

**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 3, 2021**

Call to Order

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

2. Open Meetings Act Compliance

Pursuant to orders issued in response to the COVID-19 pandemic, this Public Hearing is closed to in-person, public attendance. The hearing is being held via Zoom web conference meeting, which permits the public to fully participate in the virtual Public Hearing via Zoom on a computer, tablet or phone. Details on how to access and participate in this online virtual hearing are available below. More information pertaining to the meeting information and links to the virtual meeting can be found at <<https://us02web.zoom.us/j/87183202857>>.

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Public Hearings/Items For Consideration

1. Consider a Variation to Allow for a Rear Yard Addition Encroaching into the Minimum Separation Required Between the Principal Structure and the Detached Garage at 489 Bernard Drive. (Trustee Johnson) (Staff Contact: Rati Akash)

Chairperson Cesario made a motion to open the public hearing. The roll call vote to open the public hearing was unanimous.

Village Planner Akash provided background on the rear yard variations at 489 Bernard Drive. Noting the material used as part of the addition will be in accordance with the Code.

Ms. Andres described her petition to construct a room addition in the rear yard.

Com. Goldspiel asked what fire suppression materials were going to be used in the construction of the addition.

Village Planner Akash responded that all material that are going to be used in the construction of the addition will be per the Village Code.

Com. Goldspiel asked what the exterior of the addition will be.

Mr. Flubacker, of Robert Flubacker Architects, provided the commission with the specific material that will be used on the addition. He noted the house will be protected if a fire started in the addition, and the addition would be protected from a fire in the house.

Com. Moodhe asked Mr. Flubacker about the number of projects he has completed in that same area.

Mr. Flubacker responded that he has worked on two houses in that same area, one very similar to the subject property. He also noted he has worked on a number of projects within Buffalo Grove.

Com. Moodhe asked Mr. Flubacker if he has seen other addition like this being done in the same area.

Mr. Flubacker responded yes. He proceeded to explain why these additions are common in this particular neighborhood.

Com. Richards asked for clarification on the setback of the addition.

Village Planner Akash provided clarification on the minimum encroachment.

Com. Weinstein referenced packet page 11 while commenting on the turning radius to the detached garage. Noting he does not see it being an issue.

Mr. Flubacker concurred and verified, that pulling into the garage would be no issue.

Com. Weinstein asked what the dark shaded area on packet page 11 was meant to show.

Mr. Flubacker responded that the dark shaded area is showing the part of the addition within the 10 foot setback from the garage.

Com. Richards asked staff if there were any comments or concerns from neighbors.

Village Planner Akash responded that two people called, but there were not concerns raised.

Chairperson Cesario asked staff if there have been any problems with other additions similar in nature to the subject property.

Village Planner Akash responded no.

Chairperson Cesario entered the Village Staff Report as exhibit one.

The petitioner thanked the commission for their time.

Chairperson Cesario made a motion to close the public hearing. The vote was unanimous to close the public hearing.

The public hearing closed at 7:46 PM.

Com. Weinstein made a motion to grant a variation to Section 17.32 for a rear yard addition encroaching 3'-11" into the required 10' setback between the principal building and the detached garage provided that the rear yard addition shall be installed in accordance with the documents and plans submitted as part of this petition.

Com. Richards seconded the motion.

Com. Moodhe spoke in favor of the motion.

Chairperson Cesario 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

Approval of Minutes

1. Planning and Zoning Commission - Regular Meeting - Feb 3, 2021 7:30 PM

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

Chairman's Report

None.

Committee and Liaison Reports

None.

Staff Report/Future Agenda Schedule

Deputy Community Development Director Woods spoke briefly on community development projects as well as the upcoming training for the Planning and Zoning Commission.

Public Comments and Questions

None.

Adjournment

The meeting was adjourned at 8:10 PM

Chris Stilling

APPROVED BY ME THIS 3rd DAY OF March, 2021