



Meeting of the Village of Buffalo Grove Planning and Zoning Commission

Regular Meeting
December 7, 2022 at 7:30 PM

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

I. Call to Order

II. Public Hearings/Items For Consideration

1. Consideration of Variation to the Village Zoning Ordinance, Section 17.36.030.F, Pertaining to Design and Maintenance, for Impervious Surfaces to Exceed the Forty Percent Front Yard Coverage Limitation and for a Driveway to Exceed the Maximum Width Permitted at the Sidewalk for the Property Located at 89 E Fabish Drive. (Trustee Johnson) (Staff Contact: Andrew Binder)

III. Regular Meeting

A. Other Matters for Discussion

B. Approval of Minutes

1. Planning and Zoning Commission - Regular Meeting - Nov 16, 2022 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. 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 : Consideration of Variation to the Village Zoning Ordinance, Section 17.36.030.F, Pertaining to Design and Maintenance, for Impervious Surfaces to Exceed the Forty Percent Front Yard Coverage Limitation and for a Driveway to Exceed the Maximum Width Permitted at the Sidewalk for the Property Located at 89 E Fabish Drive.

Recommendation of Action

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

The Petitioner, Brian Dann, is requesting a variation from the Zoning Ordinance to allow impervious surfaces to exceed the forty percent (40%) front yard coverage limitation and a driveway to exceed the maximum width at the sidewalk at 89 E Fabish Drive.

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

ATTACHMENTS:

- Staff Report - 89 E Fabish Dr (PDF)
- Plan Set (PDF)

Trustee Liaison
Johnson

Staff Contact
Andrew Binder, Community Development

Wednesday, December 7,
2022

VILLAGE OF BUFFALO GROVE

PLANNING & ZONING COMMISSION

STAFF REPORT

MEETING DATE:	December 7, 2022
SUBJECT PROPERTY LOCATION:	89 E Fabish Drive, Buffalo Grove, IL 60089
PETITIONER:	Deborah & Brian Dann
PREPARED BY:	Andrew Binder, Associate Planner
REQUEST:	Variation to the Village Zoning Ordinance, Section 17.36.030.F, pertaining to Design and Maintenance, for impervious surfaces to exceed the forty percent front yard coverage limitation and for a driveway to exceed the maximum width permitted at the sidewalk for the property located at 89 E Fabish Drive.
EXISTING LAND USE AND ZONING:	The property is improved with a single-family home currently zoned R-6A One Family Dwelling District.
COMPREHENSIVE PLAN:	The approved Village Comprehensive Plan calls for this property and the immediate neighborhood to be single-family detached.

PROJECT BACKGROUND

The Petitioner, Brian Dann, is requesting a variation from the Zoning Ordinance to allow impervious surfaces to exceed the forty percent (40%) front yard coverage limitation and a driveway to exceed the maximum width at the sidewalk at 89 E Fabish Drive, as shown in *Figure 1*.

Pursuant to the Zoning Ordinance, the maximum allowable coverage for driveways and walkways is 40% of the required front yard area. Given the lot width and a required front yard setback of 25 feet, the maximum allowed impervious square footage is 922.8 square feet. Based on the plat of survey of the site, showing the existing conditions, the total impervious front yard coverage is 952.3 square feet (41.3%). Therefore, a variation is required. Furthermore, the existing width of the driveway at the sidewalk is 26 feet and the maximum width allowed is 24 feet, requiring an additional variation.

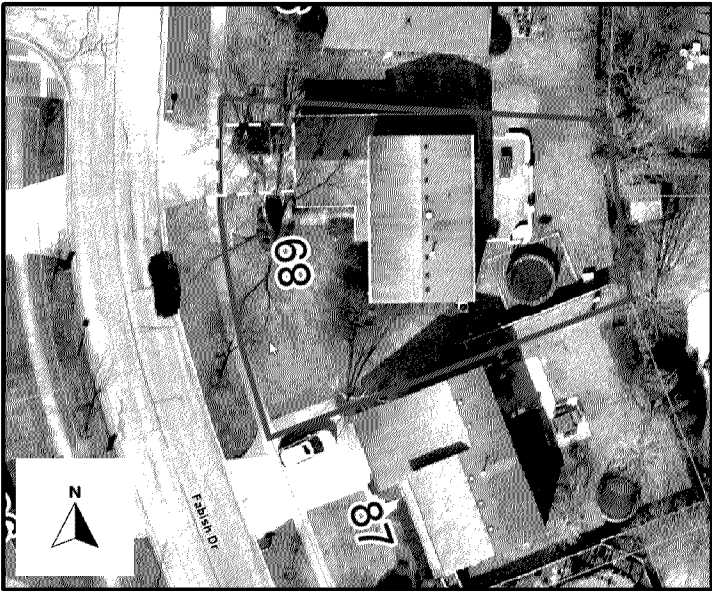


Figure 1: Driveway Area of 89 E Fabish Dr

History of Events

- On June 27, 2020, the Village approved a driveway extension permit at the subject property. The driveway extension was within the 40% front yard coverage limitation, and the extension tapered to a 45-degree angle to the sidewalk, as shown in *Figure 2*.

- Over time, the grass around the driveway extension began to turn up and become muddy due to the Petitioner's son driving over the grass. The Petitioner decided to add brick pavers around the driveway extension to eliminate the mud. The Petitioner was unaware that adding brick pavers to the front yard required a building permit application.
- On August 30, 2022, the Village approved a driveway replacement at the subject property to remove and replace the existing concrete driveway. The submitted permit application did not show the driveway extension or the brick pavers added to the subject property. The permit was issued for the driveway replacement.
- On October 6, 2022, the Village performed an inspection at the subject property for the driveway permit. At the inspection, it was found that the driveway width was not in compliance with the approved driveway permit application and the zoning ordinance due to the brick paver driveway expansion exceeding the 40% front yard coverage limitation by 1.3% and the driveway width exceeding the 24 feet limitation by 2 feet.

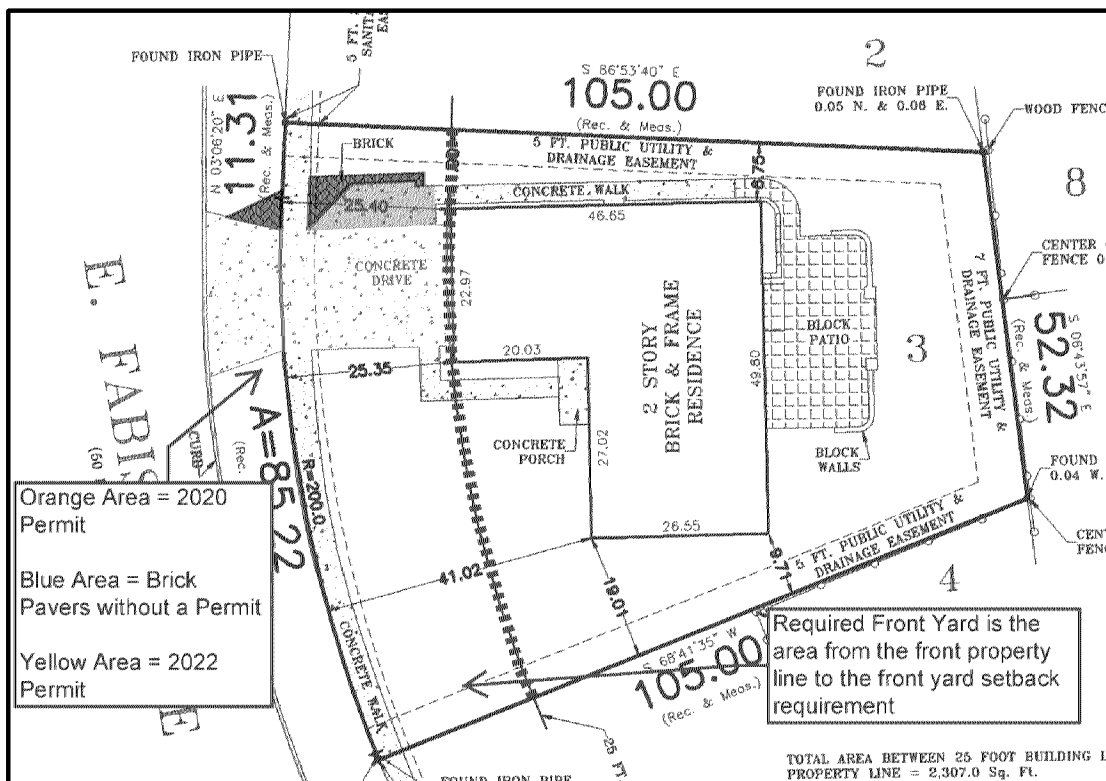


Figure 2: History of Events of Driveway at 89 E Fabish

PLANNING & ZONING ANALYSIS

Front Yard Coverage Variation

- The Petitioner placed brick pavers on the north side of the driveway extension to help eliminate mud created by their son's car driving over the narrow driveway extension. The maximum allowed impervious square footage is 922.8 square feet (40%). Based on the plat of survey of the site, the total impervious front yard coverage is 952.3 square feet (41.3%). Therefore, a variation is required.
- It should be noted that the property is unique in that the existing public sidewalk is located in an easement on the Petitioner's property rather than in the Village's right-of-way. As a result, the total impervious calculation for the driveway and walkways (public and private) includes the public sidewalk. The following is a breakdown of the front yard impervious coverage:

Concrete Driveway:	459 square feet
Concrete Driveway Extension:	102 square feet
Brick Paver Driveway Extension:	41 square feet
Private Walkway:	32 square feet
<u>Public Sidewalk:</u>	<u>318 square feet</u>
Total Impervious Square Footage:	952 square feet

Max. Front Yard Impervious Surface: 923 square feet

- As shown, the public sidewalk accounts for 318 square feet (13.8%) of the total impervious coverage on the property.

