

**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 17, 2021**

Call to Order

The meeting was called to order at 7:32 PM by Chairman Frank Cesario

Public Hearings/Items For Consideration

1. Consider a Variation for an Accessory Structure Exceeding Max Rear Yard Coverage at 300 Raupp Blvd (Trustee Johnson) (Staff Contact: Nicole Woods)
Village Planner Akash provided a background on the subject property.
Mr. Nenkov gave the Commissioners a brief description of his variation for a proposed shed in the rear yard.
Com. Weinstein asked the petitioner about the shed and the current detached garage.
Mr. Nenkov explained his lot situation.
Chairperson Cesario asked if the petitioner had anything else to say in closing.
Mr. Nenkov thanked the Commissioners for their time.
The staff report was entered as exhibit one.
The public hearing was closed at 7:40 PM.
Commissioner Weinstein made a motion to grant a variation to Section 17.32 of the Buffalo Grove Zoning Code to allow for an 8' by 10' shed in the rear yard, which exceeds the 3.2% of the rear yard coverage. The shed shall be installed in accordance with the documents and plans submitted as part of this petition.
Com. Spunt seconded the motion.
Com. Moodhe spoke in favor of the motion.
Com. Weinstein spoke in favor of the motion.
Com. Goldspiel spoke in favor of the motion.

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

2. Consider a Variation to Allow an RV that Exceeds Max Permissible Size and Allow for the Storage in the Corner Yard at 551 Springside Ln. (Trustee Pike) (Staff Contact: Nicole Woods)
Village Planner Akash gave a description of the subject property and details on the two variations.
Mrs. Mulvihill provided the Commissioners with additional detail regarding their petition.
Com. Worlikar asked about the position of the Boat and trailer regarding proper screening.

Village Planner Akash provided detail to the Commissioners regarding the fence code.

Chairperson Cesario clarified to the Commission that there is no request for a fence variation.

Village Planner Akash confirmed that there is no fence variation as part of the petition.

Com. Worlikar asked if the fences would overlap.

Mr. Mulvihill said no.

Com. Spunt asked if the petitioner will be able to back the boat and trailer into the driveway.

Mr. Mulvihill spoke to the measurements he took to make sure he had enough room to maneuver the trailer.

Com. Goldspiel noted that the boat was large.

Mr. Mulvihill said it is primarily used in lakes.

Com Goldspiel asked if the boat would be covered in the winter months.

Mr. Mulvihill said yes.

Com. Moodhe asked if the top part of the boat could be folded down.

Mr. Mulvihill said yes.

Com. Moodhe asked the petitioner what his landscape plan was.

Mr. Mulvihill said he hopes to use the topsoil from the extended driveway to build up a bead for the landscape that will tentatively include arborvitaes.

Com Moodhe asked if they had talked to their neighbors.

Mr. Mulvihill said year.

Com Weinstein asked if the plans for the screening was planned with staff.

Mr. Mulvihill said yeas.

Com. Weinstein asked about the house behind them and if they were going to screen the boat on that side.

Mr. Mulvihill said he hasn't thought about screening the boat on that side.

Village Planner Akash that the Village will look and make sure it is properly screened for the neighbors in the rear.

Com. Goldspiel spoke briefly on landscape ideas.

Mr. Mulvihill thanked the Com. Goldspiel for the ideas.

Chairperson Cesario asked if there was a variation for the driveway.

Village Planner Akash said no.

Chairperson Cesario asked the petitioners to go over their hardship as required for the variation.

Mr. Mulvihill spoke about the hardship of having the boat stored somewhere else when he works on it and the cost it for storage.

Chairperson Cesario spoke in favor of the variations and thanked the petitioners for their thoughtful plan to screen the boat and trailer.

The staff report was entered as exhibit one.

Mr. Clifford, 541 Springside Ln, spoke in favor of the variation.

Mrs. Mulvihill thanked the Commissioners for their time.

The public hearing was closed at 8:12 PM.

Com. Weinstein made a motion to approve a variation to the RV regulations to allow for a boat and trailer to be stored in the corner yard provided the variation shall apply to the boat and trailer that has a size and shape reasonably consistent with the materials provided as part of the petition, the variation shall not run with the land, the Petitioner installs an approved hard surface to store the RV in the corner yard, installs a 5' tall open style fence in the corner yard as depicted in the materials provided as part of the petition, and plants a landscaping directly adjacent and in the rear to the proposed driveway that effectively screens the RV acceptable by the Village Forester.

Com. Moodhe seconded the motion.

Com. Moodhe spoke in favor of the motion.

Com. Spunt spoke in favor of the motion.

Com. Worlikar spoke in favor of the motion.

Chairperson Cesario spoke in favor of the motion.

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

Regular Meeting

Other Matters for Discussion

Approval of Minutes

1. Planning and Zoning Commission - Regular Meeting - Oct 6, 2021 7:30 PM

RESULT:	ACCEPTED AS AMENDED [7 TO 0]
AYES:	Moodhe, Spunt, Cesario, Khan, Weinstein, Richards, Worlikar
ABSTAIN:	Stephen Goldspiel
ABSENT:	Amy Au

Chairman's Report

Chairperson Cesario provided his chairman's report and talked briefly about the upcoming work on Town Center.

Committee and Liaison Reports

Com. Richards provided his liaison report from the Village Board meeting he attended.

Staff Report/Future Agenda Schedule

11/17/2021

Village Planner Akash provided an update on the future agenda schedule.

Public Comments and Questions

Adjournment

The meeting was adjourned at 8:27 PM

Chris Stilling

APPROVED BY ME THIS 17th DAY OF November, 2021