

**MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION HELD  
AT JEFFREY S. BRAIMAN COUNCIL CHAMBERS  
FIFTY RAUPP BLVD, BUFFALO GROVE, IL 60089, WEDNESDAY, MARCH 5, 2025**

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**CALL TO ORDER**

Chairperson Weinstein called the meeting to order at 7:30 PM.

Roll call indicated the following were present: PZC Chairperson Weinstein, PZC Vice Chairperson Richards, PZC Commissioner Au, PZC Commissioner Moodhe, PZC Commissioner Spunt, PZC Commissioner Davis, PZC Commissioner Saxena, PZC Commissioner Schwartz, PZC Commissioner Worlikar.

Also present were: Trustee Liaison Weidenfeld, Village Attorney Patrick Brankin, Deputy Community Development Director Purvis, Associate Planner Binder

**PUBLIC HEARINGS/ITEMS FOR CONSIDERATION**

**A. Consideration of a Variation to the Fence Code pertaining to fences in residential districts for the purpose of replacing an 8-foot solid fence at the property line along Route 83 / McHenry Road at 1125 Devonshire Road**

Associate Planner Binder provided an overview of the fence variation request and indicated that staff is recommending approval of the variation as the fence is an exact replacement of the existing fence in height, style and location.

The petitioner, Ronald Borok was sworn in.

Mr. Borok provided some background on how and why the original 8-foot fence variation was granted. He indicated that the road is at a higher level than his home's level and that the road was expanded after he purchased his home.

Com. Au asked about the neighbor's fence and whether it had recently been replaced.

Binder indicated he was not aware of the fence having been replaced.

Com. Moodhe asked if the Code hadn't already been amended to allow taller fences along busy roads.

Binder responded that the maximum height for fences along busy roads like this is 6 feet, but those fences can be solid.

Com. Worlikar asked about the original variations that were granted for homes in the neighborhood.

Binder responded that each lot received its own variation for each 8-foot fence.

The staff report was entered into the record as Exhibit 1.

Com. Richards made a motion to grant a variation to Section 15.20.040 of the

Buffalo Grove Fence Code to allow the installation of an 8-foot solid wood fence that exceeds the maximum height of a fence that abuts a major roadway along Route 83/McHenry Road at 1125 Devonshire Road, provided the fence shall be installed in accordance with the documents and plans submitted as part of this petition.

Com. Davis seconded the motion.

The floor was opened for Commissioner discussion.

Com. Moodhe noted that the Commission is just allowing something that already exists. He noted that these sorts of requests should be allowed by our Code to make life easier for our residents.

Chairperson Weinstein indicated that he fully supports the request as every other fence in the neighborhood matches the 8-foot height.

Moved by Com. Richards, seconded by Com. Davis to approve the request. Upon roll call, Commissioners voted as follows:

AYES: 9 Mitchell Weinstein, Kevin Richards, Amy Au, Adam Moodhe, Neil Worlikar, Marc Spunt, Jason Davis, Sujat Saxena, Don Schwartz

NAYS: 0 None

ABSENT: 0

Motion declared Passed.

**B. Consideration of a Request for a Special Use for a Home Daycare at 456 Chicory Lane**

Associate Planner Binder provided an overview of the special use for the home daycare request and indicated that staff is recommending approval.

The petitioner, Katrina Shafran was sworn in.

She indicated that there are 12 kids total at the daycare, but there are typically not more than 8 children in the home at one time. She also mentioned that she has two assistants at the daycare that help to supervise the children and make meals.

Shafran noted that most of the kids arrive at 8:00am and are picked up by 6:00pm. She talked through the drop-off procedure and instructions that have been shared with the parents.

She further noted that kids have supervised time outside with her or her assistants.

Com. Davis asked if there were any formal complaints made to staff regarding parking on the cul-de-sac.

Binder indicated that there were no known complaints, prior to the petitioner's application being submitted.

Shafran indicated that lots of parents from the nearby school park in their cul-de-sac and walk with students to the school. She noted that her parents follow the drop-off

and pick-up protocol.

Com. Richards asked how long the business had been in the home.

Shafran indicated that they have had the business for more than five years.

Com. Richards asked if there had been issues with the kids or with neighbors.

Shafran stated there had not.

Com. Richards asked if staff had received any complaints about this property in the past.

Binder indicated that we have not.

Com. Moodhe asked for clarification on the number of children and the duration of the approval.

Shafran stated there will be up to 12 children in her care, but no more than 8 children in the home at once.

Binder indicated that the 6-month term was for the daycare to come into compliance with Code requirements of no more than 8 children in the home at once. He indicated that the approval would be for the standard two-year timeframe, provided the business is compliant with our codes.

Com. Saxena asked about the DCFS license and other Village requirements.

Binder indicated that other than the special use and the business license, the daycare is compliant. It has a DCFS license and has passed all Village inspections.

Chairperson Weinstein asked the petitioner if they just got their DCFS license.

Shafran indicated that she has had her DCFS license for years.

Chairperson Weinstein asked staff if there had been any complaints regarding traffic/parking on the street prior to this application being submitted.

Binder indicated that there had not been any complaints to his knowledge.

The staff report was entered into the record as Exhibit 1.

Com. Richards made a motion to recommend approval of the special use for a child daycare home for up to 12 children for 6 months from the approval date of the special use. Thereafter, the home daycare must adhere to the Village Code requirements and will only be permitted to provide care for up to 8 children at any one time, including natural-born or adopted children, and no more than 12 children in a 24-hour day, subject to the conditions in the staff report.

