



PLANNING AND ZONING COMMISSION

JULY 22, 2025 AT 7:00 PM

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

AGENDA

REGULAR MEETING

7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Draft Planning and Zoning Commission Meeting Minutes 7-8-2025

IV. PUBLIC HEARING

- A. 656 S Wilke Road

- 1. Plat of Consolidation to permit 3 existing platted parcels to be consolidated into 1 lot.

- B. 746 S. Vermont Street (currently occupied by Clearbrook), 136 E. Illinois Avenue (American Ukrainian Youth Association Center) and 223 E. Illinois Avenue.

- 1. Preliminary Planned Development to permit an expansion of the American Ukrainian Youth Association Center and Credit Union (Selfreliance Federal Credit Union) and a parking lot expansion, with additional parking being added between the sites, including 223 E. Illinois Avenue.

V. PUBLIC COMMENT

VI. ADJOURNMENT



PLANNING AND ZONING COMMISSION

JULY 8, 2025 AT 7:00 PM

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

MINUTES

REGULAR MEETING

7:00 PM

I. CALL TO ORDER

II. ROLL CALL

PRESENT :	Planning & Zoning Commissioner Jan Wood, Planning & Zoning Commissioner Cindy Roth Wurster, Planning & Zoning Commissioner Tim Schubert, Planning & Zoning Commissioner Kevin Cavanaugh, Planning & Zoning Commissioner Stephen Fedota, Planning & Zoning Commissioner Eric Friedman, Planning & Zoning Commissioner Rodney Bettenhausen, Planning & Zoning Commissioner Robert Kolososki
ABSENT :	Planning & Zoning Commissioner Patrick Noonan
ARRIVED :	

III. APPROVAL OF MINUTES

A. Planning and Zoning Commission Meeting - June 10th 2025 7 PM

RESULT:	APPROVED
MOVER:	Tim Schubert
SECONDER:	Stephen Fedota
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Kevin Cavanaugh, Stephen Fedota, Eric Friedman, Rodney Bettenhausen, Robert Kolososki
NAYES:	None

IV. PUBLIC HEARING

A. 438 N. Clark Road

1. Special Use to approve two rear yard setback reductions

SU-000183-2025 438 N Clark Dr

Notice was published in the Journal & Topics on June 19th, 2025 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Application**
2. **Plans**
3. **Plat of Survey**
4. **Proof of Ownership**
5. **Public Notice**

Background:

The petitioner is proposing to construct two additions, totaling 503 square feet, to the rear of the existing residence. The additions will be setback at a distance of 31 and 29 feet. The Petitioner is requesting a Special Use Amendment to permit two additions in the rear yard to be setback 31 feet and 29 feet, encroaching on the "R-2" zoning district minimum required 40-foot setback.

Sworn in Petitioner: Randall Warren – 438 N Clark Dr, Palatine – Owner

Mr. Warren states that he and his family purchased the home three years ago after downsizing from their previous residence. However, they have come to realize they may have downsized too much, as they now need additional space. They enjoy their current home and location and believe the best option is to move forward with two proposed additions at the back of the house.

Staff – Mr. Auer provides additional information and states that the request meets R-2 zoning standards for lot coverage limits. He presents elevation drawings and confirms that the proposed construction also complies with height requirements and will maintain more than a 10-foot separation from the existing shed. He notes that the average rear yard setback in the surrounding area is 29.3 feet and that the requested setback is reasonable in comparison to neighboring properties.

Commissioner Roth-Wurster asks if the proposal has been reviewed by Engineering. Mr. Auer confirms that it was reviewed as part of the permit plan review process and that no concerns were identified.

Commissioner Friedman asks whether the overall lot size meets R-2 zoning standards.

Mr. Auer responds that the standard lot size for R-2 zoning is 10,000 square feet. This particular lot measures 9,418 square feet; however, the updated code for R-2 zoning now allows for lots as small as 9,000 square feet.

Commissioner Friedman notes that many properties in the area were granted relief, having been developed prior to annexation into the Village. He comments that general lot standards often result in conditions like this.

STAFF RECOMMENDATION:

The proposed additions are setback at a distance similar to the rear yard setback of nearby residential properties and should not negatively impact the character of the

surrounding area. Furthermore, the proposal does not conflict with the remaining standards of the "R-2" zoning district. Therefore, Staff recommends approval of the proposed Special use, subject to the following conditions:

1. The Special Use and shall substantially conform to the plans prepared by the Petitioner, dated 05/20/2025, except as such plans may be changed to conform to Village Codes and Ordinances.

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

Commissioner Cavanaugh Made a motion to approve subject staff's conditions; seconded by Commissioner Kolososki.

DISCUSSION:

Commissioner Kolososki states that the proposed additions do not overload the lot and are consistent with what is typically found in the area. He considers it a reasonable request.

Commissioner Roth-Wurster states that the request meets the applicable standards.

Commissioner Fedota notes that the property immediately to the west has similar conditions and expresses his support for the request.

Chairman Wood agrees and adds that the request does not affect public safety or welfare. She states that the requested relief from the 30-foot rear yard setback is reasonable and confirms she is in favor.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 8-0. This item will tentatively go to Village Council on July 14th, 2025, or, be administratively approved by the Village Manager as the item was unanimously approved.

RESULT:	APPROVED
MOVER:	Kevin Cavanaugh
SECONDER:	Robert Kolososki
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Kevin Cavanaugh, Stephen Fedota, Eric Friedman, Rodney Bettenhausen, Robert Kolososki
NAYES:	None

B. 934 W. Oxford Court

1. Special Use to permit a fence in a rear yard abutting a street and side lot line of a front yard

Commission chair, Jan Wood, requested the petitioner identify themselves among the audience. No one responded or identified as the petitioner.

Ben Vyverberg, Planning and Zoning Director, requested the application be heard after the remaining items in case the applicant was arriving late.

Vyverberg noted that the Commission may motion to pass the item to revisit the item on a later planning commission hearing date.

The Commission progressed to the next application.

The Commission made a motion to hear the 934 W. Oxford Court application to revisit the item on the August 12th Planning Commission hearing date.

RESULT:	MOTION TO HEAR ITEM ON THE AUGUST 12TH PLANNING COMMISSION HEARING
MOVER:	Stephen Fedota
SECONDER:	Tim Schubert
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Kevin Cavanaugh, Stephen Fedota, Eric Friedman, Rodney Bettenhausen, Robert Kolososki
NAYES:	None

C. 234 N. Plum Grove Road

1. Special Use to permit an accessory structure to exceed 15 feet in height, as measured to the mean height between the eaves and ridges of the roof; and for an accessory structure to be two stories, instead of the maximum allowed one story.

SU-000171-2025 – 234 N Plum Grove Road

Notice was published in the Journal & Topics on June 19th, 2025 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Application**
2. **Proof of Ownership**
3. **Plat of Survey**
4. **Plan**
5. **Other Garage Examples**
6. **Public Notice**
7. **Photos of Property**

8. **Aerial View from Petitioner**
9. **Village Code O.3.02 Accessory Structures**
10. **Floor Plans for new garage**
11. **Floor Plans of 208 N Benton from 9/9/2000**
12. **Ordinance O-139.00 granted special use for rear yard and side yard set back at 208 N Benton**
13. **Ordinance O-138.00 for same property**

Background:

The Subject Property is zoned R-2 single-family residential and is an existing 19,305 square foot (.44 acres) platted lot at the northwest corner of Plum Grove Road and Colfax Street. It is presently improved with a single-family home and detached garage. The Petitioners are seeking to demolish the existing detached garage and construct a new detached garage. The Petitioner is requesting: Special Use to permit an accessory structure to exceed 15 feet in height, as measured to the mean height between the eaves and ridges of the roof; and for an accessory structure to be two stories, instead of the maximum allowed one story.

Sworn In:

Petitioner/Owner – Steven Fallon, 234 N Plum Grove Rd

Attorney – Jerome W. Pinderski, Jr., Pinderski & Pinderski, Ltd., 115 W Colfax St, Palatine, IL

Mr. Pinderski represents the homeowners, Mr. and Mrs. Fallon. He begins by describing the unique character of the neighborhood and shares photos of the home, highlighting its historic and architectural significance. He states that while the home itself is beautiful, the existing garage is non-descript and out of character. The homeowners are seeking to improve the property by demolishing the current garage and replacing it with a new two-story structure.

The request requires a special use because, although the proposed garage meets all setback requirements, it exceeds the height restriction for accessory structures, reaching a height of 30 feet. Mr. Pinderski presents a Google Earth image of the surrounding properties and emphasizes that the proposed garage would preserve the aesthetic and historical value of the home while providing additional usable space. He explains that many older homes, while large in appearance, lack sufficient internal space. The second floor of the proposed garage would include an art room, exercise room, half bathroom, and a golf simulator. The garage would be built on the same footprint as the existing one but would be two stories high. The goal is to build a structure with a "wow factor" that complements the historic home.

Mr. Pinderski argues that staff's interpretation of the ordinance is overly restrictive. He contends that the ordinance does not clearly define what is appropriate or inappropriate in terms of accessory structures in this context. He references 208 N Benton, a property that received approval in 2000 for a two-story garage through a special use request, and provides a comparison of that approved floor plan to the current proposal. He asserts that if that project was deemed acceptable, this one

should be as well.

He adds that the proposal meets all requirements for public health, safety, and welfare and would not negatively impact surrounding property values. Several other homes in the Village have two-story garages. The homeowner's intent is to build something of high quality that contributes positively to the community.

Mr. Fallon expresses his enthusiasm for owning the property and discusses the improvements already made, including a new roof, restoration of the original Victorian paint colors, and replacement of interior subfloors. He believes the proposed garage will further enhance the property and the neighborhood. He states that he would work with an architect to ensure the new structure fits the character of the home. The current garage does not align with his vision for the property.

Commissioner Kolososki asks about the floor plan of the home and the use of the third floor.

Mr. Fallon states that the third floor includes a bedroom, bathroom, TV viewing area, and attic space.

Commissioner Kolososki asks about the use of the basement.

Mr. Fallon explains that the basement has low ceilings with ductwork and is used for his wife's studio.

Commissioner Kolososki comments that a front elevation showing both the garage and house would have been helpful for visual context.

Mr. Fallon apologizes for the lack of that information.

Chairman Wood notes that the proposed 30-foot height would make this the tallest accessory structure approved in the Village.

Mr. Pinderski responds that although the height is 30 feet, it does not create a visual obstruction. The garage would face Colfax Street, is partially screened by trees, and would not be visible from a distance. He believes the design complements the home. Chairman Wood questions whether the 30-foot height is necessary and expresses concern about the inclusion of a bathroom in the accessory structure, which is not typically permitted. She emphasizes that bathrooms, kitchens, and bedrooms belong in the primary residence, while garages are intended for vehicle storage. She views the height as excessive and questions whether it could be reduced.

Mr. Fallon states that the proposed half bathroom is intended to support the art studio use on the second floor, providing water access without needing to enter the main home. He explains that the art studio is for his wife, who paints and makes jewelry. Chairman Wood asks whether any sales would occur from the garage.

Mr. Fallon confirms that it would be for personal use only, and no sales would be conducted.

Chairman Wood again questions the necessity of a water supply in the garage.

Mr. Pinderski points out that the previously approved garage on Benton Street included a full bathroom.

Mr. Fallon adds that his home dominates the lot, while the garage on Benton is more prominent relative to its property.

Commissioner Kolososki asks why a 10-foot-high second floor would not be sufficient.

Mr. Fallon responds that the additional height is needed to accommodate a golf simulator and a pull-up bar.

Commissioner Friedman asks whether a larger ground-floor footprint could be used instead to accommodate the golf simulator.

Mr. Fallon replies that would require increasing the garage height further.

Commissioner Schubert inquires about a tree near the proposed garage and whether the neighbors have expressed any concerns.

Mr. Fallon states that the tree is on the Colfax side, and that neighbors to the west requested windows in the west elevation so they wouldn't be facing a blank wall. He confirms that feedback from neighbors has been positive.

Chairman Wood asks what benefit the 30-foot height would bring.

Mr. Fallon responds that it would complement the architectural character of the main house.

Commissioner Roth-Wurster asks whether full-scale architectural drawings are available.

Mr. Fallon states that while detailed finish plans are not yet completed, the structural design is finalized.

Commissioner Roth-Wurster asks if there is a way to accomplish the intended use while staying within the code standards.

Mr. Fallon responds that they explored options, but the current first-floor garage design cannot accommodate their full vision.

Commissioner Roth-Wurster notes Mr. Fallon's desire to build something the neighbors would be proud of and asks whether he has discussed the project with them.

Mr. Fallon states he has received only positive feedback and has even offered neighbors a chance to use the golf simulator once completed.

Commissioner Fedota asks whether the roof slope could be reduced or the roofline width adjusted in order to lower the overall height while maintaining interior ceiling height.

Mr. Fallon replies that these options were considered but ultimately, maintaining architectural consistency with the home is a priority, and the roofline design is meant to tie into the existing house.

Commissioner Bettenhausen asks what the peak height of the main house is compared to the proposed 30-foot garage.

Mr. Fallon is unsure but estimates the house peak is approximately 45 feet.

Staff – Mr. Vyverberg provides background on similar approvals. He notes that the property on Benton Street was approved in 2000 at a height of 27 feet, 11 inches. He reviews other oversized garages in the area, stating that many were part of older homes with detached structures that have long been in place.

Chairman Wood reiterates her concerns regarding the inclusion of a bathroom in the accessory structure and the overall proposed height. She emphasizes the importance of how the new structure would fit within the character of the surrounding neighborhood.

Public Comment:

Sworn In:

Martha Bell – 231 N Bothwell St – Neighbor

Ms. Bell states that she lives two houses from the corner, near the proposed location of the new garage on the west elevation. She expresses concern that the structure

will block all morning sunlight to her property and change the character of her home. She notes that a nearby neighbor maintains a large garden that would also be impacted due to reduced sunlight. While she appreciates the design adjustments to the roof slope and the inclusion of windows on the elevation facing her property, she believes the existing garage is not in poor condition and does not warrant demolition. She adds that the proposed garage would negatively impact neighboring properties and deprive them of essential natural light. If the project is approved, she requests that the west elevation not be left as a blank wall, which she refers to as a "billboard" facing her yard.

Sworn In:

Steve Riggs – 249 N Bothwell St – Neighbor

Mr. Riggs comments that the home was built many years ago, before garages were required, and expresses that adding a large garage now for the sake of proportion is not appropriate. He suggests that instead of constructing a sizable new garage, perhaps the petitioner could simply paint the existing garage red to match the house. He believes the scale of the proposed garage is not in keeping with the neighborhood and adds that, regardless of the design, the inclusion of a bathroom raises concerns about future use of the structure.

Mr. Pinderski reiterates that he does not believe the proposed structure is excessive. He notes that the home is larger and sits on a larger lot, and the design of the garage is proportionate and appropriate for the property. He states that the garage would not only complement the residence but also benefit surrounding properties.

He references the previously approved plans for a two-story garage with a bathroom at the Benton Street property, stating that the Village set a precedent for approving such accessory structures and that no changes have been made to the relevant code since that approval. He argues that the inclusion of a bathroom for accessory use is consistent with that precedent.

In addressing concerns about loss of light to neighboring properties, Mr. Pinderski quotes a legal case stating that "no one has a right to light." However, he adds that Mr. Fallon wants to be a good neighbor and is taking the comments seriously. He acknowledges that during the late fall and winter months, the structure may have some impact on sunlight.

STAFF RECOMMENDATION:

While detached garages are common in this area of the Village, the proposed 30-foot height of the garage is dissimilar from the other surrounding properties and, at nearly 16 feet taller than the existing garage height. Additionally, the required building code improvements to accommodate the proposed uses (e.g. a full foundation for the accessory structure; the walls, ceiling, and foundation will have to comply with the Energy Code requirements, structural comments to address with the 2nd floor, water service extension from the principal structure, which may increase the water line service size, separation requirements for the ground floor parking and 2nd floor uses, and HVAC improvements) further separate the proposed structure from an accessory structure. Staff believes that a peak height of 30 feet is excessive for the property and would have a negative impact upon the surrounding properties in this

area. Therefore, Staff recommends denial of the of the proposed Special Use. If the Planning and Zoning Commission recommends approval Staff recommends the following conditions: 1. The Special Use and Variation shall substantially conform to the plans dated 03/27/2025, except as such plans may be changed to conform to Village Codes and Ordinances. 2. If required by the Village Attorney, a deed restriction preventing any habitation or commercial use of the accessory structure shall be submitted in a manner acceptable to the Village Attorney.

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

Commissioner Cavanaugh Made a motion to approve subject staff's conditions; seconded by Commissioner Kolososki

DISCUSSION:

Commissioner Cavanaugh states that although the Benton Street garage was approved in 2000, no accessory structures with plumbing or bathrooms have been approved since then, as the standards have changed. He emphasizes that the issue here is not only the size but also the height of the proposed structure. While it shares similarities with the Benton example, he believes there must be another way to achieve second-floor use within the current height limits. She concludes that the request does not meet the applicable standards.

Commissioner Kolososki states that this is a premium lot with more space than most and believes that makes it a unique situation worth consideration.

Commissioner Schubert comments that while the conceptual design complements the home, it will impact neighboring properties. He feels the design needs additional refinement.

Commissioner Fedota states that the proposed garage is large and that relying on a 20-year-old approval is not valid under today's standards. He appreciates the idea of utilizing the land more effectively and supports additional space, but believes it should be done within current regulations.

Commissioner Roth-Wurster notes she listened carefully and while some aspects of the project work well for the property itself, the fit within the neighborhood as a whole does not. She expresses disappointment that no visual renderings were submitted to show how the structure would relate to the house and neighboring homes.

Commissioner Bettenhausen agrees, stating it would have been helpful to have a simulation or rendering showing the garage in relation to the house and property. He reviewed examples of other two-story garages in Palatine and believes this structure, being on a corner lot, would be highly visible from both Colfax and Plum Grove. He finds the height unnecessarily excessive.

Commissioner Friedman concurs that the proposed height is too tall. He feels the project seems overly ambitious, especially with a tall loft space above a garage. He notes that including a half bathroom raises concerns, as it could easily be converted into a full bathroom and used as living space. He is also concerned about the potential impact on neighboring properties.