Driveway Width Variation

- Per the Village's Zoning Ordinance, the maximum width of a driveway at the sidewalk in or adjacent to the public parkway is 24 feet. As previously noted, the Petitioner placed brick pavers between the driveway extension and the sidewalk to help eliminate mud from their car driving over the grass area. As a result, the width of the driveway was expanded to 26 feet. Therefore, a variation is required.

Variations requested

- A variation from Section **17.36.030.F-4.A**, of the Buffalo Grove Zoning Ordinance, which states: *A maximum of forty percent of the required front yard area may be covered by approved paved and impervious surfaces including driveways and walkways.*
- A variation from Section **17.36.030.F-4.B**, of the Buffalo Grove Zoning Ordinance, which states: *For residences with an attached one-car or two-car garage, a maximum driveway width of twenty-four feet at the sidewalk in or adjacent to the public parkway.*

DEPARTMENTAL REVIEWS

Village Department	Comments
Engineering	The Village Engineer has reviewed the brick paver driveway expansion and has no comments or concerns regarding the driveway expansion.

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 variation; however, no concerns were raised.

STANDARDS

The Planning & Zoning Commission is authorized to make a recommendation to the Village Board based upon any evidence presented at the hearing and the following criteria:

- The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations of the zoning district in which it is located except in the case of residential zoning districts;
- The plight of the owner is due to unique circumstances;
- The proposed variation will not alter the essential character of the neighborhood.

The Petitioner has provided a written response to the variation standards included in this packet.

STAFF RECOMMENDATION

Village staff recommends approval of the variations for impervious surfaces to exceed the forty percent front yard coverage limitation and for a driveway to exceed the maximum width permitted at the sidewalk at 89 E Fabish, subject to the conditions in the *Suggested PZC Motion* listed below, based on the following reasons:

- The circumstance of the public sidewalk being located within the required front yard creates a unique circumstance for this property resulting in a limited front yard coverage. The existing improvements would otherwise be compliant with the coverage limit if the public sidewalk were located outside the property limits.
- Many properties surrounding the home have brick paver driveway extensions, therefore, the pavers do not look out of character for the neighborhood.
- The impervious surfaces are located outside of the 5-foot drainage easement.

ACTION REQUESTED

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

SUGGESTED PZC MOTION

The PZC moves to grant variations to Section 17.36. of the Buffalo Grove Zoning Ordinance to allow existing impervious surfaces on the property to exceed the forty percent front yard coverage limitation and for the driveway to exceed the maximum width permitted at the sidewalk at 89 E Fabish Drive, provided the existing driveway remains in accordance with the documents and plans submitted as part of this petition.

Attachments:

- Petitioner's Narrative Description & Exhibits
- Letter from Petitioner and Plat of Survey dated November 8, 2022
- Petitioner's Response to the Variation Standards
- 2020 Building Permit
- 2022 Building Permit

Application for Variation

Deborah and Brian Dann
89 E Fabish Dr,
Buffalo Grove IL 60089

Bio:

Me and my wife Debbie have lived in Buffalo Grove since 2011 at 89 E Fabish Dr. We have two children, Dylan who is 18, recently graduated from Stevenson with honors, and is attending University of Wisconsin – Madison, and Addison who is 15, currently a sophomore at Stevenson and hopes to one day study Special Education.

Debbie grew up in West Rogers Park, Chicago, attended National Lewis University and has a degree in Education. I grew up in Deerfield, attended Kent State University, graduated from Columbia College and I am an I.T. Manager for Harper College in Palatine.

Reason asking for Variance:

In July of 2020 we applied for and was granted a permit to have a small addition added to our driveway in order to make space for a third car where our son could park. This is commonly done in our neighborhood. We were hoping to make it just large enough so that the car would not have to drive over grass to get onto the addition, but due to Buffalo Grove's coverage rule that the total amount of paved/impervious surfaces in the front yard may not exceed 40%, we were required to shrink the driveway addition to be so small, the car could barely fit on the spot. (*Exhibit A*) Also, because we were required to shrink the size of the addition, every day the car had to drive over grass to be able to pull onto the new addition.

The result of this was over time the grass turned into a mud pit. The pit eventually started to sink in the spots that were constantly driven over, and every day mud was being tracked over the Public Sidewalk, the apron of the driveway, and into the Public Street, as well as our son's shoes when he would get out of his car. (*Exhibit B*) This became an untenable situation. This was not only an eyesore but a hazard to children and adults walking down the muddy sidewalk, as well as bicycles that rode over it. Eventually it got so bad that we told our son to stop parking on the spot because it was making everything so dirty.

Finding a solution:

In order to eliminate this problem, eliminate the mud, make everything look better, and make the driveway addition usable again, we decided to add bricks to the area that was became a mud pit. (*Exhibit C*) This was a solution that we had seen on many driveways in our area, including our next-door neighbor's. Ignorance is never an excuse, but we honestly did not realize that adding paver bricks would be included in the 40% and never even thought to look for documentation on this subject. We simply wanted to make an ugly mud pit go away, beautify our neighborhood, and make the driveway addition usable again. The money we spent on a driveway addition was simply going to waste. The spot where we wanted to add the bricks was so small that a contractor would not even touch it. I ended up doing it myself with the help of a good friend.

The Result:

The result is that we made a muddy eyesore pleasant to look at again, eliminated the mud being tracked everywhere, including the public sidewalk and street, and made the investment in our driveway addition usable again.

In addition, when speaking with Adam Garcia, the Building Services Manager for Buffalo Grove, after he visited our home, he pointed out to us that the "Setback" area in the front of our yard, and most, if not all of the other front yards in our area, was made smaller by the builder compared to other sub-divisions in Buffalo Grove. This means that very little land is needed to be covered by cement or pavers before it reaches 40%. This makes it very difficult to add a useable driveway addition and still stay within Buffalo Groves 40% rule. With many families in our area having children who drive, with third or even fourth cars, it is reasonable that many houses need to make space for additional automobiles. This is evident by how many houses, 8 on or near our street alone (*Exhibit E*), have added both driveway additions, and paver bricks, similar to what we have done (*Exhibit F*).

Also, the Setback shown on our plat of survey does not take into account the entire front yard that has clear line of site from the street. If the entire front yard was considered, even with the added bricks, we would not be anywhere close to covering 40%. (*Exhibit D*)

Conclusion:

Because we were restricted to such a small driveway addition, and,

Because that small driveway addition resulted in having to drive over the grass to park on it, and,

Because the repeated driving caused a mud pit that tracked mud onto the public sidewalk, street and our driveway, and,

Because that mud was both an eyesore and hazard to passersby, and,

Because adding the paver bricks eliminated the mud pit, the mud being tracked and beautified the neighborhood, and,

Because the "setback" area on our property as well as the other properties in our sub-division are smaller than comparable ones in Buffalo Grove, and,

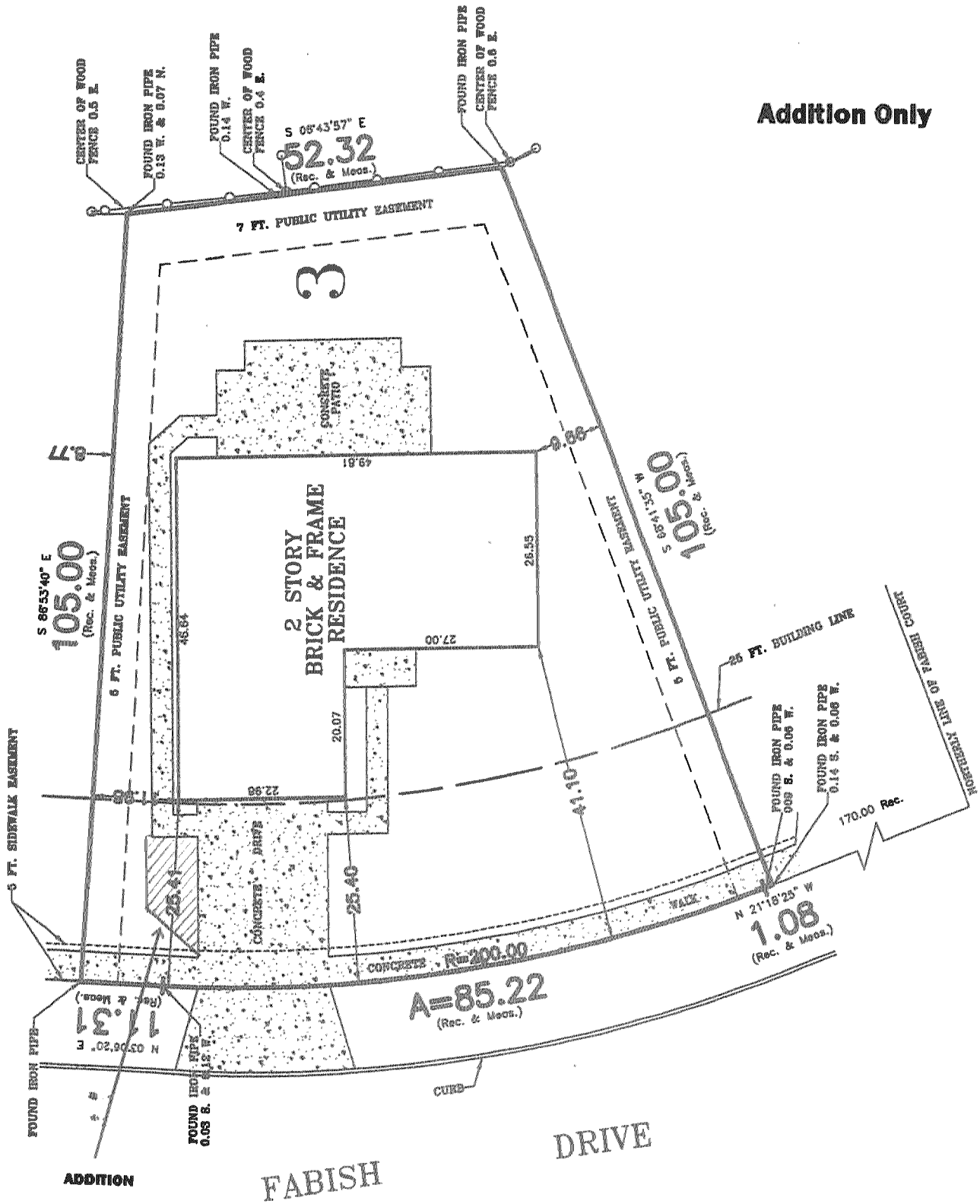
Because this smaller "Setback" does not allow for adequate room to be able to add a practical size extra driveway addition to my property, and,

Because our entire front yard that has line of site from the street is not being considered in the 40% guideline,

We are requesting that our application for a Variance be granted, and we will be allowed to keep the small addition of paver bricks, which allows us to effectively use the driveway addition added in 2020, and eliminates the problem of mud being tracked onto both public and private areas around our home.

