



## Meeting of the Village of Buffalo Grove Planning and Zoning Commission

Regular Meeting  
May 19, 2021 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/86907623465>

*Or One tap mobile :*

*US: +13126266799,,86907623465# or +19294362866,,86907623465#*

*Or Telephone:*

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

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

*Webinar ID: 869 0762 3465*

*International numbers available: <https://us02web.zoom.us/j/kcxM86mP0C>*

### II. Public Hearings/Items For Consideration

1. Consider a Variation to Allow a Proposed Sunroom Addition to Encroach into the Rear Yard Setback at 1566 Countryside Dr. (Trustee Johnson) (Staff Contact: Nicole Woods)
2. Consider a Variation for a 6 Foot Solid Fence that was Installed in the Rear Yard at 754 Carriageway (Trustee Weidenfeld) (Staff Contact: Nicole Woods)

### III. Regular Meeting

#### A. Other Matters for Discussion

#### B. Approval of Minutes

1. Planning and Zoning Commission - Regular Meeting - Apr 21, 2021 7:30 PM

#### C. Chairman's Report

#### D. Committee and Liaison Reports

#### E. Staff Report/Future Agenda Schedule

#### F. Public Comments and Questions

#### **IV. Adjournment**

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

#### **V. Information 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 a Proposed Sunroom Addition to Encroach into the Rear Yard Setback at 1566 Countryside Dr.**

#### **Recommendation of Action**

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

The Petitioner, who resides at 1566 Countryside Dr. is seeking a variation for a proposed sunroom addition to encroach into the rear yard setback.

#### **ATTACHMENTS:**

- Staff Report\_1566 Countryside (DOCX)
- Plan Set (PDF)

**Trustee Liaison**  
Johnson

**Staff Contact**  
Nicole Woods, Community Development

Wednesday, May 19, 2021

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

|                               |                                                                                                                              |
|-------------------------------|------------------------------------------------------------------------------------------------------------------------------|
| MEETING DATE:                 | May 19, 2021                                                                                                                 |
| SUBJECT PROPERTY LOCATION:    | 1566 Countryside Dr                                                                                                          |
| PETITIONER:                   | Envy Home Services on behalf of the homeowner Sathish Devaraj                                                                |
| PREPARED BY:                  | Rati Akash, Village Planner                                                                                                  |
| REQUEST:                      | A variation for the proposed sunroom addition which encroaches into the rear yard setback of the subject property.           |
| 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**

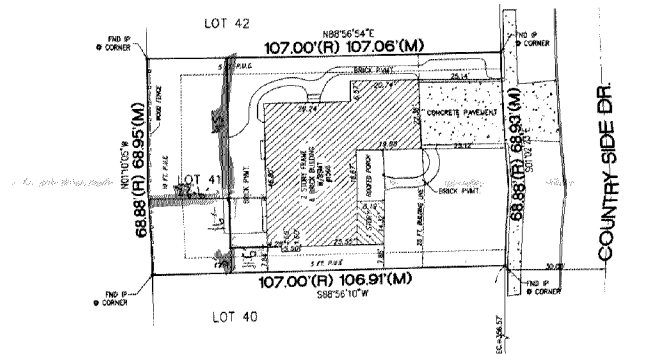
The Petitioner is requesting a variation for the purpose of constructing the proposed sunroom addition which encroaches into the rear yard setback of the subject property. The R5 Zoning Code requires a 35' rear yard setback, and hence a variation is required to install the sunroom addition.

**PLANNING & ZONING ANALYSIS**

- The subject property has an existing patio in the rear yard which will be replaced by the sunroom addition and an open patio.
- The proposed sunroom addition will be located in the rear yard of the subject property.
- This proposed sunroom addition measures 16' in length and 11'-6" in width, with is a total area of 184 square feet.
- This expanded sunroom addition will encroach 11'-6" into the required 35' rear yard setback.
- The proposed sunroom addition will be located approximately 23'-6" from the rear property line.



- The rear yard of the subject property abuts the Arlington Heights Golf Course to the west, and an open space to the north of the property.
- The Planning and Zoning Commission is allowed to grant sunroom additions which encroach up to 33% into the depth of the required rear yard depth of the setback. In this case, the proposed sunroom rear yard encroachment of 11'-6" constitutes 32.8% of the required 35' rear yard setback and meets the requirement.