Commissioner Kolososki acknowledges that there are likely other ways to achieve the homeowner's goals and believes further work is needed to develop a more compatible design.

Chairman Wood comments that this type of request will likely become more common as property owners look for ways to increase functional space. While she acknowledges the home is iconic and understands the desire to match the architecture, she finds the proposed garage to be "a little too much." She notes it represents a significant leap in size and scale and does not fit within the Village's current standards.

Commissioner Roth-Wurster adds that every petition is reviewed individually, and in this case, the overall concept and its compatibility with the neighborhood leave her struggling to support the request.

Chairman Wood summarized that this request has not met the standards and was denied with a vote of 7-1.

MOTION TO APPROVE - RESULT:	FAILED
MOVER:	Kevin Cavanaugh
SECONDER:	Robert Kolososki
AYES:	Robert Kolososki
NAYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Kevin Cavanaugh, Stephen Fedota, Eric Friedman, Rodney Bettenhausen

MOTION TO DENY - RESULT:	APPROVED
MOVER:	Kevin Cavanaugh
SECONDER:	Stephen Fedota
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Kevin Cavanaugh, Stephen Fedota, Eric Friedman, Rodney Bettenhausen
NAYES:	Robert Kolososki

D. 1572 N. Rand Road

1. Special Use Amendment to permit a site plan change for a restaurant, with a drive-through.
2. Variation to allow a drive aisle to be set back 0 feet instead of the permitted 5 feet from the side yard setbacks.

SU-000190-2025 – 1572 N Rand Rd

Notice was published in the Journal & Topics on June 19th, 2025 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Application**
2. **Proof of Ownership**
3. **Plat of Survey**
4. **Site Plan**
5. **Landscape Plan**
6. **Floor Plans – Elevations**
7. **Business Plan**
8. **Ordinance O-6-25**
9. **Public Notice**

Background:

In February of this year 7-Brew Coffee was approved for a Special Use. The Petitioner has now come back to revise the site plan to expand the drive thru lanes to allow for additional stacking spaces. The Petitioner is requesting a Special Use Amendment to permit a restaurant with a drive-thru site plan expansion and a Variation to allow a drive aisle to be set back 0 feet instead of the permitted 5 feet from the side yard setbacks.

Sworn in petitioner: Chris George, Who Brew LLC – 2650 N. Southporth, Chicago, IL

Mr. George explains that the request for this location was previously approved in February. Since opening three new local locations, the business has experienced a higher-than-expected customer volume, resulting in longer waiting lines. He is now requesting to increase the drive-through stacking capacity from 24 to 44 vehicles to prevent traffic backup onto Rand Road. The goal is to maximize stacking space to avoid overflow and maintain traffic flow.

Commissioner Friedman asks about the challenges faced at the Lake Zurich location and what queuing space was approved for that site.

Mr. George responds that the Lake Zurich site had a stacking space of 15–20 vehicles. That site featured a single-lane queue that transitioned into a double lane, which caused operational issues. He notes that all new builds are now designed with double lanes throughout to eliminate confusion and streamline order pickup.

Commissioner Kolososki inquires whether the proposed expansion will utilize space initially designated for water detention.

Mr. George confirms that it will and explains that the civil engineer is coordinating with the Village engineer. New civil plans have been submitted and are under review. If the current configuration cannot meet stormwater requirements, the team will pursue underground detention as part of the ongoing design process.

Mr. Vyverberg adds that the billboard previously located on the site has been removed, as required in the original special use approval. Regarding the variation

component, he notes that this is a continuation of an existing condition, with the changes shifting farther west. Staff has no concerns with this adjustment. He also states that landscaping and screening will be required, including fencing. Coordination between the Village engineer and the project's civil engineer is ongoing to develop a viable stormwater solution.

STAFF RECOMMENDATION:

The proposed drive-thru coffee shop, 7-Brew was previously approved in February of this year. The Petitioner is now requesting a new Special Use following the same business operations and location of proposed building with the drive-thru lane extending further into the rear of the property. This change was made to assist in avoiding traffic backup issues along Rand Road. While the additional pavement does extend the existing encroachment into the side yard setback it provides an additional 20 stacking spaces along with landscaping and should not impact the character of the locality. Therefore, Staff recommends approval of the proposed Special Use and Variation, subject to the following conditions:

1. The Special Use and Variation shall substantially conform to the plans prepared by Toth & Associates submitted 03/10/2025, floor plan and elevations prepared by Veritas Architecture and Design dated 8/29/2024 and the business plan submitted by the Petitioner, except as such plans may be changed to conform to Village Codes and Ordinances.
2. The traffic directional signage plan shall be submitted in a manner acceptable to the Village Engineer.
3. The final landscaping plan shall be submitted in a manner acceptable to the Director of Planning and Zoning.
4. A MWRD permit shall be required or a permit determination letter stating that a MWRD permit is not required. Cash in Lieu of Detention fee, as outlined in Section 8.08 of Appendix B of the Village Code of Ordinances, will be required if the MWRD does not mandate detention.
5. IDOT Permit will be required if any work is within the right of way of Rand Road. Commissioner Roth-Wurster asks if there are lighting and sound requirements included as part of the building permit review.

Mr. Vyverberg confirms that is correct.

Commissioner Roth-Wurster then inquires whether any signage will replace the removed billboard.

Mr. Vyverberg responds that there will be no freestanding signs permitted; only building-mounted signage will be allowed.

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

Commissioner Schubert Made a motion to approve subject staff's conditions; seconded by Commissioner Ruth-Wurster.

DISCUSSION:

Commissioner Schubert states that he has visited a similar site in Huntley and believes this will be a great addition to the community. His only concern is potential traffic backup on Rand Road, and he encourages the Village to be prepared for this possibility.

Commissioner Roth-Wurster comments that the request meets the standard for reasonable return. She commends the petitioner for proactively seeking improvements before opening.

Commissioner Friedman agrees that from a business operations standpoint, the proposed changes are logical. However, he expresses concern about the site's proximity to residential properties. Although there were no drive thru speakers, he recommends reviewing the photometric plan to ensure adequate light control.

Commissioner Fedota finds it commendable that the petitioner is taking initiative to address potential issues in advance.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 8-0. This item will tentatively go to Village Council on August 4th, 2025.

RESULT:	APPROVED
MOVER:	Tim Schubert
SECONDER:	Cindy Roth Wurster
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Kevin Cavanaugh, Stephen Fedota, Eric Friedman, Rodney Bettenhausen, Robert Kolososki
NAYES:	None

E. 126-134 S. Northwest Highway

1. Special Use to permit 3 dwelling units, as accessory uses to the ground floor commercial uses; and
2. Variation to permit 6 parking spaces, instead of the minimum required 20 parking spaces.

SU-000130-2025 – 126-134 S. Northwest Highway

Notice was published in the Journal & Topics on June 19th, 2025 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Application**
2. **Proof of Ownership**
3. **Plans**
4. **Plat of Survey**

5. Public Notice

Background:

The Subject Property is zoned B-2, general business and is currently improved with a 2-story building, which historically had commercial uses on the ground floor and residential units on the second floor. The property has been vacant and unoccupied for some time. Therefore, the Petitioner is requesting: Special Use to permit 3 dwelling units, as accessory uses to the ground floor commercial use; and Variation to permit 6 parking spaces, instead of the minimum required 20 spaces.

Sworn in petitioner:

Nick Ftikas, Attorney – Law Offices of Sam Banks, 221 N LaSalle St, 38th Floor, Chicago, IL

Scott Shalvis, Architect – Architectural Studios, 14421 Oakley Ave, Orland Park, IL

Summary:

Mr. Ftikas explains the petitioner is seeking a special use to re-establish residential use on the second floor of an existing commercial building. The building, currently vacant and in disrepair, would be redeveloped with retail space on the first floor and three residential apartments on the second. As the property is zoned B2, the residential component is considered an accessory use and requires a special use permit.

A companion variation is also requested due to the site's parking deficiency. The irregular, pie-shaped lot was reduced during a previous expansion of Northwest Highway, eliminating parking opportunities in the front. Only six spaces remain behind the building, limiting the ability to meet code-required parking ratios. The petitioner is pursuing a license agreement with the Village for six additional parking spaces along Parallel Street, which would support the retail use. The rear lot parking would be designated for residents.

Mr. Ftikas notes the goal is to return the property to its historic mixed-use character, dating back to the 1950s. The area is a transitional corridor with nearby residential properties, and the project would help meet community housing needs. Chairman Wood inquired about the possibility of using parking along Northwest Highway. Mr. Ftikas responded that this is not a viable option due to traffic conflicts and the area's noncompliance with current code. Mr. Vyverberg added that the Illinois Department of Transportation (IDOT) has jurisdiction over Northwest Highway and would not allow parking that fails to meet dimensional standards. He noted that while parking along Parallel Street falls within the public right-of-way, it is an existing condition and may be addressed through a license agreement with the Village.

Chairman Wood expressed concern about the building's long-vacant status and asked whether the rear parking area would be designated for residential use. Mr. Ftikas confirmed that it would be. She also raised questions about where overflow retail parking would go. In response, Mr. Ftikas explained that the tenant mix would be carefully curated to avoid high-demand parking scenarios.

Commissioner Schubert asked whether the proposal included rooftop patios. Mr. Shalvis confirmed there were none. Chairman Wood followed up by asking if street parking is available. Mr. Vyverberg reiterated the availability of right-of-way parking along Parallel Street and added that the pavement along Northwest Highway would be removed and replaced with landscaping.

Commissioner Kolososki inquired about compliance with ADA and Fair Housing requirements. Mr. Shalvis stated that the number of residential units is below the threshold that would require accessible design. Chairman Wood then asked how many bedrooms each unit would have and whether any tenants had been identified. Mr. Ftikas provided general square footage details but confirmed that no tenants had been secured.

Mr. Vyverberg explained that the property's irregular shape and limited size resulted from the widening of Northwest Highway, which reduced the buildable area at the front of the lot. As part of the redevelopment, existing pavement at the front of the building will be replaced with landscaping.

Commissioner Fedota asked whether safety equipment would be required during construction. Mr. Vyverberg confirmed that this would be reviewed as part of the permitting process in coordination with IDOT and the Village Engineer.

Chairman Wood referenced a nearby property that was denied a similar residential request due to parking limitations and asked how this proposal differs. Mr.

Vyverberg explained that the previous case involved a site that had never had residential use. In contrast, the current proposal seeks to restore an existing condition. Furthermore, any commercial tenant for this location would need to be limited in scale to avoid high parking demand.

Commissioner Cavanaugh asked whether the renovation would include both floors of the building. Mr. Ftikas confirmed that it would.

Sworn In:

Todd Pearson, the owner of JJ Twigs at 150 S Northwest Highway, welcomed reinvestment in the area but voiced concern about parking. He worried that overflow from the redeveloped property could spill into his own parking lot, impacting his business. He suggested that reducing the number of residential units from three to two might help alleviate parking pressure. Commissioner Friedman asked Mr. Pearson how his business manages overflow parking during busy hours. Mr. Pearson later explained that overflow typically uses Parallel Street. He noted that business activity generally takes place during the day, while restaurant traffic peaks in the evening. He also mentioned that his business is working with IDOT to explore reconfiguring its parking lot for better efficiency.

Chairman Wood read an objection letter from Barry Levitas, who raised concerns about the extent of the proposed property improvements and how they might affect JJ Twigs, particularly in terms of available parking for restaurant use.

In response, Mr. Ftikas acknowledged the limitations of the lot and confirmed the applicant's willingness to collaborate with neighboring businesses to manage overflow. He emphasized that the residential component would be limited to three units, thereby minimizing parking impacts. He stated that the rear parking area would be prioritized for residents and the restaurant, and that the applicant would work with Village staff to monitor and manage the site's parking use.

Chairman Wood concluded by noting that the property's configuration prevents it from ever fully complying with parking code. Mr. Vyverberg confirmed that Village staff will monitor future business licenses to ensure compliance and acknowledged the parking challenges while emphasizing that staff remains engaged in working toward practical solutions.

STAFF RECOMMENDATION:

The Subject Property has historically operated as a mixed use building, with ground floor commercial uses and second floor residential uses. With the widening of Northwest Highway, the previous parking in front of the building was diminished and the property and parking were impacted. The lot is bordered on three side by commercially zoned properties, with a detached garage and driveway for a single-family home being located directly west of the building. The renovations and proposed improvements to the building, followed by its reuse as a mixed use building, will assist in eliminating a blighted property and its impact to the surrounding properties. The reuse of the residential properties will restore and improve a use that initially existed, beginning in the 1950's. Through the renovation of the existing ROW parking along Parallel Street and subsequent license agreement for its use and maintenance, an additional 7 parking spaces will be available for the property for a total of 13 spaces. Therefore, Staff recommends approval of the of the proposed Special Use and Variation, subject to the following conditions: 1. The Special Use and Variation shall substantially conform to the plans prepared by Architecture Studio, dated 04/04/2025, floor plan and elevations prepared by the submitted by the Petitioner, except as such plans may be changed to conform to Village Codes and Ordinances. Additionally, the final dumpster enclosure and any required residential refuse location, shall be provided in a manner acceptable to the Village of Palatine. 2. A license agreement, in a manner acceptable to the Village Attorney, will be required for the use of the parking in the Parallel Street right-of-way. 3. Rental licenses shall be required for the apartment units on the 2nd floor. 4. The final pavement removal plan and subsequent freestanding sign pole remove along the east (Northwest Highway) of the building, shall be submitted in a manner acceptable to the Village Engineer and Director of Planning and Zoning. The final Landscaping plan and screening plan shall be submitted in a manner acceptable to the Director of Planning and Zoning. If any extra agency permits are required as part of the proposed improvements, said permits shall be submitted in a manner acceptable to the Village Engineer.

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

Commissioner Cavanaugh Made a motion to approve subject staff's conditions; seconded by Commissioner Kolososki.

DISCUSSION:

Commissioner Cavanaugh stated that he is familiar with the area and noted that the building has been an eyesore for quite some time. He believes this is a good solution and appreciates that the petitioner intends to fill the first floor with an

appropriate use while restoring residential use to the second floor. He believes this meets the standards. While parking remains a concern, he noted that there is room for a potential agreement and overall supports the project. He believes it is the right use and is happy to see the blighted building finally rehabilitated.

Commissioner Kolososki agreed, stating that the building is highly visible when entering the Village and that the proposed improvements would be a significant upgrade.

Chairman Wood commented that this project will be a positive improvement for the area. She supports the inclusion of residential units on the second floor and acknowledged that the retail use will be the more difficult component in terms of parking. However, after reviewing the standards, she believes the request meets the criteria and will not have a negative impact. She noted that it is difficult to get a reasonable return on the property without parking, but the spaces at the back, along with improved site conditions, will contribute to a better use of the property. She concluded that the proposed use will not alter the central character of the locality and that the standards are met.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 8-0. This item will tentatively go to Village Council on August 4th, 2025.

RESULT:	APPROVED
MOVER:	Kevin Cavanaugh
SECONDER:	Robert Kolososki
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Kevin Cavanaugh, Stephen Fedota, Eric Friedman, Rodney Bettenhausen, Robert Kolososki
NAYES:	None

V. PUBLIC COMMENT

Commission Chair Jan Wood opened the public comment portion of the meeting. No public comment was made. Public comment was closed.

VI. ADJOURNMENT

RESULT:	ADJOURN
MOVER:	Cindy Roth Wurster
SECONDER:	Rodney Bettenhausen
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Kevin Cavanaugh, Stephen Fedota, Eric Friedman, Rodney Bettenhausen, Robert Kolososki
NAYES:	None



**VILLAGE OF PALATINE
PLANNING AND ZONING COMMISSION**

656 S. Wilke Road - Plat of Consolidation
July 22, 2025

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Matthew Zitkus

PLAN NUMBER: PFSUB-000012-2025

ADDRESS: 656 S. Wilke Road

BACKGROUND:

The Subject Properties were annexed between 1955-1960, are approximately 57,715 square feet (1.28 acres), and contain 3 parcels (lot 103 and the southern ½ of Lot 102 highlighted below). The parcels are zoned R-1C - Single Family Residential District.



The Petitioner is proposing to consolidate the 3 parcels into one and is therefore requesting:

- 1. Preliminary and Final Plat of Subdivision to consolidate 2 Single-family Residential Lots into 1 Single-family Residential Lot.**

The Subject Properties are currently zoned: R-1C Single Family Residential District.