Thank you for your consideration on this matter and we look forward to answering any question you may have.

Deborah and Brian Dann



Attachment: Plan Set (Consider a Variation for Impervious Surface Coverage and Driveway Width at 89 E Fabish)

Exhibit B

FOUND IRON PIPE

5 FT. SIDEWALK

CONCRETE DRIVE

2541



Tire Path to get on Addition

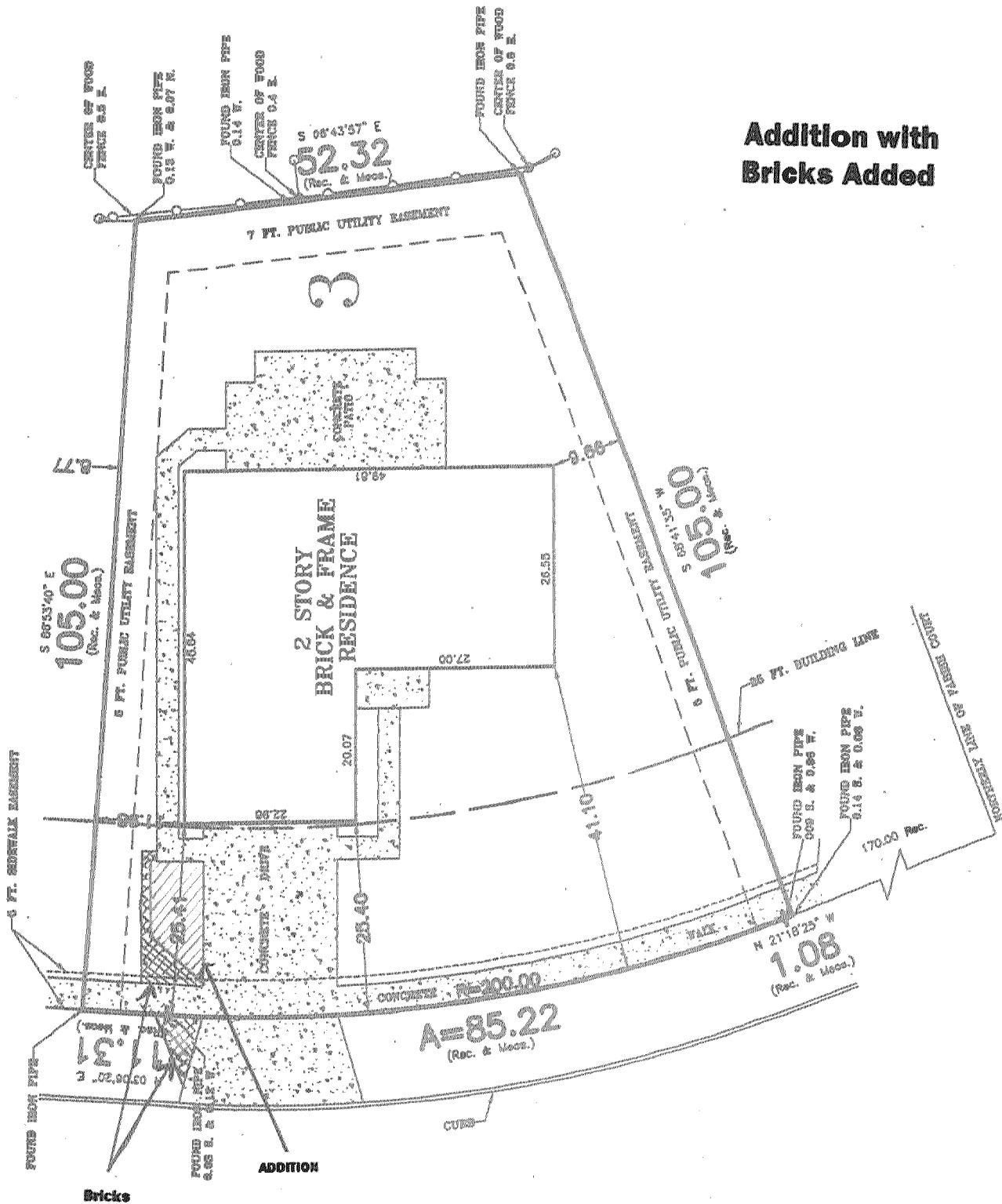


Mud pit from having to drive over grass

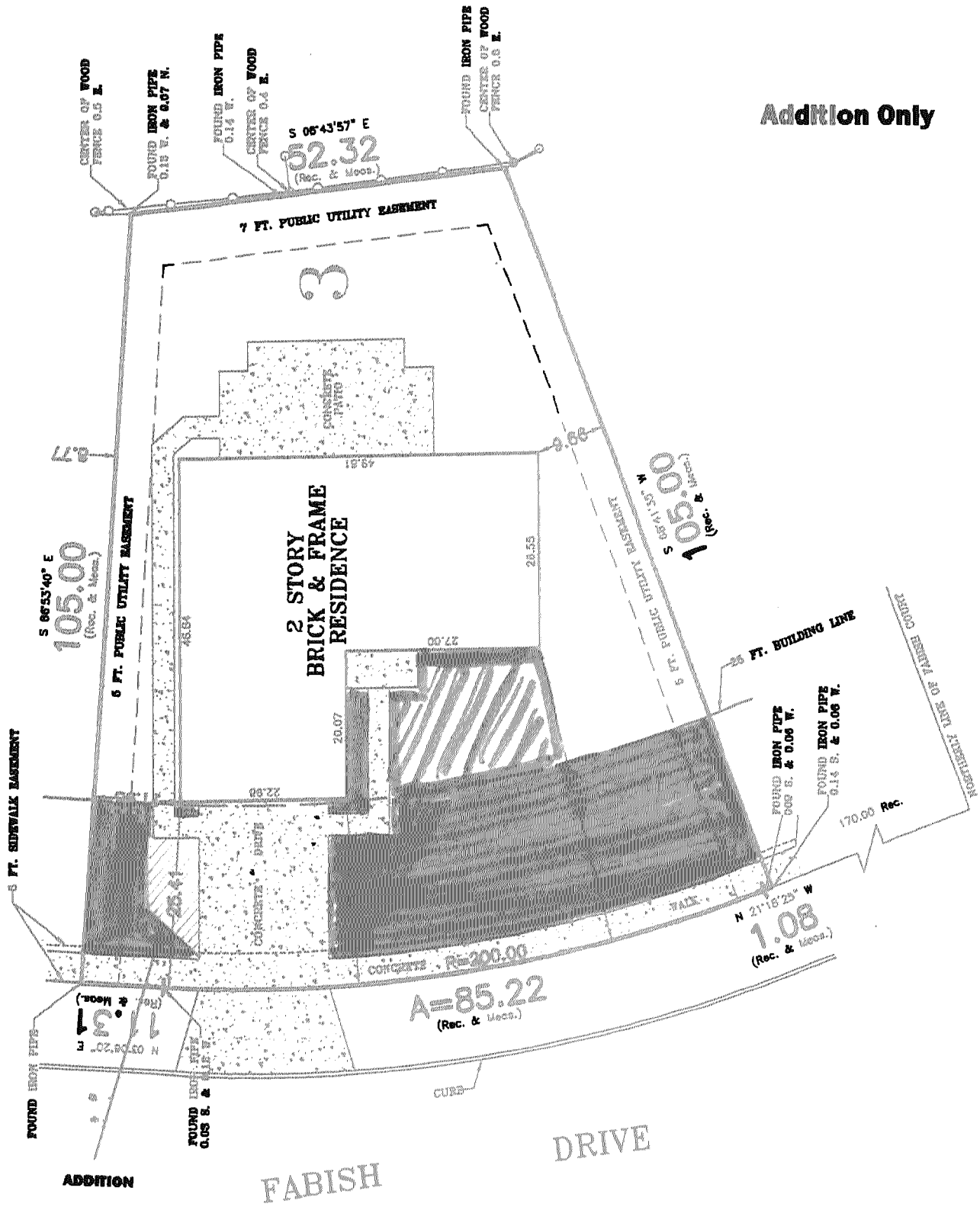


Mud Path tracked over driveway, Public Sidewalk & Street

Attachment: Plan Set (Consider a Variation for Impervious Surface Coverage and Driveway Width at 89 E Fabish)



Attachment: Plan Set (Consider a Variation for Impervious Surface Coverage and Driveway Width at 89 E Fabish)



Setback



Front of house excluded from setback

Exhibit E**8 Other homes on our street with driveway additions and paver bricks.**

Next door Neighbor (smaller front yard)



