

**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, FEBRUARY 3, 2021**

Call to Order

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

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/86868567548>:

When: Feb 3, 2021 07:30 PM Central Time (US and Canada)

Topic: PZC

Please click the link below to join the webinar:

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Public Hearings/Items For Consideration

1. Consider a Variation to the Fence Code to Replace an Existing Fence with a 6 Foot Solid Fence Installed in the Rear Yard at 677 Aspen Drive. (Trustee Weidenfeld) (Staff Contact: Nicole Woods)

Village Planner Akash introduced the fence variation for 677 Aspen Drive.

Mr. Deahl described the petition for a variation requesting a six foot solid white vinyl fence installed. The petitioner explained their unique circumstances and the location of their house.

Ms. Basham, fence contractor, spoke briefly on the selection of the fence and the selected fence style.

Com. Goldspiel asked the petitioner about the material of the fence expressing his concerns for the potential glare from the sun.

Ms. Basham, responded that the fence does have a little glare, but it does fade over time with the age of the fence. She noted that this particular fence is certagrain white which will help to reduce the glare that might come from glossier, smooth style white vinyl.

Chairperson Cesario asked staff if they had received any phone calls regarding the petition at the subject property.

Ms. Akash responded that no neighbors have called. She also noted that Paul has spoken to some of them and they are in support of the fence.

Chairperson Cesario asked the petitioner if he had talked to the neighbor behind him.

Mr. Deahl responded that he has talked to them and they are in favor of a new fence.

Com. Moodhe asked if the current side fences were his old fence, and if they would be coming down.

Mr. Deahl responded that they are his and most of it would be coming down. He explained that the portion that would not be coming down is the portion that is embedded in his neighbor's concrete slab.

Com. Moodhe referenced image number 4729 and 4733.

Com. Weinstein asked for clarification on the slope of the property referenced on packet page 8.

Mr. Deahl responded that it is a significant slope.

Com. Weinstein asked if there were other six foot solid fences in the neighborhood.

Mr. Deahl responded he was currently unaware of the height of the fences in his neighborhood.

Com. Weinstein argued that he thinks a five foot fence would offer privacy and would keep people from cutting though the petitioner's yard. However, the slope of the yard does offer a unique circumstance.

Ms. Basham commented on the slope of the subject property in relation to the six foot solid fence.

Com. Au asked the petitioner for clarification on how people are cutting though the subject property.

Mr. Deahl responded that people used to use the gate, but has since secured that after having children. He noted that people just jump his fence.

Com. Au asked if the petitioner would do a shadow box fence.

Mr. Deahl said he likes the solid style because then there is no way someone can try and climb it.

Com. Worlikar asked for clarification on the slope and the height of the fence.

Com. Moodhe asked the petitioner if they had looked at a semi-private fence when deciding a fence style.

Ms. Basham commented on material of the fence the petitioner wanted and noted that certagrain does not come in semi-privacy.

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

Chairperson Cesario asked the petitioners if they had anything they wanted to say in closing.

Mr. Deahl and Ms. Basham thanked the petitioners for their time.

The public hearing was closed at 8:01 pm.

Com. Weinstein made a motion to grant a variation to section 15.20 of the Buffalo Grove Zoning Code to allow for a six foot solid fence to be installed for the property at 677 Aspen Drive; provided the fence 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 given the slope and topography of the subject property.

Com Weinstein spoke in favor of the motion given the slope of the property and the cut through that is occurring.

Com. Moodhe spoke in favor of the motion and understands the location of where the subject property is located.

Com. Worlikar spoke in favor of the motion.

Com. Goldspiel noted his concern for the glare and hopes the certagrain style helps.

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

2. Consider a Variation to Allow a Three Season Room Encroach into the Side Yard Setback at 891 Dunham Lane. (Trustee Johnson) (Staff Contact: Nicole Woods)

Village Planner Akash introduced the variation for a three-season porch that encroaches into the side yard at 891 Dunham lane. Ms. Akash noted that there is no residence on the west side.

Mr. Vaysberg described his petition for a three-season porch noting the angle of the house on the property which is skewed.

Chairperson Cesario referenced packet page 12, image A. and asked the petitioner is that is a good representation of his property.

Mr. Vaysberg responded yes.

Chairperson Cesario commented that the slope leads up to the Raupp Museum.

Mr. Vaysberg responded yes.

Com Au noted that she does know Diana Vaysberg, but it will not affect her decision or opinion on the variation request at the subject property.

Com. Richards asked for clarification on the current patio and the new three-season room as it relates to the encroachment.

Ms. Akash provided clarification on the encroachment of the three-season room.

Com. Goldspiel asked about the property to the west.

Ms. Akash responded that the property to the west is Park District property.

Com. Goldspiel commented on the unique situation at the subject property.

Com. Richards asked if the Park District had any comments on the variation.

Ms. Akash said she has not heard back from them, and took that as no objection.