### Variations requested

A rear yard variation from Section 17.40.020 from the Buffalo Grove Zoning Code to allow the encroachment of a sunroom addition.

The following is a recently approved setback variations for rear yard setback variations:

| Address              | Sunroom addition encroachment | Percentage encroachment |
|----------------------|-------------------------------|-------------------------|
| 67 W Fabish          | 5'-4"                         | 18%                     |
| 425 Mayfair          | 13'-4"                        | 33%                     |
| 860 Holly Stone Lane | 10'                           | 33%                     |
| 958 Parker Lane      | 5'-6"                         | 17%                     |
| 2324 Acorn Place     | 12'                           | 30%                     |

### DEPARTMENTAL REVIEWS

| Village Department | Comments                                                                                                                                               |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Engineering        | The Village Engineer has reviewed the proposed sunroom addition, and does not have any engineering concerns with the location of the proposed sunroom. |

### 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 rear yard setback 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 constructing a sunroom addition that would encroach 11'-6" into the rear yard setback:

- 1) The proposed sunroom addition 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 17.40 of the Buffalo Grove Zoning Code to allow for a proposed sunroom addition in the rear yard which encroaches 11'-6" into the required rear yard setback on the subject property. The sunroom shall be constructed in accordance with the documents and plans submitted as part of this petition.*

To the Planning and Zoning commission of Buffalo Grove regarding the variance at 1566 Countryside Dr:

We are requesting a variance because we are trying to construct a 11'-6"x16 3 season sunroom addition, the rear yard setback requirement is 35 feet, and we would be 23 feet away. The construction being done on the site will consist of a 11'-6"x16 room addition with a 11'-6"x42" trench foundation underneath. The hardship that will arise if the variance is not granted is that there will be no room for any sort of addition work. This issue is because of the location of the home on the lot. As previously mentioned because of the home's location there is no room to make improvements on the home since any sort of addition work would not be able to fit since from the back of the home to the property line is 35 feet which is the same length as the required rear yard setback of 35 feet. So, this would lead to no space to make any sort of improvements to the back of the home.



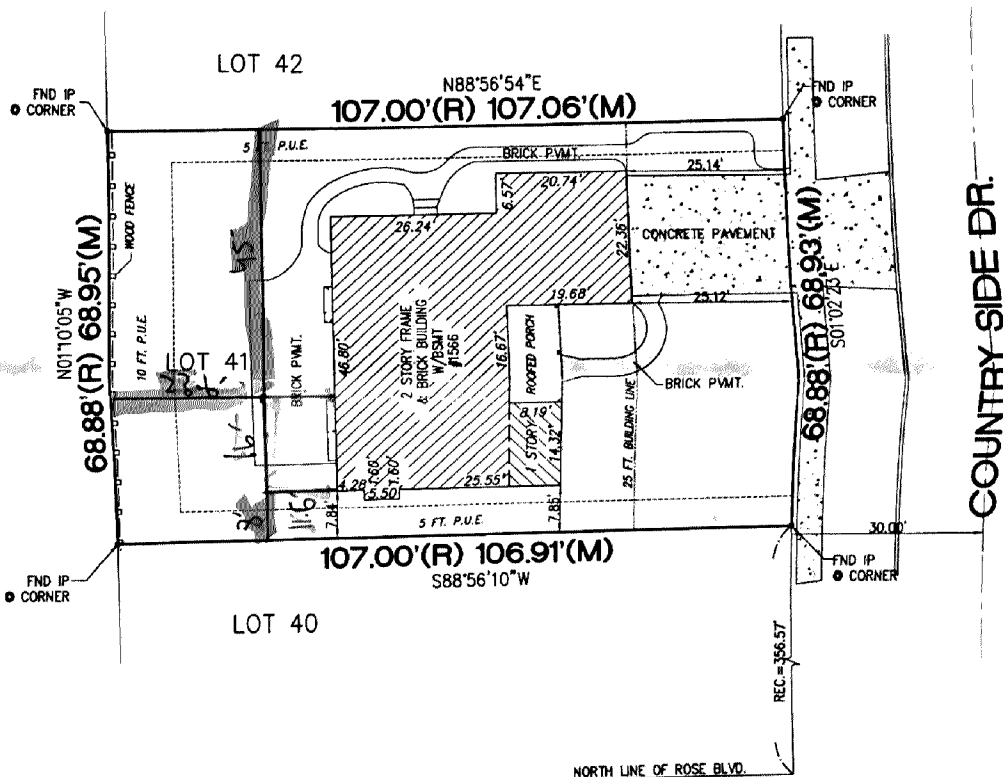
125355 LEMONT RD. LEMONT, ILLINOIS 60439  
 PHONE: (630) 739-0707 FAX: (630) 739-6080  
 CHICAGO METRO AREA  
 PHONE: (773) 581-9477  
 EMAIL: GEOPOOL@COMCAST.NET