Close Up



Close Up





Attachment: Plan Set (Consider a Variation for Impervious Surface Coverage and Driveway Width at 89 E Fabish)

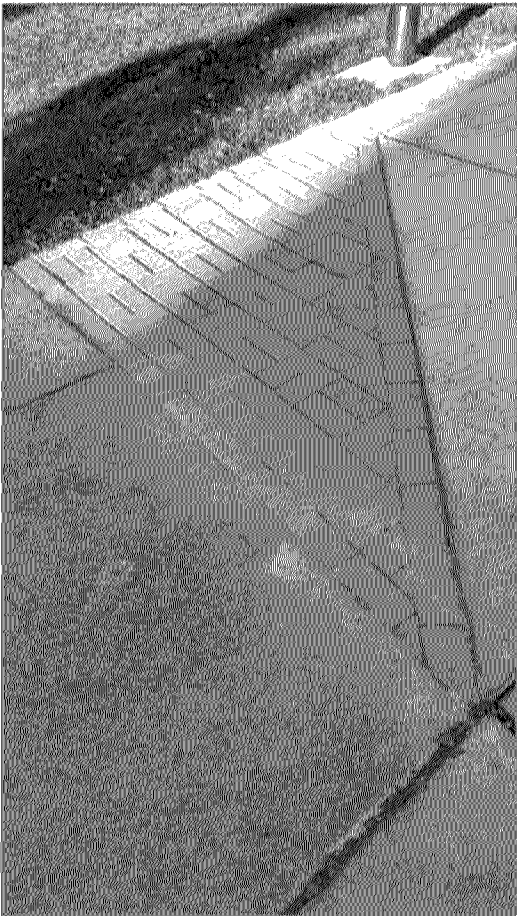
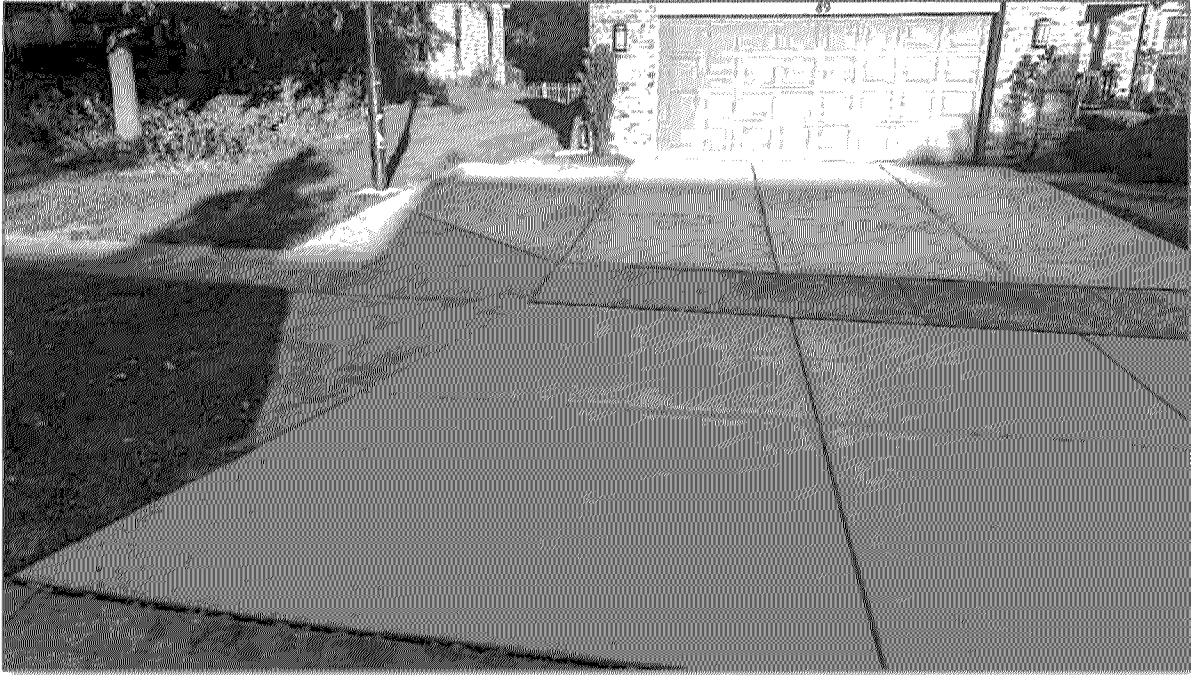


All Cement



Exhibit F

And our home with pavers added where mud once was.



Attachment: Plan Set (Consider a Variation for Impervious Surface Coverage and Driveway Width at 89 E Fabish)

Brian and Deborah Dann

89 E Fabish Dr.
Buffalo Grove, IL 60089

November 8, 2022

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

Re: Plat of Survey and Mailing Labels for Application for variance for 89 E Fabish Dr.

Included with this letter are the 2 items that were requested to complete the application for Variance for 89 E. Fabish Dr. The first item is mailing labels for all addresses within a 250 foot radius of the property at 89 E Fabish Dr, Buffalo Grove, IL 60089, as obtained from,

Patti Lippert, C.I.A.O.
Vernon Township Assessor's Office
2900 N. Main Street
Buffalo Grove IL 60089
847-634-4602
plippert@vernonassessor.com

The second item is the new Plat of Survey from Preferred Survey, Inc, which includes the additions of impervious surfaces added since the Driveway addition was added in 2020. As requested, the survey indicates that the "Percentage of impervious surfaces between 25 foot building line and property line is 41.3%." This means that after the paver brickwork was added, to remedy the mud pit created from having to drive over the grass to park on the driveway addition, approved by Buffalo Grove in 2020, the impervious surface was increased by only 1.3% over the allowed 40% by the city of Buffalo Grove. In addition, the surveyor indicated to me that he found it unusual that the city of Buffalo Grove approved the developer to build the public sidewalk inside the property line of the homeowner, rather than how they see it typically done, on the right of way, outside the property line. He also said that if the sidewalk had not been built within our property line, we would not be anywhere near 40% impervious coverage.

Please add these items to our application

Thank you,



Brian Dann

Attached:
Plat of Survey
Mailing Labels

Attachment: Plan Set (Consider a Variation for Impervious Surface Coverage and Driveway Width at 89 E Fabish)

PLAT OF SURVEY of

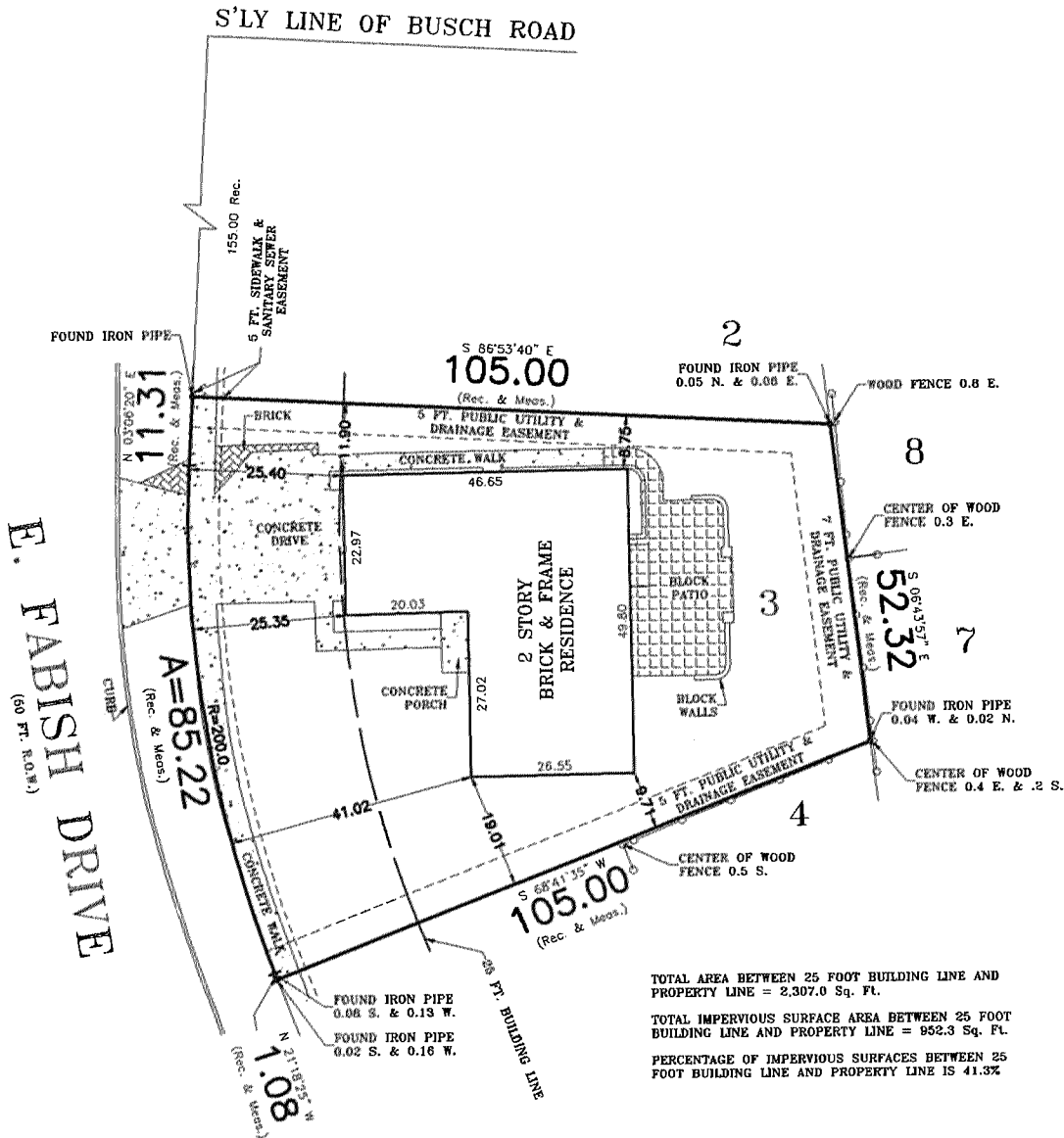
2.1.b

LOT 3 IN BLOCK 28 IN HIGHLAND POINT UNIT NUMBER 9, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 28, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 12, 1985 AS DOCUMENT 2383758, IN LAKE COUNTY, ILLINOIS.