Com. Davis seconded the motion.

Com. Spunt noted that his children attended a home daycare many years ago and this business is a great addition to the community.

Com. Davis noted that he lives near the home daycare and is supportive. He noted that there have been no issues that staff have been made aware of in the last 5 years.

Com. Moodhe noted that the last few home daycares have been on cul-de-sacs which he supports as there is reduced traffic.

Chairperson Weinstein noted that he is in support of the special use. He stated that there have been no issues with any of the home daycare uses that have been approved in the Village. He also indicated that these types of uses are well regulated.

Moved by Kevin Richards, seconded by Jason Davis to recommend approval. Upon roll call, Commissioners voted as follows:

AYES: 9 Mitchell Weinstein, Kevin Richards, Amy Au, Adam Moodhe, Neil Worlikar, Marc Spunt, Jason Davis, Sujat Saxena, Don Schwartz

NAYS: 0 None

ABSENT: 0

Motion declared Passed.

C. **Consideration of a Variation to the Village Zoning Ordinance to construct a 3-season room that would encroach in the rear yard setback at 1400 Madison Drive**

Associate Planner Binder provided an overview of the zoning variation request and indicated that staff is recommending approval.

The petitioners, Marc and Barara Berman were sworn in.

Mrs. Berman indicated that they have lived in the Village for many years. She noted that they love the area so much that they have decided they want to continue to improve their home and remain in the Village.

She noted the location of the addition is right off of the living room. She noted that the shed on the property line was not authorized, and built by the previous owner, but they plan to remove it.

Mr. Berman echoed his wife's comments and noted that they are committed to the community. He indicated that the addition will be constructed with high quality architecture and will match the home. He also commented that the removal of the shed will actually increase the setback on the property.

Com. Moodhe asked about the tree in the backyard and whether it would be removed.

Mrs. Berman indicated that they are hoping to keep the tree through the construction.

Com. Moodhe asked if the shed would be relocated or completely removed.

Mrs. Berman indicated that it would be removed.

Com. Moodhe noted that the placement of the homes is odd. He asked if the three-season room would be conditioned.

Mrs. Berman indicated that it will not, but may have a vented fireplace. There will not be electricity installed in the room.

Com. Worlikar asked about the existing patio and asked if the addition will only cover the patio area.

Mrs. Berman confirmed that is correct.

Com. Worlikar asked if any of the neighbors had an issue with the addition.

Mr. Berman indicated that he spoke with the neighbors prior to the public hearing sign being placed on the property and they are supportive.

The staff report was entered into the record as Exhibit 1.

Com. Richards made a motion to grant a variation to Section 17.40.020 of the Buffalo Grove Zoning Ordinance to allow the proposed three-season room addition to encroach into the required rear yard setback at 1400 Madison Drive, subject to the proposed addition being installed in accordance with the documents and plans submitted as part of the petition.

Com. Spunt seconded the motion and spoke on behalf of the request. He noted that he just did a three-season room addition on his home and can't wait for the weather to warm up to use it. He also noted with the proper permits, the room can have electricity if they wish to have it installed.

Chairperson Weinstein stated that a reasonable request like this one makes sense. He thanked the petitioners for speaking to their neighbors. He noted that the scope and size of the addition is in keeping with the character of the home and the neighborhood..

Moved by Com. Richards, seconded by Com. Spunt to approve. Upon roll call, Commissioners voted as follows:

AYES: 9 Mitchell Weinstein, Kevin Richards, Amy Au, Adam Moodhe, Neil Worlikar, Marc Spunt, Jason Davis, Sujat Saxena, Don Schwartz

NAYS: 0 None

ABSENT: 0

Motion declared Passed.

## REGULAR MEETING

### A. Other Matters for Discussion

### B. Approval of Minutes

#### 1. January 15, 2025 - Draft Planning & Zoning Commission Meeting Minutes

The Commissioners reviewed the draft minutes.

Moved by Adam Moodhe, seconded by Marc Spunt to approve the minutes from the January 15, 2025 Planning and Zoning Commission meeting. Upon roll call, Commissioners voted as follows:

AYES: 8 Mitchell Weinstein, Kevin Richards, Amy Au, Adam Moodhe, Neil Worlikar, Marc Spunt, Jason Davis, Don Schwartz

NAYS: 0 None

ABSENT: 0

Motion declared Passed.

### C. Chairperson's Report

Chairperson Weinstein indicated that members from the Wheeling Planning and Zoning Commission were in the audience this evening and welcomed them.

### D. Committee and Liaison Reports

Com. Richards reviewed several projects that recently were discussed by the Village Board including the sign variation request for 1250 Radcliff, the new Fire Station, and Clove Park. He also noted that residents are moving into the Clove and that he had the opportunity to tour the building.

### E. Staff Report/Future Agenda Schedule

Deputy Director Purvis noted that the March 19th meeting would be canceled, but that we are likely to have at least one meeting in April. She noted there are several projects in the queue, but we don't have a complete application to bring forward at this time.

Purvis provided an update on several Village projects that are opening in the coming weeks.

### F. Public Comments and Questions

**All comments will be limited to 5 minutes and should be limited to concerns or comments regarding issues that are relevant to Planning and Zoning Commission business and not on the regular agenda for discussion.**

## ADJOURNMENT

The meeting was adjourned at 8:25pm.