



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

MINUTES

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.

PFSUB-000012-2025 – 656 S Wilke Rd.

Notice was published in the Journal & Topics on July 3rd, 2025 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

- 1. **Application**
- 2. **Proof of Ownership**
- 3. **Plats of Survey**
- 4. **Plat of Consolidation**
- 5. **Public Notice**

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.

Sworn in petitioner: Matthew Zitkus – Owner – 656 S Wilke Rd

Mr. Zitkus explains he is planning on consolidating the three parcels into one single family residential lot for an addition. He has a plat of resubdivision and covers requirements and ordinances.

Commissioner Cavanaugh asks who owns the driveway at the northern part of the lots.

Staff – Ms. Bremanis states that the driveway is fully on the owners lot.

Commissioner Friedman asks if he has any interest in the next parcel over.

Mr. Zitkus states he does not, it is owned by someone else.

Ms. Bremanis states parcels were divided and have different parcel numbers while the subdivision was not divided and considered one lots but each individual has it's own pin number.

Chairman Wood asks if he bought all 3 parcels at the same time.

Mr. Zitkus states he bought the house in 2017 and the 2 parcels about a year later.

Chairman Wood asks if the addition will be close to the lot line.

Mr. Zitkus states it goes over the lot line.

Ms Bremanis talks about the existing sanitary line and states it will be removed, and an easement is being added at another location as part of the consolidation. With the consolidation the three existing PINs will become one.

Chairman Wood asks what the size of the home be with the addition and will it be relevant to the other homes in the neighborhood.

Ms Bremanis states it is zoned R1C and the zoning remains the same and Planning & Zoning would look at it as one lot. The size of the lot is more than sufficient, and it will function the same as any other parcel and will meet all setbacks and lot coverage.

Commissioner Fedota states the consolidation is a legal issue.

Ms Bremanis states it will be legally recorded into one lot, but it will function the same as the individual parcels.

Commissioner Kolososki asks if flooding has been an issue in the area.

Ms. Bremanis states that engineering has reviewed and did not note any flooding issues.

Commissioner Friedman asks if the sanitary line is serving other properties in the area.

Ms. Bremanis states it's been abandoned.

Sworn In: Resident – Mr. Yang - 1551 E Olive St

Mr. Yangs questions if there will be any landscape changes or any of the larger trees being removed.

Mr. Zitkus states there are no trees in the footprint in the expansion area, and he will

not be removing any trees. He recently removed a couple of dead trees but has no plans to remove anymore.

Chairman Wood asks what is the square foot of the addition.

Mr. Zitkus states it is about 5000

Chairman Wood asks if it is in character with the neighborhood.

Ms. Bremanis states the request is for a plat of consolidation and the design is not part of the hearing. He could build the house without consolidation.

Commissioner Kolososki asks if it is a Ranch house.

Mr. Zitkus states he will be adding a 2nd story addition and it is not out of character of the neighborhood.

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.

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 he is aware of the area and taking a ranch to a 2-story ranch does not seem out of character. Meets standards.

Commissioner Ruth-Wurster states it meets standards.

Commissioner Fedota states past practice that individual tax id numbers are inconsistent with lot ownership and this is in line for the needs of the owner of the property.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. 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, Kevin Cavanaugh, Stephen Fedota, Eric Friedman, Rodney Bettenhausen, Robert Kolososki
NAYES:	None

- 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.

PPD-000013-2025 – 746 S Vermont St.

Notice was published in the Journal & Topics on July 3rd, 2025 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Application**
2. **Proof of Ownership**
3. **Plats of Survey**
4. **Site Plan**
5. **Floor Plan**
6. **Elevations**
7. **Business Plan**
8. **Church Letters**
9. **Rolling Meadows Letters**
10. **Objection Letters (6)**
11. **Public Notice**

Staff - Mr. Vyverberg provides Background Information for this request:

The Petitioners are requesting a Preliminary Planned Development for the property located at 746 S. Vermont Street (formerly Clearbrook). The proposal includes converting the existing building as follows: approximately 25,000 square feet of the warehouse space would be occupied by the American Ukrainian Youth Association (AUYA), and approximately 10,000 square feet of the existing office space would be occupied by the Selfreliance Federal Credit Union.