ADDRESS: 89 E. FABISH DRIVE, BUFFALO GROVE, ILLINOIS.
P.I.N. 15-28-408-010



SCALE: 1"=20'



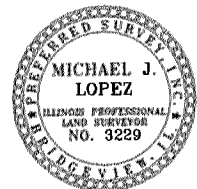
GENERAL NOTES:

- 1) THE LEGAL DESCRIPTION HAS BEEN PROVIDED BY THE CLIENT OR THEIR AGENT.
- 2) THIS SURVEY SHOWS THE BUILDING LINES AND EASEMENTS AS INDICATED BY THE RECORDED PLAT. THIS PLAT DOES NOT SHOW ANY RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES UNLESS SUPPLIED BY THE CLIENT.
- 3) BASIS OF BEARING FOR THIS SURVEY IS HIGHLAND POINT UNIT NUMBER 9 SUBDIVISION, RECORDED SEPTEMBER 12, 1985 AS DOCUMENT 2383758.
- 4) MONUMENTS, WERE NOT SET PER CLIENTS REQUEST.
- 5) LOCATION OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. NO INTERPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN HEREON.
- 6) ONLY COPIES WITH AN ORIGINAL SIGNATURE AND SEAL ARE OFFICIAL LEGAL DOCUMENTS. ALL SURVEYS ARE COPYRIGHTED MATERIALS WITH ALL RIGHTS RESERVED.

TOTAL AREA BETWEEN 25 FOOT BUILDING LINE AND PROPERTY LINE = 2,307.0 Sq. Ft.

TOTAL IMPERVIOUS SURFACE AREA BETWEEN 25 FOOT BUILDING LINE AND PROPERTY LINE = 952.3 Sq. Ft.

PERCENTAGE OF IMPERVIOUS SURFACES BETWEEN 25 FOOT BUILDING LINE AND PROPERTY LINE IS 41.3%



STATE OF ILLINOIS)
COUNTY OF COOK)

SURVEY ORDERED BY: BRIAN DANN

I, MICHAEL J. LOPEZ, AS AN EMPLOYEE OF PREFERRED SURVEY INC., DO HEREBY STATE THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARD FOR A BOUNDARY SURVEY. PROPERTY CORNERS HAVE BEEN SET OR NOT IN ACCORDANCE WITH CLIENT AGREEMENT. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

GIVEN UNDER MY HAND AND SEAL THIS
1ST DAY OF NOVEMBER, A.D. 2022

MY LICENSE EXPIRES ON 11/30/24

P.S.I. NO. 222897

Professional Design Registration #184-002795	
Preferred SURVEY, INC	
7845 W. 79TH STREET, BRIDGEVIEW, IL, 60455	
Phone 708-458-7845 / Fax 708-458-7855	
www.psiaurvey.com	
Field Work Completed	10/31/22 FLD CREW: AM2/TS
Land Area Surveyed	8,012.7 Sq. Ft. CAD: SH
Drawing Revised	REVISED: 11/07/22



Buffalo Grove Zoning Code – Variation

Variation (variance). - A device which grants a property owner relief from certain provisions of this Title when, because of the particular physical surroundings, shape or topographical condition of the property, compliance would result in a particular hardship upon the owner, as distinguished from a mere inconvenience or a desire for additional economic gain.

Criteria for Zoning Variation.

A. The regulations of this Title shall not be varied unless findings of fact are made based upon evidence presented at the hearing that:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations of the zoning district in which it is located except in the case of residential zoning districts;

When we added the driveway addition onto the driveway, that was approved in 2020 by Buffalo Grove (BG), it cost us over \$2500 to have done. This investment quickly became worthless when it became apparent that due to the size it was restricted to by BG we would have to drive over the grass on both the common area and our property, destroying the grass and creating a mud pit that a. tracked mud all over the public sidewalk, public street, and our driveway, b. covered our car's tires with mud as well as my son's shoes every time he got in or out of his car, and, c. created an eye sore and public nuisance that downgraded the clean and nicely kept look of our neighborhood. We eventually told our son not to park on the driveway addition so that his car would stop tracking mud everywhere, and he and his car would not get filthy. This negated the entire reason for adding the approved driveway addition and in effect cost us over \$2500 for a useless addition.

By adding the paver bricks as shown on the plat of survey, I first and foremost eliminated the mud problem, used a solution that many houses on my street alone have already done, keeping this solution consistent with others in my neighborhood, and cleaned up and beautified the little part of our well-kept and beautiful part of Buffalo Grove.

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

The unique circumstances were:

- a. An approved driveway addition that we were required to make so small by the village of Buffalo Grove, that the only way to drive on or off of it was to drive over grass on both the common area, and our private property.
- b. The killing of all grass driven over, resulting in a mud put that when driven over, tracked mud onto the public sidewalk, public street and our driveway, and created a public nuisance for residence who would get their bicycles and shoes muddy when riding bikes and walking down the public sidewalk, and making the driveway addition unusable.

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

Not only will the variation not alter the essential character of the neighborhood, but it will be consistent with the essential character of the neighborhood. On my street alone and I found 8 houses that have similar driveway additions and paver brick treatments. Photos have been provided. By adding these paver bricks, which only increased the impervious coverage by 1.3%, we remained not only consistent with the rest of the neighborhood but solved a problem by eliminating an ugly, muddy eyesore. What does alter the essential character of our neighborhood, is a mud pit in from of my house, and mud being tracked all over the public sidewalk, the public street, and my driveway. That no longer exists.



Village of Buffalo Grove

50 Raupp Blvd. Buffalo Grove, IL 60089 (847) 459-2530

Application for Permit – Status: Permit Issued

Permittee:	BRIAN & DEBORAH DANN	Permit Number:	2020-00000720
Contact Phone::		Email:	
Address:	89 FABISH DR Buffalo Grove, IL 60089		
Permit Purpose:	Install concrete driveway extension		
Permit Type:	Driveway and/or Apron	County:	BG - LAKE - Buffalo Grove - Lake County
Project Value:	2500.00	Zoning:	R6*
Application Date:	7/27/2020		
P.I.N.:	15-28-408-010 0000	Date Issued:	7/27/2020
Important Notes			

Building / Plumbing / Electrical / Mechanical Information

Dimensions:	Residential Permit Type:	Single Family Detached	Non-Residential Permit Type:	0
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Contractor Information

Type	Name	Primary Phone
Cement	Blauw & Sons Concrete	(847) 253-0741

Fees

Charge Description	Charge
Driveway / Apron	\$50.00
Driveway / Apron - Engineering	\$50.00
TOTALS:	\$100.00

The undersigned hereby applies to the Village of Buffalo Grove, Illinois, for a permit to erect the structure or part thereof herein described, and if granted the permit applied for shall comply with all requirements of the Village of Ordinances relating thereto and pay the fees required by such ordinances. No error or omission in either the plans or application, whether said plans or application have been approved by the Building Official or not, shall permit or relieve the applicant from constructing the work in any other manner than that provided for in the ordinance of this Village relating thereto.

The applicant having read this application and fully understanding the intent thereof declares that the statements made are true to the best knowledge and belief.

Signature of Owner or Agent: _____	Date: _____
Print Name: _____	Phone: _____
Address: _____	State: _____

A Final Inspection and Certificate of Occupancy are required prior to Occupying Building

The applicant of this permit agrees to pay all Plan Review Fees whether they receive a permit or not

48 hour notice is required on all inspections

Attachment: Plan Set (Consider a Variation for Impervious Surface Coverage and Driveway Width at 89 E Fabish)

Blaug & Sons
 1101 N. Chapel Hill Rd.
 McHenry, IL 60051

Estimate

Date

5/25/2020

Phone #

(847)253-0741

Name / Address

Brian Dan
 89 E. Fabish
 Buffalo Grove, IL 60089

Phone Number

Item	Description	Qty	Rate	Total
Replacement	New drive addition poured, 16' x 8'. Concrete to be 6 bag mix. Concrete for drive to be 5" thick and reinforced with wire mesh. Gravel base to be 5" crushed stone, compacted. Expansion and control joints as needed. All debris to be hauled away. Permit not included. Payable as follows: 1/2 upon starting, balance upon completion. <i>* MOVING OF THE BASKETBALL POLE & Resetting.</i>	1	2,500.00	2,500.00
There is no guarantee against winter damage, please seal your concrete before each winter.			Total	\$2,500.00

