



Meeting of the Village of Buffalo Grove Planning and Zoning Commission

Regular Meeting
March 4, 2020 at 12:00 AM

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

I. Call to Order

II. Public Hearings/Items For Consideration

1. Consider a Variation to Allow a Fence Encroach into the Corner Yard Setback at 785 Vernon Court South (Trustee Weidenfeld) (Staff Contact: Nicole Woods)
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)

III. Regular Meeting

A. Other Matters for Discussion

B. Approval of Minutes

1. Planning and Zoning Commission - Regular Meeting - Feb 19, 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 a Fence Encroach into the Corner Yard Setback at 785 Vernon Court South

Recommendation of Action

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

The Petitioner resides at 785 Vernon Court South and is proposing to install a 5 foot board-on-board fence that will be setback 10 feet from the property line. As this location encroaches 20 feet into the corner yard setback, a variation is required.

ATTACHMENTS:

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

Trustee Liaison
Weidenfeld

Staff Contact
Nicole Woods, Community Development

Wednesday, March 4, 2020

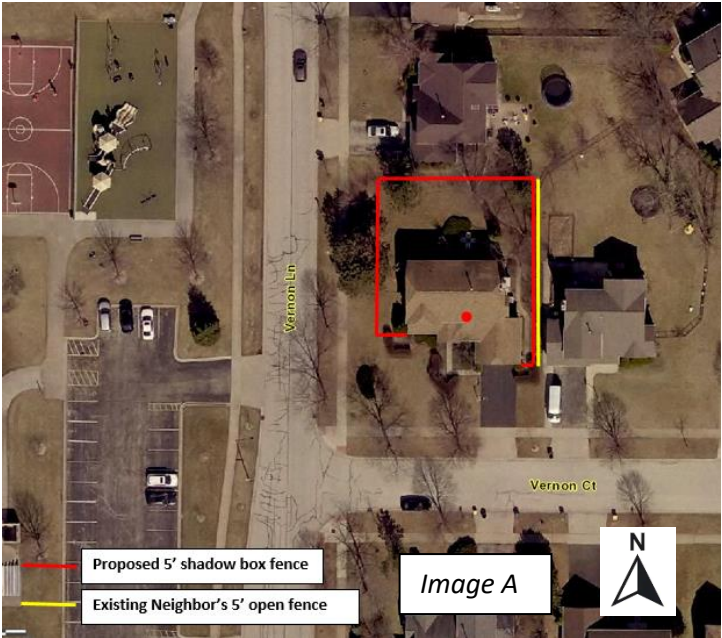
MEETING DATE:	March 4, 2020
SUBJECT PROPERTY LOCATION:	785 Vernon Ct S
PETITIONER:	Rob and Laura Bailey
PREPARED BY:	Rati Akash, Village Planner
REQUEST:	Variation to the Fence Code, Section 15.20, pertaining to Residential Districts for a proposed 5 foot board-on-board fence which would encroach into the corner yard setback along Vernon 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 (Shadow box) fence, which encroaches into the corner yard setback along Vernon 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 in these locations meet Code.

The Neighbor on the East (795 Vernon Ct S) has an existing 5 foot separating their property and the subject property. This open fence is marked in yellow in *Image A*.



Attachment: Staff Report (Consider a Variation to Allow a Fence Encroach into the Corner Yard Setback.)

PLANNING & ZONING ANALYSIS

- The Petitioner is proposing to install a 5 foot board-on-board fence, which encroaches 20 feet into the corner yard setback and will be setback 10 feet from the property line. The fence in the corner yard turns to meet the building parallel to Vernon Ct.

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
2044 Jordon Ter	3' dog-ear fence	0" 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 no calls inquiring about the proposed fence variation.

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 5 foot board-on-board fence setback 10 feet from the property line along Vernon 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 Vernon Lane provided the fence shall be installed in accordance with the documents and plans submitted as part of this petition.

Robert and Laura Bailey
785 Vernon Court S.
Buffalo Grove, IL 60089

Tuesday, January 28, 2020

To whom it may concern at Planning and Zoning Commission for the Village of Buffalo Grove,

Our family is writing to you to request a fencing variance, for our current property of 785 Vernon Court South.

Our family consists of three young children: one 4-year old daughter, as well as two 20-month old twins. In addition, we have two dogs. We recently purchased this home in December, and are excited to make this our family's "Forever Home".

Our current house sits on a corner lot, near the entrance to Windsor Ridge subdivision (our house just off the Dundee Road entrance). Unfortunately, the street can get quite busy, with fast moving traffic, which poses a safety concern for our children.