Chairperson Cesario asked staff if any other neighbors has contacted the Village regarding the variation.

Ms. Akash said there was one call, but they had no concerns.

Chairperson Cesario entered the staff report as exhibit one.

Chairperson Cesario asked if the petitioner if they had anything they wanted to say in closing.

Mr. Vaysberg thanked the Commissioners for their time.

The public hearing closed at 8:16 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 three-season porch in the side yard which encroaches approximately into the 2.6 foot required side yard setback on the subject property; provided the three-season porch shall be constructed 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

Deputy Community Development Director Ms. Woods introduced the workshop for the subject property at 700 E. Lake Cook Road which first came to the PZC on October 7, 2020. She noted that since then, the development team has a revised site and concept plan based on the feedback received by the PZC the first time.

Mr. MacKinnon, from Bluestone, spoke briefly about the work the development team has been doing with Cook County DOT regarding the right in right out access on Lake Cook Rd, a concern

brought to their attention on October 7, 2020, in addition to the work the teams has done to eliminating a number of drive lanes and moving the car wash.

Com Moodhe asked if anything was decided on the self-storage place.

Mr. MacKinnon said they were still evaluating it, but have received several inquiries for several different uses. Currently their focus is on the front of the property.

Com. Moodhe commented on the changes they have made to the site and concept plan, noting that they really did take into account everything the PZC Commission had suggested for a number of areas. Additionally, he spoke in favor of the new layout.

Com. Moodhe asked if there is a pass through from the backside.

Mr. MacKinnon responded that Le Parc will be a private road in the rear.

Com. Richards ask if it would be a through way.

Mr. MacKinnon responded no as of now.

Com. Spunt asked about the changes to the car wash.

Mr. MacKinnon spoke briefly about the car wash changes.

Com. Spunt asked if the car wash was brushless.

Mr. MacKinnon responded the trend is to go back to the brushes.

Com. Au asked if the car wash had an emergency exit.

Mr. MacKinnon responded there is an escape lane prior to getting into the car wash.

Com. Au asked how the merging occurs from the two lanes to one lane for the car wash.

Mr. MacKinnon responded that the electronic arms at the pay station help with the merging of the vehicles from two lanes to one.

Com. Goldspiel asked about the boxes located next to the convenience store.

Mr. MacKinnon responded that one is the garbage and the other is the electrical box.

Com. Goldspiel asked about the space between the gas pumps.

Mr. MacKinnon responded that there is sufficient space for turning.

Com. Goldspiel commented on the site and concept plan as a significant improvement.

Com. Worlikar asked if there was access from Hasting Lane.

Mr. MacKinnon responded no.

Com. Worlikar asked if Lake County DOT was making any changes to Lexington and Armstrong.

Mr. MacKinnon responded that there are no changes to Lexington, but they are working on longer deceleration lanes on Lake Cook more than they have already.

Com. Spunt asked why the car wash was put in the middle.

Mr. MacKinnon responded that the synergy between the buildings was what promoted the car wash location.

Com. Moodhe asked how far back the building will be in comparison with the building that is currently there.

Mr. MacKinnon responded 50 to 60 feet.

Com. Moodhe asked if all there sections will have their own pin numbers.

Mr. MacKinnon responded yes.

Com. Moodhe asked about the parking lot to the east of the subject property.

Mr. MacKinnon responded that it is separate ownership.

Com. Moodhe asked if the parking lot and the green space part of the same property.

Mr. MacKinnon responded yes.

Com. Weinstein asked about what was going to be located near the entrance of the car wash.

Mr. MacKinnon responded that those are underground storage tanks.

Com. Weinstein asked if there will be employees at the car wash.

Mr. MacKinnon responded yes, 2 to 3.

Com. Weinstein asked if there were going to be twelve separate vacuums at the carwash.

Mr. MacKinnon responded yes.

Com. Weinstein asked about the parking spaces at the car wash for the vacuums.

Mr. MacKinnon responded the parking spaces are wide enough.

Chairperson Cesario summarized the changes that have been made from the prior plans. He noted this plan is much better proposal.

Com. Goldspiel asked about water conservation and how it will be handled.

Mr. MacKinnon explained how the water is used at the car wash, but they have not worked yet on the detention for the property.

1. Workshop- Proposed Redevelopment of 700 E Lake Cook Road (Trustee Weidenfeld) (Staff Contact: Nicole Woods)

Approval of Minutes

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

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

Chairman's Report

02/3/2021

Committee and Liaison Reports

Staff Report/Future Agenda Schedule

Village Planner Akash provided a brief update on future agenda items.

Deputy Community Development Director Woods spoke briefly on upcoming training for the Commissioners.

Public Comments and Questions

Adjournment

The meeting was adjourned at 8:56 PM

Action Items

Chris Stilling

APPROVED BY ME THIS 3rd DAY OF February, 2021