# PLAT OF SURVEY OF

LOT 41 IN WINDFIELD SUBDIVISION PHASE 2A, A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



(ASSUMED)



SET ● IRON PIPE - CROSS  
 ○ IRON PIPE ■ REBAR/ROD - NOTCH

CHAIN LINK FENCE  
 WOOD FENCE  
 IRON FENCE

#### ABBREVIATIONS:

L = ARC LENGTH NLY = NORTHERLY  
 R = RADIUS SLY = SOUTHERLY  
 CH = CHORD LENGTH ELY = EASTERLY  
 (r) = RECORD VALUE WLY = WESTERLY  
 (m) = MEASURED VALUE TYP = TYPICAL  
 P.U.E. = PUBLIC UTILITY & DRAINAGE EASEMENT

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

ORDERED BY: ALEX  
 DRAWN BY: KB  
 SURVEYED BY: ZM  
 ORDER NO: 98-112/13-204

#### GENERAL NOTES:

1. TITLE COMMITMENT REPORT HAS NOT BEEN PROVIDED BY THE CLIENT FOR THIS SURVEY;
2. FOR BUILDINGS LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, TITLE COMMITMENT, ORDINANCE, ETC.
3. BEARINGS ARE FOR ANGULAR REFERENCE ONLY AND ARE NOT RELATED TO TRUE OR MAGNETIC NORTH.
4. SURVEY IS BASED ON FIELD WORK COMPLETED ON JUNE 8, 1998, UPDATED NOVEMBER 22, 2013.

"THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM TECHNICAL STANDARDS FOR A BOUNDARY SURVEY."

STATE OF ILLINOIS } SS  
 COUNTY OF DUPAGE

WE, GEOPOOL SURVEYORS, INC. DO HEREBY STATE THAT WE HAVE PREPARED THE BOUNDARY SURVEY DEPICTED HEREON. THIS PLAT REPRESENTS THE CONDITIONS FOUND AT THE TIME OF SAID SURVEY.