We are requesting a Fencing Variance, as we would like to put up a 5-foot wood shadow box fence (see attached plot survey for additional details regarding exact location of fence). With this fence, we will be able to provide extra safety for our children in the summer months, so that they can enjoy playing outside in the backyard, without having to worry that they may try to run out into the street. In addition, it will provide extra privacy for our family.

We hope that you will please consider our request for a fencing variance, as we are both trying to make our neighborhood look aesthetically pleasing, provide privacy for our family, as well as provide an extra measure of safety for our children.

Thank you for your consideration.

Robert and Laura Bailey

Attachment: Plan Set (Consider a Variation to Allow a Fence Encroach into the Corner Yard Setback.)

570 E. NORTHWEST HWY.
DES PLAINES, ILLINOIS 60016
(847) 699-0018

R. W. STANLEY & ASSOCIATES
ILLINOIS PROFESSIONAL LAND SURVEYOR

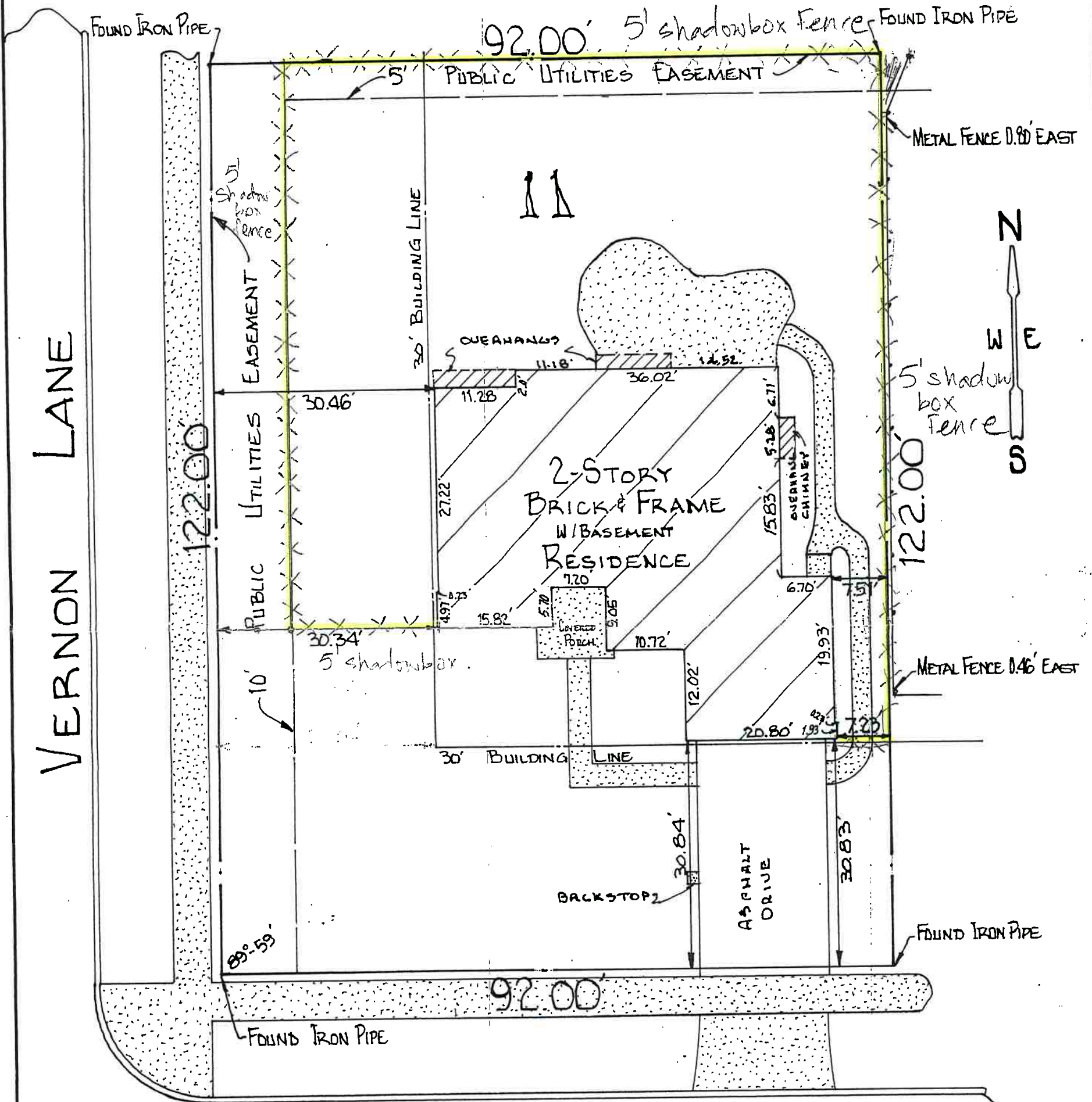
PK0018471099-0018

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

PLAT OF SURVEY

LOT 11 IN BLOCK 1 IN WINDSOR RIDGE UNIT ONE SUBDIVISION OF PART OF THE SOUTHEAST QUARTER (1/4) OF SECTION 5, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