As part of the project, site improvements would include a new drive aisle connection and a cross-access/parking agreement involving all properties on the north side of Illinois Avenue, including the Immaculate Conception Ukrainian Catholic Church. The Petitioners are therefore seeking approval of the following:

- A Preliminary Planned Development to allow expansion of the AUYA Center and Selfreliance Federal Credit Union
- A parking lot expansion with additional parking to be shared between the sites
- Potential future parking improvements at 223 E. Illinois Avenue

The subject properties are currently zoned as follows:

- Manufacturing (Clearbrook site)
- Planned Development (AUYA & Selfreliance Federal Credit Union)
- R-1 Single-Family Residential (223 E. Illinois Avenue)

Mr. Vyverberg clarified that the Preliminary Planned Development petition on tonight's agenda does *not* include the property at 223 E. Illinois Avenue. The petition only identifies it as a potential location for future overflow parking. He noted that the property is currently zoned R-1 Single-Family Residential and will remain zoned as such.

Petitioners Sworn In:

Vitaliy Kutnyy, President – Selfreliance Federal Credit Union, 2332 W. Chicago Ave., Chicago

Myron Wasiunec, 1135 N. Peppertree Dr., Palatine – on behalf of the American Ukrainian Youth Association (AUYA)

Mr. Wasiunec states that the Credit Union previously purchased the property at 223 E. Illinois Avenue with the intent of establishing a branch office, but the request was denied due to the R-1 residential zoning. Shortly after, they became aware that the Clearbrook property would be going up for sale.

Due to the war in Ukraine, there has been an influx of Ukrainian refugees into the area who require the services of both the Youth Association and the Credit Union. The Youth Association is adjacent to the Immaculate Conception Ukrainian Catholic Church at 116 E. Illinois Avenue, with whom they share a strong working relationship.

The original plan was to purchase the Clearbrook property, connect it to the existing AUYA site, and expand to accommodate the needs of both the Youth Association and the Credit Union. They recognize that church activities have impacted parking and traffic in the neighborhood, and the proposal aims to consolidate all entities into one larger campus to address these concerns. A shared agreement between the Church, the AUYA, and the Credit Union would create approximately 200 additional parking spaces.

Mr. Wasiunec adds that the Village suggested including the 223 E. Illinois property in the plan as a potential fallback in case the proposed improvements do not resolve the parking issues. While there is no current requirement to develop this property for parking, it may be evaluated in the future if necessary. It is not their preference to develop the 223 property due to the cost, but they would consider doing so if the Village determined it was needed.

Chairman Wood asks about the relationship between the Credit Union and the Youth Association.

Mr. Wasiunec responds that they are two separate organizations, but both are rooted in the Ukrainian community. The Youth Center provides a variety of programs including school, sports, Saturday language classes, and other activities, currently serving over 300 families. He notes that this growth is likely temporary and tied to the war in Ukraine, but they will continue to provide services as long as there is a need.

Chairman Wood inquires whether there is a business relationship between the two organizations.

Mr. Wasiunec states that there is not; the Credit Union is currently a tenant of the Youth Association and is seeking a permanent location of its own.

Chairman Wood asks whether the Vermont property will accommodate future growth.

Mr. Wasiunec replies that they are currently “bursting at the seams,” and that the additional 25,000 square feet at the new site will more than meet their needs.

Commissioner Fedota asks about the Credit Union’s current and future staffing and membership.

Mr. Kutnyy states that their current location operates with 4 employees, and the new location would begin with 10, plus back-office staff. They anticipate a 30–40% increase in membership.

Chairman Wood asks how many total employees the Credit Union expects to have.

Mr. Kutnyy states there would be no more than 65 employees.

Chairman Wood expresses concern and asks how the operation would grow from 5 to 65 employees.