Accepted By X

Brian Dan

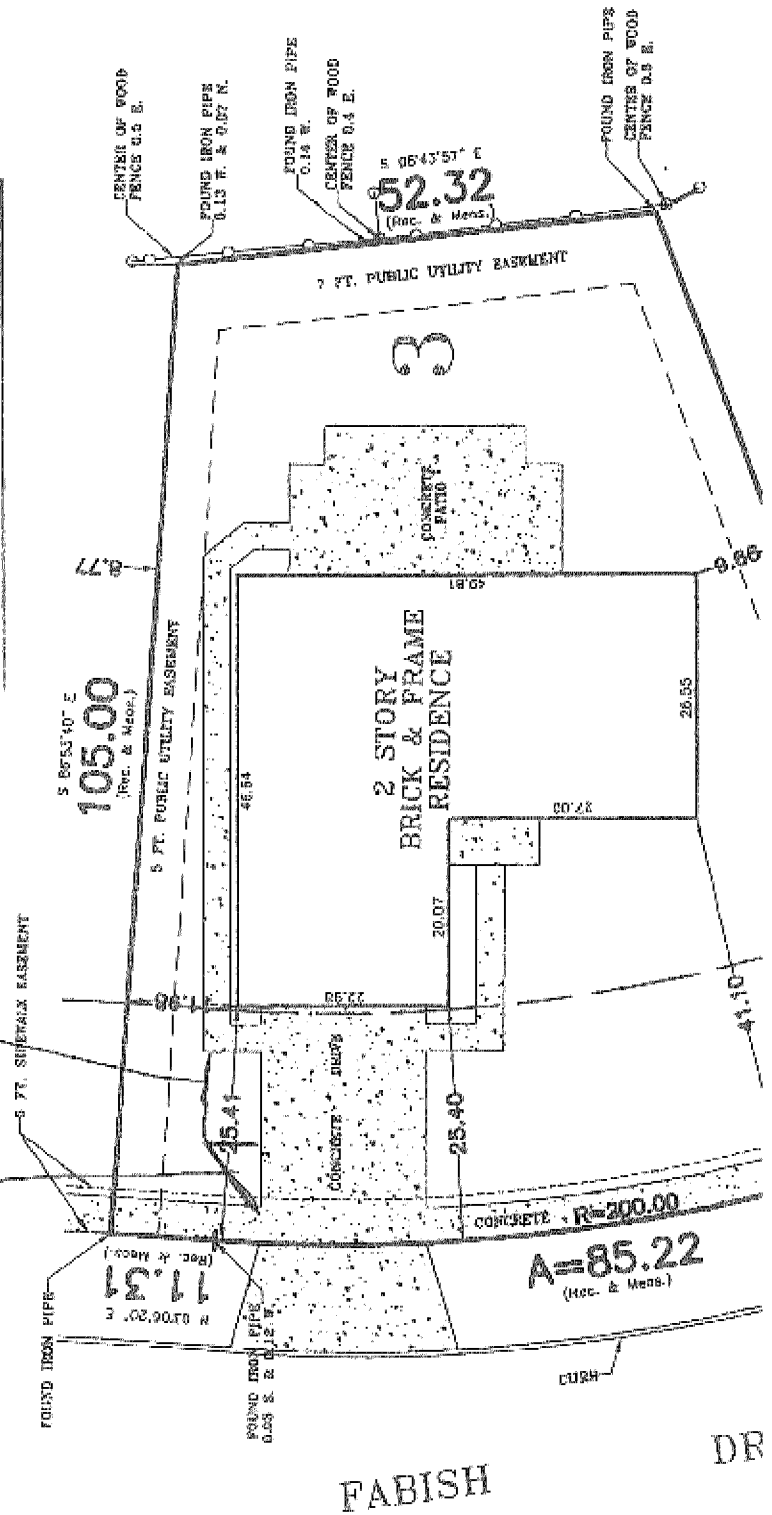
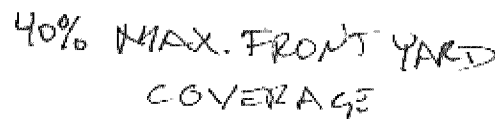
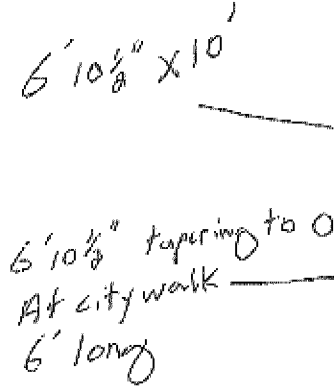
Attachment: Plan Set (Consider a Variation for Impervious Surface Coverage and Driveway Width at 89 E Fabish)

LOT 3 IN BLOCK 28 IN HIGHLAND POINT NUMBER 9, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 28, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 12, 1985, AS DOCUMENT 238758, IN LAKE COUNTY, ILLINOIS.

ADDRESS: 69 E. FABISH DRIVE, BUFFALO GROVE, ILLINOIS

SCALE: 1"=20'

APPROVED _____
 PURPOSE: DRIVEWAY
EXPANSION
 ZONING REVIEW DATE _____
TLW 7.20.20
 ENGINEERING REVIEW DATE _____
OK _____



Attachment: Plan Set (Consider a Variation for Impervious Surface Coverage and Driveway Width at 89 E Fabish)



Village of Buffalo Grove
50 Raupp Blvd, Buffalo Grove, IL 60089
Phone: (847) 459-2530 Fax:
permits@vbg.org

2.1.b

Address: 89 FABISH DR

Driveway or Apron

PIN: 15284080100000

Zoning: R6*

County: COOK COUNTY

PERMIT #: P2022-2113

ISSUED: 08/30/2022

EXPIRES: 02/26/2023

Work Description: Replace concrete driveway - 18' at property line 21' at curb

Stipulations: Please call Engineering at 847-459-2523 for base inspections and Building Department at 847-459-2530 for final.

Value: 6,500.00

APPLICANT / OCCUPANT:	OWNER:	CONTRACTOR:
Applicant: TOTAL PAVING AND BRICK SERVICES Occupant:	BRIAN & DEBORAH DANN 89 E DR FABISH DR BUFFALO GROVE IL 60089-7034 Phone: (847) 400 7649	TOTAL PAVING AND BRICK SERVICES 1531 N DELANY RD GURNEE IL 60031 Phone: (847) 336-2700

Subcontractor Type:

Subcontractor Name and Address:

Subcontractor Phone:

Fee Description	Quantity	Item Total
Driveway or Apron	1.00	50.00
Driveway or Apron - Engineering	1.00	50.00
	Fee Total:	\$100.00
	Amount Paid:	\$100.00
Credit Card Pay	Balance Due:	\$0.00

REQUIRED INSPECTIONS:

The following list provides GENERAL information on Village inspections for your project. This list is intended to be used as a GUIDE for your reference during the construction process. Additional inspections and requirements not listed may be required. A minimum 48-hour notice is required for all inspections.

Base Inspection

Final Building

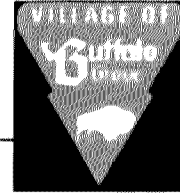
By accepting this permit, I certify that the information in this permit is accurate and that all work will be done in compliance with all applicable laws including those regulating construction and zoning. I agree to schedule all required inspections and understand that the completed work will not be considered in compliance without approved final inspection(s). Failure to comply may result in citation and/or fines.

Director of Community Development

Attachment: Plan Set (Consider a Variation for Impervious Surface Coverage and Driveway Width at 89 E Fabish)

VILLAGE OF BUFFALO GROVE

Fifty Raupp Blvd | Buffalo Grove, IL 60089-2139 | Phone 847-459-2530 | Fax 847-777-6046
www.vbg.org | bldgdept@vbg.org



BUILDING PERMIT APPLICATION

**** PLEASE COMPLETE BOTH PAGES ****

ADDRESS: 89 East Fabish Drive **Cost of Construction:** \$ 6,500
Type of property: ☐ Residential ☐ Commercial

Property Owner or Business Tenant (required): Brian Dann
Address: 89 East Fabish Drive City, State, ZIP: Buffalo Grove IL 60089
Phone: 847-400-7649 Email: _____

Applicant Name (if not property owner): Andrea Sanchez Company: Total Paving
Address: 1551 N Delany Rd City, State, ZIP: Gurnee, IL 60031
Phone: 847-336-2700 Email: permits@totalpaving.com

DESCRIPTION OF WORK: Remove & replace existing concrete driveway

TYPE OF IMPROVEMENT: (** indicates additional application; please see project guidelines for requirements)

☐ Addition	☐ Fence**	☐ Mechanical	☐ Sign - Permanent
☐ Air Conditioner	☐ Fire Alarm	☐ New Construction	☐ Sign - Temporary
☐ Basement Remodel	☐ Fire Damage Repair	☐ Patio/Walks/Landing	☐ Swimming Pool
☐ Burglar Alarm	☐ Fire Suppression	☐ Parking Lot	☐ Trailer
☐ Deck	☐ Foundation Repair	☐ Plumbing	☐ Tenant Buildout
☐ Demolition	☐ Furnace	☐ Remodel	☐ Tent
☒ Driveway/Apron**	☐ Garage	☐ Roof**	☐ Water Heater
☐ Electrical	☐ Generator	☐ Sewer Repair**	☐ Window/Glass Door**
☐ Elevator (New/Mod)	☐ Lawn Sprinkler	☐ Shed	☐ Other _____

CONTRACTORS:

Any contractor performing work within the Village must be listed on the permit. All contractors must be registered with the Village prior to permit issuance.