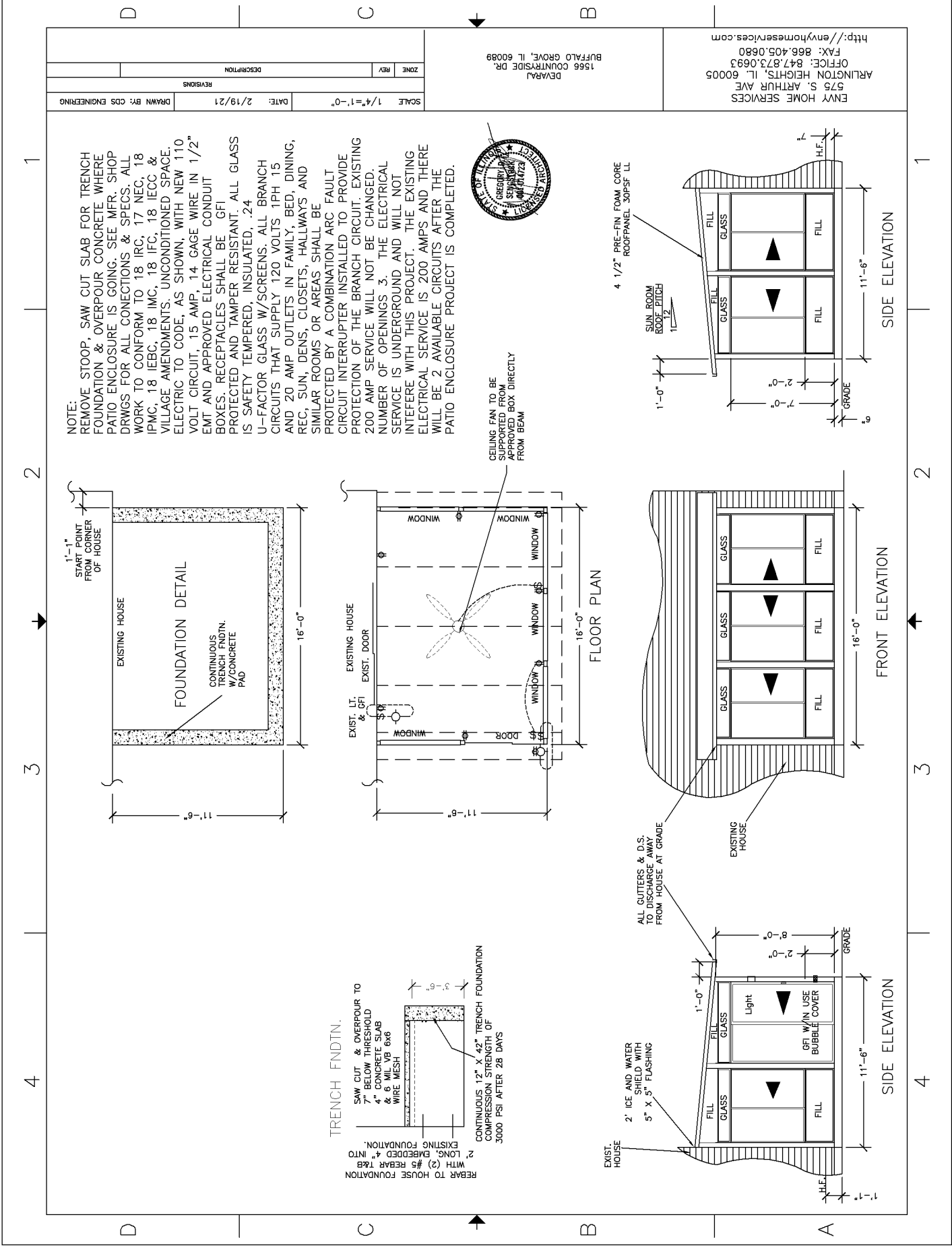
LEMONT, ILLINOIS NOVEMBER 25, 2013

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003403  
 MY LICENSE EXPIRES 11/30/2014



Packet Pg. 8

Attachment: Plan Set (Consider a Variation to Allow a Proposed Sunroom Addition to Encroach into the Rear Yard Setback At)



**Response to Standards**

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

**Your Evidentiary Statement:**

The home's location has no room to make improvements on the home since any sort of addition work would not be possible from the home since the rear yard setback requirement is 35 feet which is not an adequate amount of space to work with. This is not adequate space because the proposed room addition is 12 feet in length and that would leave no room to build since that would be encroaching the rear yard setback by 12 feet leaving no room to build anything.

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

**Your Evidentiary Statement:** It 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,

**Your Evidentiary Statement:** The particular hardships have not been created by the person having interest in the home. There is no space allowed for any addition work to be done because of the home's location on the lot and this is not an adequate amount of space for any addition work to be done.

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

**Your Evidentiary Statement:** It will not be detrimental to the public health, safety, or welfare of the neighborhood.





For whom it may concern, I will not be able to make it to the variance meeting on May 19<sup>th</sup> for the variance for the proposed sunroom project at my property 1566 Countryside Dr. So, I as the homeowner am authorizing Adam Kingen and Zach Zielinski with Envy Home Services to represent me for the meeting. Thank you.

Sincerely,

 05/13/2021

Sathish Devaraj



**Action Item : Consider a Variation for a 6 Foot Solid Fence that was Installed in the Rear Yard at 754 Carriageway**

**Recommendation of Action**

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

The Petitioner, who resides at 754 Carriageway Way Dr., is seeking a variation for a 6 foot solid fence that was installed in the rear yard and abuts other single-family lots.

**ATTACHMENTS:**

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

**Trustee Liaison**

Weidenfeld

**Staff Contact**

Nicole Woods, Community Development

Wednesday, May 19, 2021

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

|                               |                                                                                                                              |
|-------------------------------|------------------------------------------------------------------------------------------------------------------------------|
| MEETING DATE:                 | May 19, 2021                                                                                                                 |
| SUBJECT PROPERTY LOCATION:    | 754 Carriageway Way Dr                                                                                                       |
| PETITIONER:                   | Mark & Susan Maddox                                                                                                          |
| PREPARED BY:                  | Rati Akash, Village Planner                                                                                                  |
| REQUEST:                      | A variation to keep an existing 6 foot solid fence in the rear yard.                                                         |
| 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 to keep an existing 6 foot solid fence on two sides enclosing the rear yard. Pursuant to fence code any fence greater than 5 feet must be of an open design. As the Petitioner is proposing a solid fence greater than 5 feet and the property abuts single-family lots, a variation is required.