MORE COMMONLY KNOWN AS: 785 VERNON COURT SOUTH, BUFFALO GROVE, ILLINOIS



VERNON COURT SOUTH

SURVEY AREA = 11,224 S.F.
OR 0.258 ACRE

Scale: 1 inch equals 15 feet
Ordered by JAMES F. YOUNG
Order number 19-1120

Note:

Compare the description on this plat with your deed, abstract, or certificate of title, also compare all points before building by same and report any difference at once. For building line and other restrictions not shown hereon, refer to your abstract, deed, contract, or zoning ordinance.

PURPOSE: _____

ZONING REVIEW _____ DATE _____

BY: _____

ENGINEERING REVIEW _____ DATE _____

BY: _____

This Professional Service Conforms
To the current Illinois minimum Standards
For a Boundary Survey

State of Illinois) S.S.
County of Cook)

I, Ronald W. Stanley, hereby certify that the above
described property has been surveyed under my supervision
and that the plat hereon drawn is a correct representation of
said survey.

Dimensions are shown in feet and decimal parts thereof
and are corrected to a temperature of 62° Fahrenheit.

Des Plaines, Illinois November 26, 2019

Ronald W. Stanley
Illinois Professional Land Surveyor No. 2728
License expires 11-30-20

Attachment: Plan Set (Consider a Variation to Allow a Fence Encroachment into the Corner Yard Setback.)

Additional questions for public hearing testimony for 785 Vernon Ct. S Fence Variance Request**1. The plight of the owner is due to unique circumstances:**

We are requesting a Fence Variance, as we would like to be able to extend the fence a bit past the house, to give our children and dogs a bit more room in the back yard. We are on a corner lot, to which our house is laid further back. By extending the fence past our house, we will be able to better utilize our yard space and create more room for our family to play.

In addition, it will up the property value of both our house, as well as our neighbor's houses. We previously had over grown / dead trees, which we cut down to make the yard look more esthetically pleasing. However now, we have a large, empty lot, which actually does not look nice when neighbors drive by, especially since we are at the beginning of the subdivision. By extending the fence past our house and allowing us to maximize our yard space, it will increase the property value of the house, as people will see a larger yard, as opposed to a small yard.

Finally, as we are next to a very busy street, the fence will also serve as additional safety for our family.

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

There are already several houses throughout Windsor Ridge, who have fences extended past their house up to the side walk. When you look at these homes, the extended fences actually look very nice in the neighborhood, helping to raise the neighborhood value.

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.

There are no hardships / difficulties. We are looking to improve the appearance of our house and neighborhood.