Mr. Kutnyy states that there would be 10 customer-facing employees, with the remaining staff working in back-office operations.

Chairman Wood asks if the back-office operations are currently located elsewhere.

Mr. Kutnyy responds that employees at other locations would relocate to this site, and the facility would support future expansion as more staff are hired.

Chairman Wood asks whether the projected number of employees includes a potential Phase 2 buildout of the second floor.

Mr. Kutnyy confirms that the projection includes the second floor.

Commissioner Cavanaugh asks if normal operating hours would be 9:00 a.m. to 5:00 p.m., and whether the facility would be unstaffed outside of those hours.

Mr. Kutnyy states that the Credit Union currently operates seven days a week, including Saturdays and Sundays from 9:00 a.m. to 1:00 p.m., and remains open until 7:00 p.m. on two weekdays. The same schedule would apply at the new location, with about 10 employees present during operating hours.

Mr. Wasiunec adds that the church's primary day of activity is Sunday, while the Youth Center operates mostly in the evenings and on Saturday mornings. The Credit Union would operate during the day and not in the evenings when Youth Center activities are held. With the expanded parking lot, the impact on street parking—especially on Sundays—should be reduced. The proposed improvements would add approximately 100 parking spaces. For larger holiday events, they would seek off-street parking options.

Commissioner Fedota notes that many Credit Union customers may already be on-site for church or youth center activities.

Mr. Kutnyy confirms this is accurate.

Chairman Wood asks about the current extent of the parking shortage.

Mr. Wasiunec states that he cannot give a precise number but explains they are exploring solutions, including spacing out Mass times by two hours to reduce overlap and allow parking turnover between services.

Chairman Wood asks if the new schedule has been adopted.

Sworn In: Father Yanroslav Mendyuk, 129 Robertson Rd., Lake Zurich – Pastor of the Ukrainian Church

Father Mendyuk states that the church held a meeting with neighbors and Village staff to discuss the issue. He notes that the church has been in Palatine for 60 years and opened a new building in 2020. Due to the recent influx of Ukrainian refugees, parking has become a challenge. Starting August 1, 2025, he will announce that as of September 1, 2025, Mass times will be adjusted. He explains that connecting the three parking lots will improve circulation, eliminate extra entrances/exits, improve security, and add more parking.

He adds that they have coordinated with a nearby facility—Northwest Islamic Community Center—which has agreed to allow overflow parking of up to 100 spaces on Sundays, as they do not hold services on weekends.

Commissioner Friedman asks what will happen with the existing building and how its parking lot will be utilized during activities.

Mr. Wasiunec states that the existing parking lot will continue to be used, and they are working on spreading out the schedule of activities.

Commissioner Friedman asks for clarification on whether usage typically occurs only on Sundays.

Mr. Wasiunec responds that the Youth Group allows the facility to be used for church functions as needed.

Further discussion occurs regarding Youth Group activities such as soccer.

Commissioner Bettenhausen asks whether the proposed parking lot represents the maximum allowable number of spaces under Village code.

Staff responds by explaining the site plan and the efforts to utilize the space efficiently for parking while still preserving green space.

Mr. Vyverberg states that the plan includes as many parking spaces as reasonably possible while maintaining some open space.

There is discussion of lot lines and alternative layout options for maximizing parking.

Mr. Vyverberg adds that the Village has worked with the Police Department, Public Works, residents, and all involved parties to address the issue collaboratively.

Ms. Bremanis provides clarification on Phases 1 and 2 of the project and refers to the site plan. Phase 1 includes exterior work north of Illinois Avenue, including pavement and curb cut removal to reduce traffic entering and exiting Illinois Avenue. Phase 1 interior work involves construction related to the Credit Union and Youth Center, as outlined in the floor plan. Phase 2 will include additional interior improvements. She also reviews the parking plan, including the availability of overflow parking at the Islamic Community Center. Hours of operation for each of the three entities—church, youth center, and credit union—are discussed in relation to their parking needs.

Mr. Vyverberg confirms that the Village will reassess parking needs after completion of the phases. If necessary, the 223 E. Illinois Avenue property may be considered for additional parking.

