

**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, JANUARY 19, 2022**

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**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*

*You are invited to a Zoom webinar.*

*When: Jan 19, 2022 07:30 PM Central Time (US and Canada)*

*Topic: PZC*

*Please click the link below to join the webinar:*

*<https://us02web.zoom.us/j/81173471387?pwd=Z3AwbXI4aTNlbzFOUjhMc01jQ3NPZz09>*

*Passcode: 976458*

*Or One tap mobile :*

*US: +13126266799,,81173471387#,,,,\*976458# or  
+19294362866,,81173471387#,,,,\*976458#*

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*International numbers available: <https://us02web.zoom.us/j/kcMfhxHeHu>*

**Public Hearings/Items For Consideration**

1. Consider a Variation to Allow for a Driveway to Exceed the Maximum Coverage at 811 Summer Ct. (Trustee Pike) (Staff Contact: Nicole Woods)

*Mr. Wasam, petitioner's attorney, was sworn in.*

*Ms. Woods, Community Development Director, provided a brief overview and update on the petition for the stop work order for a driveway at 811 Summer Ct.*

*Mr. Wasam added additional comments regarding the driveway at 811 Summer Ct.*

*Com. Weinstein asked staff if the Planning and Zoning Commission had the ability to grant or deny the petitioner's request.*

*Mr. Brankin said that it is a request to the Village Board.*

*Com. Weinstein asked when the homeowner acquired the property.*

*Mr. Wasam said that he believes the homeowner acquired the property in 2008.*

*Com. Weinstein referenced page 10 of the Staff Report.*

*Com. Weinstein commented on the unique situation that involves the gate and the fence, referencing packet page 20 of the staff report.*

*Mr. Wasam said his client wanted a wide enough area to roll out his garage cans. He also did not want the gate running along the grass. Mr. Wasam added that the client believed it looks aesthetically pleasing.*

*Com. Weinstein said the client was asking for much more than what was necessary. He commented, that outside of the grading issues, the client has made no changes since the previous meeting.*

*Mr. Wasam commented that there will be concrete pulled up to fix the grading issue, but other than that the proposal stands as is.*

*Ms. Woods, Community Development Director, commented to clarify that even with the new pour, the petitioner will still exceed the maximum requirement.*

*Mr. Sianis, Buffalo Grove Civil Engineering II, confirmed Ms. Woods statement. Mr. Sianis added that the new pour of concrete will cover roughly the same area but be on a slope instead to drain water from the rear yard to the front yard.*

*Chairperson Cesario commented on the hardship outlined by the petitioner. He asked if the client could roll the garbage cans down the driveway prior to the work they conducted on the expanded driveway.*

*Mr. Wasam said he believed his client could roll the garbage cans down the driveway prior to the expanded driveway.*

*Chairperson Cesario clarified that the original purpose for the expanded driveway was to make it more aesthetically pleasing, not for the gate or the garbage cans.*

*Mr. Wasam said he believed that was an accurate statement.*

*Com. Moodhe asked if the client would provide final plans if it was approved.*

*Mr. Wasam said yes.*

*Com. Moodhe referenced the previous meeting on December 1, 2021, where he asked to see final plans today. He noted that those were not provided today, January 19, 2022.*

*Mr. Wasam said he has no proposal at this point.*

*Com. Moodhe asked if there were any revisions to the initial statements provided by the petitioner that are referenced on packet page 20 of the Staff Report.*

*Mr. Wasam said there have been no updates.*

*Com. Moodhe asked if it's the client's opinion that the driveway changes fit in with the neighborhood.*

*Mr. Wasam said yes.*

*Com. Richards asked if the original driveway was already out of code.*

*Mr. Wasam said he looked at the numbers that were provided to him, and based on his calculations, the driveway was already outside of the 40 percent.*

*Com. Richards asked staff if they inspect driveways in new developments.*

*Ms. Woods, Community Development Director, said yes. She added background on the permit process and inspection process for new builds.*

*Com. Richards clarified that the driveway, before the expansion, met code. The expansion put the driveway over the maximum requirement of 40 percent.*