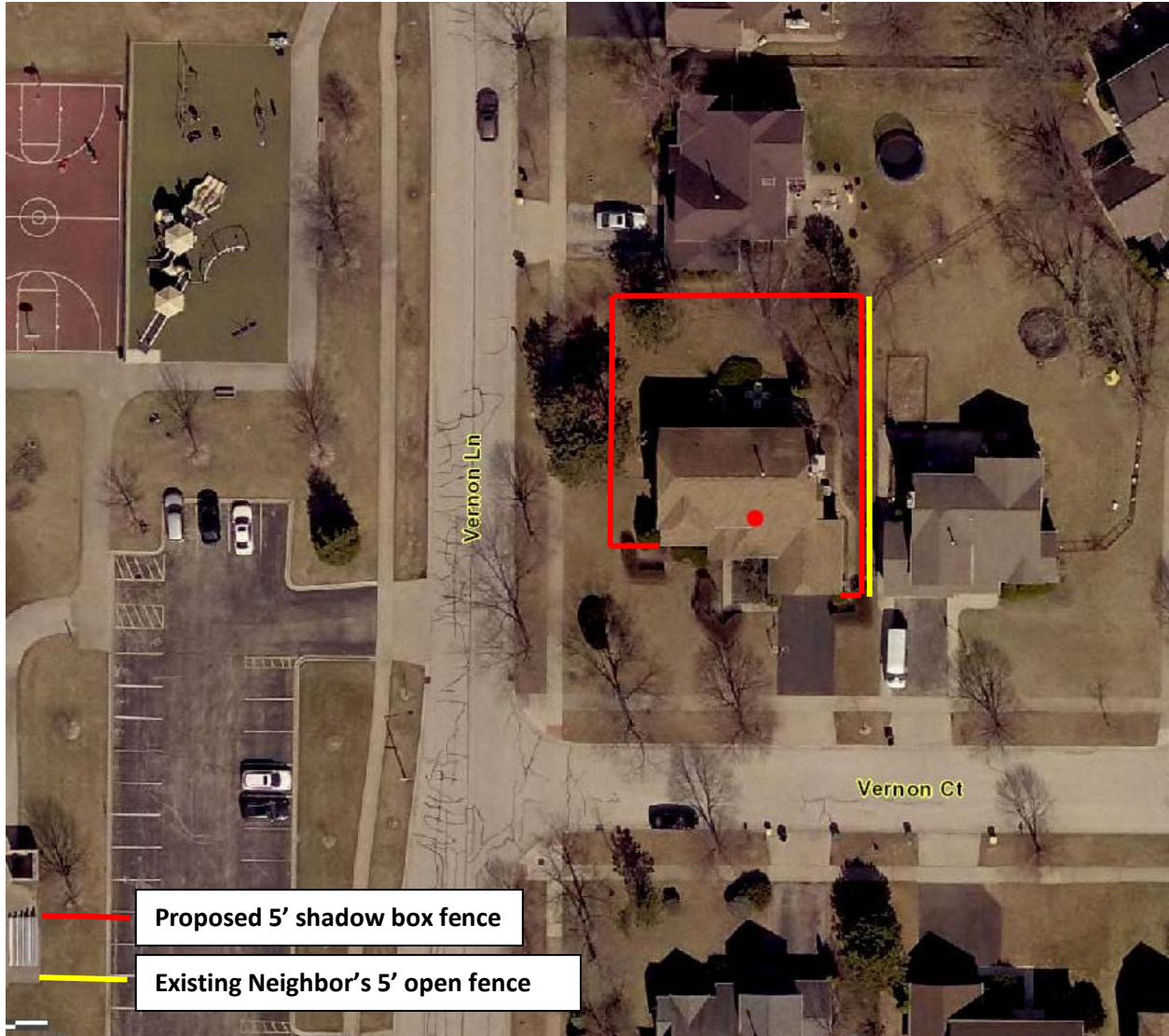
4. The proposed variation will not be detrimental to the public health, safety, and welfare:

No. The fence will actually serve as increased safety for our family, as well as others. We do have two dogs, and by putting a fence up, people who are playing across the street at the park will not need to see our dogs outside, as well as the dogs will not get irritated by people playing across the street at the park.

5 Foot Wood Shadow Box Fence



Attachment: Plan Set (Consider a Variation to Allow a Fence Encroachment into the Corner Yard Setback.)



Attachment: Plan Set (Consider a Variation to Allow a Fence Encroachment into the Corner Yard Setback.)



Action Item : Consider Variations to Allow a Fence Encroach into the Corner Yard Setback & Exceed a Maximum Height at 301 Ronnie Drive

Recommendation of Action

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

The Petitioner resides at 301 Ronnie Drive and has recently installed a 6 foot solid fence in the corner yard setback along Thompson Boulevard. The fence requires two variations: (1) for encroaching 8 feet into the 25 foot required corner yard setback and (2) for height, as any fence greater than five (5) feet must be of an open design.

ATTACHMENTS:

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

Trustee Liaison
Johnson

Staff Contact
Nicole Woods, Community Development

Wednesday, March 4, 2020	
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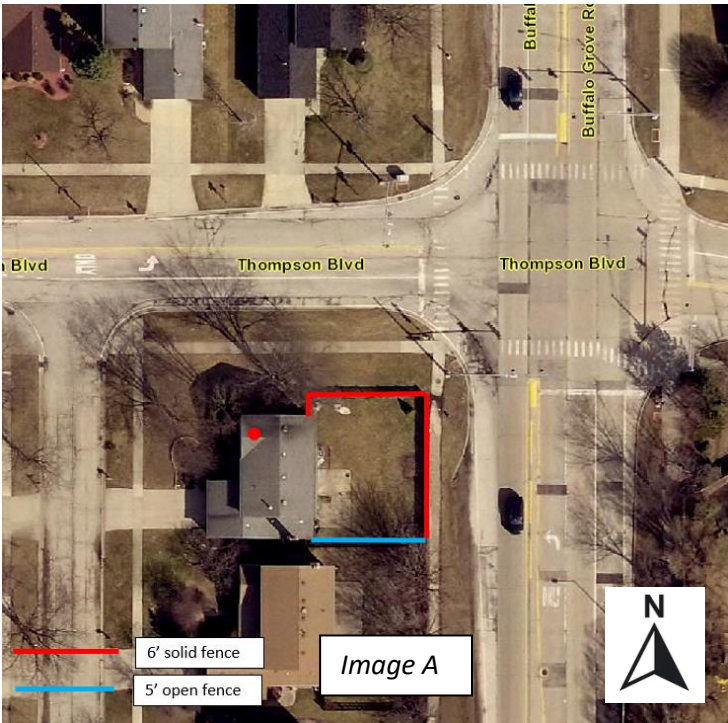
MEETING DATE:	March 4, 2020
SUBJECT PROPERTY LOCATION:	301 Ronnie Drive
PETITIONER:	Achila Jayasurya
PREPARED BY:	Rati Akash, Village Planner
REQUEST:	Variations to the Fence Code, Section 15.20, pertaining to Residential Districts for an existing 6 foot solid fence which: 1. Encroaches into the corner yard setback along Thompson Boulevard; 2. Exceeds the maximum height for a solid fence in the corner yard setback along Thompson Boulevard.
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 has recently installed a 6 foot solid fence in the corner yard setback along Thompson Boulevard which requires a variation for both the encroachment into the corner yard setback as well as the maximum allowable height for a solid fence.