Surrounding Zoning/Uses:

North	Planned Development – Single Family Residential
South:	R-1C Single Family Residential District - Single-Family Residential
East:	Outside Village Boundaries (Arlington Heights)– Single Family Residential
West:	R-1C Single Family Residential District – Single-family residential

KEY ISSUES:

Zoning and Site Design

	Lot Size (18,000 sq. ft. required)	Lot Width (66' required)	Lot Depth (110' required)
Existing Lot 103	37,136 sq. ft.	132'	281
South 1/2 Lot 102	18,507 sq. ft.	65'	281
Proposed Lot	55,723 sq. ft	198'	281

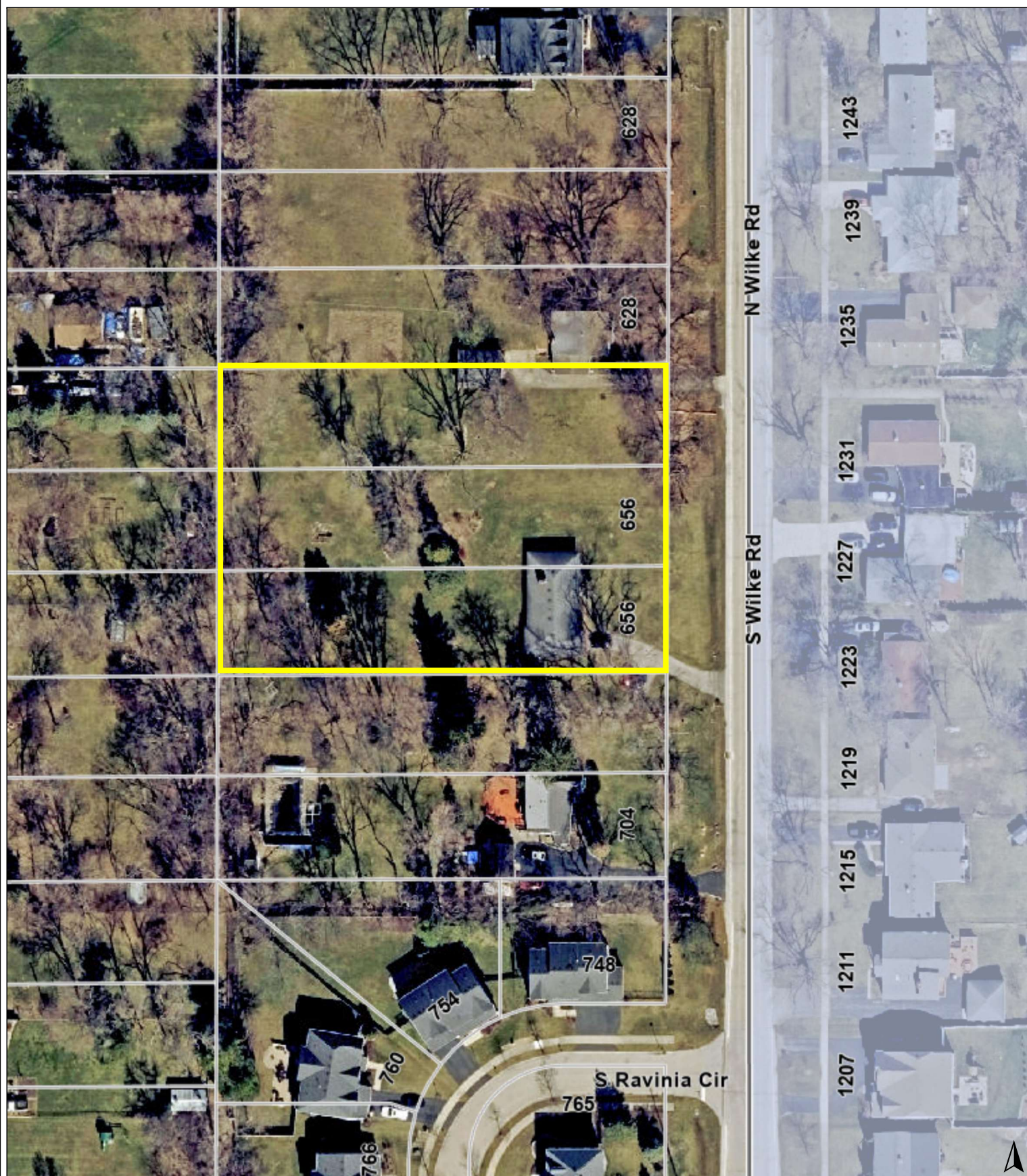
All 3 parcels are under the same ownership with a residence located over 2 of the parcels. In conjunction with the Plat of Consolidation request the owner is currently in for permits to add an addition to the home which meets all zoning requirements and reroute the existing sanitary line.

STAFF RECOMMENDATION:

The Petitioner is requesting to consolidate 2 lots which are tax divided into a single lot while retaining the R-1C zoning designation. The proposed lot and addition plans are consistent with the Comprehensive Plan recommendations and comply with the underlying R-1C zoning requirements. Additionally, the consolidation will unify the lots for the existing single-family home.

Therefore, staff recommends approval of the Plat of Consolidation, subject to the following conditions:

1. The plat of consolidation shall substantially conform to the engineering plans prepared by V3 Companies, dated 11/04/2025 and attached hereto as Exhibit 'A', except where revisions are necessary to comply with Village Codes and Ordinances.
2. The Plat of Subdivision shall be submitted on Mylar with the required signatures



0 100 200
ft

Print Date: 7/17/2025

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



**PRELIMINARY & FINAL PLAT
OF SUBDIVISION**

Department of Planning & Zoning

200 E. Wood Street • Palatine, IL • 60067-5339
Telephone: (847) 359-9047 • Fax (847) 963-6247
www.palatine.il.us

Petitioner Name

Matthew Zitkus

Business Name (if applicable)

.

Property Owner (if different from petitioner)

Subject Property Address

656 S Wilke Road

Property Interest of Petitioner(s):

Owner

Owner, Lessee, Contract Purchaser, etc.

All existing land use(s) on the property are:

Single Family Residential

The proposed use(s) on the property, if this petition is approved is (are):

Single Family Residential

Current zoning of property:

R-1C

Size of the property: 1.28 acres

State the specific action requested:

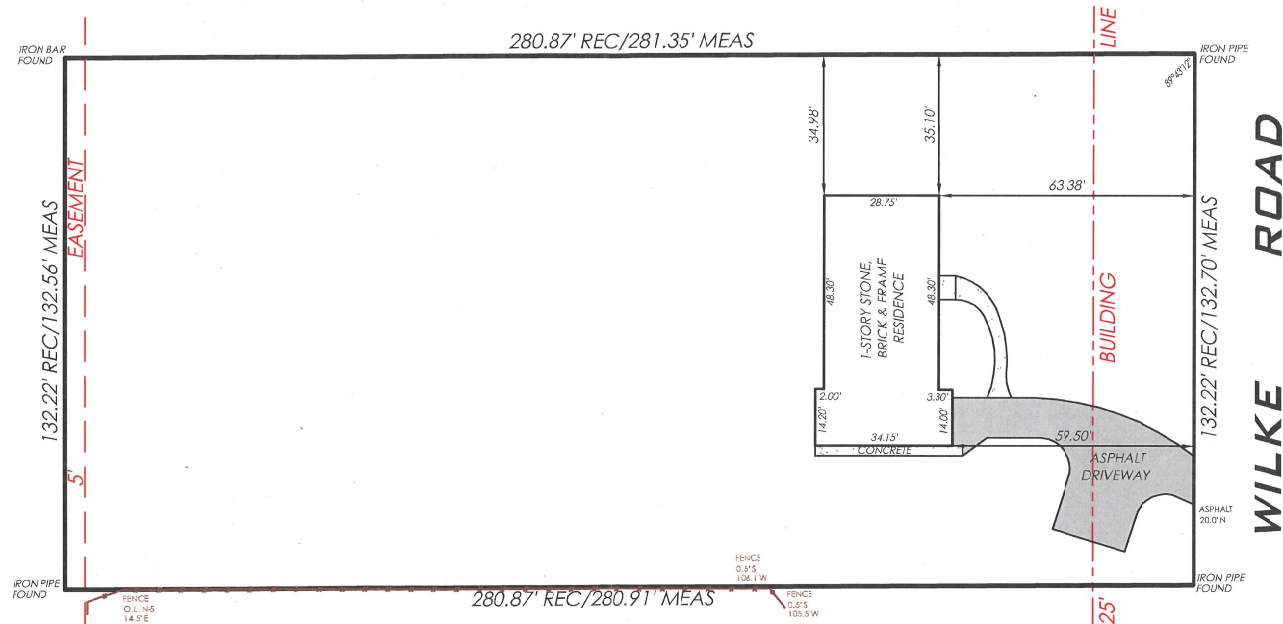
Plat of Consolidation to merge existing lots into one.



PLAT OF SURVEY

E

18148 S. MARTIN AVE. HOMewood, IL 60430 708-1-SURVEY (478-7839) 708-478-4076 FAX



LOT AREA:
37,136.6 SQ. FT.
0.85 ACRES

LOT 103 IN ROBERT BARTLETT'S ARLINGTON CREST ESTATES, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 24, AND PART OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AS PER CLIENT/AGENT, MONUMENTS NOT RECOVERED AT THE TIME OF THIS SURVEY WERE NOT RESET.

STATE OF ILLINOIS) S.S.
COUNTY OF COOK)

STATE OF ILLINOIS RES. # 184-002702

ON BEHALF OF STREAMLINE SURVEY, INC., I HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

STREAMLINE SURVEY, INC.

BY: [Signature] REGISTERED ILLINOIS LAND SURVEYOR DATED: 06-26-17

DATE OF LICENSE EXPIRATION: NOVEMBER 30, 2018 DATE OF FIELD WORK COMPLETION: JUNE 23, 2017

REVIEW YOUR DESCRIPTION AND PHYSICAL EVIDENCE WITH THIS PLAT AND REPORT ANY DIFFERENCES YOU MAY FIND. VISIT US AT streamlinesurvey.com

ALL DISTANCES AS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. NO ANGLES OR DISTANCES ARE TO BE DETERMINED BY SCALING.

SCALE: 1"=30'
JOB NO.: 17-1033
ADDRESS: 656 S. WILKE RD.
PALATINE, IL
P.L.N.: 02-24-407049/050
TOWNSHIP: PALATINE
ORDERED BY: MARIE A. CLEAR

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STREAMLINE SURVEY PRINTS EXCLUSIVELY ON 100% POST CONSUMER CONTENT PAPER

Orth

PLAT OF SURVEY

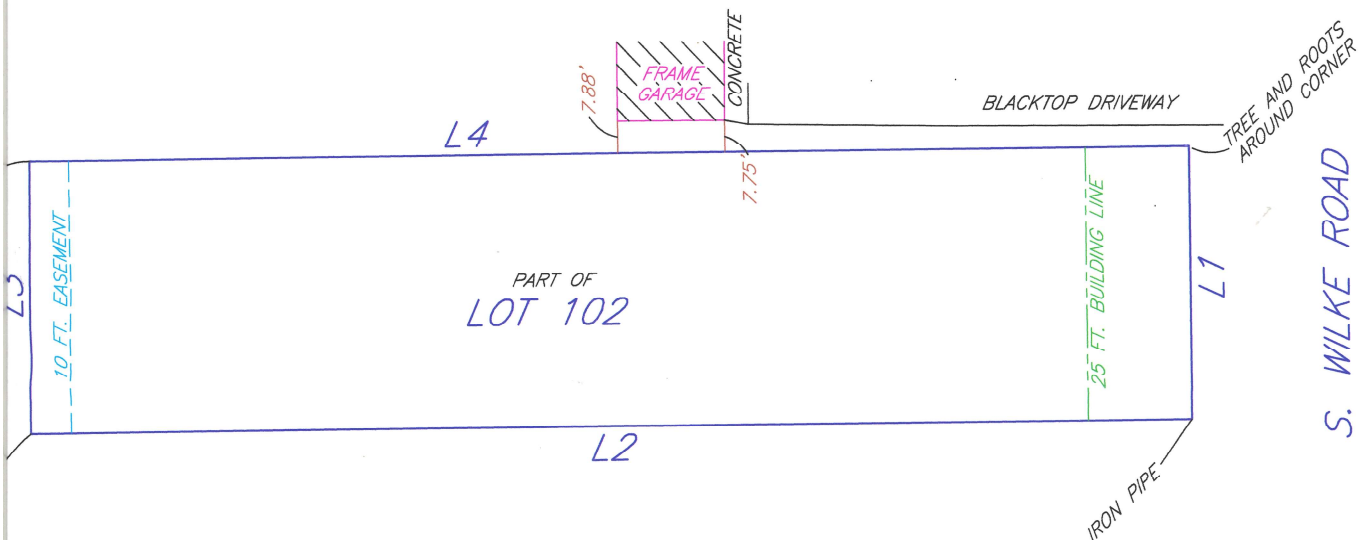
by
Michael J. Emmert Surveys, Inc.
of

Property located at: 628 S. WILKE ROAD
Legally described as:

THE SOUTH HALF OF LOT 102 IN ROBERT BARTLETT'S ARLINGTON CREST ESTATES, A
SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 24 AND PART OF THE
NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



15 30
= 30 FT.
GRAPHIC SCALE
BASED ON THIS
GRAPHIC
SCALING IS ASSUMED



LINE TABLE

Line	Bearing	Distance	Measure
L1	S.00°56'08"E.	66.00'	65.85'
L2	S.89°05'48"W.	280.87'	281.45'
L3	N.00°31'45"W.	66.00'	65.77'
L4	N.89°04'50"E.	280.87'	280.99'

CONDITIONER
ER

INTERFACE
ICE
ETER

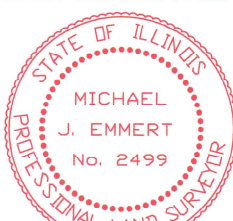
by: Law Office of Guy M. Karm

Page)

Michael J. Emmert Surveys, Inc., does hereby certify that we have surveyed the above described property and prepared the plat hereon drawn. The legal description shown hereon is provided by deed or title policy for building setbacks, easements or other restrictions which provisions not noted hereon shall not be assumed by scaling or otherwise. Compare the building and report any discrepancies. This professional service conforms to the Minimum Standards for a Boundary Survey.
Survey: March 13, 2018

day of March, 2018 _____ President

Illinois Land Surveyor No. 2499
on November 30, 2018
Sign Firm Land Surveyor Corporation no. 184.004811



	1/8	1/4	3/8	1/2	5/8	3/4	7/8	
0 AND	.01	.02	.03	.04	.05	.06	.07	.08 = 1 INCH
1 AND	.09	.10	.11	.125	.14	.15	.16	.17 = 2 INCHES
2 AND	.18	.19	.20	.21	.22	.23	.24	.25 = 3 INCHES
3 AND	.26	.27	.28	.29	.30	.31	.32	.33 = 4 INCHES
4 AND	.34	.35	.36	.375	.39	.40	.41	.42 = 5 INCHES
5 AND	.43	.44	.45	.46	.47	.48	.49	.50 = 6 INCHES
6 AND	.51	.52	.53	.54	.55	.56	.57	.58 = 7 INCHES
7 AND	.59	.60	.61	.625	.64	.65	.66	.67 = 8 INCHES
8 AND	.68	.69	.70	.71	.72	.73	.74	.75 = 9 INCHES
9 AND	.76	.77	.78	.79	.80	.81	.82	.83 = 10 INCHES
10 AND	.84	.85	.86	.875	.89	.90	.91	.92 = 11 INCHES
11 AND	.93	.94	.95	.96	.97	.98	.99	1.0 = 1 FOOT

mike@mjesurveys.com
Michael J. Emmert Surveys, Inc.
185 East Vallette Street
Elmhurst, Illinois 60126
Office 630-516-0383
Fax 630-516-0387

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday, July 22, 2025 at 7 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Plat of Consolidation to permit 3 existing platted lots to be consolidated into 1 lot.

The property is commonly known as 656 S Wilke Road, which includes two platted lots, and the vacant lot directly to the south.

The Petitioner is applying for a Plat of Consolidation to consolidate the 3 lots, as part of a plan to construct an addition to an existing single-family home

The above petition has been filed by Matthew Zitkus, owner and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: PFSUB-000012-2025 VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning & Zoning Commission

DATED: This 3rd day of July 2025

CERTIFICATE OF PUBLICATION

DES PLAINES JOURNAL, INC., a corporation organized and existing under and by virtue of the laws of the State of Illinois, does hereby CERTIFY that it is the publisher of the:

Journal & Topics Newspapers
AKA Des Plaines Journal, Inc.
622 Graceland Ave.
Des Plaines, IL 60016-4556

and that said newspaper(s) is a secular newspaper of general circulation and has been published weekly in the

(Village) (Town) (City) (Township) of PALATINE 656 S. WILKE RD.



County of COOK

and State of Illinois, continuously for more than one year prior to date of the first publication of the notice attached hereto, and that said newspaper(s) complies with the requirements of Paragraphs 5 and 10, Chapter 100, of the Illinois Revised Statutes.

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 3RD day of JULY, A.D. 2025, and the last publication thereof was made on the 3RD day of JULY, A.D. 2025.

Your Legal appeared in
the following Journal & Topics
Newspapers
(Des Plaines Journal, Inc.)

- ☐ Des Plaines Journal
- ☐ Elk Grove Village Journal
- ☐ Mt. Prospect Journal
- ☐ Niles Journal
- ☐ Park Ridge-Golf Mill Journal
- ☐ Prospect Heights Journal
- ☐ Rosemont Journal
- ☐ Arlington Heights Topics
- ☐ Buffalo Grove Topics
- ☒ Palatine Topics
- ☐ Rolling Meadows Topics
- ☐ Wheeling Topics
- ☐ Suburban Journal
- ☐ Northwest Journal
- ☐ Glenview Journal



Mary Alice Wenzl

IN WITNESS WHEREOF, THE **DES PLAINES JOURNAL, INC.**, has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 3RD day of JULY, A.D., 2025.

By Todd Wessell

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 3RD day of JULY, A.D., 2025.

My commission expires the 15TH day of JULY, A.D., 2025.



**VILLAGE OF PALATINE
PLANNING AND ZONING COMMISSION**

**746 S. Vermont Street (currently occupied by Clearbrook),
136 E. Illinois Avenue (American Ukrainian Youth
Association Center), and 223 E. Illinois Avenue**

July 22, 2025

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Vitaliy Kutnyy, Selfreliance Federal Credit Union and
Myron Wasiunec, American Ukrainian Youth Association

PLAN NUMBER: PPD-000013-2025

ADDRESS: 746 S. Vermont Street, 136 E. Illinois Avenue, and 223 E.
Illinois Avenue.

BACKGROUND:

The Petitioners are requesting a Preliminary Planned Development to convert the existing building at 746 S. Vermont Street (Clearbrook), as follows: the warehouse portion (~25,000 square feet) of the building would be occupied by American Ukrainian Youth Association (AUYA) and the existing office portion (~10,000 square feet) would be occupied by the Selfreliance Federal Credit Union. The other parking improvements would include a drive aisle connection and a cross access/parking agreement between all properties on the north side of Illinois Avenue, including the Immaculate Conception Ukrainian Catholic Church. Therefore, the Petitioners are requesting approval of the following:

Preliminary Planned Development to permit an expansion of the American Ukrainian Youth Association Center and Credit Union (Selfreliance Federal Credit Union) and a parking lot expansion, with additional parking being added between the sites, and the potential addition of parking at 223 E. Illinois Avenue.

The Subject Properties are zoned: Manufacturing (Clearbrook), Planned Development – (AUYA & Selfreliance Federal Credit Union), and R-1 Single-Family Residential (223 E. Illinois Avenue).

