

**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, MARCH 16, 2022**

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 for a Proposed Addition Which Encroaches into Rear Yard Setback at 414 Lamont. (Trustee Johnson) (Staff Contact: Nicole Woods)

Petitioners were sworn in.

Village Planner Akash provided a brief background on the proposed variation for a sunroom addition.

Mr. Singer provided additional detail regarding their proposal for their sunroom.

Com. Moodhe asked about the stairs that are coming off the sunroom in the plan. He asked if they talked to their neighbors yet about their proposed sunroom. He also asked staff if there had been any phone calls received from the neighbors.

Mr. Singer said he has talked to the neighbors, and no one has had any concerns.

Village Planner Akash said that staff received no phone calls.

Chairperson asked about the style of the sunroom.

Mr. Singer said it will be the same color as the home.

Com. Weinstein asked the petitioner about their unique circumstances outlined in the staff packet.

Mr. Singer went over the unique circumstances.

Com. Au clarified that she knows the neighbors and it would not affect her vote.

Staff report as exhibit one

Petitioners thanked the commission for their time.

The Public Hearing closed at 7:38 PM

Com. Weinstein made a motion 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 5'-5" 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.

Com. Richards seconded the motion.

Chairperson Cesario provided background as to why we have this variation process. The process is to make sure we are not encroaching on our neighbors. He spoke in favor of the motion.

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

2. Consider a Variation for a Roofed Over Front Porch at 556 St Marys Pkwy. (Trustee Pike) (Staff Contact: Nicole Woods)

Petitioners were sworn in.

Village Planner Akash provided a brief background on the proposed variation for a roofed front porch, like addition and is encroaching in the front yard setback.

Com. Weinstein referenced packet page 20.

Com. Moodhe asked if they are putting new stairs outside.

Mr. Romanowski responded that the stairs would only be on the outside.

Com. Moodhe asked if the stairs meet code.

Village Planner Akash said they meet code.

Com. Moodhe asked if they talked to their neighbors.

Mr. Romanowski said they spoke to one neighbor. They were just inquiring what the project was and had no objection.

Com. Richards referenced packet page 22.

Mr. Romanowski provided an overview of the size of the roofed front porch, which will be slightly bigger than the existing concrete slab.

Chairperson Cesario talked about this specific area of town, and the unique circumstances that part of town creates for homeowners.

Staff report as exhibit one.

Petitioners thanked the commission.

The Public Hearing closed at 7:47 PM

Com. Weinstein made a motion to grant variation to Section 17.40 of the Buffalo Grove Zoning Code to allow for a proposed front porch in the front yard setback which encroaches 3'8" into the required front yard setback on the subject property. The front porch shall be constructed in accordance with the documents and plans submitted as part of this petition.

Com. Richards seconded the motion.

Chairperson Cesario spoke in favor of the motion.

Com. Spunt spoke in favor of the motion.

Com. Moodhe spoke in favor of the motion.

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

Regular Meeting

Other Matters for Discussion

1. Workshop- Proposed Multi-Family Development at 16606 W Highway 22, Prairie View (Fiore Property) (Trustee Johnson) (Staff Contact: Nicole Woods)

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

Approval of Minutes

1. Planning and Zoning Commission - Regular Meeting - Jan 19, 2022 7:30 PM

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

Chairman's Report

Committee and Liaison Reports

Com. Moodhe provided an overview of the Village Board Meeting he attended. He noted specifically the development that was supposed to come before the PZC tonight. Additionally, he encouraged the Commissioners to read over the minutes of the last Village Board Meeting to see what exactly the Village Board was looking for in the development.

Staff Report/Future Agenda Schedule

Village Planner Akash provided an update on future agenda schedule.

Public Comments and Questions

Adjournment

The meeting was adjourned at 7:54 PM

Action Items

Chris Stilling

APPROVED BY ME THIS 16th DAY OF March, 2022