Pursuant to Fence Code any fence greater than five feet must be of an open design. As the Petitioner has installed a solid fence greater than five feet, a variation is required.

The 6 foot solid fence that has been installed on the East property line along Buffalo Grove Road is permitted, as this fence abuts a major arterial road. Pursuant to the Fence Code solid fences can be



Attachment: Staff Report (Consider Variations to Allow a Fence Encroach into the Corner Yard Setback & Exceed a Maximum Height)

installed along major streets and highways not to exceed 6 feet.

There is an existing 6 foot scalloped open fence separating the subject property with the neighbor at 305 Ronnie Drive on the South property line which is owned and maintained by the Petitioner as marked in blue in *Image A*.

PLANNING & ZONING ANALYSIS

- The Petitioner has installed a 6 foot solid fence which encroaches 8 feet into the required 25 foot corner yard setback along Thompson Boulevard, and on the East property line along Buffalo Grove Road.
- The proposed 6 foot solid fence along Thompson Boulevard requires two variations, (1) for encroaching into corner yard setback which is setback approximately 17' from the property line on the North; and (2) for height, as per Fence Code any fence greater than five (5) feet must be of an open design.
- Staff supports the unique request for both a 6 foot solid fence as well as the corner yard encroachment due to the special and unique circumstance at the subject property. The subject property has 3 streets abutting this site, Ronnie Drive on the West, Thompson Boulevard on the North, and Buffalo Grove Road on the East which leaves this site with little privacy. Given the high visibility from the various streets including Buffalo Grove Road at the Northeast corner of the site, Staff finds the request for both variations reasonable.

Variations requested

1. 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.*
2. A fence height variation from **Section 15.20.090.C** from the Buffalo Grove fence code states that *fencing material that is over five feet in height shall be of a design that is open so as to allow visibility.*

The following is a list of 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
2044 Jordon Ter	3' dog-ear fence	0" 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 two calls inquiring about the proposed fence variation, however no objections were expressed.

STANDARDS

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

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

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

STAFF RECOMMENDATION

Village staff recommends approval for the 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.

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

- 1) *PZC moves to grant a variation to Section 15.20 of the Buffalo Grove Fence Code to allow a proposed 6 foot solid fence which would encroach 8 feet into the corner yard setback along Thompson Boulevard as shown in the drawings submitted to the Village.*

Achila Jayasuriya
 Lakmini Widanapathirana
 301, Ronnie Drive,
 Buffalo Grove, IL 60089

Planning and Zoning,
 Village of Buffalo Grove.
 To whom it may concern,

Applying for variance for the privacy fence at 301 Ronnie Drive

We, Achila Jayasuriya and Lakmini Widanapathirana lives at 301, Ronnie drive, Buffalo Grove, IL 60089 would like to apply for variance for a six foot privacy fence on the sides of Thompson blvd.

We have a five year old son who is very active and like to spend time outside most of the afternoons and weekends. Our back is the corner of Thompson Blvd, and Buffalo Grove Street. We have a concern of his safety when he spend his time in the back yard as both Streets are busy during the day time. People use Thompson Blvd to bypass traffic from Deerfield to Arlington Heights roads.

We been told the Buffalo Grove Road going to expand to two lanes each way in the near future and the junction of Buffalo Grove and Thompson will get bigger to accommodate that. The Lake County took 50 Sq.ft. of our property (10 ft. on Buffalo Grove, and 5 ft. on Thompson) for the expansion. Proposed expansion has increased our concerns of safety as well.

