



Meeting of the Village of Buffalo Grove Planning and Zoning Commission

Regular Meeting
January 6, 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/83276063905>:

When: Jan 6, 2021 07:30 PM Central Time (US and Canada)

Please click the link below to join the PZC Public Hearing:

<https://us02web.zoom.us/j/83276063905>

Or iPhone one-tap :

US: +13126266799,,83276063905# or +19294362866,,83276063905#

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 +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799

Webinar ID: 832 7606 3905

International numbers available: <https://us02web.zoom.us/j/83276063905>

II. Public Hearings/Items For Consideration

1. Consider a Variation for the Proposed Sunroom Addition Which Would Encroach into the Rear Yard Setback at 467 Thorndale Avenue. (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 - Nov 18, 2020 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 : Consider a Variation for the Proposed Sunroom Addition Which Would Encroach into the Rear Yard Setback at 467 Thorndale Avenue.

Recommendation of Action

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

The petitioner is requesting a rear yard setback variation for the purpose of constructing the proposed sunroom addition. The proposed sunroom addition would encroach into the required rear yard setback at the residential property at 467 Thorndale Avenue.

ATTACHMENTS:

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

Trustee Liaison
Johnson

Staff Contact
Nicole Woods, Community Development

Wednesday, January 6, 2021

MEETING DATE:	January 6, 2021
SUBJECT PROPERTY LOCATION:	467 Thorndale Ave
PETITIONER:	Envy Homes Services on behalf of the homeowners Nathan and Natalie Solomon
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 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 requesting a variation for the purpose of constructing the proposed sunroom addition which encroaches into the rear yard setback of the subject property. The R4 Zoning Code requires a 40’ 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 as shown in *Image A*.
- This proposed sunroom addition measures 16’ in length and 16’ in width, with is a total area of 256 square feet.
- This expanded sunroom addition will encroach 10’-6” into the required 40’ rear yard setback.
- The proposed sunroom addition will be located approximately 29’-6” from the rear property line.
- This proposed sunroom opens out into a proposed patio to the west. This proposed patio meets Code.



- The Planning and Zoning Commission is allowed to grant sunroom additions which encroach up to 33% into the rear yard setback. In this case, the proposed sunroom rear yard encroachment of 10'-6" constitutes 30% of the required 40' 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 10'-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 10'-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 467 Thorndale Dr:

We are requesting a variance because we are trying to construct a 16x16 3 season sunroom addition, the rear yard setback requirement is 40 feet, and we would be 29 feet away. The construction being done on the site will consist of a 16x16 room addition with a 12"x42" trench foundation underneath, along with a 20x14 composite deck. The hardship that will arise if the variance is not granted is the room would only be able to go out 5 feet which is not an adequate amount of room. This issue is because of the location of the home on the lot. As previously mentioned because of the home's location there is very little room to make improvements on the home since any sort of addition work would only be allowed to extend 5 feet from the home which is not an adequate amount of space to work with.

PLAT OF SURVEY

OF

LOT 8 IN AMBERLEY, BEING A SUBDIVISION IN THE NORTH 1/2 OF SECTION 33, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 13, 1988 AS DOCUMENT NO. 2700262, IN LAKE COUNTY, ILLINOIS.