Further discussion occurs regarding the Vermont Street building's floor plan and whether there will be a separation wall between the Credit Union and the Youth Center. It is confirmed that a wall will separate the two spaces.

The floor is opened for public comments.

Public Comment:

Sworn In: Mr. Harstad – 735 S. Oak St.

Mr. Harstad states he is in favor of the proposed project at the Clearbrook building and supports the new traffic pattern improvements.

Sworn In: Mr. Salvatore Licata – 830 S. California Ave.

Mr. Licata states he is opposed to the request due to safety and traffic concerns in the area.

Mr. Kolososki asks whether there is parking allowed on Mr. Licata's street.

Mr. Licata confirms that there is, and reiterates his concerns about traffic and safety in the residential neighborhood and supports the neighbors objection letters.

Commissioner Cavanaugh asks whether parking restriction signage could be installed.

A police department representative responds and explains how the department regularly monitors and addresses such concerns.

Sworn In: Victoria Kruk – 1447 Vermont St., Rolling Meadows

Ms. Kruk shares concerns about the busy traffic patterns in the area and notes that accidents are common and is against the conversion of 223 to a parking lot.

Sworn In: Brian Casey – 699 S. Oak St.

Mr. Casey expresses concerns about traffic and parking, with safety being his primary issue. He questions the proposed parking plan and asks if parking in the neighborhood can be eliminated to prevent further encroachment. Asked if Clearbrook is currently being used.

Ms. Bremanis clarifies that the Clearbrook building is still currently occupied, but if the petition is approved, the current owners will vacate and no longer use the building or its parking.

Chairman Wood asks how many parking spaces currently exist on the Clearbrook property.

Ms. Bremanis responds that there are potentially 80 spaces.

Further discussion follows regarding the availability of parking on the Clearbrook site.

Mr. Casey asks about the current zoning of the Clearbrook property, which is zoned Manufacturing, and whether it would need to be rezoned to allow the Youth Center and Credit Union use.

Ms. Bremanis explains that a Planned Development approval would allow the proposed uses and floor plan. If the building or lot is used differently in the future, a Planned Development Amendment would be required. Ms. Bremanis also revised the number of existing spaces at Clearbrook at 60 spaces.

Sworn In: Mary Casey – 699 S. Oak St.

Ms. Casey shares concerns about traffic and mentions that new parking signage was recently installed. She questions whether the signage would be updated to reflect the revised Mass schedule.

Father Mendyuk provides the updated Mass times.

A police department representative states they would coordinate with Public Works to update signage accordingly.

Sworn In: Sandjay Patel – 813 S. California Ave.

Mr. Patel expresses concern about the inclusion of the 223 E. Illinois property in the petition. He believes it should not be part of the request and cites safety concerns for the surrounding residential area. In addition, has concerns of the expansion of the Youth Center and Credit Union to a 35,000 square foot additional space that is inclusive of a commercial kitchen and stage.

Sworn In: Kay & Eric Doms – 1431 Jill Ct., Rolling Meadows

Ms. Doms states that their property backs up to the 223 E. Illinois property and that they strongly oppose any future plans to develop it into a parking lot. She expresses concern about the negative impact it would have on her family, property value, and overall safety.

Mr. Vyverberg provides clarification. He states that the 223 E. Illinois property is zoned R-1 Single-Family Residential, and permitted uses include single-family homes, parks, and churches. The Planning & Zoning Commission is *not* being asked to make a recommendation on developing the 223 property as a parking lot at this time. If the Village Council approves the current plan, all Phase 1 improvements must be completed and fully occupied before any assessment is made regarding additional parking needs.

He further explains that the property is owned by the Credit Union, but any development of 223 as a parking lot would require church ownership interest and a formal staff review. Staff would then make a recommendation to the Village Council based solely on documented parking needs. If parking were to be added, it would require proper screening and fencing. He emphasizes that staff is *not* advocating for the development of the site as a parking lot, but rather recognizing it as a potential future parking resource, subject to assessment.