Please consider the information provided and grand us the variance requested above

Thank you,

Achila Jayasuriya
 301 Ronnie Drive,
 Buffalo Grove, IL - 60089

301 RONNIE DR.

LOT 1

SPOT

EDWARD J. MOLLOY & ASSOCIATES, LTD.LAND & CONSTRUCTION SURVEYORS
2200 EAST DEVON AVENUE, DES PLAINES, ILLINOIS 60018 (312) 825-7007**PLAT OF SURVEY**

NOV 21 1984

BUILDING & ZONING

SPOT

APPROVED

ZONING REVIEW

By *[Signature]* Date *11/21/84*

ENGINEERING REVIEW

By *[Signature]* Date *11/21/84*FILMED BY
ANR, INC.
MICROFILM ENTERPRISES
(312) 832-0188

LOT 1 IN EDWARD SCHWARTZ AND COMPANY'S RESUBDIVISION OF LOTS 175 AND 176 IN GREEN KNOLLS UNIT NO. 3, BEING A SUBDIVISION IN THE EAST 1/2 OF SECTION 29, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

THE PLAT OF THE ABOVE DESCRIBED SUBDIVISION IS NOT RECORDED AS OF THE DATE SHOWN HEREON.

RECEIVED

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

APR 21 1988

SCALE 1"=20'

6ft Wood fence

APPROVED

ZONING REVIEW

By *[Signature]* Date *4-21-88*

ENGINEERING REVIEW

By _____ Date _____

THOMPSON**BOULEVARD****DRIVE****RONNIE****ROAD**
BUFFALO GROVEN 83° 53' 05" E
115.0

6' Solid fence

N 83° 44' 58" W
115.0

6' Solid fence

(NOT OPENED ON GROUND)

LEGENDEASEMENT FOR UNDERGROUND
PUBLIC UTILITIES, SEWER,
WATER AND DRAINAGE. DIMEN-
SIONS SHOWN ARE EASEMENT
WIDTHS IN FEET.UP DATED SURVEY ORDER NO. *84-166 (1)*
AMENDED TO SHOW SITE IMPROVEMENTS
AND PLAT RECERTIFIED THIS *19th* DAY OF
NOVEMBER A.D. 1984THE RESIDENCE TO BE CONSTRUCTED ON THE
LOT SHOWN HEREON IS REQUIRED NOT TO
FACE OR FRONT ON BUFFALO GROVE ROAD
AND NO VEHICULAR ACCESS SHALL BE PER-
MITTED FROM SAID LOT ONTO SAID
BUFFALO GROVE ROAD.STATE OF ILLINOIS ss.
COUNTY OF COOKI, EDWARD J. MOLLOY, AN ILLINOIS REGISTERED LAND SURVEYOR,
HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED HEREON
AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF
SAID SURVEY.DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE
CORRECTED TO A TEMPERATURE OF 62 DEGREES FAHRENHEIT.DES PLAINES, ILLINOIS, THIS *24th* DAY OF *MAY* A.D. 1984.

ILLINOIS REGISTERED LAND SURVEYOR No. 1617



FOR: EDWARD SCHWARTZ & CO.

ORDER NO.: 84-356(i)

FILE: 29-43-11

DRAWN BY:

CHECKED BY:

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: My house sit in a corner yard and we have a concern of safety of our son.

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

Your Evidentiary Statement:

NO.

3. There are practical difficulties or particular hardships in carrying out the strict letter of this Chapter which difficulties or hardships have not been created by the person presently having an interest in the property; and,

Your Evidentiary Statement: our house in the corner of Thompson and Buffalo Grove, a busy streets we have safety concern for our son. Due to the location, we really don't have privacy without a privacy fence.

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

Your Evidentiary Statement:

NO.