KEY ISSUES:

Zoning and Site Design

- The Preliminary Planned Development includes the following properties:

Location	Current Use	Proposed Use
136 E Illinois Ave.	American Ukrainian Youth Association and Self Reliance Credit Union	American Ukrainian Youth Association
746 S. Vermont St.	Clearbrook Center	American Ukrainian Youth Association and Selfreliance Credit Union
223 E. Illinois St.	Vacant residential building	Potential additional parking lot if deemed necessary by Staff and required by the Village Council.

- The existing building at 746 S. Vermont Street would be renovated to allow for an expansion of the existing American Ukrainian Youth Center and include the relocation of Selfreliance Credit Union. Additionally, the building improvement plans for the credit union include a potential 10,000 square-foot second-story addition on the east end of the building.
- The site plan includes the expansion of the parking lot west of 746 S. Vermont Street and would connect the three properties on the north side of Illinois Avenue to allow for traffic movement between the properties, without having to access Illinois Avenue. In addition, the existing parking spaces south of the 746 S. Vermont Street building would be reconfigured to create additional parking spaces. The existing parking lot is nonconforming, with the pavement having a 0-foot setback at the lot line. The additional pavement continues the 0-foot setback from the lot line, with a variation to be noted as part of the Final Planned Development review.
- The proposed site plan would reduce the curb cuts along the north side of Illinois Avenue from 6 to 3, and provide interconnection between all three properties along the north side of Illinois Avenue. A cross access agreement would be required as a condition of the Final Planned Development.
- In response to various traffic and parking issues which have arisen through the church and youth center operations over the last several years, the Village implemented various traffic and parking controls to address these circumstances. While those traffic controls remain in place, Staff agrees that the proposed acquisition of 746 S. Vermont Street and parking lot expansions are positive improvements to the overall parking and traffic issues previously identified in the area.

- As part of the initial Preliminary Planned Development application, and in response to a Village request to identify additional parking resources, the Petitioners provided a site/parking plan for the property at 223 E. Illinois Avenue. A future review of the parking demands for all uses (Church, Youth Center, and Credit Union) would be conducted by the Village Council prior to allowing the commencement of the proposed Phase II improvements to the building at 746 S. Vermont Street. This would provide an opportunity to review the overall parking situation and determine what, if any, additional parking on the 223 E. Illinois Avenue property could be necessary.
- In coordination with the Preliminary Planned Development application, the Village review contemplates a phased development approach. The initial improvements would include the following: 1) parking lot expansion in the areas adjacent to the building at 746 S. Vermont Street, 2) drive aisle connection between the church and youth center parking lots, 3) curb cut reduction along Illinois Avenue; and 4) completion of all Phase I renovations to the 746 S. Vermont Street building and implementation of all use activities and occupancy therein.
Following completion of the initial improvements, and prior to the commencement of any Phase II improvements to the 746 S. Vermont Street building, the Village will complete a parking and traffic analysis of the implemented changes and present its findings to the Village Council for further review and assessment. The installation of additional parking at 223 E. Illinois Avenue would only proceed if ultimately deemed necessary by the Village Council as part of this review.
- The proposed Phase 2 interior building improvements at 746 S. Vermont Street would include a multi-purpose room, commercial kitchen, and lounge space (these areas are highlighted below).



Parking

- The Phase 1 interior improvements to the 746 S. Vermont Street building would require 112 parking spaces, per the 1/300 SF parking requirements (100 are provided). In total, 202 parking spaces would be provided between the church, youth center, and credit union properties.

Property	Regular Spaces	Handicap Spaces	Proposed Total Spaces
Church (116 E. Illinois Avenue)	46	3	49
AUYA (136 E. Illinois Avenue)	50	3	53
Credit Union (746 S. Vermont St.)	96	4	100
Total	192	10	202

- The preliminary plans also indicate the potential of adding up to an additional 95 parking spaces at 223 E. Illinois Avenue.
- The Petitioners have also received a letter from the Islamic Society of Northwest Suburbs of Chicago offering the use of up to 100 parking spaces at their 1200 S. Hicks Road facility, during non-conflicting times of operation and availability.
- In conjunction with the review of the Preliminary Planned Development application, Staff also identified and reviewed other institutional uses, the scope of their services offered, and the parking resources available therein. There are other institutional uses within the Village which have a wider scope of offering activities (e.g. church services, school, and community assembly buildings), with comparable or reduced parking resources.
- For example, St. Theresa provides church services, operates a grade school, and also maintains an approximately 20,000 square foot community center on their property. The SIKH Religious Society also provides church services, a school, and hosts community events. Finally, St. Nectarios has church services, a preschool, and also hosts community events. The First United Methodist Church completed a sizable building addition in 2006 and was granted a parking variation of approximately 100 spaces in conjunction with the addition. The church also offers services, a day school, and provides a community meeting space.

American Ukrainian Youth Center Business Plan

- The proposal would renovate approximately 25,000 square feet of the existing building. Their business plan indicates this will be used to support and expand the programs associated with their current facility at 136 E. Illinois Avenue.

- Per the business plan, the existing hours of operation for programs are:
 - Monday – Friday: 5 PM – 9 PM
 - Saturday mornings and afternoons.
 - In addition, the AUYA building currently has parking agreement with Immaculate Conception Catholic Church to use the classrooms for programs, as well on Sunday mornings.

Selfreliance Federal Credit Union Business Plan

- The proposal is to renovate approximately 10,000 square feet of the existing building to convert it into a bank. The plans also include a potential 10,000 square foot 2nd-story. It should be noted that a drive-through is not proposed or contemplated as part of the credit union improvements.
- The proposed hours of operation would be:
 - Monday, Wednesday and Thursday: 9 AM – 5 PM
 - Tuesday and Friday: 9 AM – 7 PM
 - Saturday and Sunday: 9 AM – 1 PM
- There could be up to a maximum of 65 employees and the existing location currently serves approximately 375 members per week.
- The Credit Union has indicated their staffing on Saturdays would be 5 to 10 employees, with no more than 5 employees on Sundays. The Credit Union has also noted that the vast majority of weekend customers are already on-site for other church/youth center related activities, thus not increasing the overall parking demand.

STAFF RECOMMENDATION:

The American Ukrainian Youth Association and Selfreliance Credit Union are requesting approval of a Preliminary Planned Development to allow for the expansion of existing uses onto the neighboring property located at 746 S. Vermont Street. The proposal also includes the expansion and interconnection of existing parking facilities to better serve multiple adjacent uses, including the Immaculate Conception Ukrainian Catholic Church.

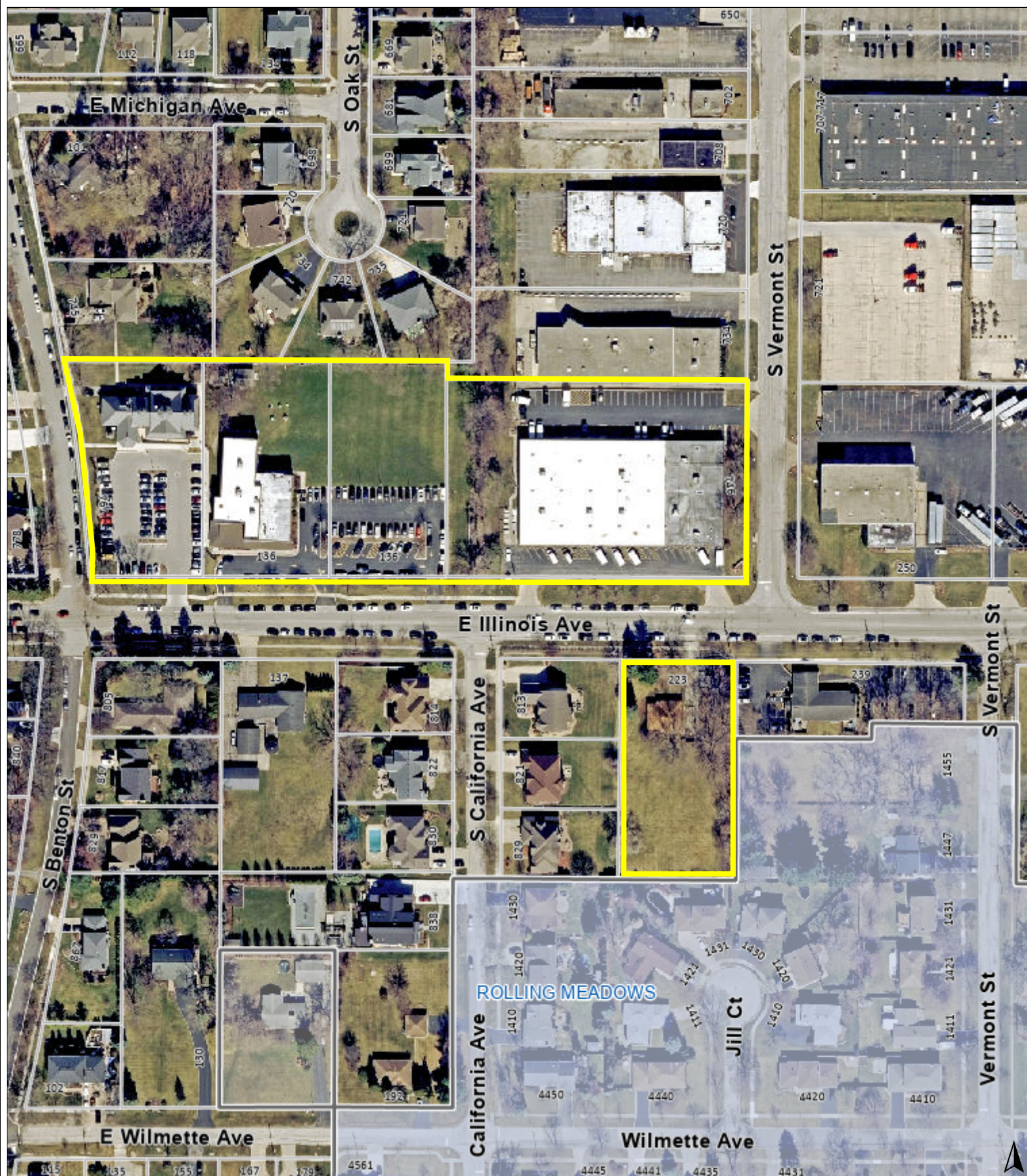
Key elements of the proposal include:

- Expansion of parking lots between the three sites (American Ukrainian Youth Association, Selfreliance Credit Union, and Immaculate Conception Ukrainian Catholic Church) to allow shared access and circulation, which will help reduce traffic impacts on Illinois Avenue.
- The proposed expansion will result in the addition of 100 new parking spaces, bringing the total combined parking capacity to 202 spaces, across the three sites.

- Due to staggered peak hours among the three organizations, the shared parking arrangement is expected to alleviate current parking shortages and increase overall efficiency.
- The applicant also owns 223 E. Illinois Avenue, which is identified as a potential site for future parking expansion, if deemed necessary by Staff and required by the Village Council, in conjunction with their completion of the Phase 2 building improvements.

The proposal will enhance site functionality, improve traffic flow, and address parking deficiencies through coordinated, shared use of the expanded facilities. Therefore, Staff recommends approval, subject to the following conditions:

1. The Planned Development shall substantially conform to the site plan and business plan submitted by the Petitioners, except as such plans may be changed to conform to Village Codes and Ordinances.
2. The consideration of constructing additional parking at 223 E. Illinois Avenue will be conducted following completion of the initial site improvements and prior to the commencement of any Phase II interior improvements to the 746 S. Vermont Street building. As part of this process, the Village will complete a parking and traffic analysis of the implemented changes and present its findings to the Village Council for further review and assessment. The Village reserves the right to propose additional conditions to the planned development as part of this process.
3. The final landscaping/screening plan shall be submitted in a manner acceptable to the Director of Planning and Zoning and shall identify both additional plantings north of the parking lot expansion on the west side of the 746 S. Vermont Street property, as well as trees to be preserved within the overall site.
4. A license agreement shall be reviewed in conjunction with the Final Planned Development to further review any contemplated right-of-way improvements or encroachments.
5. The final business/operations' plan shall be revised in a manner acceptable to the Village.
6. A revised parking agreement between the American Ukrainian Youth Center, Immaculate Conception Church, and Selfreliance Credit Union shall be submitted in a manner acceptable to the Village Attorney.
7. If required by the Village Engineer, a public improvement security deposit shall be submitted in a manner acceptable to the Village Engineer and Director of Planning and Zoning.
8. A construction management plan shall be submitted in a manner acceptable to the Director of Planning and Zoning and the Village Engineer and shall outline the proposed development schedule and identify the material delivery routes and proposed parking areas for the contractors, in conjunction with the building permit application submission.



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PRELIMINARY PLANNED DEVELOPMENT APPLICATION

Department of Planning & Zoning

200 E. Wood Street • Palatine, IL • 60067-5339
Telephone: (847) 359-9047 • Fax (847) 963-6247

Petitioner Name

Vitaliy Kutnyy
Myron Wasiunec

Business Name (if applicable)

Selfreliance Federal Credit Union
Ukrainian American Youth Center

Subject Property Address

746 S. Vermont Street (currently occupied by Clearbrook), 136 E. Illinois Avenue
(American Ukrainian Youth Association Center) and 223 E. Illinois Avenue.

All existing land uses on the property:

Clearbrook: services for children and adults impacted by intellectual/developmental
disabilities, Youth Center and Residential Property

Property acreage and proposed land use:

1.96 acres
Cultural center and a financial institution

Property attributes (acreage and subdivision name):

1.96 acres; Territory Included in the Town of Palatine

ALTA/NSPS LAND TITLE SURVEY

OF

LOT 21 IN PALATINE'S PALATINE INDUSTRIAL PARK IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF STATE ROUTE NO. 53 (HICKS ROAD, IN COOK COUNTY, ILLINOIS).

LAND AREA = 85,543 SF
OR 1.964 ACRES MORE OR LESS

LEGEND

- EXISTING BOUNDARY
- EXISTING EASEMENT
- EXISTING SETBACK
- EXISTING CHAIN LINK FENCE
- EXISTING WOOD FENCE
- EXISTING METAL FENCE
- EXISTING VINYL FENCE
- EXISTING BUILDING
- CENTER LINE
- BUILDING LINE
- FOUND. BOX PIPE
- T/F
- F/F
- G/F
- (C)
- (M)
- (M)
- ASPHALT SURFACE
- BUILDING/STRUCTURE
- CONCRETE SURFACE
- BRICK SURFACE
- MANHOLE
- EXIST. CATCH BASIN
- EXIST. CURB INLET
- STORM SEWER
- SANITARY SEWER
- COMBINED SEWER
- WATER VALVE
- BUFFALO BOX (B-BOX)
- WATER VALVE & VAULT
- FIRE HYDRANT
- WATER METER
- WELL
- WATER LINE
- GAS METER
- GAS VALVE
- GAS LINE
- ELECTRIC METER
- ELECTRIC PEDESTAL
- HANDHOLE
- OVERHEAD WIRES
- UNDERGROUND ELECTRIC
- UTILITY POLE
- PHONE PEDESTAL
- PHONE MANHOLE
- UNDERGROUND TELEPHONE
- CABLE TV PEDESTAL
- CABLE HANDHOLE
- CABLE METER
- UNDERGROUND CABLE
- LIGHT POST
- STREET SIGN
- DOWNSPOUT
- BOLLARD



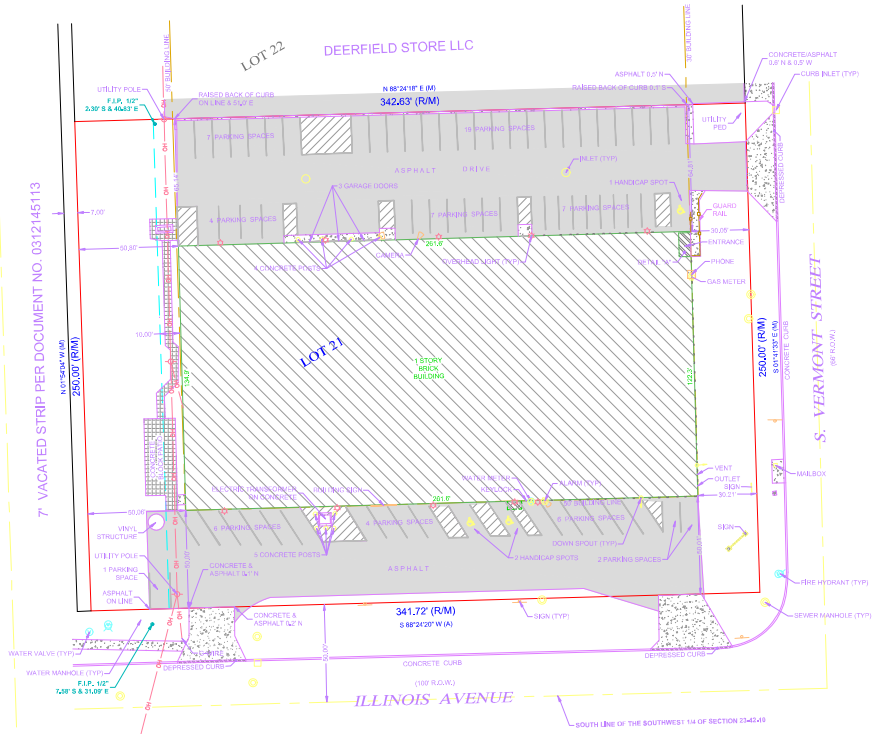
Know what's below.
Call before you dig.

North arrow pointing up.

Graphic scale bar showing 0, 15, 30 feet.

NOTE: THE LOCATION OF THE NORTH LINE OF ILLINOIS AVENUE AS SHOWN MONUMENTED AND OCCUPIED IS 88°4'20" W (ASSUMED).