**PLANNING & ZONING ANALYSIS**

- A 5 foot solid fence once surrounded the entire property. It was in a poor condition and some sections the fence fell down. In 2020, the homeowner replaced the sections that fell down with 6 foot solid fence. The Petitioner is seeking a variance for this 6 foot solid fence, which was installed along the eastern and northern property lines. As shown in the image, some portions of the 5 foot solid fence is still existing along the west and north section of the property.
- The Fence Code was recently updated to allow for 6 foot solid fences that abut major arterial roads, railroad right of ways, multi-family, parks or non-residentially zoned lots. In this case, the fence abuts single-family lots and hence requires a variance.



- The Petitioner is requesting this 6 foot solid fence for privacy.
- Other than the variation for the height, the existing fence meets all outlined fence code requirements.

#### **VARIATIONS REQUESTED**

A fence height variation from **Section 15.20** from the Buffalo Grove fence code states that *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 |
|------------------|---------------|-----------------------|-------------------|
| 677 Aspen        | 2020          | 6'                    | Solid vinyl fence |
| 466 Raphael      | 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 fence       |

#### **DEPARTMENTAL REVIEWS**

| Village Department | Comments                                                                                                                                                                 |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Engineering        | The Village Engineer has reviewed the existing fence location and does not have any engineering or line of sight concerns or objections with the 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 existing fence, and one caller raised an objection to 6 foot solid fences in residential neighborhoods.

#### **STANDARDS**

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

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

***The petitioner has provided a written response to the standards for a variation which are included in this packet.***

**STAFF RECOMMENDATION**

Village staff recommends approval of a variation for an existing 6 foot solid fence for the property at 754 Carriageway Way Dr, subject to the following condition:

- 1) The fence shall be in conformance 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 Zoning Code to allow for an existing 6 foot solid fence at 754 Carriageway Way Dr; provided the fence shall be in conformance with the documents and plans submitted as part of this petition.*

Mark & Suzan Maddox  
 754 Carriage Way Dr  
 Buffalo Grove, IL 60089  
 M 224.230.0005

March 26<sup>th</sup>, 2021

Village of Buffalo Grove  
 Department of Building and Zoning  
 Fifty Raupp Blvd  
 Buffalo Grove, IL 60089  
 Ph 847.459.2530

Re: Variance; Chapter 15.20.090C

Dear Dept of Building & Zoning,

We are seeking a variance per Village Code Chapter 15.20.090C to allow for a 6ft paneled fence in back yard and partial side yard as outlined in the attached Plat of Survey and highlighted in yellow.

Last summer we had to replace rotting sections of our fence which blew down in various sections due to both wood rot and windstorms. We had sought to apply for a permit at that time but due to Covid-19, we were told by the Village that no permits were being issued. Being that we had a large 130lb family dog that used the yard daily, we needed to proceed with replacing the damaged sections of the fence. Upon inspection, we saw that the entire back and side fence were in such disrepair that we decided to replace section by section.

Although the fence is 6ft and closed paneled in the back yard and partial side yard, the yard grade is such that a 5ft fence offered no privacy and would have allowed for the dog to engage with the neighbor's own privacy. As it is, if standing on our own patio and our back neighbor standing on their own patio, we can easily see and greet each other; the fence really is not an eye sore nor intrusive. Again, the grade at the adjoining yards is so low that the 6ft fence really has the appearance of a 5ft fence. On the side yard we tapered the 6ft fence down to 5ft meeting the front, street facing 5ft fence at equal heights.

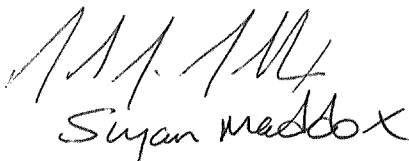
We consulted both neighbors while replacing the old fence and both neighbors were and, I believe still are, very pleased with the appearance.