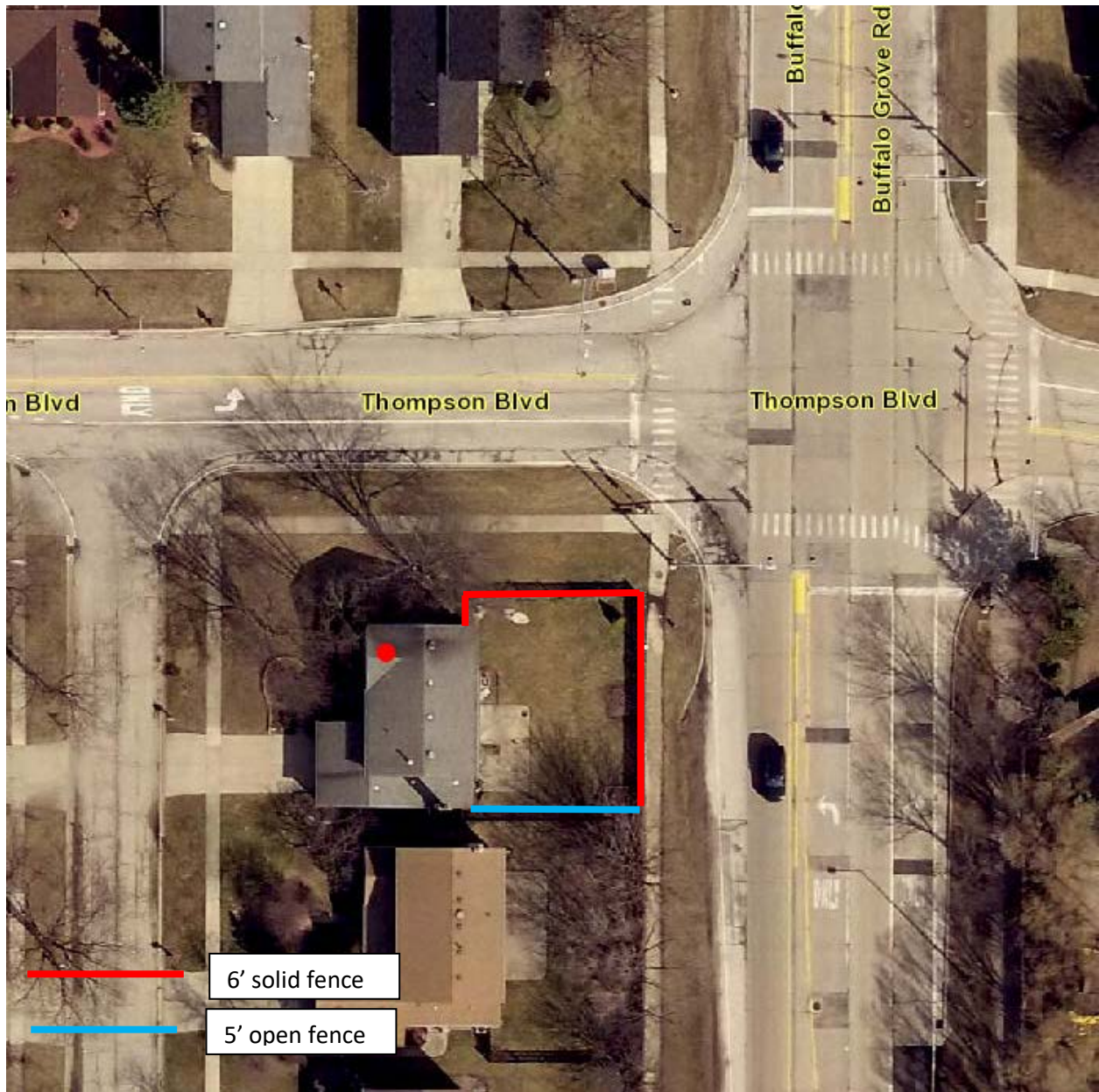












02/19/2020

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, FEBRUARY 19, 2020

Call to Order

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

Public Hearings/Items For Consideration

1. Petition to the Village of Buffalo for a Variation to Section 17.32.030 of the Zoning Ordinance to Increase the Maximum Allowed Height of an Accessory Structure (New Gazebo) Located Within the Green Lake Park Development at Northeast Corner of Green Knolls Drive and Deerfield Parkway. (Trustee Stein) (Staff Contact: Nicole Woods)

Petitioners Reisinger and Howe were sworn in.

Executive Director Reisinger described the proposal for a proposed gazebo located within the Green Lake Park at the Northwest corner of Green Knolls Drive and Deerfield Parkway. The accessory structure occupies approximately 1,143 square feet in area with an approximately 24'-5" in overall height, which exceeds the maximum height by 9'-7". The gazebo is setback over 250' from the nearest resident on both sides.

Chairperson Cesario asked if it was similar to other structures in another park.

Staff responded yes and there have been no complaints.

Com. Goldspiel asked if there will be a light system intended for the proposed gazebo.

The petitioners responded yes. There will be one security light inside the gazebo at the top which will shine down beginning at 10:00 PM.

Com. Goldspiel asked if the light would spillover on to the neighboring residential area.

The petitioners responded no. The closest residence is over 250 feet on each side.

Com. Goldspiel asked if there were any plans for more structures.

The petitioners responded no.

Com. Goldspiel asked why they wanted the gazebo to be so large.

The petitioners responded that the public has been looking for a gazebo of that size in that particular popular park. They believe the proposed size will accommodate rentals, something else the public has been requesting.