Commissioner Friedman notes that the staff report and petition referenced the 223 E. Illinois address as a potential parking site. He acknowledges that staff has stated its development would be contingent on future assessment, but expresses concern that approval of this petition could set a precedent that allows for that possibility.

Mr. Vyverberg clarifies that he does not believe the current petition sets a precedent for development of the 223 E. Illinois Avenue property. He explains that any use of the R-1 zoned property would have to go through a formal zoning process and that the church would need to have some level of ownership. While staff included 223 in the overall evaluation, it is not being actively considered for development at this time. He reiterates that the Planned Development being proposed for approval at Village Council applies only to the properties on the north side of Illinois Avenue. He notes that while there have been discussions about expanding services at the 746 S. Vermont Street building, any expansion must be consistent with the approved business plan. If the uses go beyond what is outlined in the Preliminary Planned Development (PPD), the Village would require those operations to stop until proper amendments are made.

Mr. Doms states that this explanation does not give him confidence.

Mr. Vyverberg responds that while parking associated with religious institutions is a permitted use within an R-1 Residential District, it would still need to meet all applicable zoning standards. He emphasizes again that neither the petitioner nor the Village is suggesting this will happen now—it is only being reserved as a potential future solution if needed, and such a need is not currently foreseen.

Mr. Doms states that if street parking negatively affects the neighborhood, then constructing a parking lot would also have a negative impact.

Commissioner Cavanaugh asks whether the solution proposed at 746 S. Vermont would alleviate the issue.

Mr. Doms responds that if everything remains on the north side of Illinois Avenue, it

would be acceptable.

Sworn In: Cathy and Tom Callard – 1421 Jill Ct.

Ms. Callard expresses her opposition to the request. She refers to the existing green space at the Clearbrook site and asks why that area could not be preserved as open space rather than being used for overflow parking. She asks whether the 223 property is being “held” for future use, and whether the Village will make that determination.

Mr. Vyverberg confirms that is accurate—staff will make a determination only *after* all other options have been exhausted. He reiterates that use of the 223 property for parking is not currently anticipated.

Ms. Callard also comments on the number of Credit Union employees and how that may impact parking needs. She raises questions about reliance on parking being provided by the Islamic mosque.

Mr. Callard states that the 223 property should be removed entirely from the petition and only the properties north of Illinois Avenue should be considered.

Mr. Vyverberg explains that the petition currently before the Planning & Zoning Commission is limited to the north side of Illinois Avenue, and the final Planned Development will *not* include the 223 property. Its inclusion at this stage is only for consideration, not for action.

Sworn In: Jim Luandowski – 1430 California Ave., Rolling Meadows

Also representing: Frank Anzalone – 829 S. California Ave., Palatine

Mr. Luandowski speaks on behalf of Mr. Anzalone, referencing a letter Mr. Anzalone prepared. He states that the examples of other religious properties included in the staff report are not valid comparisons, as none are zoned R-1 and none include commercial operations. Mr. Luandowski argues that the examples are not “apples to apples.”

Mr. Vyverberg responds that staff attempted to find comparable examples of religious institutions developed within residential zoning districts and acknowledges the differences.

Mr. Luandowski states there is currently a single-family home on the 223 property that would need to be demolished to create a parking lot and reiterates his concern about using non-R-1 examples in staff’s evaluation.

He then reads a question submitted by Mr. Anzalone, asking whether the Planning & Zoning Commission will recommend that the Village Council maintain or reinstate parking on the surrounding streets *before* considering any conversion of the 223 E. Illinois Avenue property into a parking lot.

Mr. Vyverberg confirms that this issue falls within the overall project parameters and is addressed in the staff conditions. He again emphasizes that the church would be required to have ownership interest in the 223 property for any future development to be considered, and that all conditions related to this have been clearly outlined in the staff report.

Mr. Luandowski repeats his question.

Chairman Wood states that this topic could be addressed during deliberation.

There is further discussion regarding the zoning of the 223 E. Illinois Avenue property.

