering and they had no issues with the placement of the fence.

Com. Goldspiel commented that the fence was not consistent with the neighborhood.

Com. Au asked what the total square footage was in the blue area in image A on packet page 22.

Village Planner, Akash believes it is roughly 120 square feet.

The petitioner replied that area in blue reference in image A on packet page 22, is not large enough for their family gatherings and dog.

Chairperson Cesario entered the staff report in as exhibit one.

PUBLIC COMMENT

Ms. Chn spoke in opposition to the petitioners request stating the fence did not match the neighborhood as no one has a fence.

Com. Spunt noted that the fence might not match, but it would like nice.

The public hearing was closed at 8:27 PM

Com. Weinstein made a motion to approve the variation to install a 5 foot board on board fence setback 10 feet from the property line along Apple Hill Lane 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. Moodhe seconded the motion.

Chairperson Cesario and Com. Moodhe spoke in favor of the motion.

Com. Au spoke in opposition to the motion.

RESULT:	APPROVED [7 TO 2]
AYES:	Moodhe, Spunt, Cesario, Khan, Weinstein, Richards, Worlikar
NAYS:	Stephen Goldspiel, Amy Au

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)

The petitioner described their request for an additional wall sign on the west elevation of the Jewel Osco building located at 79 McHenry Road.

Chairperson Cesario noted that the need for the 4th sign was to notify customers that that location was providing grocery pick-up.

Com. Goldspiel asked how the grocery pick-up operation would work.

The petitioner replied that the grocery pick-up operation includes 8 parking spots, each with a number and the phone number to call when you arrive. The petitioner noted that the operation of the grocery pick-up worked very well in other communities.

Chairperson Cesario asked where the 8 parking spots would be located.

The petitioner referred to packet page 35 to show the location of the 8 parking spot.

Chairperson Cesario asked if there were any other comments.

The petitioner thanked the commissioners for their time.

Chairperson Cesario entered the Village staff report as exhibit one.

PUBLIC COMMENT

Beverly Sussman spoke in favor of the wall sign, commenting that she has used the service and the operation of the parking spots and the number system worked very well.

The public hearing was closed at 8:56 PM.

Com. Weinstein made a motion to recommend approval to the Village Board for a sign variation at 79 McHenry Road 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.*

Com. Richards seconded the motion.

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

Regular Meeting

Others Matters for Discussion

None.

Approval of Minutes

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

RESULT:	ACCEPTED [7 TO 0]
AYES:	Moodhe, Cesario, Goldspiel, Khan, Weinstein, Richards, Worlikar
ABSTAIN:	Marc Spunt, Amy Au

Chairman's Report

Chairpeson Cesario announced Marc Spunt as a new Commissioner to the Planning and Zoning Board.

Committee and Liaison Reports

None.

Staff Report/Future Agenda Schedule

Deputy Community Development Director Woods discussed upcoming changes to the municipal code, the TIF District and upcoming items for the next meeting.

Public Comments and Questions

None

Adjournment

The meeting was adjourned at 9:01 PM

Action Items

Chris Stilling

APPROVED BY ME THIS 24th DAY OF June, 2020