	Address	Phone
General: <u>Total Paving</u>	<u>1551 N Delany Rd Gurnee IL</u>	<u>847-336-2700</u>
Alarm: _____	_____	_____
Asphalt: _____	_____	_____
Carpenter: _____	_____	_____
Cement: _____	_____	_____
Electrical: _____	_____	_____
Radon: _____	_____	_____
Excavator: _____	_____	_____
Fence: _____	_____	_____
Mechanical: _____	_____	_____
Plumber: _____	_____	_____
Roofing: _____	_____	_____
Sign: _____	_____	_____
Sprinkler: _____	_____	_____
Other: _____	_____	_____

In consideration of this application and attached forms being made a part thereof and the issuance of permit, I will comply with the rules and regulations set forth in the Buffalo Grove Municipal Code and all work performed under said permit will be in accordance with the approved plans and specification which accompany this application. No error or omission in either the plans or application, whether said plans or application have been approved by the Building Official or not, shall permit or relieve the applicant from constructing the work in any other manner than that provided for in the Municipal Code of this Village relating thereto. The applicant agrees to pay all Plan Review Fees whether they receive a permit or not. The applicant having read this application and fully understanding the intent thereof declares that the statements made are true to the best of my knowledge and belief

Signature of Owner or Agent: Andrea Sanchez Date: 07/20/22
Page 1 of 2 05/2019

PLEASE COMPLETE ALL APPLICABLE INFORMATION

New Construction / Interior Remodel

Improvement (area of remodel) sq ft: _____

Use Group: _____

Zoning: _____

Type of Construction: _____

Dimensions of Bldg: _____

Stories: _____ Front: _____

Depth: _____ Height: _____

No. of sq. ft. per floor: _____

Total sq ft of bldg.: _____

Total volume of bldg.: _____

No. of bedrooms: _____

Basement: Full / Crawl / Slab

Garage: Attached / Detached

Mechanical

Type of Heat: _____

BTU: _____

High Efficiency? Y / N

A/C size: _____ ton

New location? Y / N

Other: _____

Electrical

No. of 15amp Circuits: _____

No. of 20amp Circuits: _____

No. of 30amp Circuits: _____

No. of 40/50/60amp Circuits: _____

No. of _____ Circuits: _____

Service Size: _____

New or Existing: _____

No. of feeder circuits: _____ Size: _____

No. of Motors: _____

No. over ½ HP: _____

No. under ¼ HP: _____

Low Voltage System Type: _____

Burglar Alarm Type: Wired / Wireless

Plumbing

No. of Fixtures: _____

No. of Cleanouts: _____

No. of Floor Drains: _____

No. of Sump Pumps: _____

No. of Water Heaters: _____ Type: _____

No. of gas pipe openings: _____

No. of Backflow Prevention Devices: _____

New / Replacement

No. of Lawn Sprinkler Heads: _____

Accessory Structure – Shed / Deck / Generator / Cell Tower / Detached Garage / Gazebo / Trailer

Dimensions: _____

Total square feet: _____

Height: _____

Driveway / Apron

Dimensions: 22x18Expansion: Y NDriveway Material: Concrete / Asphalt / BrickApron Material: Concrete / BrickWidth of driveway at sidewalk: 18Width of apron at sidewalk: 18Width of apron at curb: 21

Patio / Sidewalk

Dimensions: _____

Total square feet: _____

Material: Concrete / Brick Pavers

Fence

Height: _____

Linear feet: _____

Style: _____

Sewer Repair

Cleanout? Y / N

Distance from foundation: _____ ft

Work in R.O.W.? Y / N (If yes, \$1000 ROW bond required)

Sign

Type: _____

Dimensions: _____

Sq Ft: _____ Illuminated? Y / N

Temporary Dates: _____

Swimming Pool

Type: Hot Tub / Spa / Above Ground / In Ground

Village Time Stamp:

Fire Alarm

Type: New / Modification

No. of Fire Alarm System Devices: _____ System: Wired / Wireless

Fire Suppression

Type: New/Modification

System type: _____

RPZ: Y / N

No. of Firepumps: _____

No. of Standpipes: _____

No. of Fire Sprinkler Heads: _____

Elevator

New / Modification?

Type: _____

Power Type: _____

No. of stories: _____

Total Paving

and Brick Services

ESTIMATE #31591

SENT ON:

07/01/2022

RECIPIENT:

Brian Dann

89 East Fabish Drive
Buffalo Grove, Illinois 60089

Phone: 847-400-7649

Pavements Consultant : Erik Lopez

SENDER:

Total Paving and Brick Services

1551 N. Delany Rd.
Gurnee, IL 60031

Phone: (847) 336-2700

Email: sales@totalpaving.com

Website: www.totalpaving.com

SERVICE ADDRESS:

89 East Fabish Drive
Buffalo Grove, Illinois 60089

PRODUCT / SERVICE	DESCRIPTION	QTY.	TOTAL
Concrete Driveway R&R to Concrete	Demo the existing concrete and haul away. Remove stone and undercut* soils to make room for new pavement. Add additional CA-6 stone*, fine grade, and compact. Frame the area as needed. Drill for #4 rebar, and apply epoxy, to tie into existing concrete as necessary. Pour 4000PSI concrete and apply one coat of sealer. Control joints and expansion joints to be installed as necessary. *CA-6 stone included: 4" Concrete Thickness: 5" Includes 1.5 lb of micro fiber per CY inside the mix. Finish: Broom Joints: Saw cut	660	\$6,500.00*
Permit Services - Total Paving/Residential	Total Paving will apply for the permit. Customer is to reimburse Total Paving for any Permit fees paid to Village or City.	1	\$0.00*

A deposit of \$3,250.00 will be required to begin.

Total

\$6,500.00

07/14/2022

Date

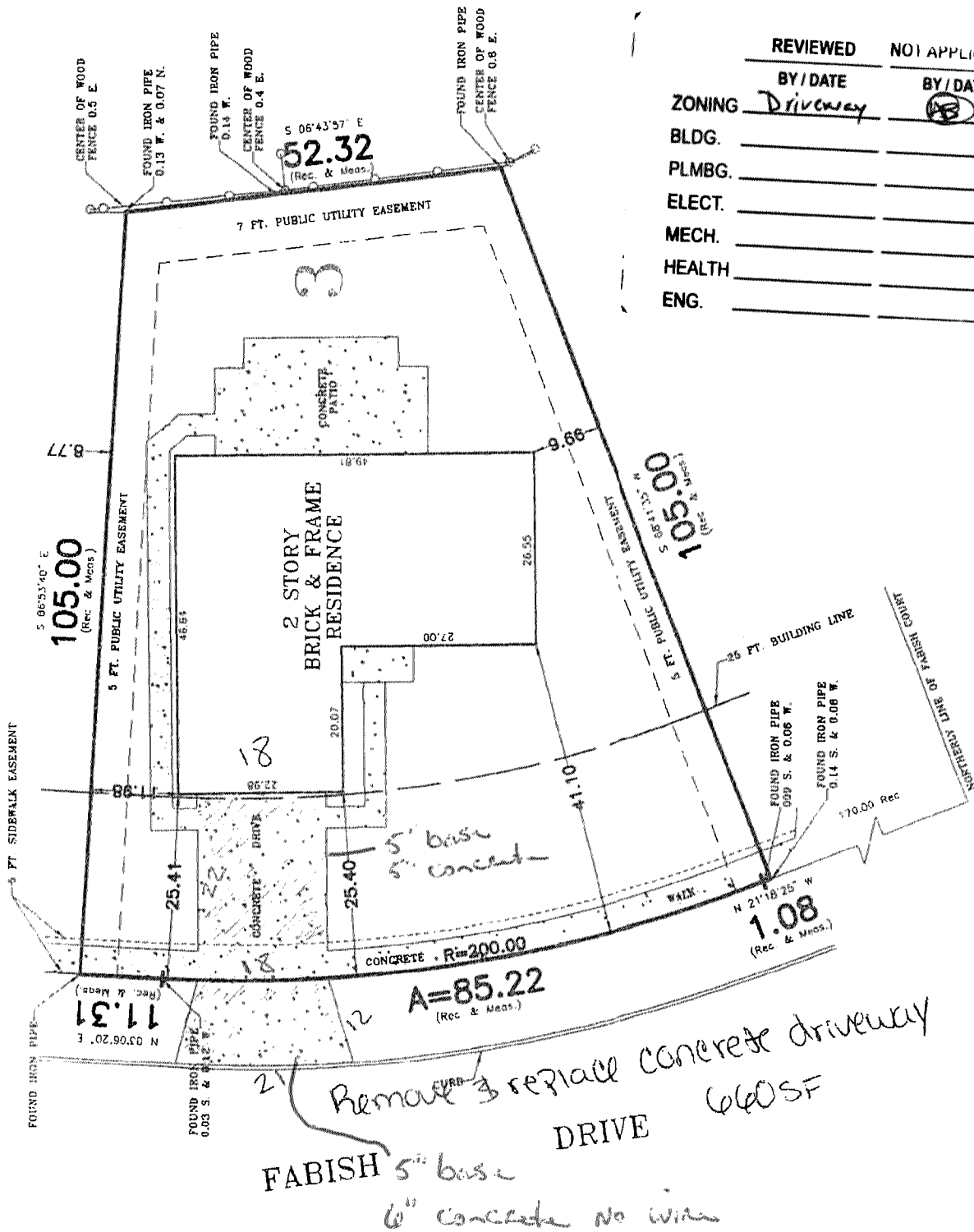
Brian Dann

Client Signature

* Non-taxable

1. This quote may be withdrawn by Total Paving & Brick Services, Inc. (hereinafter "Contractor") for any reason within 30 days of the issuance of the quote. In addition, the agreement is subject to an escalation clause if material prices or labor wages increase at any time from quote issuance, until the job is performed. This escalation clause obligates the owner/owner's agent/contractor to pay for any

1 of 3 pages



REVIEWED	NOT APPLICABLE	AP
BY/DATE	BY/DATE	BY/DATE
ZONING <u>Driveway</u>	<u>(X)</u>	<u>8/3/22</u>
BLDG.		<u>MK 8-5-2</u>
PLMBG.		
ELECT.		
MECH.		
HEALTH		
ENG.		

Attachment: Plan Set (Consider a Variation for Impervious Surface Coverage and Driveway Width at 89 E Fabish)

11/16/2022

**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, NOVEMBER 16, 2022**

Call to Order

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

Public Hearings/Items For Consideration

1. Consideration of an Amendment to the Preliminary Plan and Special Use Granted by Ordinance No. 95-26 and a Variation from Section 17.32 of the Zoning Code to Allow Accessory Structures on the Property to Exceed the 15-Foot Height Limit, All to Allow the Construction of an Amphitheater, a Covered Event Space, Support Structures for the Spray 'N Play Facility, Expansion of the Spray 'N Play Facility and Relocation and Reconstruction of the Playground on the Property Located at 951 McHenry Road (Mike Rylko Park) (Trustee Johnson) (Staff Contact: Kelly Purvis)

Ms. Pervis provided a background on the subject property at 951 McHenry Road, otherwise known as Mike Rylko Park.