Mr. Cavanaugh asked if the church considered hiring a police presence to assist in the parking issues.

Officer Sterns comments that they are consistently working with the church for options.

Mr. Luandowski comments on the property and the Village's perspective, stating he believes the parking issue can be resolved using only the north side of Illinois Avenue. He believes there are sufficient resources available to resolve the issue without including the 223 residential property.

Mr. Kutnny clarifies that the Clearbrook property has over 100 parking spaces and provides sufficient parking for employees and members. He notes that the credit union's hours do not overlap with the youth center or the church, and therefore should not cause any negative impact.

Commissioner Friedman notes that the credit union is open until 7:00 p.m. on some days and asks whether there is potential for overlap in use.

Mr. Kutnny responds that only a few employees are present during evening hours. Most employees work from 9:00 a.m. to 5:00 p.m., with only about 5 to 10 staff members present on weekends or during late hours.

Mr. Wasiunec discusses adjustments to the timing of church services, which are designed to allow one group of worshipers to leave before the next arrives, thereby reducing the need for street parking. He mentions that the Islamic mosque has offered additional parking, though that arrangement is not yet finalized. He clarifies that parking concerns are primarily related to Sunday services and are unrelated to the youth center or credit union. He states that they are exploring overall solutions to reduce inconvenience and would prefer not to incur the expense of building a new parking lot.

Chairman Wood asks whether additional parking spaces could be added at the Vermont location.

Mr. Wasiunec responds that doing so could cause issues with neighbors on the opposite side of the property and could also negatively affect traffic flow. He expresses disappointment that there is a perception they are trying to be deceptive. He emphasizes that they could not have foreseen the war or the number of refugees seeking services, and that they are working to accommodate everyone.

Commissioner Cavanaugh asks whether there has been any progress in formalizing the potential parking agreements.

Mr. Wasiunec and Father Mendyuk confirm that they are still actively working on those agreements.

Mr. Luandowski returns to speak about the area being used for recreational activities.

He notes that most participants are mobile and there are plenty of parks available in the area. He observes that the street is already very busy and believes the Vermont property would offer a better solution for parking.

Mr. Patel returns and reiterates that the 223 E. Illinois property should not be part of the current request.

Mr. Vyverberg again explains that the 223 property was included in the petition only to identify potential future parking resources.

Ms. Kruk returns and reiterates concerns regarding safety issues.

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. Page 33 of 74 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.

Commissioner Friedman asks staff about the submittal, application, and presentation. He notes that the only site plan outlining the Planned Unit Development (PUD) appears to be a version modified by staff from the petitioner's original plan. He states that there is nothing in the petitioner's submission explicitly indicating that only the property north of Illinois Avenue is being considered for the PUD. On the contrary, there is a conceptual site plan being voted on this evening that includes parking south of Illinois Avenue, along with a stall count and parking data table for future implementation. He questions whether the Commission is acting only on the area outlined in red on the screen or on the full application that was made public and reviewed during the meeting.

Mr. Vyverberg responds that the primary focus of the review and recommendation is the property north of Illinois Avenue. Both staff and the petitioner are requesting consideration only for the parcels north of Illinois. The 223 E. Illinois Avenue address was included merely to reflect the potential for future parking.

Commissioner Friedman notes that the 223 address is part of the application—it appears on the site plan and in the parking data table. He states that it is not the petitioner's original site plan and expresses confusion, pointing out that the staff-conditioned site plan differs from the one currently displayed on the screen. He requests clarification before proceeding with the vote.

Mr. Vyverberg clarifies that the vote before the Commission concerns only the properties at 136 and 746 Vermont Street. The 223 property is included solely to illustrate potential future parking. The petitioner is not requesting that the 223 property be part of the Preliminary Planned Development review. From staff's perspective, if the Preliminary Plan is approved, the 223 property would not be

included in the Final Plan Development, as it is zoned R-1 and there is no proposal to rezone it. The application pertains to the properties north of Illinois Avenue, with 223 E. Illinois referenced only for potential future review.