We are seeking a variance for the reason and circumstances note above and hope that the Village will agree. We have been in this neighborhood for over 25 years and have always been conscientious neighbors. Always helping a neighbor in need; be it shoveling driveways of our elderly neighbors, vacationing neighbors, or neighbors recovering from illness. We have always been there to help in any way we can. Helping with those same neighbor's home repairs, or just helping move heavy furniture or garden supplies; we have always stepped in to offer a hand. We are good neighbors and proud to be part of the Buffalo Grove community.

At this time, I have also filled out a request for permit as required.

Thank you for your consideration!

Mark & Suzan Maddox



Suzan Maddox

Attachment: Plan Set (Consider a Variation for a 6 Foot Solid Fence that was Installed in the Rear Yard at 754 Carriageway)

D(2) #6917) 031-130 853

Maddox

2.2.b

ANTON J. ADAMS  
Registered Land Surveyor

ET, MOUNT PROSPECT, ILLINOIS 60056

# PLAT OF SURVEY

Photo: CLEARBROOK 5-2512

**APPROVED**  
ZONING REVIEW ☒  
By [Signature] Date 8-3-96  
ENGINEERING REVIEW ☐  
By \_\_\_\_\_ Date \_\_\_\_\_

Lot 357 in Mill Creek, Unit Three, being a subdivision of part of Section 8, Township 42 North, is 11 East of the Third Principal Meridian, in Cook County, Illinois.

ENCLOSURE  
VED  
7-8-96

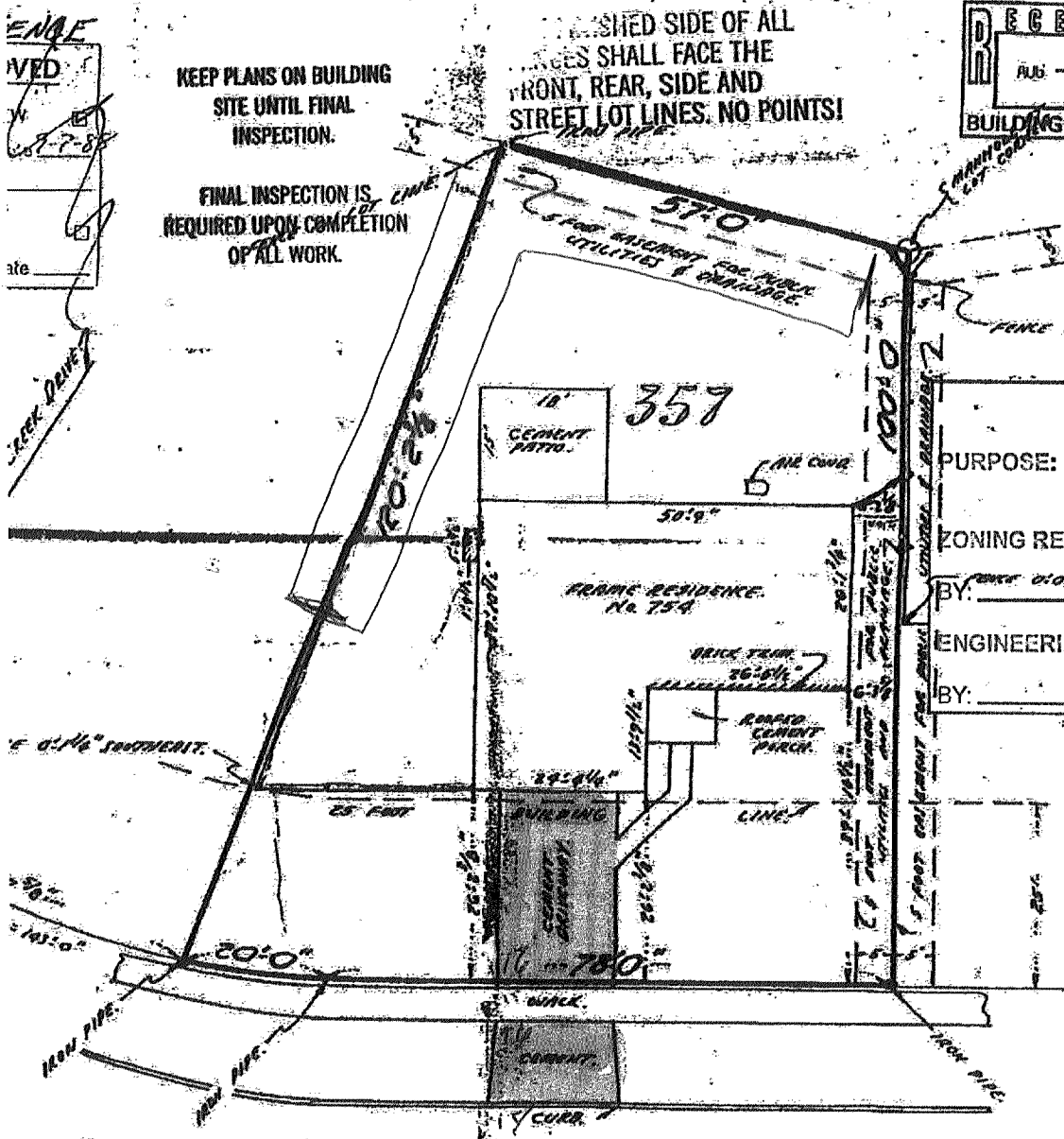
KEEP PLANS ON BUILDING SITE UNTIL FINAL INSPECTION.