P.L.N.
88-43-208-011



- GENERAL NOTES:
- COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY POINTS AND MONUMENTS BEFORE ANY CONSTRUCTION, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
 - DO NOT SCALE DIMENSIONS FROM THIS PLAT.
 - THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED UPON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT, TOGETHER WITH THE TITLE COMMITMENT, THE PARCEL, WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED.
 - MANHOLES, INLETS AND OTHER UTILITY HOLES OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT THE TIME OF SURVEY, THROUGH A NORMAL BRANCH AND WALK THROUGH OF THE SITE. THE LABELING OF THESE MANHOLES (SANITARY, STORM, WATER, ETC.) IS BASED SOLELY ON THE "STANDARD" MARKINGS OF THE SAME. NO UNDERGROUND OBSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL USE OR EXISTENCE OF THE UNDERGROUND UTILITIES.
 - NO UNDERGROUND UTILITIES OR DRAIN TILES, IF ANY EXIST, ARE SHOWN HEREON.
 - THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT, PAVING OR SHOW, AT THE TIME OF THIS SURVEY, SHOW OR NOT COVER THE SITE, LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
 - OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE.
 - CALL 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO DOING ANY CONSTRUCTION WORK.
 - PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION, OVERHEAD WIRES AND POLES (IF ANY EXIST) ARE SHOWN HEREON, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.
 - RESTRICTIONS THAT MAY BE FOUND IN LOCAL BUILDING AND/OR ZONING CODES HAVE NOT BEEN SHOWN, HEIGHTS AND BUILDING RESTRICTIONS (IF ANY) HAVE NOT BEEN SHOWN, ONLY THOSE SETBACK RESTRICTIONS SHOWN ON THE RECORDED SUBDIVISION OR IN THE TITLE COMMITMENT HAVE BEEN SHOWN. THIS PROPERTY IS SUBJECT TO SETBACKS AS ESTABLISHED BY THE GOVERNING JURISDICTIONS ZONING ORDINANCES AND/OR CODES AS AMENDED.
 - THIS PARCEL HAS BEEN IDENTIFIED AS BEING IN "ZONE X" PER THE FLOOD INSURANCE RATE MAP IN COOK COUNTY, AS SHOWN ON MAP NO. 1703102012 WITH A RE-EMBED MAP DATE OF 08/09/2008.
- THIS SURVEY CONFORMS WITH A TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ORDER NUMBER NCT2401391 WITH AN EFFECTIVE DATE OF 12/30/2024. NOTES CORRESPONDING TO SCHEDULE "B" EXCEPTIONS:
- ITEMS 1 THROUGH 9 OF SCHEDULE B PART II AND ITEM 10 OF SCHEDULE B PART II (SPECIAL EXCEPTIONS) ARE EITHER NOT SURVEYED ITEMS OR CANNOT BE PLOTTED.
 - BUILDING SETBACKS SHOWN ON PLAT.
 - EASEMENTS FOR PUBLIC UTILITIES SHOWN ON PLAT.

STATE OF ILLINOIS)
COUNTY OF DU PAGE)

CERTIFY TO:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 7b, 7d(1), 7(c), 8, 9, 11(a), 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON JANUARY 21ST, 2025.

DATED, THIS 24TH OF JANUARY, A.D., 2025, AT U.S.I.E. ILLINOIS.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3182
MY LICENSE EXPIRES NOVEMBER 30, 2026.
ILLINOIS PROFESSIONAL DESIGN FIRM PROFESSIONAL
ENGINEERING CORPORATION NO. 184-001245

CLIENT:



DATE

1	2	3	4	5	6
---	---	---	---	---	---

ALTA/NSPS LAND TITLE SURVEY
746 S. VERMONT STREET
PALATINE, ILLINOIS 60067

Morris Engineering, Inc.
Civil Engineering - Consulting
515 West 180th St.
Phone: (833) 271-4070
Survey: (833) 271-4099
Fax: (833) 271-4071
Mobile: 833-271-4071

MEI
MORRIS ENGINEERING, INC.
1111 S. WILSON AVE.
CHICAGO, IL 60606

FIELD CHECK BY: [initials]
DATE: [initials]
CHECKED BY: [initials]
APPROVED BY: [initials]
DATE: 01/24/2025
SCALE: HORIZ 1"=30'
VERT NONE

SHEET
1
OF 1 SHEETS
PROJ # 25-01-0035



Plat of Survey

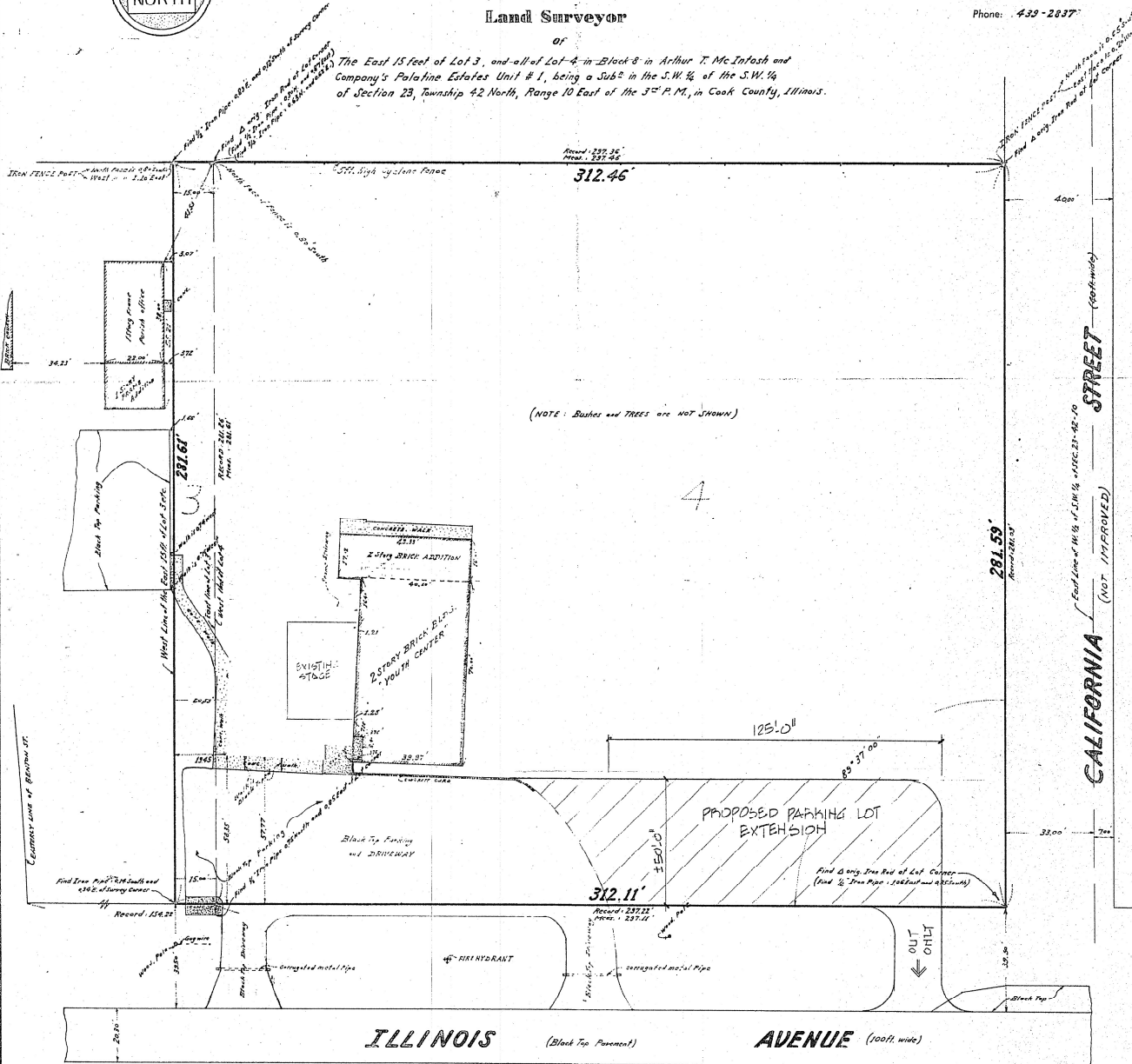
PAUL LOTZ

Land Surveyor

1728 Magnolia Lane
Mount Prospect, Illinois 60056

Phone: 433-2837

The East 15 feet of Lot 3, and all of Lot 4 in Block 8 in Arthur T. McIntosh and Company's Palatine Estates Unit #1, being a Sub² in the S.W. 1/4 of the S.W. 1/4 of Section 23, Township 42 North, Range 10 East of the 3rd P.M., in Cook County, Illinois.



Order No. 53-6-15
UP TO DATE SURVEY by Paul Lotz
of Order No. 74-6-245 June 15, 1985
Ordered by: Miran Lurich # 322-2737 Ext. 570

Scale: 1 inch = 25 feet
Order No. 74-6-245
Book: 74-6-245
Ordered by: URBANIAN TRUST ASS. (MR. M. SOROKA)

COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND AT ONCE REPORT ANY DIFFERENCES.

Order No. 65-4-8 to May 2, 1985
UP TO DATE SURVEY by Paul Lotz
Ordered by: J. D. JONES



STATE OF ILLINOIS
COOK COUNTY

I, Paul Lotz, hereby certify that I have surveyed the above described property, and that the plat herein shown is a correct representation of said survey. All measurements are correct at 62° Fahrenheit.

Mount Prospect, June 7, 1985

Paul Lotz
Illinois Registered Land Surveyor No. 8098



MURRY AND MOODY, LTD.

Land Surveyors

933 S. Plum Grove Road

Suite 101

Palatine, Illinois 60067

P.O. Box 608

Huntley, Illinois 60142

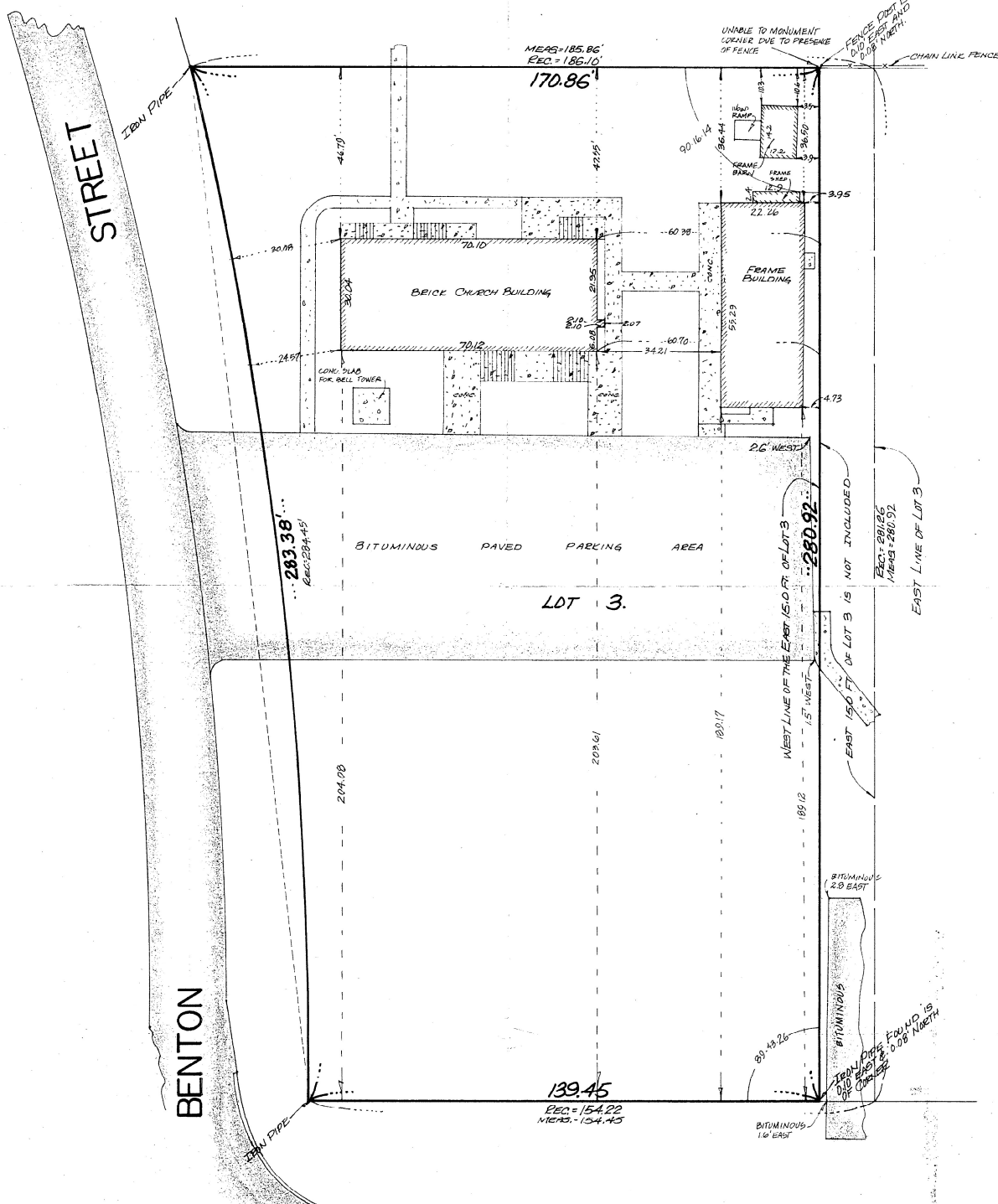
Phone (847) 578 7960



PLAT OF SURVEY

OF

LOT 3 (EXCEPT THE EAST 15 FEET THEREOF) IN BLOCK 8, IN ARTHUR T. MCINTOSH AND COMPANY'S GALATINE ESTATES UNIT NO. ONE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, ALL IN TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



ILLINOIS

STATE OF ILLINOIS
COUNTY OF McHENRY

AVE.

Dimensions shown thus: 50.85 are feet and decimal parts thereof.
Dimensions shown thus: 50'-3" are feet and inches.

Compare your points before building by the same and report any differences immediately.

Check legal Description with Deed and report any discrepancy immediately.
Building lines and easements, if any, shown hereon are as shown on the recorded subdivision plat.

I, Thomas M. Sheets an Illinois Professional Land Surveyor do hereby certify that I have surveyed the above described property, and that the above plat is a correct representation of said survey.

Huntley, Illinois MARCH 4, 1999

Thomas M. Sheets
Illinois Professional Land Surveyor

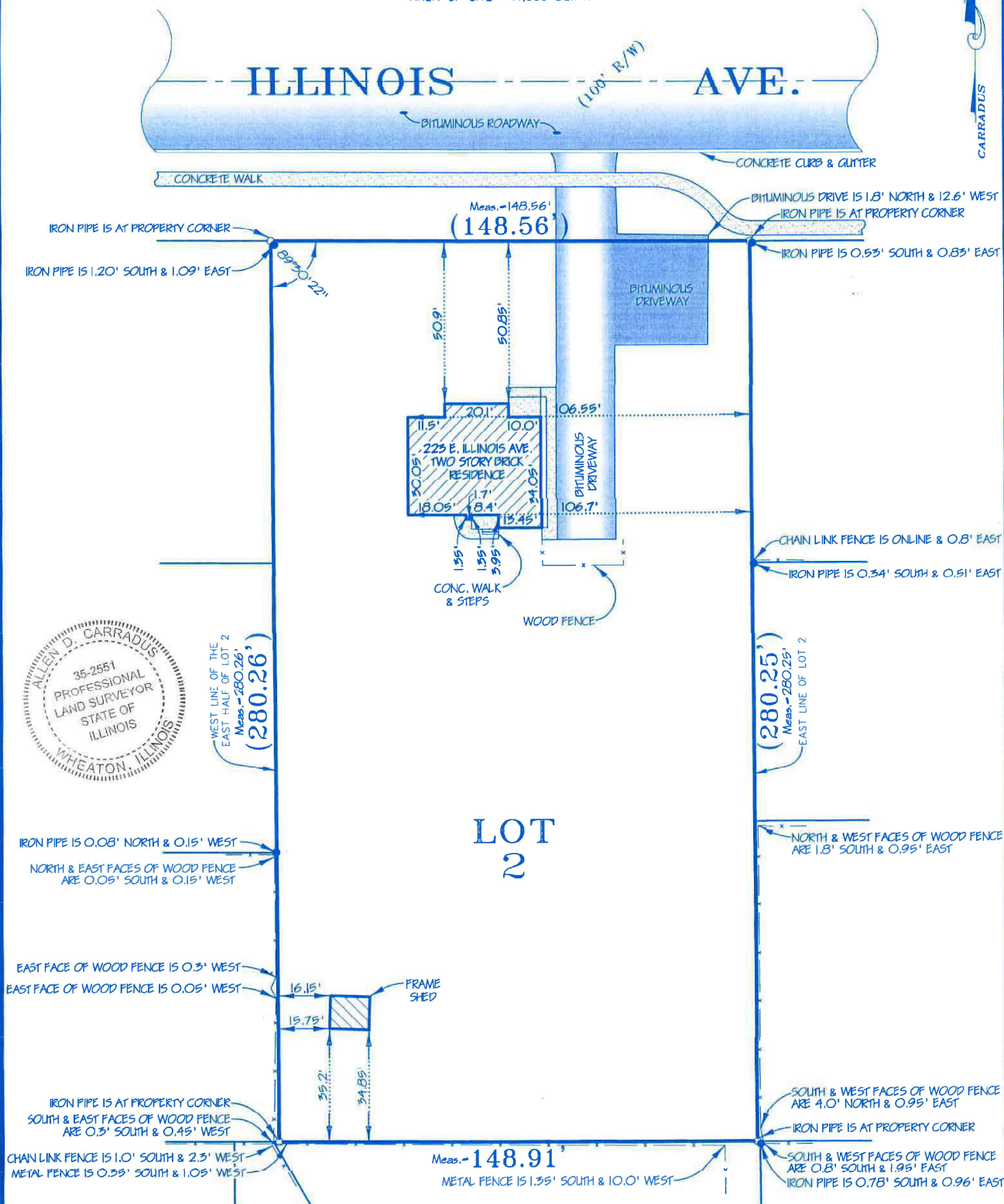
ORDER No. 89-526-24 M 47 SURVEY MADE FOR IMMACULATE CONCEPTION UKRAINIAN CATHOLIC CHURCH SCALE 1" = 20 FEET

- LEGEND**
- Monumentation Found
 - Monumentation Set (IRLS 35-2551)
 - (50') Record Dimension
 - X— Fence Line

PLAT OF SURVEY

THE EAST HALF OF LOT 2 IN BLOCK 10 IN ARTHUR T. MCINTOSH AND COMPANY'S PALATINE ESTATES UNIT NUMBER 2, IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA OF SITE= 41,596 SQ.FT.



