

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, DECEMBER 1, 2021

Call to Order

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

Public Hearings/Items For Consideration

1. Consider a Variation to Allow for a Driveway to Exceed the Maximum Coverage at 811 Summer Ct. (Trustee Johnson) (Staff Contact: Nicole Woods)

Community Development Director Woods provided history on the subject property, which was a work prior permit for a driveway over max 40 percent. Ms. Woods discussed the other issues at the subject property, which the property owner has agreed to comply with. She said in closing the property owner is seeking to exceed the driveway maximum by 5 percent.

Mr. Wasem, 330 E. Main Street, Petitioner's Attorney. He noted that if the property owner removed the triangular part, it would help alleviate the draining issues.

Community Development Director Woods said unfortunately even with the removal of that part of the driveway, it still exceeds the 40 percent maximum. Though it does alleviate the drainage issues.

Mr. Wasem spoke about why they are seeking the variation. He noted exhibit two.

Community Development Director Woods asked Mr. Wasem is the property was willing to reduce the size.

Mr. Wasem said yes.

Chairperson Cesario asked Mr. Wasem to point out what section of the driveway will be removed.

Mr. Wasem explained what section of the driveway would be removed, providing clarity to the Commissioners.

Community Development Director Woods referenced the plat of survey to show the drainage and easement, which also showed the proposed driveway.

Chairperson Cesario repeated back what was on display to provide clarity on what would be removed.

Chairperson Cesario asked if the petition has any dispute with the series of events on page 4 of the staff report.

Mr. Wasem said the statement is accurate.

Chairperson Cesario asked how much concrete is required to allow access of the gate.

Mr. Wasem said the opening and closing of the gate is a problem.

Chairperson Cesario asked why concrete is on the driveway for the gate.

Mr. Wasem said it was to provide consistent access and for better aesthetic.

Com Au asked why the homeowner did not stop during the stop work order.

Mr. Wasem said he does not know.

Com. Au talked about how important it is to be proactive when these types of issues arise.

Com. Worlikar asked about the gate and the relief that is being sought. He asked how the gate works.

Mr. Wasem said he believes that both doors open.

Com. Moodhe asked staff if a permit has been pulled at this point.

Community Development Director Woods said they have requested a permit but is currently on hold.

Com. Moodhe asked what was in the permit. He asked if electrical was within the permit because he noticed lighting.

Mr. Wasem said the property owner agreed what is recommended here, he will do.

Com. Moodhe asked if the property owner believed what they did what fit in with the neighborhood.

Mr. Wasem said he believes the property owner did.

Com. Khan asked Ms. Woods asked about the email exchange between the neighbors on packet page number 21 regarding the height of the fence. He asked if there was anything the Village has said to the applicant about the fence.

Community Development Director Woods said there has been discussion with the property owner. She said the property owner has agreed to lower the fence to five feet.

Com. Khan asked if they applied for a permit with the fence.

Community Development Director Woods said no.

Com. Khan clarified this is another project without a permit. He commented that he is upset that the homeowner did not stop work when requested.

Chairperson Cesario wanted to note that the item before the Commission is on the driveway not the fence.

Mr. Brankin, Village Attorney, said the fence is foundational and relevant in the discussion.

Com. Moodhe asked how the homeowner will reduce the height.

Mr. Wasem said the company is going to come out and reduce the height.

Com. Moodhe asked if the rest of the fence 6 feet solid.

Community Development Director Woods said yes.

Com. Moodhe expressed his concern for the disregard of the permit process.

Community Development Director Woods discussed how the enforcement of changes that will be required.

Com. Moodhe said he would like to see final plans because what is being presented is very vague.

Mr. Wasem said he understands.

Com. Spunt reference packet page 18.

Com. Spunt asked about the red line. He asked if that was original to the house and if it could be removed for better drainage.

Mr. Wasem said that part of the driveway at the bottom was part of the house already.

Community Development Director provided clarification on the driveway.

Mr. Wasem said they can be specific in the changes so they can calculate the exact coverage.

Com. Worlikar referenced packet page 9 and the basketball court.

Mr. Wasem said the basketball court was brought up. The homeowner said it was there when they purchased the home.

Community Development Director Woods said the basketball court has been expanded in size without a permit, but the homeowner said it was before he moved in. She noted it is out of the purview of the Commission, however, it still needs to have a permit and be inspected.

Com. Au asked Village Attorney if it would be best to put the plan together.

Mr. Brankin discussed how the Commission should proceed with what they have in front of them tonight. There is no additional relief being sought.

Com. Weinstein wanted to confirm the existing driveway already exceeded the 40 percent before the addition.

Community Development Director Woods said no.

Com. Weinstein commented that if the petitioner can cooperate with the Commission on the other issues, they are more likely to work in favor of the petitioner. He noted the gate is not a unique circumstance. Com. Weinstein said if they came back with something more specific the Commission would be helpful.

Mr. Wasem said he agrees which is why he wants to continue the hearing.

Com. Goldspiel expressed his concern over the ordinance.

Chairperson Cesario asked the Village Attorney about the continuance action.

Mr. Brankin said that the order would be to make a motion to continue the hearing to January 19, 2022 after consulting with staff to give time to the petitioner and staff to put together and review

Com. Moodhe asked staff if they looked at pervious permits for this property.

Community Development Director Woods said yes.

Com Moodhe asked if any were pulled by the current homeowner.

Community Development Director Woods said she does not know.

Com. Moodhe asked if was aware of the Villages permit process.

Mr. Wasem said yes, but not the 40 percent.

Chairperson Cesario entered the staff report as exhibit one and the picture as exhibit two.

Mr. Wasem said the homeowner wants to work with the Village of Buffalo Grove.

Com. Weinstein made a motion to continue the public hearing to January 19, 2022 at 7:30 PM at Village Hall.

Com. Khan seconded the motion.

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

Regular Meeting

Other Matters for Discussion

None

Approval of Minutes

1. Planning and Zoning Commission - Regular Meeting - Nov 17, 2021 7:30 PM

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

Chairman's Report

Chairperson deferred to President Sussman to begin the chairperson report. President Sussman thanked Commissioner Goldspiel for his years of service.

Trustee Johnson provided thanks to Commissioner Goldspiel for his service to the Village of Buffalo Grove.

Chairperson Cesario thanked Commissioner Goldspiel for all his great work to the Village of Buffalo Grove and the Commission.

Community Development Director Woods gave thanks to Commissioner Goldspiel for his thoughtfulness to development over the years as well as his overall commitment to the community.

Committee and Liaison Reports

None.

Staff Report/Future Agenda Schedule

Community Development Director Woods provided an overview of what will be coming to the Planning and Zoning Commission on future agendas.

Public Comments and Questions

12/1/2021

None.

Adjournment

The meeting was adjourned at 8:33 PM

Chris Stilling

APPROVED BY ME THIS 1st DAY OF December, 2021