FINAL INSPECTION IS REQUIRED UPON COMPLETION OF ALL WORK.

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

**RECEIVED**  
AUG - 3 1992  
BUILDING & ZONING

\* YELLOW Highlight shows where VARIANCE FOR 6' FENCE IS DESIRED



**APPROVED**  
PURPOSE: DRIVEWAY  
ZONING REVIEW \_\_\_\_\_ DATE \_\_\_\_\_  
BY: [Signature] 6-16-16  
ENGINEERING REVIEW \_\_\_\_\_ DATE \_\_\_\_\_  
BY: \_\_\_\_\_

CARRIAGE WAY DRIVE

Survey brought up to date to show all improvements on December 14, 1992.

STATE OF ILLINOIS  
COUNTY OF COOK

page 1  
Antony J. Adams  
Registered Illinois Land Surveyor  
No. 1423

scription in this plat with your deed, of title; also compare all points line and at once report any difference, only where they are so recorded in the to your deed, abstract, or Zoning Board.

I, ANTON J. ADAMS, Illinois Land Surveyor, hereby certify that I have surveyed the property described above and that the plat hereon drawn is a correct representation of said survey. All measurements corrected to the standard at 62 degrees Fahrenheit.  
MOUNT PROSPECT, ILLINOIS, August 22nd A.D. 1990.

Antony J. Adams  
Registered Illinois Land Surveyor

Attachment: Plan Set (Consider a Variation for a 6 Foot Solid Fence that was Installed in the Rear Yard at 754 Carriage Way)

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 fence was rotting away and was knocked down during a late 2020 spring windstorm. The Village was not allowing for permits at the time due to Covid-19. Being that we had a 150lb dog in the yard, we needed to repair and replace the fence without delay. The back of the yard is at a low grade, whereas a 5ft fence would not offer any privacy, so we chose the 6ft fence. The spaced panels on each side of the fence per the village's code would have caused issues with our dog(s) barking at the neighbors anytime they were in their backyard, so we opted for side by side panels on a single side. (photos attached)

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

**Your Evidentiary Statement:** The fence is certainly an upgrade to the rotting away fence we replaced. We tapered the fence down to 5 ft on the side yard and front gate facing the street. The fence fits and joins into our neighbor's fence in perfect unity. The backyard fence is barely seen from outside of our yard and our neighbor's yard – whom I believe are very happy with the new fence

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:**

**It would be very costly and challenging to change the present style of the fence.**

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

**Your Evidentiary Statement:**

**The fence is not visually appear offensive or intrusive to our neighborhood.**

**Mark & Suzan Maddox  
754 Carriage Way Dr  
Buffalo Grove, IL 60089  
224 230 0005**

Attachment: Plan Set (Consider a Variation for a 6 Foot Solid Fence that was Installed in the Rear Yard at 754 Carriage Way)

Existing 6' solid fence installed





5' solid fence



04/21/2021

**MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE  
VILLAGE OF BUFFALO GROVE HELD IN THE COUNCIL CHAMBERS, 50 RAUPP BOULEVARD,  
BUFFALO GROVE, ILLINOIS ON WEDNESDAY, APRIL 21, 2021**

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### **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, 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/84365972273>>*