LOT 2

NOTES

- All distances shown hereon are in feet and decimal parts thereof corrected to 68° F. Distances shown along curved lines are Arc Measurements unless otherwise noted.
- Compare the Legal Description, Building Lines and Easements as shown hereon with your Deed, Title Insurance Policy or Title Commitment.
- Consult local authorities for additional setbacks and restrictions not shown hereon.
- Compare all survey points and report any discrepancies immediately.
- Consult utility companies and municipalities prior to the start of any construction.
- Dimensions to and along buildings are exterior foundation measurements.
- Do Not Assume distances from scaled measurements made hereon.

STATE OF ILLINOIS) SS
COUNTY OF DU PAGE)

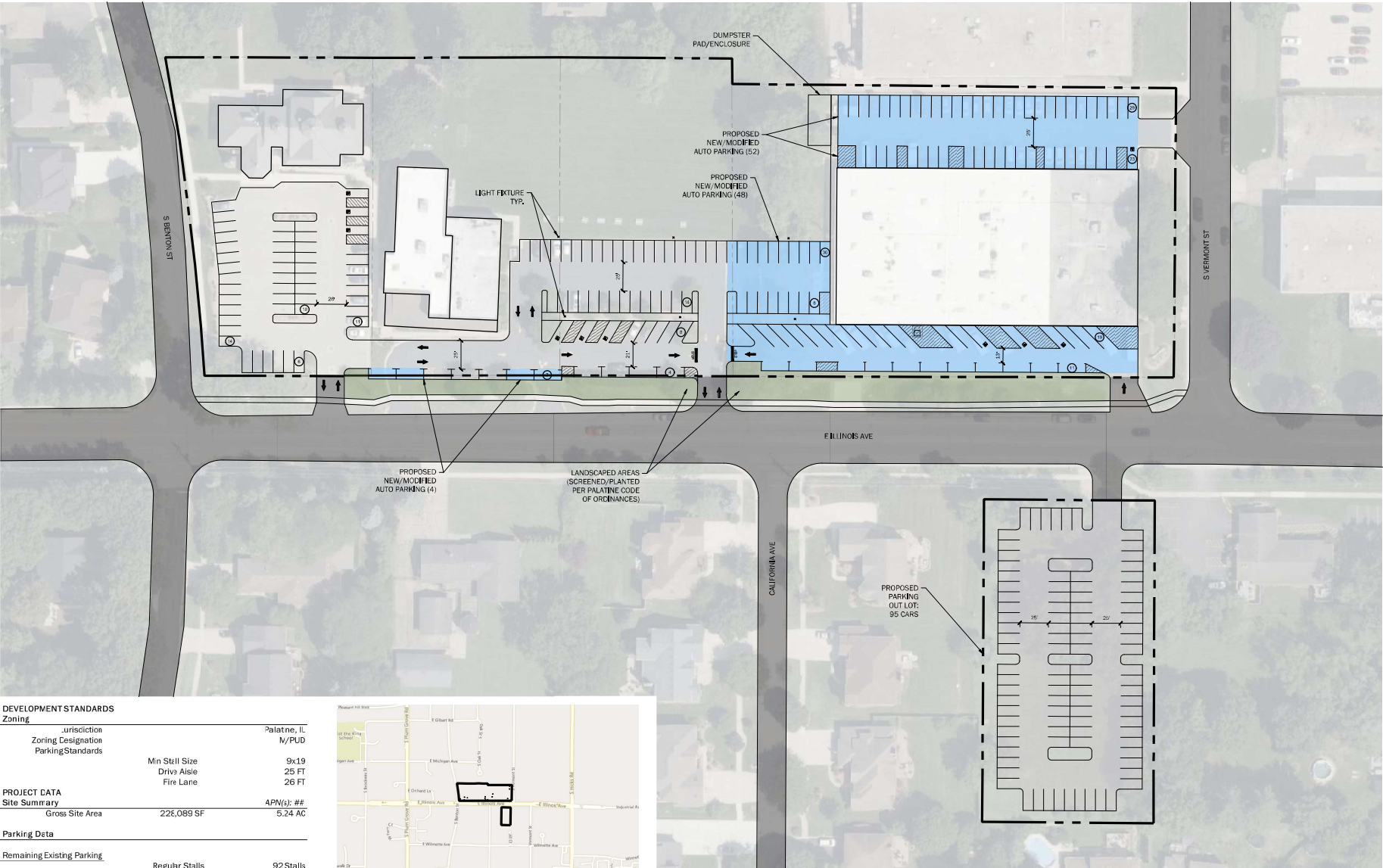
THIS IS TO CERTIFY THAT I, ALLEN D. CARRADUS, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF ILLINOIS, HAVE SURVEYED THE PROPERTY AS DESCRIBED HEREON AND THAT THE ANNEXED PLAT IS A CORRECT AND TRUE REPRESENTATION THEREOF, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

SIGNED AND SEALED AT CAROL STREAM, ILLINOIS THIS 11th DAY OF August, A.D. 2023.
BY *Allen D. Carradus* ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2551.
MY LICENSE EXPIRES NOVEMBER 30, 2024.

CARRADUS LAND SURVEY, INC.

Residential & Commercial Land Surveying Services
191 S. Gary Ave. Suite 180, Carol Stream, Illinois 60188
(630) 588-0416 (Fax) 653-7682 carradus_survey@yahoo.com

PREPARED FOR: JEFF LANGE
DRAWN BY: JW DATE OF FIELD WORK: 08/11/23 SCALE: 1" = 30' FLD BK: 48-00 PROJECT NO: 39011



DEVELOPMENT STANDARDS			
Zoning			
Jurisdiction		Palatine, IL	
Zoning Designation		M/PUD	
Parking Standards			
Min Stall Size	9x19		
Drive Aisle	25 FT		
Fire Lane	26 FT		
PROJECT DATA			
Site Summary		APN(s): ##	
Gross Site Area	226,089 SF	5.24 AC	
Parking Data			
Remaining Existing Parking			
	Regular Stalls	92 Stalls	
	ADA Stalls	6 Stalls	
Proposed Parking			
	Regular Stalls	100 Stalls	
	ADA Stalls	4 Stalls	
Parking Outlet			
	Regular Stalls	95 Stalls	
Total Parking		297 Stalls	
Notes			
1. Existing site conditions to be confirmed on site.			



This conceptual design is based upon a preliminary review of existing project requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

Boundary Source:
REGD PARCEL DATA
www.regd.com
Assumed Existing System To Remain

SCHEME: 04

Conceptual Site Plan
American Ukrainian Youth Association - Parking Study
136 E Illinois Ave, Palatine, IL 60067

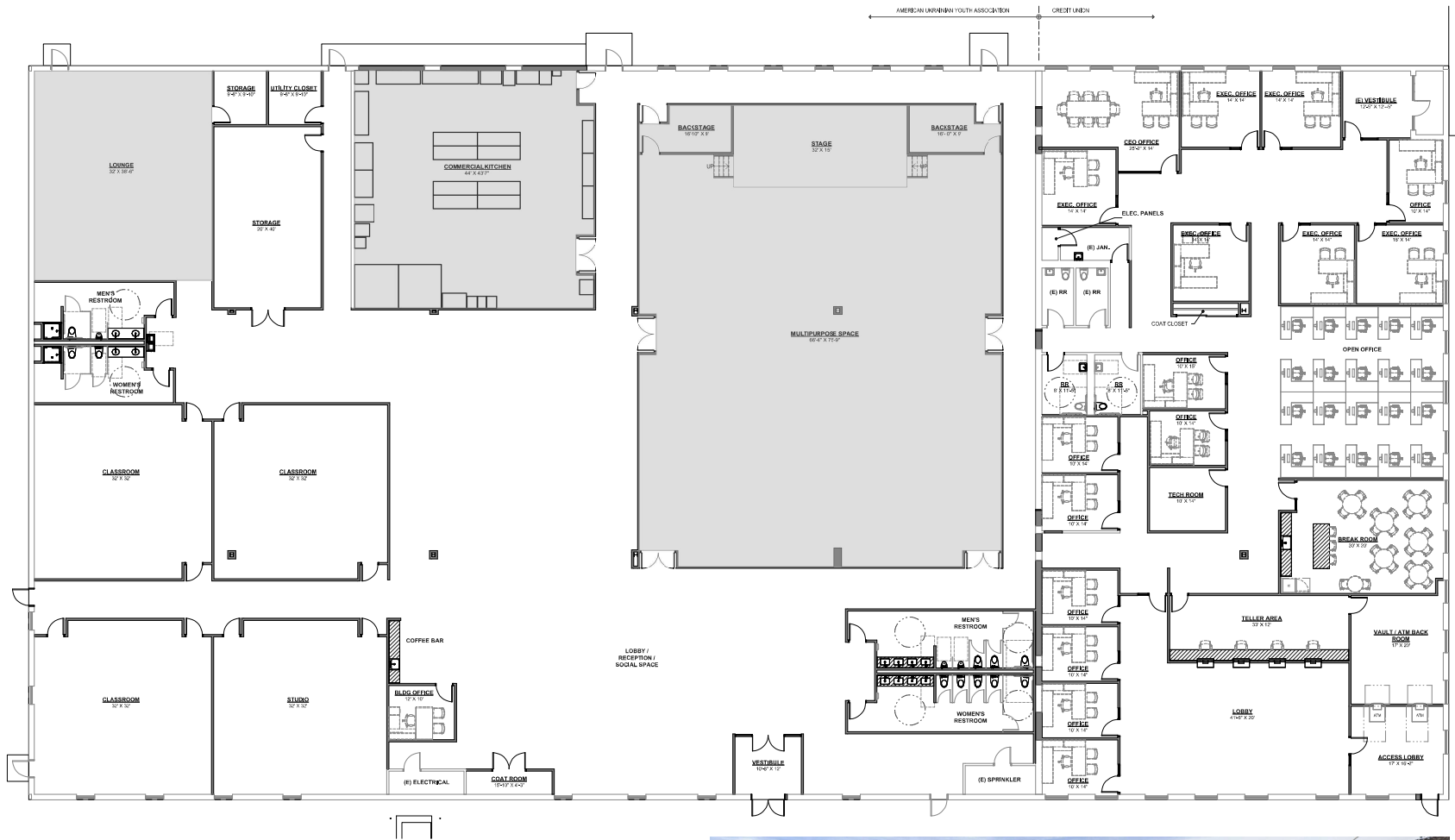
1" = 30'

0 15 30 75 150

WARE MALCOMB
State of Illinois Design Firm Registration No. 1814-004069

C:\EGS\40004010
2022.09.12

PAGE
01



<u>AMERICAN UKRAINIAN PROGRAM SUMMARY:</u>	<u>CREDIT UNION PROGRAM SUMMARY:</u>
LOBBY / RECEPTION	1
CLASSROOM	1
STUDIO	3
OFFICE	1
MEN'S RESTROOM	2
WOMEN'S RESTROOM	2
LOUNGE	2
STORAGE	2
KITCHEN	1
MULTIPURPOSE	1
COAT ROOM	1
	VAULT

WALL LEGEND	PHASE 1	PHASE 2
EXISTING PARTITION TO REMAIN		
NEW PARTITION		



SCHEME: 01
AREA: 35,600 SF

SPACE PLAN
AMERICAN UKRAINIAN YOUTH ASSOCIATION
CH25-0304-00
748 S. VERMONT, PALATINE, IL

WARE MALCOMB 03072025
REVISED 4/22/2025
SP1





SINGLE STORY OFFICE



TWO STORY OFFICE

3D VIEWS

AMERICAN UKRAINIAN YOUTH ASSOCIATION
CH 1254-0015-00
746 S. VERNON, PALATKA, IL

WARE MALCOMB

06/10/25
SP0

**Business Plan for Planned Unit Development at 746 S Vermont Street
American Ukrainian Youth Association of Palatine and Selfreliance Federal Credit Union**

Introduction

The American Ukrainian Youth Association of Palatine and Selfreliance Federal Credit Union have partnered in the potential acquisition of the property at 746 S Vermont Street in Palatine (currently owned and occupied by Clearbrook). This opportunity presented itself at a time when both of our organizations have been experiencing continued growth and the need to expand our facilities to accommodate the Palatine community.

We are jointly seeking a PUD zoning classification (from the current Manufacturing zoning) for the property being acquired so that we can continue and expand our programs in the new facility. A PUD zoning classification would be the same as we currently have at our property at 136 E Illinois Avenue.

We urge the Village of Palatine to approve our request for a zoning change for the 746 S Vermont from Manufacturing to a PUD, as it will assist and further our community needs and also have the additional beneficial and desired effect of minimizing street parking at and near our facility as well as improving traffic flow and safety concerns on the adjacent streets, lowering the impact our facility has on the surrounding neighborhood.

American Ukrainian Youth Association of Palatine

Introduction and History

The American Ukrainian Youth Association of Palatine was incorporated in 1968 and we acquired our property at 136 East Illinois Street in Palatine the same year. Over our 57 year history, we have expanded our footprint on multiple occasions to serve the needs of our growing community. Our most recent expansion/renovation of our property was in 2009. The community we serve has continued to grow, and we have strived to serve that community as best as we can in the space we have.

The opportunity for us to acquire the immediately adjacent property at 746 South Vermont, coincided with our need to expand our programs to accommodate our continued community growth given the fresh influx of families fleeing their war torn country and seeking stability, familiarity and an opportunity to become acclimated in their new homeland. We are jointly seeking a PUD zoning classification for the property being acquired, similar to what we currently have, so that we can continue and expand our programs in the new facility.

Existing Operation

Our existing facility at 136 E Illinois Avenue is comprised of classroom/meeting space, dance studio space, and a gymnasium space. Our programs and the number of participants we serve have continued to grow since our last expansion in 2009, and our classroom count and their sizes are insufficient to serve our community efficiently. As a result, we have been forced to use the gymnasium space for meetings/workshops/classes and have also been required to use space in our neighboring church.

New Proposed Operation and Facility

The plan is to acquire the Clearbrook building at 746 S Vermont, and convert the warehouse portion (~25,000 square feet) to Community Center space, with Selfreliance Federal Credit Union occupying the office portion (~10,000 square feet) of the building. The Community Center space would contain: expanded and larger classroom space, additional dance studio space, a multi-purpose room, a commercial grade kitchen, much needed additional storage space, and open lounge/waiting area space. The new facility would support our existing programs and hours of operation, allow us to expand our programs offered to meet the needs of our newly arrived community members, and allow us greater efficiency in coordinating and timing our programs and larger community events with our church partners to lessen the impact our community has on the neighbors in terms of road congestion, parking and traffic safety.

Member/Customer Count and Hours of Operation

The American Ukrainian Youth Association of Palatine has youth and adult programs, mostly in the evenings and on Saturdays. Our youth programs currently have 250 active members, and combined with our adult and senior programs, we serve over 300 individual participants on a

weekly basis. Unfortunately, due to space limitations, we have had to limit new participants and cause inconvenience to many families by having to stagger programs throughout the week, causing families with children of various ages to make multiple trips to the facility during the week as we cannot accommodate more age groups and activities at one time. Our programs currently run every week night starting at 5:00 pm until 9:00 pm, and Saturday mornings and afternoons. We allow our neighboring church to run their religion and First Holy Communion preparatory programs in our facility on Sunday mornings.

Employee Count

Our organization does not have any employees. Community members volunteer to run our programs.

Parking

Currently, the American Ukrainian Youth Association of Palatine building (136 E Illinois Ave) and the Immaculate Conception Ukrainian Greek Catholic Church (116 E Illinois Ave) have a shared parking agreement. Shared parking is conducive given the differing hours of operation of each building/lot.

The current parking count is:

Property	Regular Spaces	Handicap Spaces	Total Spaces
AUYA – 136 E Illinois	46	3	49
Church – 116 E Illinois	50	3	53
Total	96	6	102

With the acquisition of the 746 S Vermont property, we have the potential to increase our parking count to 202 total spaces (a 98% increase) inclusive of additional parking between the two properties that we would intend on adding (see exhibit). We also intend to include Selfreliance FCU in the shared parking agreement across all three properties. As a result, all three organizations will benefit from the enlarged parking lot (AUYA, the IC church and Selfreliance FCU). Given the hours of operation that differ across all three organizations, the shared parking agreement is extremely beneficial to alleviate the street parking and safety concerns.

In addition, with the inclusion of the property at 223 E Illinois Avenue, there is potential for a total parking count of 297, should this be deemed necessary in the future. This additional lot could also serve as the additional parking resource included as a condition of the church's previous expansion approval.

Property	Regular Spaces	Handicap Spaces	Total Spaces
Remaining Existing Parking	92	6	98
Proposed Parking	100	4	104
Total	192	10	202
Future Parking Resource	95	0	95
Total with Future Resource	287	10	297

Project Phasing

The project is intended to be executed in two separate phases as detailed below:

Phase I

- Parking lot/Site Work: Parking lot expansion, revised entry/exits, restriping, lighting, landscaping and dumpster enclosure
- Selfreliance Credit Union renovation of office portion of the building
- Community Center: Interior renovation to include the exterior changes (dock door removals, front entrance), lobby area, classrooms, restrooms, storage room, warm lit shell for the kitchen, warm lit shell for the multi-purpose room, warm lit shell for the lounge

Phase II

- Completion of the multi-purpose room, kitchen (equipment), and lounge space

Effect on the Neighborhood

Acquiring the 746 S Vermont property will not only benefit our members, but also have a positive impact on the surrounding community and neighborhood. Our plan reduces the impact on traffic and street parking on Illinois Avenue, and the safety concerns related to people parking on the street and needing to cross the road to our facility and/or the church.

Summary

We urge the Village of Palatine to approve our request for a zoning change for the 746 S Vermont from Manufacturing to a PUD as it will assist and further our community needs and also have the additional beneficial and desired effect of minimizing street parking at and near our facility as well as improving traffic flow and safety concerns on the adjacent streets, lowering the impact our facility has on the surrounding neighborhood.