Mr. Maloney, Buffalo Grove Park District Superintendent of Development, introduced the team of individuals who helped with the development project.

Mr. Maloney went through the site plan, noting the different facilities that are part of the project including the amphitheater and accessory structures, increase walkability and safety, enhanced splash pad, more inclusive playground, revamped concession and ticket area.

Mr. Howe spoke about the playground noting that it is currently past its useful life. The playground will be larger, more accessible, and a playground that will accommodate a larger age range.

Mr. Maloney spoke about the esthetics and the materials they will be using for the amphitheater structure. They passed around the material.

Com. Au asked about the materials. Who sees that material?

Mr. Maloney said you can see it from the park and on the pathway.

Com. Au asked if it is back lit.

Mr. Maloney said no, but it lights up when there is light in the space.

Com. Moodhe asked if they are fixing the walking path to accommodate traffic.

Mr. Maloney said it will be made larger and redone to accommodate increased foot traffic.

Com. Moodhe asked what size vehicle drive down the path to get to the park, specifically during Buffalo Grove Days.

Mr. Maloney explained the dimensions of the path and what it can and cannot accommodate/

Com. Moodhe stated some of the larger vehicles they have during Buffalo Grove Days, may need more room.

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Com. Moodhe asked if there is an exit plan.

Mr. Maloney said the pathway is where you can exit.

Com. Moodhe asked if there is enough room for the crowd.

Mr. Maloney said that with the angle of the amphitheater they have more room to maneuver than before.

Com. Moodhe asked about the maintenance building. What is the status of that project?

Mr. Maloney said they will have to fully renovate the building and upgrade all of the bathroom. Showers are now required for splash pads, where they were not before.

Mr. Howe showed the building that will house the filtration system and mechanics.

Com. Moodhe asked if they are making more changes to the path.

Mr. Maloney spoke about to the mobile com vehicle, stating they would have the room they need.

Com. Moodhe asked if it would affect the farmer's market.

Mr. Maloney said it should not, but it may allow for more opportunity.

Com. Moodhe asked if they worked with the chamber to create their plan.

Mr. Maloney said they had not spoken to the chamber.

Com. Moodhe asked if they considered the BBQ challenge that takes place at the park.

Mr. Maloney said they did not get into the BBQ challenge but said there should be plenty of space and opportunity with the new design to accommodate the BBQ challenge.

Com. Moodhe asked about the sound readings. He asked what the normal sound is for a concert.

Mr. Michel went over the analysis that was done for sound. He talked about the mitigating features that are proposed as well to help with the sound.

Com. Richards asked what the anticipated usage is with the new development.

Mr. Maloney talked about programming they are anticipating with this improved development.

Com. Richards asked staff if there were any calls from the public regarding the project.

Ms. Purvis said no and explained were the notices had been posted.

Com. Khan asked about the stormwater management and disturbed areas.

Mr. Kaminski discussed the stormwater management plan and the plans they reviewed from historical permits. He said they can certainly do a courtesy call to those agencies to make sure everyone knows about the plan.

Chairperson Cesario asked how tall the fitness center is and that the height of the proposed structure.

Mr. Maloney said it was taller than the proposed amphitheater.

Chairperson Cesario asked if they have been talking with BG days committee.

Mr. Maloney said yes.

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Com. Moodhe said they have talked with the committee.

Com. Moodhe expressed his concerns over the project and the sound but is excited for the new development.

Chairperson Cesario asked about staff about condition number 4 within the agenda packet.

Ms. Purvis said the PZC can modify to give flexibility.

Chairperson Cesario provided the added language to be added to the motion.

Chairperson Cesario entered the staff report as exhibit 1

Chairperson Cesario entered the Park District presentation as exhibit 2

The Public Hearing closed at 8:24 PM

Com. Khan made a motion to recommend approval to the Village Boarding for the approval of an amendment to the Preliminary Plan and Special Use granted by Ordinance No. 95-26 and a Variation from Section 17.32 of the Zoning Code to allow accessory structures on the property to exceed the 15-foot height limit, all to accommodate the construction of a new amphitheater, covered event space, expanded Spray 'N Play facility and new playground at 951 McHenry Road, subject to the following conditions:

- 1. The proposed park improvements shall be constructed in substantial conformance with the plans attached as part of the petition.*
- 2. The Final Engineering plans shall be submitted in a manner acceptable to the Village.*
- 3. A portion of the ADA parking stalls shall be relocated near the accessible route to the event shelter. Plans should be revised as part of the Final Engineering review.*
- 4. Speakers mounted to the amphitheater structure will be limited as indicated in the noise study, to a height not to exceed 15 feet above the lowest seating area or +697 feet or such other height as administratively determined by the Village and Park District Staff.*
- 5. Noise levels for events will be kept within the 97 dBA Leq limitation at a position of 70 feet in front of the stage and all shows will use a real-time sound level monitor as recommended by the noise study.*
- 6. Any directional or incidental signage added to the site shall be reviewed administratively by staff.*

Com. Moodhe seconded.

Chairperson Cesario spoke in favor of the motion.

Com. Davis spoke in favor of the motion.

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Com. Moodhe spoke in favor of the motion.

RESULT:	RECOMMENDATION TO APPROVE [UNANIMOUS]
AYES:	Moodhe, Cesario, Khan, Au, Richards, Davis
ABSENT:	Marc Spunt, Mitchell Weinstein, Neil Worlikar

2. Consideration of a Petition to the Village of Buffalo Grove for Approval of an Amendment to the Underlying Planned Unit Development Approved by Ordinance No. 2006-7 to Allow a 10-Foot Extension of the Existing Communications Tower, Colocation of an Antenna Array and the Installation of Additional Ground Equipment at the Base of the Tower Within the Existing Enclosure at 185 N. Milwaukee Avenue. (Trustee Pike) (Staff Contact: Kelly Purvis)

Ms. Pervis provided background on the proposed changes.

Mr. Camillucci provided additional detail regarding the application for the collocation.

Mr. Gasser briefly explained the leasing agreement of crown castle to carriers. He also explained the maintenance and management of the facility that occurs.

Mr. Gasser address the federal standards that are held. AT&T asked for the minimum high and are only asking for a 3-foot difference.

Com. Richards asked for clarification on the height.

Mr. Gasser said its 100 ft plus 5 ft for the antennas.

Com. Richards asked if we are at max height.

Mr. Gasser said it depends on a lot of things. They would make changes to the structure to ensure it is structurally sound.

Com. Richard said that as it stands now, it will hold.

Mr. Gasser said this structure as analyzed with the additional loading is passing and is at 90 percent.

Com. Khan asked who determines the maximum height of the tower

Mr. Gasser said that the height would depend on what a community would allow and the structural integrity of the tower. They must submit to the federal government for approval.

Com. Khan asked staff if there are height restrictions in the code.

Ms. Pervis said yes and reviewed what our limitations we as a village.

Patrick Brankin, Village Attorney, provided further detail regarding the federal regulations.

Com. Khan asked which carriers are currently on the tower.

Mr. Gaaser said he believes it is T-Mobile. And AT&T is the proposed addition.

Com. Moodhe asked if they were adding to both towers.

Mr. Gasser said no, just the one.

Chairperson Cesario reference page 82 and asked if they could confirm the criteria.

Mr. Gasser confirmed the criteria listed on page 82 of the Villages staff report.

Chairperson Cesario entered the Villages staff report as exhibit 1.

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Mr. Gasser thanked the commission for their time.

The public hearing closed at 8:53 PM.

Com. Khan made a motion to recommend approval of an amendment to the underlying Planned Unit Development approved by Ordinance No. 2006-7 to allow a 10-foot extension to the communications tower for colocation of an AT&T antenna array on the tower and installation of ground equipment at the base of the tower within the existing enclosure on the property located at 185 N. Milwaukee Avenue, subject to the following conditions:

- 1. The proposed tower extension and antenna colocation shall be constructed in substantial conformance with the plans attached as part of the petition.*
- 2. That Ordinance No. 2006-7 will remain in full force and effect except as specifically modified to allow the tower expansion, collocation of a new antenna array and installation of ground equipment within the existing enclosure.*

Com. Richards seconded the motion

Com. Moodhe spoke in favor of the motion.

Chairperson Cesario spoke in favor of the motion.

RESULT:	RECOMMENDATION TO APPROVE [UNANIMOUS]
AYES:	Moodhe, Cesario, Khan, Au, Richards, Davis
ABSENT:	Marc Spunt, Mitchell Weinstein, Neil Worlikar

Regular Meeting

Other Matters for Discussion

Approval of Minutes

1. Planning and Zoning Commission - Regular Meeting - Nov 2, 2022 7:30 PM

RESULT:	ACCEPTED [UNANIMOUS]
AYES:	Moodhe, Cesario, Khan, Au, Richards, Davis
ABSENT:	Marc Spunt, Mitchell Weinstein, Neil Worlikar

Chairman's Report

Chairperson Cesario spoke briefly about the Village's FY 2023 proposed budget.

Committee and Liaison Reports

None

Staff Report/Future Agenda Schedule

Ms. Purvis provided information on upcoming agenda items for the PZC.

Public Comments and Questions

Minutes Acceptance: Minutes of Nov 16, 2022 7:30 PM (Approval of Minutes)

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Adjournment

The meeting was adjourned at 8:58 PM

Action Items

Kelly Purvis

APPROVED BY ME THIS 16th DAY OF November, 2022

Minutes Acceptance: Minutes of Nov 16, 2022 7:30 PM (Approval of Minutes)