

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 6, 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/83276063905>>

When: Jan 6, 2021 07:30 PM Central Time (US and Canada)

Please click the link below to join the PZC Public Hearing:

<<https://us02web.zoom.us/j/83276063905>>

Or iPhone one-tap :

US: +13126266799,,83276063905# or +19294362866,,83276063905#

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Webinar ID: 832 7606 3905

International numbers available: <<https://us02web.zoom.us/j/83276063905>>

Public Hearings/Items For Consideration

1. Consider a Variation for the Proposed Sunroom Addition Which Would Encroach into the Rear Yard Setback at 467 Thorndale Avenue. (Trustee Johnson) (Staff Contact: Nicole Woods)

Mr. Kingen, architect for the project at 467 Thorndale Ave, described the petition requesting a variation for the purpose of the construction of a sunroom addition which encroaches into the rear yard setback.

Mr. Soloman provided additional information regarding their request for to construct a sunroom in the rear yard.

Com. Goldspiel asked the petitioners about the additional small deck and where it would be located.

Mr. Kingen responded and referenced packet page 8, which shows the location of the proposed sunroom in yellow and the additional small desk in blue.

Com Goldspiel ask the petitioners how they came up with the footprint.

Mr. Soloman said the footprint is the same footprint as the existing, however, now there is a sunroom covering part of it.

Com. Weinstein asked the petitioners if anyone asked what they were doing.

Mr. Soloman said no, no one has asked mostly because it is cold and many other people in the area also have sunrooms or something similar.

Com. Weinstein asked about his neighbors behind his property.

Mr. Soloman said they have a screened in porch.

Village Planner, Akash noted that the surrounding resident have been sent a notice regarding the petitioners variation for a sunroom, including their neighbors in the rear.

Chairperson Cesario asked if their property was a little pushed back and noted how that impacts the rear setback and makes this a unique situation for the petitioners.

Village Planner, Akash confirmed that the property is slightly setback and is also in zoning R4 and has a larger lot.

Com. Moodhe commented that he also noticed the slight setback and angle of the property. He noted that the sunroom addition at 467 Thorndale Ave is consistent with the neighborhood and it is not actually that close to the other neighbor.

The Village staff report was entered as exhibit one.

The petitioners thanked the commissioners for their time.

The public hearing closed at 7:44 PM.

Com Weinstein made a motion to approve 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 10'-6" 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.

Com. Weinstein spoke in favor of the motion.

Com. Richards spoke in favor of the motion.

Com. Moodhe wanted to point out that the builder did a good job of working within the guidelines to minimize the number of variations that might have been required otherwise.

Chairperson Cesario commented on the sunroom addition and why it works for the property in question. He noted he has no concerns.

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

Regular Meeting

Other Matters for Discussion

None.

Approval of Minutes

1. Planning and Zoning Commission - Regular Meeting - Nov 18, 2020 7:30 PM

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

Chairman's Report

None.

Committee and Liaison Reports

Com. Khan provided updates for the last Village Board meeting on January 4.

Staff Report/Future Agenda Schedule

Deputy Community Development Director Mrs. Woods provided a brief update on a community development software that the Village will be transition to over the next year to help streamline the permits and other work done throughout the Village.

Mrs. Woods noted that the next meeting may be canceled.

Public Comments and Questions

None.

Adjournment

The meeting was adjourned at 7:53 PM

Action Items

Chris Stilling

APPROVED BY ME THIS 6th DAY OF January, 2021