



VILLAGE OF PALATINE

VILLAGE HALL - COUNCIL CHAMBERS 200 E. WOOD STREET
PALATINE, IL 60067-5339 – (847) 359-9050
<http://www.palatine.il.us>

ZONING BOARD OF APPEALS MINUTES • NOVEMBER 13, 2018

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Brent Larson	Commissioner	Present	
Cindy Roth-Wurster	Commissioner	Present	
Jan Wood	Commissioner	Present	
Jerry Luszcak	Commissioner	Present	
Theodore McGinn	Commissioner	Absent	
Kevin Cavanaugh	Commissioner	Absent	
James Dittrich	Commissioner	Present	
John Pirog	Commissioner	Absent	

Staff present: Ms. Katie Romack

II. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Oct 23, 2018 7:00 PM

Ms. Roth-Wurster pointed out Kohler was spelled incorrectly in the minutes of October 23, 2018.

Mr. Luszcak made a motion to approve the minutes with the spelling correction; seconded by Ms. Roth-Wurster.

RESULT:	ACCEPTED AS AMENDED [UNANIMOUS]
MOVER:	Jerry Luszcak, Commissioner
SECONDER:	Cindy Roth-Wurster, Commissioner
AYES:	Larson, Roth-Wurster, Wood, Luszcak, Dittrich
ABSENT:	McGinn, Cavanaugh, Pirog

III. PUBLIC HEARING

1. 123 N. Plum Grove Road

Sworn in Staff: Ms. Katie Romack

Sworn in Vytautas Paukstys 338 S. Stone Avenue La Grange, IL Chairman of the Board of Governors of the Children's Dyslexia Center of Metropolitan Chicago

Mr. Paukstys gave a brief overview of the request stating Children Dyslexia was founded in 1999 to assist children to overcome dyslexia. He stated 1 out of 5 suffer from it. He stated they make sure children are diagnosed by a pediatrician or psychologist. Mr. Paukstys stated it is a 2-year program that runs same as the normal school year. He stated the students come twice a week and they generally have 6 classrooms with 5 used all the time with the 6th is an emergency classroom. He spoke to the class times running between 3:00-8:30 pm. Mr. Paukstys stated they will have approximately 4-6 tutors which are all certified and will also train tutors to teach children to deal with dyslexia. He stated they expect generally 8 cars in the parking lot at any time that would rotate every hour as parent and children leave. He spoke to the successfulness of the program with a 98% success rate for students to catch up to their grade within the 2-year program. He stated they are a 501(c)(3) charitable organization that does not charge tuition so the services are free. Mr. Paukstys stated they are part of a larger organization, Children's Dyslexia Center Inc., which is headquartered in Massachusetts. There are 41 centers throughout the northern states and 5 additional centers in Illinois.

He explained they are looking to expand because in La Grange 50% of their kids travel from as far away as Kankakee with many coming from the Northwest suburbs. He stated they have a 2 ½ year waiting list. Mr. Paukstys stated they want to start the pilot program partnering with First United Methodist Church and have everything in place with the center director. He stated for the first 20 months they anticipate doing it part-time on Monday and Wednesday with current staff. He stated they will recruit tutors from schools in the area and then will expand services to Tuesday and Thursday. Mr. Paukstys stated children are taught 1-on-1, while parents wait in the waiting room. He gave a brief overview of the method they teach. He stated they will use the classrooms on the second floor of the church with space currently occupied by Sunday school, which is vacant on days of proposed classes.

Ms. Romack stated staff doesn't anticipate any parking issues since classes will be held during non-peak hours of the church and within the same classrooms used for Sunday school. She stated the center does anticipate there being some additional signage on the interior of the building but no plans for the exterior. Ms. Romack stated there were no issues identified by other departments. She went through the slides of the existing conditions.

Ms. Wood asked if the church has any classes or services at the same time.
Mr. Paukstys stated the church board members are present and can speak to that.