*Or One tap mobile :*

*US: +13126266799,,84365972273# or +19294362866,,84365972273#*

*Or Telephone:*

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

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

*Webinar ID: 843 6597 2273*

*International numbers available: <<https://us02web.zoom.us/j/kdmNcQRj9j>>*

### **Public Hearings/Items For Consideration**

### **Regular Meeting**

#### **Other Matters for Discussion**

1. Preliminary Plan Approval for a New Industrial Building at 1305 Busch Parkway (Trustee Johnson) (Staff Contact: Nicole Woods)

*Village Planner Akash provided a brief description of the preliminary plan design for discussion.*

*Deputy Community Development Director provided the Commissioners with additional detail regarding the item for discussion.*

*Mr. Paul provided an overview for the preliminary plan approval for a 50,516 square foot office industrial building. Building, parking, stormwater, landscaping and elevation plans were included in the overview.*

Minutes Acceptance: Minutes of Apr 21, 2021 7:30 PM (Approval of Minutes)

04/21/2021

*Chairperson Cesario shared that the plan design is great and looks like a really nice building. He noted that his plan design is subject to approval of final plans.*

*Com. Richards thanked Mr. Paul. He asked if he could clarify the landscape plan.*

*Mr. Paul provided more detail on the landscape and stormwater.*

*Com. Richards asked if they had any ideas on a tenant.*

*Mr. Paul responded that it would most likely be someone already in the park, but noted there was nothing at this time.*

*Chairperson Cesario referenced packet page 8 and asked Mr. Paul to walk through the mechanics.*

*Mr. Paul explained the parking lot and the doors the employees would use. He also explained the docks for the big trucks. He noted that there will not be a high quantity of trucks maneuvering there.*

*Chairperson Cesario reference packet page 15, the preliminary truck movements.*

*Mr. Paul explained the preliminary truck movements and noted that one of the preliminary truck movements included a fire truck on packet page 16.*

*Com. Au reference packet page 18.*

*Com. Au asked about the use of the deck/patio spaces.*

*Mr. Paul explained they are not near any other buildings and would be used as a place employees can go outside with their laptop or take a break.*

*Com. Weinstein asked about handicap accessible parking spots.*

*Mr. Paul responded that the number of handicap accessible parking spots is correct.*

*Chairperson Cesario asked Mr. Paul if he had any questions for the Commission.*

*Mr. Paul thanked the Commission for their input.*

*Com. Spunt reference packet page 15.*

*Com. Spunt asked if there was enough room for two trucks to maneuver at the same time.*

*Mr. Paul responded that there is room, but unlikely that trucks will be passing each other at any given time.*

*Com. Goldspiel commented that the plan is very thought out and overall a very nice plan.*

*Com. Weinstein made a motion for a positive recommendation to the Village Board for a preliminary plan approval for a 50,516 square foot industrial building at 1305 Busch Parkway subject to the conditions listed on packet page 6.*

*Com. Richards seconded the motion.*

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*Chairperson Cesario commented in favor of the motion.*

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

### **Approval of Minutes**

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

|                 |                                                    |
|-----------------|----------------------------------------------------|
| <b>RESULT:</b>  | <b>ACCEPTED [6 TO 0]</b>                           |
| <b>AYES:</b>    | Spunt, Cesario, Goldspiel, Weinstein, Au, Richards |
| <b>ABSTAIN:</b> | Neil Worlikar                                      |
| <b>ABSENT:</b>  | Adam Moodhe, Zill Khan                             |

### **Chairman's Report**

Chairperson Cesario spoke briefly about virtual PZC meetings and the reason they will continue.

Deputy Community Development Director noted staff will continue to evaluate the situation as it changes.

### **Committee and Liaison Reports**

Com. Worlikar provided a brief report.

### **Staff Report/Future Agenda Schedule**

Village Planner Akash provided details on the upcoming PZC schedule.

Deputy Community Development Director Woods spoke to the commission about the new liaison assignments. Additionally she spoke about the projects the Community Development department is working on including the Comprehensive plan.

### **Public Comments and Questions**

### **Adjournment**

The meeting was adjourned at 8:10 PM

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Chris Stilling

APPROVED BY ME THIS 21st DAY OF April, 2021

Minutes Acceptance: Minutes of Apr 21, 2021 7:30 PM (Approval of Minutes)