FEB 3 1989

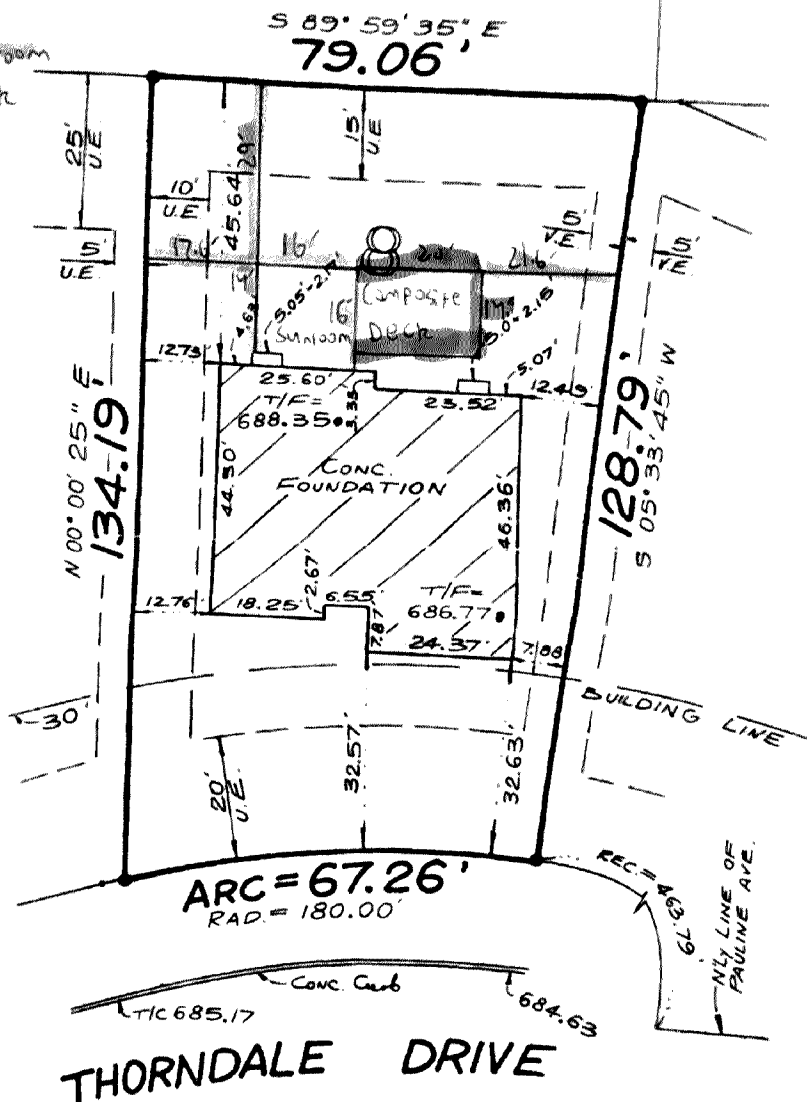
COMMONLY KNOWN AS 467 THORNDALE DR.

SCALE 1"=20'

SPOT

Proposed Sunroom
 Proposed deck
 setbacks

Pay'd 2/10/89
 Pay'd 2/10/89



Attachment: Plan Set (Consider a Variation for the Proposed Sunroom Addition Which Would Encroach into the Rear Yard Setba)

U. E. INDICATES 'UTILITY EASEMENT'

V. E. INDICATES 'VILLAGE EASEMENT'

FOR: THE HOFFMAN GROUP, INC.
 ORDER NO.: 890205 (8)
 FILE: 33 - 43 - 11
 DRAWN BY: MP



STATE OF ILLINOIS SS.
 COUNTY OF COOK

LEDWARD 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, DATED THIS 2ND DAY OF FEBRUARY A.D. 1989

ILLINOIS REGISTERED LAND SURVEYOR



Response to Standards

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

Your Evidentiary Statement: The home's location has very little room to make improvements on the home since any sort of addition work would only be allowed to extend about 5 feet from the home since the rear yard setback requirement is 40 feet which is not an adequate amount of space to work with.

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 only about 5 feet of 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.

Print | Close Window

Subject: Information for Variance

From: Nate Solomon <nate.solomon@comcast.net>

Date: Mon, Dec 07, 2020 9:24 am

To: Zach <zach@envyhomeservices.com>

Attach: House Deed 467 Thorndale.pdf

Hi Zach. Hope you had a nice weekend.

Attached is the Warranty Deed for our house.

Here is the email for the Village. Please confirm back to me that you received this and that it works.

Thanks. Nate

To the Village of Buffalo Grove Building and Zoning Commission -

My name is Nate Solomon. My wife Natalie and I are the homeowners at 467 Thorndale Drive and have lived here for almost 30 years.

We will be asking the Commission for a variance in order for us to build a sunroom onto our house. This will occur at the Jan. 6, 2021 meeting. I hereby give Adam Kingen and Zach Zielinski, who are with Envy Home Services, permission to apply for the variance, and to speak on our behalf at the meeting. My wife and I will also be present at the meeting.

Thank you.

Nate Solomon
nate.solomon@comcast.net
(224) 434-7785

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Attachment: Plan Set (Consider a Variation for the Proposed Sunroom Addition Which Would Encroach into the Rear Yard Setba)

11/18/2020

**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, NOVEMBER 18, 2020**

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/84785468408?pwd=bHNLY001T3FMYTNIL1EvUlpvVGRVZz09>

Public Hearings/Items For Consideration

1. Consider an Amendment to the WJ Sports Special Use to Allow for the Onsite Consumption of Beer and Wine as Part of Their Golf Recreational Services at 1380 Busch Parkway. (Trustee Johnson) (Staff Contact: Nicole Woods)

Mr. Cho described their petition to allow for onsite consumption of beer and wine as part of their services at WJ Sports Entertainment.