*Ms. Woods, Community Development Director, said yes.*

*Com. Spunt asked if any of the neighbors called.*

*Ms. Woods said calls were made, but nothing since the December 1, 2021, meeting.*

*Com. Moodhe asked if the plat of survey was attached.*

*Ms. Woods said yes, packet page 6.*

*Com. Moodhe asked if there is another plat that shows the other additions to the property.*

*Ms. Woods said the Village does not have any plats outside of the one attached to the packet.*

*Mr. Wasam said he asked his client if he received a plat of survey when he acquired the property and his client said he did not.*

*Com. Au asked for clarification on the fence issues.*

*Ms. Woods, Community Development Director said the fence will be lowered to meet code and will be enforced by property maintenance. She added, the fence is only part of the petition because it was used as a cause to expand the driveway.*

*Chairperson Cesario entered the staff report as exhibit one.*

*Mr. Wasam thanked the commission for their time.*

*Public Hearing was closed at 8:02 PM.*

*Com. Weinstein made a motion to recommend approval to the Village Board to grant the variation which would allow a driveway expansion that would exceed the required front yard coverage by 5.12% based on failure to meet the variation standards.*

*Com. Richards seconded the motion.*

*Chairperson Cesario spoke against the motion.*

*Com. Au spoke against the motion.*

*Com. Moodhe spoke against the motion.*

*Com. Weinstein spoke against the motion.*

*Com. Spunt asked what happens next.*

*Ms. Woods, Community Development Director, explained what happens next.*

*Mr. Sianis, Buffalo Grove Civil Engineering II, went over the drainage issues one last time as the purpose for the removal of the expanded driveway whether the variance would be approved or not.*

*Mr. Brankin, Village Attorney, added that the petitioner has been given many opportunities to make changes to their plans to comply and have not done so to date. Noting that Mr. Wasam's client stands by his original request.*

|                 |                                                           |
|-----------------|-----------------------------------------------------------|
| <b>RESULT:</b>  | <b>RECOMMENDATION TO APPROVE [0 TO 7]</b>                 |
|                 | <b>Next: 2/22/2022 7:30 PM</b>                            |
| <b>NAYS:</b>    | Moodhe, Spunt, Cesario, Weinstein, Au, Richards, Worlikar |
| <b>ABSENT:</b>  | Zill Khan                                                 |
| <b>EXCUSED:</b> | Stephen Goldspiel                                         |

## **Regular Meeting**

### **Other Matters for Discussion**

#### **Approval of Minutes**

1. Planning and Zoning Commission - Regular Meeting - Dec 15, 2021 7:30 PM

|                 |                                                           |
|-----------------|-----------------------------------------------------------|
| <b>RESULT:</b>  | <b>ACCEPTED [UNANIMOUS]</b>                               |
| <b>AYES:</b>    | Moodhe, Spunt, Cesario, Weinstein, Au, Richards, Worlikar |
| <b>ABSENT:</b>  | Zill Khan                                                 |
| <b>EXCUSED:</b> | Stephen Goldspiel                                         |

2. Planning and Zoning Commission - Regular Meeting - Dec 1, 2021 7:30 PM

|                 |                                                           |
|-----------------|-----------------------------------------------------------|
| <b>RESULT:</b>  | <b>ACCEPTED [UNANIMOUS]</b>                               |
| <b>AYES:</b>    | Moodhe, Spunt, Cesario, Weinstein, Au, Richards, Worlikar |
| <b>ABSENT:</b>  | Zill Khan                                                 |
| <b>EXCUSED:</b> | Stephen Goldspiel                                         |

### **Chairman's Report**

Chairperson Cesario provided his comments.

### **Committee and Liaison Reports**

#### **Staff Report/Future Agenda Schedule**

Ms. Woods provided details on current projects and the future agenda schedule.

### **Public Comments and Questions**

## **Adjournment**

The meeting was adjourned at 8:23 PM

01/19/2022

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Chris Stilling

APPROVED BY ME THIS 19th DAY OF January, 2022