Selfreliance Federal Credit Union

Introduction and History

Selfreliance Federal Credit Union has been serving the financial needs of its members since 1951. It has a longstanding presence in the Village of Palatine and is deeply integrated within the Palatine Ukrainian American community. Its journey in Palatine began decades ago, operating from a modest building on the Immaculate Conception Ukrainian Catholic Church premises. Fifteen years ago, recognizing the need for a newer more modern space to serve our members better, Selfreliance FCU relocated its branch to the property of the American Ukrainian Youth Association at 136 E Illinois, just 400 feet away from the subject property at 746 S Vermont.

Although Selfreliance FCU and the American Ukrainian Youth Association of Palatine have a strong and collaborative relationship, and many of our members overlap, regulatory constraints prevent the credit union from jointly owning the property with AUYA of Palatine. Therefore, we will be submitting an application to Cook County to subdivide the property into two separate PINs/parcels, allowing each organization to own its respective portion independently.

Existing Operation

Selfreliance Federal Credit Union's current office space spans a mere 800 square feet, which has become insufficient to accommodate the growing needs of its members. With five dedicated employees, the credit union currently serves approximately 375 members per week. However, we recognize that our ability to provide a satisfactory member experience is limited due to space constraints.

New proposed operation and functionality

The credit union space would contain: dedicated spaces for teller services, member consultations, loan processing, account management, back office operation, administration, and other essential banking services. These areas will be designed to prioritize member comfort, privacy, and accessibility. In addition to the existing office space, the building will include a 10,000 square foot second floor addition above the credit union for future expansion, allowing us to grow alongside the needs of our members and the community. We will not be contemplating a drive-through.

Employee Count

The proposed credit union space will require a dedicated team to deliver exceptional service and support its growing membership base. Selfreliance FCU expects a total of approximately 65 employees to work at the new location.

Business Hours

Selfreliance Federal Credit Union anticipates the following business hours:

Monday	9:00am-5:00pm
Tuesday	9:00am-7:00pm
Wednesday	9:00am-5:00pm
Thursday	9:00am-5:00pm
Friday	9:00am-7:00pm
Saturday	9:00am-1:00pm
Sunday	9:00am-1:00pm

Parking

Our plan is to include Selfreliance FCU in the shared parking agreement as discussed above.

Summary

In addition, it is important to note that the credit union currently serves close to 2,000 existing members who are residents of the Village of Palatine. The opening of a new, larger facility will have an immediate positive impact on these residents. Moreover, Selfreliance FCU is the only credit union located within the boundaries of the Village of Palatine. A modern facility will create an opportunity for more Palatine residents to join the credit union and take advantage of the credit union's low loan rates and fee-free banking products.



IMMACULATE CONCEPTION UKRAINIAN CATHOLIC CHURCH

116 E. Illinois Ave, Palatine, IL 60067 • (847) 991-0820 • www.icshrine.org

July 14, 2025

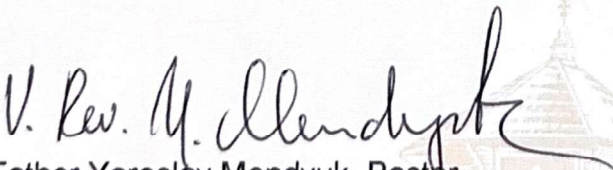
Re: Parking Lot Connection Agreement – 746 S. Vermont Street PUD

This letter serves to confirm that Immaculate Conception Ukrainian Catholic Church, located at 116 E Illinois Ave, Palatine, IL 60067, agrees to cooperate as part of the Planned Unit Development at 746 S. Vermont Street.

Specifically, the Church consents to the creation of an opening at the southeast corner of its parking lot, as shown on the Conceptual Site Plan dated June 12, 2025 (CHI25-6004-00), to provide a connection to the parking lot of the American Ukrainian Youth Association (AUYA). This connection will allow for improved traffic flow and shared access between the respective properties.

We appreciate the collaboration between our organizations to support the needs of our parishioners, members, and guests and to enhance the overall accessibility of our facilities.

Sincerely,


Father Yaroslav Mendyuk, Pastor





ISLAMIC SOCIETY OF NORTHWEST SUBURBS OF CHICAGO
1200 Hicks Road, Rolling Meadows, IL 60008
(847) 253-6400 | www.isns.org

TO

July 15 2025

VILLAGE OF PALATINE, DEPARTMENT OF PLANNING & ZONING
200 E Wood St, Palatine, IL 60067

RE: Public Hearing: 746 S Vermont St, 126 E Illinois Ave & 223 E Illinois Ave
File No. PPD-000013-2025

Dear Palatine Planning and Zoning Board

I serve as the President of the Islamic Society of Northwest Suburbs (ISNS) located at 1200 Hicks Rd, Rolling Meadows. This organization and facility is located just a block east of the above mentioned properties which are the subject of the upcoming zoning ordinance review.

I am well aware of the longstanding traffic and parking concerns expressed by the neighbors surrounding the Ukrainian Church and its affiliated organizations. I am encouraged to see that the entities involved have acquired the Clearbrook facility and are planning to nearly double their parking capacity from approximately 100 to 200 spaces. I fully support this initiative and commend the effort to address the traffic/parking issues in the neighborhood.

As a fellow resident of Palatine who regularly drives along East Illinois Avenue—often four or more times a day for work and to volunteer at the Islamic Society of Northwest Suburbs (ISNS)—I am also aware of the sensitivities associated with development in residential zones. I understand that the applicants may also be considering the construction of a new parking lot at 223 E Illinois Avenue, which is currently zoned R-1 residential. I share the concerns voiced by neighboring residents in both Palatine and Rolling Meadows, as such a development could significantly alter the residential character of the area and negatively impact the surrounding community. At ISNS, we faced similar zoning and traffic-related challenges when our previous facility was located on Industrial Avenue in Rolling Meadows. Today, we

In The Name of Allah, the Most Gracious, the Most Merciful



ISLAMIC SOCIETY OF NORTHWEST SUBURBS OF CHICAGO
1200 Hicks Road, Rolling Meadows, IL 60008
(847) 253-6400 | www.isns.org

are blessed to have a new location at 1200 Hicks Road with close to 500 parking spaces, allowing us to better serve our congregation while minimizing disruptions to nearby communities.

In the spirit of mutual support and interfaith cooperation, and recognizing the shared values among our Abrahamic faith traditions, ISNS would like to offer a practical solution. We are open to engaging in a formal discussion with the Ukrainian Church to explore a shared parking arrangement. Specifically, we are willing to offer the use of up to 100 parking spaces at our 1200 Hicks Road facility on Sundays and during a limited number of high-attendance events throughout the year—provided those dates do not coincide with major ISNS events.

I personally attended the community information session hosted at the Ukrainian Church on Tuesday, July 8th, where I presented this offer in good faith and shared my contact information with Pastor Fr. Yaroslav Mendyuk. We have not yet received a response, but on behalf of ISNS and our community, I reaffirm our willingness to collaborate and contribute to a peaceful and equitable resolution for all parties involved—residents, religious institutions, and municipal stakeholders alike.

We hope this offer will help mitigate parking and zoning concerns while fostering goodwill and cooperation among neighbors and faith communities.

Warm Regards

MOHAMMED R ABDUL-GAFFOOR
PRESIDENT, ISNS Board of Directors
847-651-3373
abdulgaffoor@isns.org

President: [Mohammed Abdul-Gaffoor](#)
Children's Education: [Guinaz Banu](#)
IT & Communications: [Mubashir Haleem](#)

Vice President & Youth: [Thabraize Ahmed](#)
Adult Education: [Hafez Khaleel](#)
FundRaising: [Syed Moizuddin](#)

General Secretary: [Aman Madani](#)
Outreach & Interfaith: [Shariq Khan](#)
New Masjid: [Dawood Khan](#)

Religious & Dawah: [Mir Farooq Ali](#)
Building & Security: [Zeeshan Khan](#)
Seniors: [Rubina Alam](#)

Treasurer: [Abdul Javid](#)
Women's: [Sofia Mian](#)
Reverts: [Azeem Saad](#)



July 16, 2025

Attn: Planning and Zoning Commission
Village of Palatine
200 E. Wood St.
Palatine, IL 60067

Via e-mail.

**RE: Letter from the Islamic Society of Northwest Suburbs of Chicago
Public Hearing: 746 S Vermont St, 126 E Illinois Ave & 223 E Illinois Ave
File No. PPD-000013-2025**

Dear Chairperson Wood,

I am writing to you as the Community Development Director and Zoning Administrator of the City of Rolling Meadows. Village staff have presented us with a letter provided by the Islamic Society of Northwest Suburbs of Chicago ("**ISNS**") regarding the above referenced Public Hearing. In their letter, ISNS offers to authorize the Petitioner to use up to 100 parking spaces at their 1200 Hicks Road facility ("**Hicks Property**") at various times when the Petitioner is hosting public assemblies and ISNS is not. The Hicks Property is within the City of Rolling Meadows, and Village staff have requested that we review this proposal and comment.

ISNS operates a place of religious worship at the Hicks Property within the City pursuant to a special use permit granted by Ordinance No. 18-33. ISNS first opened to the public at the Hicks Property on March 3, 2024 and has been operating continuously since this time. ISNS also owns an adjacent property at 3950 Industrial Avenue, which was ISNS' primary facility from 2004 until 2024 and which is still used by ISNS for other religious purposes. A file civil engineering plan for the Hicks Property shows a total of 437 parking spaces.

Section 122-159 of the City's Zoning Regulations ("*Shared parking*") allows the Zoning Administrator to approve shared parking areas "*whereby two or more owners of non-residential properties or uses with different peak-hour parking demands use the same off-street parking spaces to satisfy their off-street parking requirements [...]*." We understand that this proposal is intended for the convenience of visitors and the neighborhood and not to meet the Village's minimum parking requirements, which may trigger other requirements of Section 122-159. Given the circumstances at hand and the similarity in character between the Petitioner's use and the use of the Hicks Property, the City believes that the proposed shared parking arrangement is permissible under the City's Zoning Regulations.

Condition 12 of the SUP requires that "*the introduction of any new service or activity other than the ones that have been presented as part of the Special Use are to be described and submitted to the City's Department of Public Works – Community Development Division for review and determination whether additional permitting is required.*" This letter serves as the City's preliminary determination that no additional permitting is required subject to a review of the final lease or agreement reached between ISNS and the Petitioner.

In view of this analysis, the proposed shared parking arrangement between ISNS and the Petitioner appears, in concept, to be allowed under the City's Zoning Regulations and under the conditions of the special use permit for the Hicks Property. Further, the City supports more efficient use of parking facilities in order to promote the highest and best uses of land in our area and community.



On behalf of the City, we appreciate the partnership with the Village of Palatine regarding this Petition as well as the opportunity to submit this written testimony. If you have any questions regarding the content of this letter, please contact me at ColeG@CityRM.org or via e-mail at (847) 870-9035.

Sincerely,

A handwritten signature in black ink that reads "Glen Cole".

Glen Cole
Assistant City Manager &
Community Development Director

cc: Rob Sabo, City Manager
Mohammed Abdul-Gaffor, President, ISNS

To Whom It May Concern,

My name is Alex Strobel, and I live at 814 California Avenue, directly across the street from the credit union, and across the street from the lot that was recently purchased by the Ukrainian church/community center. I'm writing to express my strong opposition to their proposal to pave this lot and turn it into a parking lot for weekend use.

This lot sits in the middle of a residential neighborhood, surrounded by 7 to 8 single-family homes, and currently acts as a buffer between our quiet community and the busy Illinois Avenue corridor. Turning it into a paved parking lot would create several serious, long-term problems:

1. Lighting

No matter how it's configured, a parking lot means light intrusion into nearby backyards and homes. Headlights, pole lighting, and ambient glow from dozens of vehicles will spill into bedrooms and outdoor living spaces, especially during evening events. Shielded lights don't solve the problem entirely, and motion-activated lights still disrupt the peace of residential areas.

2. Noise

We already deal with congestion and overflow parking from events every single weekend. A dedicated parking lot will only increase traffic, car door slams, idling engines, and foot traffic near and potentially through our properties. This isn't just an inconvenience, it's a major disruption to the families who live and raise children here. I pick up trash in my yard every single weekend after events, it's inconsiderate.

3. Traffic Safety

That entrance/exit on E. Illinois Ave is already tight, especially when both the credit union and nearby businesses are active. Adding more turning vehicles increases the risk of conflicts with eastbound traffic and limited stacking space. It's not a safe or efficient location for event-level traffic volume without additional planning or controls.

4. Pedestrian Safety

If people park at 223 E. Illinois, they'll be forced to cross Illinois Avenue on foot, which is a busy two-lane street with fast-moving traffic and limited pedestrian accommodations. This creates a significant traffic disruption and raises real concerns about safety, especially during large weekend events.

5. Stormwater Runoff

They haven't proposed any stormwater detention, and we know they won't pursue underground detention because of the cost. Their plan to fill and pave the entire residential lot is simply not feasible without creating runoff issues. Paving this green space will increase hard surface runoff that directly affects surrounding homes. Without a dedicated stormwater management system, this could lead to basement seepage, yard flooding, and serious drainage problems for the neighboring properties, especially in winter months.

6. Zoning & Precedent

This lot was already denied a "credit union" use because it clearly didn't belong in a residential zone. A parking lot is no different. It's another non-residential use shoehorned into a space that was never meant to support it. Allowing this now sets a dangerous precedent and hurts nearby home values, including mine.

7. Better Alternatives Exist

There's open space behind and beside the community center itself, and underutilized lots in nearby commercial zones. The problem here is not a lack of space, it's an unwillingness to contain overflow within the proper zoning boundaries.

8. Capacity Has Already Been Exceeded

While we understand the center has made efforts to secure shared parking with Clearbrook and other nearby properties, the reality is this: **they are significantly over capacity every single weekend.** Vehicles are parked up and down every street within **three blocks** of the church. They clog residential side streets, block driveways, and add excess noise and foot traffic where it doesn't belong.

The idea of paving a residential lot to absorb overflow only reinforces a broken system. This is not a minor adjustment.. it's a sign that the facility is consistently operating **beyond what the neighborhood can reasonably accommodate.** Using 223 E. Illinois, a **residential** buffer, as part of the solution is a step in the wrong direction. It may temporarily relieve pressure, but it comes at the direct expense of the people who live here and deal with the fallout every weekend.

We support reasonable solutions to ease street congestion, like **additional parking between the commercial buildings on the north side of Illinois Avenue**. But this should be carefully reviewed for safety, lighting, and traffic control. Under no circumstances should it open the door to full residential lot paving or expansion on the south side of Illinois.

I respectfully urge the Village to **deny any Special Use, zoning change, or variation** that allows this lot to become a non-residential parking area.

Thank you for your time and your continued work to protect the quality of Palatine's neighborhoods.

Sincerely,

Alex Strobel

814 California Avenue

Palatine, IL 6006

Village of Palatine
Planning and Zoning
200 East Wood Street
Palatine, IL, 60067

July 16, 2025

SUBJECT: File#: PPD-000013-2025 746 S Vermont Street, 126 E Illinois, and 223 E Illinois Ave.

Dear Palatine Planning and Zoning Board,

Our property adjoins the southwest corner of the property at 223 E Illinois. We would be negatively affected in a dramatic way if the Village of Palatine allows this property to be converted to a parking lot – or any other use other than a single family home, or homes. We unequivocally object to any such proposal, now, or in the future, submitted by Selfreliance Federal Credit Union and the Ukrainian Youth Association Center.

We will not object to plans submitted for modifying the properties on the north side of Illinois as long as all concerns regarding traffic, parking, noise and lighting are reasonably addressed to the satisfaction of the surrounding residential areas. We fully support the efforts of the Village of Palatine and the Petitioners to address the current parking and traffic issues.

A letter dated June 12, 2025 was produced by Palatine Village Mgr. Reid Ottensen and mailed to selected Palatine residents announcing a meeting hosted at the Ukrainian Church in coordination with the Church, Youth Association, and Palatine Officials. Letters were not mailed to Rolling Meadows residents, nor were the Village of Rolling Meadows officials informed. A copy of the letter was provided to us by our Palatine neighbor and the letter stated that “all interested parties” were invited, so my wife and I attended.

The meeting was mostly focused on the many past issues with traffic and parking, the many complaints registered by residents, actions already taken by Palatine and future mitigation plans. The meeting then focused on the expansion plans presented by the Ukrainian Youth Association and Selfreliance Credit Union. We recorded the following points made during the presentation and subsequent conversations with Palatine Officials:

- The July 22 P&Z Meeting is a presentation of “preliminary” plans for the expansion with emphasis on parking and traffic solutions.
- No firm plans will be presented for the conversion of the 223 property to a parking lot and no plans will be submitted until the results of the expansion north of Illinois, with parking space for 204, determines if there is a need.
 - This may take “2-3 years” per Vitaliy Kutnyy.
 - The goal is to find parking solutions that eliminate the need for the use of 223.
 - The Church, Youth Center, and SelfReliance are committed to being “good neighbors”.

Please consider our concerns:

- First of all, there are 6 Rolling Meadows properties that border the 223 property. Rolling Meadows has been ignored by Selfreliance. It appears to us that we do not exist. In addition, the residents have had to initiate communication with Palatine through our City Manager, Rob Sabo, regarding all of the issues to date. There are a lot of Rolling Meadows residents that have been negatively affected. We ask that Palatine please make an effort to include us and proactively coordinate with Rolling Meadows going forward.

- A parking lot at 223 would significantly degrade the quality of life in our neighborhood and have a significant negative affect on our property values.
- The Petitioners have made no friends with their actions to date. They have already caused a tremendous amount of anxiety with the initial attempt to re-zone and build a 2-story 15,000 SF bank on the 223 property. They wasted everyone's time even though P&Z told them it would not be approved IN ADVANCE of their petition. Now they will hold us hostage for "2-3" years while they expand and scheme for their convenience, and, based on their history, with no consideration for the neighborhood.
- Only when they want to tread on us, they claim that their goal is to be "good neighbors". There is no evidence yet that they are committed to this. Any efforts to control parking or traffic have been the result of complaints by the residents. When they lost the petition to build the bank at 223, it took residents to complain that there was not maintenance of the property – and they have done the minimum to make it presentable since.
- You would think that they would now be grateful that we defeated their ridiculous attempt to build a monstrosity at 223. Look what our efforts to stop them have led to – the opportunity to expand on the NORTH side of Illinois. The "neighborly" thing to do would be to sell 223 now. Residents have already offered alternative parking solutions. Some may involve short distance shuttle services. When shuttles were discussed at the July 8 meeting, we heard complaints about how expensive and inconvenient that was for them. They have demonstrated that the only concern is for their convenience – at the expense of serious inconvenience of their neighbors. Where is the effort to be neighborly?
- If they continue to grow as they already are, the next steps will be to purchase additional properties on the south side of Illinois, and do the same thing that they are doing with 223 – invoke "by right" regulations in R-1 zoning. They need to grow to the north along Vermont Street and keep our neighborhood south of Illinois whole, residential, and a desirable community to live in.