Chairperson Cesario thanked the petitioner for their statement and restated the purpose of the amendment to the original special use permit.

Mr. Cho explained that at the time of the original request, they did not believe they would be selling beer and wine as part of their services. He noted that as their business plan had developed they decided now to include it.

Com. Goldspiel asked when they would begin selling beer and wine during the day.

Village Planner Akash stated the hours of liquor sales as part of the Village Code.

Com. Goldspiel commented that the sale of beer and wine should be later in the day when there is less of a younger crowd.

Mr. Cho noted that him and his staff have all completed their BASET training and are now certified.

Com. Weinstein asked about the onsite consumption of beer and wine.

Mr. Cho responded that those who would be sold beer and wine would only be those using their services. An individual could not come in and just buy a drink, they would have to purchase a package that included the beer or wine with their golf experience.

Com. Weinstein asked how the pricing would work for the packages that included beer and wine.

Mr. Cho responded that currently, the number of drinks is unlimited.

Com. Au asked how they would keep patrons from overserving themselves.

Minutes Acceptance: Minutes of Nov 18, 2020 7:30 PM (Approval of Minutes)

11/18/2020

Mr. Cho responded that with their training they had learned what to do and how to monitor situations like that, however, they believe that the consumption of beer and wine will be slow as the game they are playing requires their time and attention.

Com. Weinstein asked to see where the bar would be stored.

Mr. Cho reference packet page 7.

Com Weinstein clarified that they would only be selling beer and wine no hard liquor or spiked seltzers.

Com. Moodhe commented that their model is similar to a bowling alley or the hair and nail salons that offer alcoholic beverages as part of the overall experience.

Com. Goldspiel noted that he still has a problem with the hours of the consumption of beer and wine too early in the day when a younger crowd may be present.

Chairperson Cesario referred to the Village Attorney regarding the hours of beer and wine consumption.

Village Attorney Brankin commented that the liquor license that JW Sports entertainment would fall under the G7 license that would allow for this use.

Com. Richards commented that he thinks it would be unfair to impose a time restriction on their sale of beer and wine when they are not the same standards as other business in the Village.

Com. Moodhe noted that Prairie Craft is in the same area selling alcohol. He also noted that he does not think the time restriction was necessary.

Chairperson Cesario entered the Village Staff Report as exhibit one.

The Public Hearing closed at 8:25 PM.

Com. Goldspiel commented that he is opposed to the amendment to the special use due to the hours of the sale of beer and wine.

Chairperson Cesario asked Com. Goldspiel what hours he would propose for the sale of beer and wine.

Com Goldspiel provided some ideas.

Com Moodhe noted that this would be difficult for the Village to monitor and regulate.

Com. Weinstein made a motion to recommend approval to the Village Board to amend the WJ Sports Entertainment Special Use Ordinance 2020-5 to allow for the onsite consumption of beer and wine as part of their golf recreational services at 1380 Busch Parkway subject to the following conditions:

- 1. Expect as amended by this petition, all conditions associated with Ordinance 2020-5 shall remain in full force and effect.*
- 2. The consumption of alcohol shall only be permitted upon the issuance of a valid Liquor License by the Village of Buffalo Grove*

Com. Richards seconded the motion.

Minutes Acceptance: Minutes of Nov 18, 2020 7:30 PM (Approval of Minutes)

11/18/2020

RESULT:	RECOMMENDATION TO APPROVE [8 TO 1]
	Next: 12/7/2020 7:30 PM
AYES:	Moodhe, Spunt, Cesario, Khan, Weinstein, Au, Richards, Worlikar
NAYS:	Stephen Goldspiel

Regular Meeting**Other Matters for Discussion**

None.

Approval of Minutes

1. Planning and Zoning Commission - Regular Meeting - Nov 4, 2020 7:30 PM

RESULT:	ACCEPTED [8 TO 0]
AYES:	Moodhe, Spunt, Cesario, Goldspiel, Khan, Weinstein, Au, Richards
ABSTAIN:	Neil Worlikar

Chairman's Report

None.

Committee and Liaison Reports

None.

Staff Report/Future Agenda Schedule

Deputy Community Development Direct Woods noted there were no PZC Meetings in December and discussed having Commission training due to the new members on the Commission.

Public Comments and Questions

None.

Adjournment

The meeting was adjourned at 8:45 PM

Chris Stilling

APPROVED BY ME THIS 18th DAY OF November, 2020

Minutes Acceptance: Minutes of Nov 18, 2020 7:30 PM (Approval of Minutes)