Commissioner Friedman further clarifies that the site plan dated 6/12/25 is not the same site plan referenced in staff's conditions.

Mr. Vyverberg confirms that the site plan on the screen reflects the properties at 136 and 746 Vermont Street as proposed.

Sworn In: Jeff Ufenloch - 1430 Jill Ct. Rolling Meadows

Mr. Ufenloch states that he submitted a letter of objection to the inclusion of the 223 E. Illinois property in the presentation. He reiterates that this property should not be part of today's discussion and should be removed from consideration.

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

Commissioner Friedman makes a motion to approve the Preliminary Planned Development (PPD) application specific to 136 E. Illinois Avenue and 746 S. Vermont Street; seconded by Commissioner Cavanaugh, subject to staff's conditions.

Commissioner Cavanaugh states that the Village Council will review what is approved. He questions whether Staff Condition #2 can be removed. If Condition #2 remains in the vote, he would like to add that the petitioner should make every effort to facilitate overflow parking at the commercial area on South Vermont and at the Islamic Society before any development at the 223 property is commenced. He notes this may be redundant, but it is a recommendation from staff.

Commissioner Friedman suggests that the first sentence of Condition #2 be struck.

Chairman Wood clarifies that the motion is to approve the PPD for 136 E. Illinois Avenue and 746 S. Vermont Street with the first sentence of Condition #2 removed. Commissioner Friedman makes a motion to approve, noting that the first sentence of Condition #2 in staff's recommendation is removed. The motion is seconded by Commissioner Cavanaugh.

Discussion:

Commissioner Friedman states that there was good input from everyone and good discussion. He understands the objectives and concerns, and feels the abbreviated motion is a positive step. This will separate the other parcel, and any future considerations for properties south of Illinois or elsewhere will require a new process and will not be automatically included.

Commissioner Kolososki adds that not having to worry about the residential lot is a plus. He welcomes new ideas to address the parking issues and agrees that using the R-1 property would be inappropriate.

Commissioner Cavanaugh states that parking has been largely addressed and believes the 223 property does not need to be a parking lot. Incorporating the additional spots should meet the parking demand. He notes that finding overflow parking with businesses on South Vermont would be ideal and is in favor of the proposal.

Chairman Wood states that it was a good conversation and hopes that it remains respectful. She acknowledges that the petitioner has worked hard to identify ways to address parking and alleviate the problem. She notes that the police are involved in addressing it as well. Acquiring the Clearbrook property and keeping everything on the north side is a positive step. She recognizes the cooperation between concerned residents and business partners in working together to resolve the problems.

Commissioner Fedota notes that Illinois Avenue has become much more traveled. He recalls that the church came to the Village 25 years ago for a variance and that the church is a welcome element to the Village. He states that the planning does not seek a reduction in required parking spaces and that it provides space for the church and related programs. He acknowledges that much of this may be short-term due to refugees and believes this is an excellent solution that should move forward.

Commissioner Roth-Wurster states that good discussions lead to good decisions. She supports the solutions presented by staff, police, and the petitioner. She notes that the clarifications made during the meeting are positive and that churches and places of worship have long been part of the Village's residential communities. She hopes for a good solution and does not believe anything is being hidden from anyone.

Chairman Wood summarized that this request has met the standards and was unanimously approved noting the removal of the 1st sentence in Condition #2 of Staff's Recommendation by a vote of 7-0. This item will tentatively go to Village Council on August 11th, 2025.

RESULT:	APPROVE PPD FOR 136 E. ILLINOIS AVENUE AND 746 S. VERMONT STREET WITH THE FIRST SENTENCE OF CONDITION #2 REMOVED.
MOVER:	Eric Friedman
SECONDER:	Kevin Cavanaugh
AYES:	Jan Wood, Cindy Roth Wurster, Kevin Cavanaugh, Stephen Fedota, Eric Friedman, Rodney Bettenhausen, Robert Kolososki
NAYES:	None

V. PUBLIC COMMENT

VI. ADJOURNMENT