Ms. Roth-Wurster asked if a classroom means a tutor and a student.
Mr. Paukstys answered yes. He stated there will be 3 people maximum in each room with all sessions videotaped.

Sworn in Frank Skorski 145 W. Bryant Avenue, Palatine, IL

Mr. Skorski stated his daughter came through the program. He stated he saw children come through program so he became a mason and joined the group. He stated they do a great job and with 55 kids on the waiting list they would like to open more. Mr. Skorski spoke to the cost of the program and stated the goal is to help as many children as possible.

Sworn in Mr. Greg Burnett - Trustee of the First United Methodist Church

Mr. Burnett stated there are no services during that time but there are other activities but they have a large parking lot and large facility. He stated this is an important endeavor that has the churches support.

Sworn in Ms. Vicki Caravelli 35 E. Wood Street, Palatine, IL

Ms. Caravelli stated her kitchen window looks straight into those classrooms. She stated the church has constant revolving activity and only asks that the church adjusts the parking lot lighting because of time change. She stated she has no objections and thinks it sounds like a good program.

Sworn in Mr. Louis Caravelli 35 E. Wood Street, Palatine, IL

Mr. Caravelli asked how many kids the program is expected to grow to.
Mr. Paukstys explained they generally use 6 classrooms and limit themselves to 40 children maximum.

Mr. Caravelli asked if the tutors are background checked.
Mr. Paukstys answered yes.

STAFF RECOMMENDATION:

The proposed satellite tutoring facility will operate within the existing Sunday School classrooms of the First United Methodist Church of Palatine. The Center offers one-on-one sessions with limited hours of operation during the Church's non-peak hours. Additionally, the Center initially anticipates 4 vehicles for tutors and an additional 4 cars for students' parents on-site at one time; and, with limited Church activities during these hours, there should be no parking conflicts. Even as the Center expands in the future to utilize 6 classrooms up to 4 days a week, Staff does not anticipate any parking conflicts. Therefore, Staff recommends approval of the proposed satellite tutoring facility for the Children's Dyslexia Center of Metropolitan Chicago, subject to the following conditions:

1. The Special Use shall substantially conform to the business plan submitted by the Petitioner, The Children's Dyslexia Center of Metropolitan Chicago, on

10/08/2018, except as such plans may be changed to conform to Village Codes and Ordinances.

There were no further questions. The public hearing was closed.

Mr. Larson made a motion to approve subject staff's conditions; seconded by Mr. Dittrich.

Mr. Larson stated it is a great use for the classrooms in the church. He spoke to the standards for the Special Use stating there will be no negative impact on surrounding properties and it will be a good program to have in the Village. Mr. Larson stated it would operate in a manner consistent with public health, safety, and welfare.

Mr. Dittrich stated it sounds like a good program and is proud to have it in Palatine. He stated it warms his heart to see neighbors out providing constructive feedback and support. He stated he is also in favor of this motion.

Ms. Wood agreed stating it makes sense for this use with the church and is a great addition to the Palatine community being professionally run and professionally staffed.

RESULT:	RECOMMENDED TO APPROVE [UNANIMOUS]
MOVER:	Brent Larson, Commissioner
SECONDER:	James Dittrich, Commissioner
AYES:	Larson, Roth-Wurster, Wood, Luszczyk, Dittrich
ABSENT:	McGinn, Cavanaugh, Pirog

IV. COMMUNICATIONS

The ZBA items from the October 23rd meeting were approved by Village Council.

The next ZBA hearing is scheduled for November 27th.

V. ADJOURNMENT

1. Motion to Adjourn

Mr. Dittrich made a motion to adjourn ; seconded by Ms. Roth-Wurster.

RESULT:	MOTION CARRIED BY VOICE VOTE [UNANIMOUS]
MOVER:	Jerry Luszczyk, Commissioner
SECONDER:	Cindy Roth-Wurster, Commissioner
AYES:	Larson, Roth-Wurster, Wood, Luszczyk, Dittrich
ABSENT:	McGinn, Cavanaugh, Pirog