The petitioners added that they held several public hearings of their own regarding the gazebo. The public was happy to hear of the structure. Additionally, the structure will not stick out like it doesn't belong, given the mature trees situated around it.

Com. Goldspiel asked if there would be any additional play areas added near the gazebo.

The petitioners responded no. There will also be no changes to the current play areas in Green Lake Park.

Com. Goldspiel asked if there would be adequate parking to accommodate the proposed gazebo.

Minutes Acceptance: Minutes of Feb 19, 2020 12:00 AM (Approval of Minutes)

02/19/2020

The petitioner responded yes, they believe there is adequate parking.

Com. Goldspiel asked if there will be additional seating.

The petitioners responded yes.

Com. Richards asked if the zoning needed to be addressed for the gazebo.

Staff responded no

Staff responded no. Recreation acts as the primary use and the gazebo acts as the secondary use, or accessory structure.

Com. Khan asked for a clarification on the variation. He believes the height of the gazebo is not that big of an issue and will add value to the park.

Com. Worlikar asked if there were any concerns during the public hearing the Park District held regarding the gazebo and the new view the residents will have.

The petitioners responded no, the opposite, they were all in support of the structure. They had about a dozen show for the hearing and none shared concern, but suggestions which they have tried to incorporate into the final plans.

Com. Au asked if the playground was included in the rental of the gazebo.

The petitioners responded no.

Com. Moodhe asked what the distance is from the gazebo to the lot line.

The petitioners responded 50 feet as an estimate. Additionally, the gazebo sits at the highest point and they are not concerned about flooding.

Com. Moodhe asked if they would be losing any trees.

The petitioners responded no. They will actually be adding a few new trees.

Com. Moodhe asked if there were any plans to restock Green Lake.

The petitioners responded that they always do. Every year.

Com. Goldspiel asked if those renting the gazebo would have access to the restroom facilities inside the fitness center.

The petitioners responded no. Occasionally they make exceptions for emergencies and could potential allow if it was discussed in advance of renting out the gazebo.

Com. Goldspiel asked if there baseball fields at Green Lake Park.

The petitioners responded no.

Com. Goldspiel asked what kind of lightning protection the gazebo would have.

The petitioners responded that the structure will be grounded.

Chairperson Cesario entered the staff report as exhibit one.

Public Comment

Jim Kupler - 1211 Green Knolls - Asked if the base of the structure would be asphalt and if the park benches would be portable.

The petitioners responded that the base of the structure will be concrete and the seating inside the gazebo will be picnic type (moveable).

02/19/2020

Chairperson Cesario asked the petitioners if they had anything they wanted to add.

The petitioners thank the Commissioners for their support.

The Public Hearing closed at 8:02 PM

Com Khan made a motion to grant a variation to Section 17.32.030 of the Zoning Ordinance to allow a proposed accessory structure (new gazebo) in the Green Lake Park at Northeast corner of Green Knolls Drive and Deerfield Parkway to exceed the maximum height restriction subject to the following conditions:

1) The proposed gazebo shall be installed in accordance with the documents and plans submitted as part of this petition

Com. Moodhe said that the Park District has always done an excellent job with their projects and believes that this project will be no different. It will be a welcome addition.

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

Regular Meeting

Other Matters for Discussion

Deputy Community Development Director provided an overview of the update planning and zoning map.

Com. Moodhe asked about the zoning of Chase Bank.

Ms. Woods discussed why they were not making any changes at this time.

1. Information Item : Review the 2020 Zoning Map (Trustee Johnson) (Staff Contact: Nicole Woods)

Approval of Minutes

1. Planning and Zoning Commission - Regular Meeting - Dec 18, 2019 7:30 PM

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

2. Planning and Zoning Commission - Regular Meeting - Feb 5, 2020 7:30 PM

RESULT:	ACCEPTED [7 TO 0]
AYES:	Moodhe, Cesario, Cohn, Goldspiel, Khan, Au, Richards
ABSTAIN:	Neil Worlikar
ABSENT:	Mitchell Weinstein

Chairman's Report

None.

Committee and Liaison Reports

Minutes Acceptance: Minutes of Feb 19, 2020 12:00 AM (Approval of Minutes)

02/19/2020

Com. Richards reported the approvals at the last Village Board meeting that had been at the PZC previously.

Staff Report/Future Agenda Schedule

Woods discussed the next meeting.

Public Comments and Questions

Adjournment

The meeting was adjourned at 8:14 PM

Chris Stilling

APPROVED BY ME THIS 19th DAY OF February, 2020

Minutes Acceptance: Minutes of Feb 19, 2020 12:00 AM (Approval of Minutes)