We have donated to the Red Cross in support of Ukraine's fight for freedom. We find this whole attempt by the Petitioners to impose their will on the neighborhood ironic. Why would a God-fearing community of people, who have themselves experienced unwanted intrusion, act in such a manner? We, their neighbors, deserve much more respect than what has been demonstrated.

We appreciate the efforts of the Planning & Zoning Board. We implore both Palatine and the Petitioners: PLEASE take all of these facts into consideration in your current and future decisions.

Sincerely,

Jim Lewandowski
Nancy Lewandowski

Jim & Nancy Lewandowski
 1430 California Ave
 Rolling Meadows, IL 60008

To: Planning and zoning committee Village of Palatine

RE: 223 E Illinois Ave

Date : 7/13/2025

Dear committee,

I cannot believe I have to write this letter and put this in writing, but under no circumstance can you allow a parking lot to be constructed in my backyard. A little bit of background on myself, I live at 1431 Jill Court Rolling Meadows and my property line/backyard is the majority of the southern border of 223 E Illinois Ave. My husband and I live there with our two children (2.5yo & 9mo boys). We purchased the property exactly 1 year ago. So it is quite a shock, that after owning the property for only 1 year, we have to demand that we don't have a concrete island constructed behind us. We have countless concerns, but, ultimately, we would be utterly devastated if this is allowed to happen.

First, clearly this type of addition to the neighborhood would seriously impact the property value of my home. My husband and I are both millennials who have faced the most expensive home prices in recent history and the highest interest rates in years. After working tirelessly for many years, despite the outrageous economic pressures, we were able to purchase our first home in June 2024. We were not privy to the fact that a church/credit union conglomerate had the sinister intentions of building a parking lot on the other side of our property line thus devaluing our home the instant they break ground. We are hard working tax payers who chose this community for a reason and, to have our financial security come under threat from a CHURCH, is beyond imaginable.

I have reviewed their preliminary outline for the parking lot. They have parking spaces situated so that their constituents will literally be driving up and only stopping short a few inches from my fence. I'm having nightmares of my 2.5yo reaching his hand through our gate and touching a headlight! To say I'm losing sleep over this is an understatement. Our property sits up on a hill, so when you walk out onto our deck you are overlooking 223 E Illinois. Therefore, we will have cars driving up to our fence so close that we will literally be able to make eye contact with the drivers from our kitchen window. Due to our positioning on a hill, nothing shorter than the Great Wall of China would help block the sight of this monstrosity.

Additionally, I have serious safety concerns for my family and my neighbors. Specifically, because we are the property on the hill, regardless of where someone is parked, they will have a direct line of sight into my kitchen. Anybody who uses this parking lot can look slightly up and see that my lights are on and that I'm home. Then someone could start to take notice of our living habits like when we are home, when we go to bed, when I'm home alone with the kids, etc. Despite whatever signage you put up, people could still choose to park there overnight, creating the opportunity for nefarious activity and compromising our home security. We would be extremely vulnerable to the eyes of countless people and would become a sitting duck for

robbery. God forbid some sicko uses the parking lot and starts to take notice of my boys. Here's another nightmare I'm having, what if some careless driver is sitting idle in the parking space on the other side of my light-weight iron fence and accidentally hits drive? What if a drunk driver decides to use the parking lot and jumps the curb ending up in someone's back yard?? What if my children are in that backyard when that happens????? Someone could literally bash through my fence and kill a member of my family all because a church needs a few extra parking spaces? It's obvious, the small lot behind my house will not fully address the vast parking needs of this expanding church. So, for the safety of my family and my neighbors, the church needs to find an alternative parking solution that doesn't include a small, make-shift parking lot encircled by the backyards of hardworking tax paying families.

We haven't even gotten to the negative environmental impact this could have on everyone in the vicinity. Asphalt absorbs heat creating the "urban heat island effect" which means everyone who lives close to this parking lot would experience warmer temperatures. It has been documented by environmental researchers that the average temperature of the surface of a parking lot at noon on a summer day is 59 degrees F hotter than a nearby grassy field. These researches also found that the air temperature directly above that parking lot was 35 degrees F hotter than the field.¹ Therefore, all the properties in the nearby area will experience higher temperatures, have higher energy demands and higher electric bills for things like air conditioning.

Did you know that in order to make a parking lot "impermeable" they use a chemical called polycyclic aromatic hydrocarbons (PAHs). This is a suspected carcinogen.² So my family and all of my neighbors get to breathe in these PAHs while they construct a parking lot on a residential property? There are perfectly good, pre-existing parking lots north of Illinois street! Does the church really want to go out of its way to put more asphalt on this earth!? Not to mention the exhaust my neighbors and I will all get the pleasure of breathing in once we have hundreds of cars driving in and out of our back yard throughout the week. What about the children with asthma, the immunocompromised or the elderly in my neighborhood? How can a church in good conscience contribute to polluting the community they call home?

A study conducted on 40 large urban lakes across the U.S. found that coal-tar based coats on parking lots were a major source of elevated PAH levels in those water bodies.³ So this run off

¹ Akio Onishi, Xin Cao, Takanori Ito, Feng Shi, Hidefumi Imura, Evaluating the potential for urban heat-island mitigation by greening parking lots, Urban Forestry & Urban Greening, Volume 9, Issue 4, 2010, Pages 323-332, ISSN 1618-8667, <https://doi.org/10.1016/j.ufug.2010.06.002>.
(<https://www.sciencedirect.com/science/article/pii/S1618866710000403>)

²

<https://pelr.blogs.pace.edu/2023/10/18/climate-resiliency-parking-structures/#:~:text=When%20parking%20lots%20are%20created,risk%20of%20heat%20related%20illnesses.>

³ Weinstein JE, Crawford KD, Garner TR, Flemming AJ. Screening-level ecological and human health risk assessment of polycyclic aromatic hydrocarbons in stormwater detention pond sediments of Coastal South Carolina, USA. Journal of Hazardous Materials. 2010b;178:906–916. doi: 10.1016/j.jhazmat.2010.02.024. [DOI] [PubMed] [Google Scholar]

with PAHs and exhaust will flow into my back yard, where my children play in the sprinkler?? Living next to an impermeable surface will inevitably increase our risk for flooding in the area.⁴ Will my neighbors and I be required to get flood insurance to cover for the higher likelihood of flood damage in our yards or basements?? What about the light pollution? My 9 month old's bedroom is north facing, is he going to be kept up by the glare of the industrial light poles that illuminate the parking lot 24/7? Speaking of light poles, what if a tornado knocks one of those over into our yards? Will the church be there when an industrial light pole causes a fire in my backyard? It's just absolutely unbelievable that I have to worry about an industrial structure going up on the RESIDENTIAL lot behind my house. I may be new to homeownership, but I've never heard of such a thing. Residential areas are zoned ahead of time to prevent these types of concerns, but clearly this church has no respect for the residents in the surrounding community or the pre-existing village codes. A new-construction parking lot that will illuminate our bedrooms, flood our backyards with carcinogenic runoff and poison the air quality in our literal back yards is an unconscionable thing to do and is not something I would expect from a church.

We've all seen how robust this congregation is, we see the overflow of cars regularly, and I am told they are growing rapidly. It doesn't take a genius to see that their parking needs are vast and will likely continue to grow. Their needs are much more vast than the small lot behind my house. It appears this church/credit union enterprise is outgrowing its current space and has decided that encroaching on the nearby residents is a better alternative than just finding a larger space originally zoned for their needs. So if they are able to build behind my house, what is stopping them from buying another nearby property and adding to their sprawling campus? Is the village of palatine going to allow a church to industrialize this neighborhood that so many tax paying families have come to call home?

The only solution is that this church sells 223 E Illinois and a single family home be built on that lot. As I stated, I am new to the neighborhood and I wasn't here when they proposed a credit union in my backyard. But I have quickly come to realize that, as long as the church owns this property, my future is at stake. My husband and I would like to renovate our home but why would we do that if our property value is going to take a big hit with a parking lot popping up behind us? We are just a young family trying to put down roots, and we don't want those roots flooded with carcinogenic runoff just so a few people have a slightly shorter walk to their church. We will be stuck in this tortured limbo until the property is sold to a residential developer. Please, I implore you, do not let this happen, we will be totally and completely devastated.

Sincerely,

Kelly & Eric Dahms

⁴ Blum, A. G., Ferraro, P. J., Archfield, S. A., & Ryberg, K. R. (2020). Causal effect of impervious cover on annual flood magnitude for the United States. *Geophysical Research Letters*, 47, e2019GL086480. <https://doi.org/10.1029/2019GL086480>

Village of Palatine
Planning and Zoning
200 East Wood Street
Palatine, IL, 60067

July, 16, 2025

SUBJECT : File#: PPD-000013-2025 746 S Vermont Street, 126 E Illinois, and 223 E Illinois Ave.

Dear Palatine Planning and Zoning Board,

We are writing as long-time residents of the area surrounding 223 E Illinois Avenue. Our home, located at 1447 Vermont Street in Rolling Meadows, directly borders this property, and we are very concerned about the proposed redevelopment.

We strongly oppose any plan that would convert 223 E Illinois into a parking lot. We respectfully request that these properties remain designated for residential use only.

The introduction of a parking lot in place of a residential home would bring a significant increase in daily disruption. Noise from car engines, honking, doors slamming, and foot traffic—especially during evenings and weekends—would severely affect the peace and quiet of nearby homes. On top of that, parking lots typically require bright exterior lighting for security, which would spill over into our windows and yards at night, disturbing sleep and eliminating any sense of privacy after dark.

Replacing green space with paved surfaces would contribute to stormwater runoff, reduce natural drainage, and increase the risk of localized flooding. The removal of trees and grassy areas would also diminish air quality and negatively impact local wildlife. This neighborhood was not designed for large-scale asphalt developments, and we believe such a change would cause long-term environmental harm.

Perhaps most troubling is the precedent this sets. Approving this proposal would send a message that residential zoning can be gradually chipped away by institutional or commercial interests. Once one property is rezoned or repurposed, it becomes much harder to protect the rest of the neighborhood from similar encroachment. We urge the Village to protect the residential fabric of this area from being dismantled piece by piece.

We want to be clear: we are not opposed to thoughtful, well-planned improvements on the north side of Illinois Avenue, provided they are designed to minimize impact on the surrounding homes. We support the Village's broader efforts to address traffic and parking concerns, but we believe solutions should come from within the footprint of the existing institutional properties—such as expanding near the existing soccer field—rather than by consuming more residential land.

Having lived in this area for over 20 years, we've coexisted peacefully with various houses of worship. Unfortunately, the Ukrainian Church has been the source of repeated issues. We hope its leadership will take more proactive steps to be good neighbors and seek solutions that do not harm the surrounding community. We are a Polish immigrant family who understands the hardships many Ukrainians face today. While we sympathize deeply with their cause, those struggles should not be used to justify

disrupting a peaceful residential neighborhood. Every family deserves the right to live in a quiet, safe, and stable environment.

Thank you for your time and consideration. We respectfully urge you to deny any request that would rezone or repurpose 223 E Illinois. Please preserve the integrity of our neighborhood for the families who call it home.

Sincerely,

Anna Kruk, Mirosław Kruk, Gabriela Kruk, & Victoria Kruk

To Lyn Bremanis,

Here we go again!

We live in a great neighborhood with great neighbors, and we would like to keep it that way!!

We – All Surrounding Neighbors – The Planning & Zoning Board – The Committee/ Village Council, all with delight turned down the Proposal of building a building with parking lot in a Residential Neighborhood!! Surrounded by Beautiful Homes!!!

Now we are entering another proposal to be tearing down the house at 223 E. Illinois and constructing a 94 Spaces Parking Lot. The photo that we received shows them comparing the Parking Lot North of Lamplighters Bar in Palatine. See Photos

Why?

Why go ahead and tear down a house where a great family could raise their family. Go to great schools. Enjoy the Palatine Park District Activities. This is a great home and neighborhood location. The house was built in 1958. It's a one-story brick house. It is sitting on less than an acre lot. Surrounded by beautiful homes and neighbors. This House and Lot is Zone Residential as we fought this before and still is forever!

Reasons why we and all our neighbors, Do Not Want this to move forward!

We do not want a parking lot built among our neighborhoods. 94 parking Spaces. Curbs / Asphalt back up to our property. The south elevation was designed as proposal shown last time (Defeated by all neighbors) before it will be 6'0 back of curb to the neighbor's property line. See Photos. The elevation of this home and others are higher than this property. The traffic that will be created coming into this area will be immensely more. The cars and trucks coming into this area will be all day long and at night with headlights on and making noise. Locking their car alarms. Alarms mistaking going off. And there will be people hanging around the parking lot. Not caring about others. Possible speed Bumps installed. The parking lot lights on all night and during the day when storms enter the area. Water Drainage from the parking lot, where does that drain to our backyards?

In Conclusion:

With the items mentioned above. We (All the neighbors) In this great community of Rolling Meadows and Palatine all agree for the Planning & Zoning Board should reject this proposal of installing a parking lot in a Zone Residential area of very large, beautiful homes. Get a young family to move in and raise a family like other people are doing and have raising their families. Walking, riding bikes, taking their kids and dogs for walks around Illinois Ave. Let us all enjoy our neighborhood for years to come.

Vote NO!!

Thank You,

Mary & Jeff Ofenloch

1430 Jill Ct.

Rolling Meadows, Illinois 60008







Jeff
Baseballdad3523@comcast.net





Jeff
Baseballdad3523@comcast.net

Lyn Bremanis

From: Sue & Sandip P
Sent: Wednesday, July 16, 2025 4:56 PM
To: Lyn Bremanis
Subject: Objection for proposed preliminary plan for 223 E Illinois Ave.

Caution: This is an external email, Please take care when clicking links or opening attachments. When in doubt, please talk with the sender or check with VOP IT

Hi Lyn,

Recently I have received another certified mail from the Village of Palatine and I want to submit **my objection** for the proposed preliminary plan for 223 E. Illinois street. I/We are only in favor of a R1 dwelling at this address.

I have previously submitted my concerns/objections (3/18/25) to you for this location and many of these still remain there even with the new proposed parking lot plan.

Sandip

On Mon, Mar 18, 2024 at 11:14 AM Lyn Bremanis <LBremanis@palatine.il.us> wrote:

Lyn Bremanis | Planner

Planning & Zoning Department

200 E. Wood Street | Palatine, IL 60067

T: 847-359-9046 | lbremanis@palatine.il.us



PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday, July 22, 2025 at 7 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Preliminary Planned Development to permit an expansion of the American Ukrainian Youth Association Center and Credit Union (Selfreliance Federal Credit Union) and a parking lot expansion, with additional parking being added between the sites, including 223 E. Illinois Avenue.

The properties are commonly known as 746 S. Vermont Street (currently occupied by Clearbrook), 136 E. Illinois Avenue (American Ukrainian Youth Association Center) and 223 E. Illinois Avenue.

The Petitioner is requesting a Preliminary Planned Development to allow to convert the 746 S. Vermont Street building as follows: the warehouse portion (~25,000 square feet) of the building would become Community Center space and the existing office portion (~10,000 square feet) would become the Selfreliance Federal Credit Union office. In addition, the property at 223 E. Illinois Avenue site would provide additional parking for the other uses. The other parking improvements would include a drive aisle connection and a cross access agreement between all properties, including 761 S. Benton Street (Immaculate Conception Ukrainian Catholic Church).

The above petition has been filed by Vitaliy Kutnyy, Selfreliance Federal Credit Union and Myron Wasiunec, Ukrainian American Youth Center and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: PPD-000013-2025

VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning & Zoning Commission

DATED: This 3rd day of July 2025

CERTIFICATE OF PUBLICATION

DES PLAINES JOURNAL, INC., a corporation organized and existing under and by virtue of the laws of the State of Illinois, does hereby CERTIFY that it is the publisher of the:

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622 Graceland Ave.
Des Plaines, IL 60016-4556

and that said newspaper(s) is a secular newspaper of general circulation and has been published weekly in the

(Village) (Town) (City) (Township) of PALATINE 746 S. VERMONT 136 E. ILLINOIS AVE 223 E. ILLINOIS



County of COOK

and State of Illinois, continuously for more than one year prior to date of the first publication of the notice attached hereto, and that said newspaper(s) complies with the requirements of Paragraphs 5 and 10, Chapter 100, of the Illinois Revised Statutes.

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 3RD day of JULY, A.D. 2025, and the last publication thereof was made on the 3RD day of JULY, A.D. 2025.



Mary Alice Wenzl

IN WITNESS WHEREOF, THE DES PLAINES JOURNAL, INC., has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 3RD day of JULY, A.D., 2025.

By Todd Wessell

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 3RD day of JULY, A.D., 2025.

My commission expires the 15TH day of JULY, A.D., 2025.

Your Legal appeared in the following Journal & Topics Newspapers (Des Plaines Journal, Inc.)

- ☐ Des Plaines Journal
- ☐ Elk Grove Village Journal
- ☐ Mt. Prospect Journal
- ☐ Niles Journal
- ☐ Park Ridge-Golf Mill Journal
- ☐ Prospect Heights Journal
- ☐ Rosemont Journal
- ☐ Arlington Heights Topics
- ☐ Buffalo Grove Topics
- ☒ Palatine Topics
- ☐ Rolling Meadows Topics
- ☐ Wheeling Topics
- ☐ Suburban Journal
- ☐ Northwest Journal
- ☐ Glenview Journal