

**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, MAY 1, 2024**

Call to Order

The meeting was called to order at 7:30 PM by Chair Mitchell Weinstein

Public Hearings/Items For Consideration

1. Consideration of a Variation to the Fence Code, Section 15.20.040, for the Purpose of Installing an 8-Foot Fence on the Property Line Along Buffalo Grove Road at 3 River Oaks Circle E. (Trustee Weidenfeld) (Staff Contact: Andrew Binder)

Associate Planner Binder provided an overview of the property background and the requested Fence Variation.

Young Koh, property owner and petitioner was sworn in. Koh indicated that he wants an 8-foot fence so that it will match what all of his neighbors have. He noted that he was originally part of the petition for a variation several years ago, but did not move forward due to costs.

Com. Worlikar asked what is meant by legally non-conforming.

Binder explained that the existing fence does not meet current code requirements but was permitted to be constructed as it is today. It is likely there was a code change that resulted in the fence not conforming to current codes.

Com. Worlikar asked why the ZBA originally denied the fence request for the neighbors.

Purvis indicated that the minutes were not very specific but indicated that there was not a sufficient hardship to allow the 8-foot fences.

Com. Spunt indicated that the 6-foot fence blew down in a storm last month.

Koh confirmed that was the case.

Com. Spunt noted that the pictures are not current.

Chairperson Weinstein asked the petitioner why the Zoning Board denied the original request years ago.

Koh indicated that it wasn't denied.

Chairperson Weinstein noted that the Village Board ultimately approved the requests, but that the Zoning Board was not in support. He asked the petitioner if he knew the reason why.

Koh responded he did not.

Com. Saxena asked what problem the 8-foot fence solves for the petitioner.

Koh responded that the 8-foot fence will look better because it will match his neighbors' fences and will also reduce noise.

Com. Saxena asked why his neighbors would be happy about the 8-foot fence.

Koh indicated that they wanted him to replace his 6-foot fence long ago when their 8-foot fences were installed.

Chairperson Weinstein asked the petitioner to confirm, he wants an 8-foot fence so that it will look more consistent with the neighborhood.

Koh confirmed.

Chairperson Weinstein asked if the 8-foot fence would cost more than replacing the 6-foot fence.

Koh indicated that it would.

Com Au asked if the new fence would be board on board or if it would be a solid fence.

Binder indicated it would be a solid fence, that will match the neighboring properties.

The staff report was entered into the record as Exhibit 1

The public hearing was closed.

Com. Richards made a motion to grant a variation to Section 15.20 of the Buffalo Grove Fence Code to allow the installation of an 8-foot solid wood fence that exceeds the maximum height of a corner side yard fence, is not of an open style, and encroaches beyond the minimum required setback for a fence within the corner side yard along Buffalo Grove Road at 3 River Oaks Circle, provided the fence shall be installed in accordance with the documents and plans submitted as part of this petition, and that the fence will not extend any further than the existing fence along Buffalo Grove Road.

Com. Davis seconded the motion.

Chairperson Weinstein spoke in favor of the variation. He indicated he would not normally be in favor of an 8-foot fence, however it was already approved for the neighbors. It is consistent with what is there and will look better than what currently exists.

Com. Spunt agreed that the 8-foot fence will look nicer and match the other fences in the area and will help with the noise.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Spunt, Weinstein, Au, Richards, Worlikar, Davis, Saxena
ABSENT:	Adam Moodhe

Regular Meeting

Other Matters for Discussion

Approval of Minutes

1. Planning and Zoning Commission - Regular Meeting - Apr 17, 2024 7:30 PM

Motion to approve by Com. Richards and seconded by Com. Spunt.

RESULT:	ACCEPTED [5 TO 0]
AYES:	Spunt, Weinstein, Richards, Worlikar, Davis
ABSTAIN:	Amy Au, Sujat Saxena
ABSENT:	Adam Moodhe

Chairman's Report

Chairman Weinstein spoke about the Chairperson's Forum he and Vice Chair Richards attended in April, which was hosted by the American Planning Association. They learned about how other communities run meetings. He indicated that many communities have less detailed reports and the staff report comes at the end of the meeting rather than the beginning.

Vice Chairman Richards indicated his appreciation for Buffalo Grove's staff.

Committee and Liaison Reports

Vice Chair Richards spoke about the excitement of the Bison Crossing groundbreaking earlier that day.

Staff Report/Future Agenda Schedule

Purvis indicated that the Commission should expect to have meetings for the rest of May and all of June, and noted that the May 15th agenda will have 3 cases on it for consideration.

Public Comments and Questions

None

05/1/2024

Adjournment

The meeting was adjourned at 7:51 PM

Kelly Purvis

APPROVED BY ME THIS 1st DAY OF May, 2024

Mitchell Weinstein, Commissioner