PLANNING AND ZONING COMMISSION
NOVEMBER 11, 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. Planning and Zoning Commission — Regular Meeting — October 28, 2025 7 PM

RESULT:	**APPROVED**
MOVER:	Bettenhausen
	Friedman
AYES:	Jan Wood, Cindy Roth Wurster, Kevin Cavanaugh, Stephen Fedota, Eric Friedman, Patrick Noonan, Rodney Bettenhausen, Robert Kolososki
NAYES:	None

IV. PUBLIC HEARING

A. 524 N. Rohlwing Road

1. Special use to permit a rear setback of 23 feet, instead of the minimum required rear yard setback of 40 feet.

SU-000223-2025 – 524 N Rohlwing Rd

Notice was published in the Journal & Topics on October 23rd, 2025 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

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

Mr. Auer provides background and states the Petitioner is proposing to construct a 182 square-foot addition at the rear of the existing residence. The addition will be set back from the rear lot line at a distance of 23 feet. The Petitioner is requesting a Special use to permit a rear setback of 23 feet, instead of the minimum required rear yard setback of 40 feet.

Sworn in petitioner:
John Breit – 524 N Rohlwing Rd – owner
David Berryhill – Owner of Archadeck at 395 W Northwest Hwy -Palatine, IL

Mr. Breit stated that he is requesting the special use to provide additional space for family activities and entertaining. He explained that the proposed structure is a three-season room, which would allow his family to enjoy the space without concern for outdoor elements or noise from neighboring properties, while also providing added privacy.

Commissioner Kolososki asked if the proposed three-season room would be constructed partially on the existing deck.
Mr. Berryhill explained that the room will be entirely new, including the floor system, and that the existing deck will be re-decked.
Commissioner Kolososki confirmed, asking if one structure is not being built on top of the other, and Mr. Berryhill agreed.

Commissioner Roth-Wurster asked how the new addition compares to the existing structure in terms of footprint and size. Mr. Berryhill referred to the plans and stated that the new structure will extend approximately two feet beyond the current deck.

Chairman Wood asked if there are any flooding issues in the area. Mr. Breit responded that flooding is not a problem on his property or in the surrounding area.

Commissioner Friedman asked whether the homeowner had spoken with neighbors about the project. Mr. Breit stated that he has spoken with both adjacent neighbors, who have no objections and are in favor of the proposal.

Mr. Auer provided additional details, explaining that the request is for a special use because the proposed addition will be set back approximately 23 feet from the rear lot line, encroaching into the required 40-foot rear setback for the R-2 zoning district. He noted that the deck renovation will not expand beyond its existing footprint and complies with zoning requirements.
Mr. Auer stated that to determine the application's impact on the surrounding area, staff evaluated surrounding properties containing rear yard additions. Auer continued that, upon review, this request is consistent with rear yard additions in the surrounding area and does not negatively impact adjacent properties. In the surrounding area, there are a number of existing setbacks under 30 feet. He

confirmed that drainage and flooding have been reviewed and are not of concern, and that no complaints have been received from neighboring residents.

Commissioner Kolososki referred to the site plan and asked whether the neighboring properties were reviewed as part of the analysis. Mr. Auer confirmed that the properties reviewed were comparable to the request under consideration.

Staff Recommendation:
The proposed addition is set back at a distance similar to the rear yard setback of nearby residential properties. Staff did not identify any other negative impacts to the surrounding neighborhood. Furthermore, the proposal complies with the lot and building coverage limitations and does not conflict with the other remaining bulk 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 shall substantially conform to the plans prepared by the Petitioner, dated 10/09/2025, 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 Noonan Made a motion to approve subject staff’s conditions; seconded by Commissioner Fedota

DISCUSSION:
Commissioner Fedota noted that the surrounding properties have similar additions and observed that this proposed addition extends only slightly deeper than the neighboring property, with one nearby structure located approximately 7 to 8 feet from the rear lot line. He stated that the proposed addition would not negatively impact property values and would be a good fit for the area.

Chairman Wood stated that the proposal would not cause injury to the value of surrounding properties. She noted that the front yard setback is generous, which impacts the reduced rear setback, and that the request meets the standards for approval.

Commissioner Roth-Wurster commented that the proposed addition is similar in footprint to others in the area and would be a positive improvement to the property.

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 Monday November 17th, 2025.

RESULT:	**APPROVED**
MOVER:	Noonan
SECONDER:	Fedota

AYES:	Jan Wood, Cindy Roth Wurster, Kevin Cavanaugh, Stephen Fedota, Eric Friedman, Patrick Noonan, Rodney Bettenhausen, Robert Kolososki
NAYES:	None

B. 21 W. Wilson Street

1. Special Use Amendment to permit the expansion of a Medical Office (Physical Therapy).

SU-000211-2025 – 21 W Wilson Street

Notice was published in the Journal & Topics on October 23rd, 2025 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Application**
2. **Proof of Ownership**
3. **Plat of Survey**
4. **Floor Plans**
5. **Business Plan**
6. **O-104-18**
7. **Public Notice**

Ms. Bremanis provides background and states the Subject Property is zoned Planned Development and is an existing tenant space, within the Providence of Palatine building. The Planned Development Ordinance follows the B-2 use lists and standards. The Petitioner is proposing to expand the Physical Therapy Office (Illinois Bone & Joint Institute) into a previously unoccupied tenant space. The Petitioner is requesting approval of the following: Special Use Amendment to Ordinance #O-104-18 to permit an expansion of a Medical Office (Physical Therapy)

Sworn in petitioner:
Catherine Irwin – 900 Rand Rd – Suite 300 – Des Plaines, IL – Representing Illinois Bone & Joint – Oversees the Strategic Growth and Rehabilitation Departments.
Charles Haas – 110 N Brockway St. Unit 320 – represents the property owner

Ms. Irwin explained that the existing physical therapy office, located at 25 W. Wilson, has expanded due to additional physician groups joining the practice. The request is for additional space to safely accommodate and treat more patients. She stated that the current office is approximately 2,500 square feet, and the expansion would add another 2,300 square feet.

Mr. Haas noted that this is the last vacant space within the development.

Commissioner Kolososki asked whether any X-ray equipment would be used in the space. Ms. Irwin responded that no X-ray equipment is included—only exercise equipment and treatment tables for physical therapy.

Chairman Wood referenced the proposed business hours of 6:30 a.m. to 7:00 p.m. and asked about the expected number of daily clients. Ms. Irwin stated that with seven full-time clinicians seeing an average of eleven patients per day, the total is approximately seventy-seven patients daily.

Chairman Wood asked if there were peak times during the day. Ms. Irwin replied that the busiest hours are typically between 11:00 a.m. - 3:00 p.m.
Commissioner Fedota asked whether there would be a designated laundry room on-site. Ms. Irwin stated that a laundry service handles those needs.

Chairman Wood commented on the parking demand, particularly during the midday hours, and noted that the business appears compatible with surrounding uses. Ms. Irwin agreed, adding that parking availability varies but that patient appointments are scheduled in one-hour time slots, helping to stagger demand.

Commissioner Friedman asked whether employees use the designated employee parking area. Ms. Irwin confirmed that they do.

Commissioner Friedman also asked whether the services offered would remain the same. Ms. Irwin confirmed that the services would continue to be physical and occupational therapy only, with no changes to the business plan.

Ms. Bremanis provided additional information regarding parking. She stated that site visits were conducted at various times of day, and no parking issues were observed. The parking area includes 44 spaces on-site, with an additional 33 spaces across the lot. She presented photos taken at 4:00 p.m. showing adequate parking availability.

Chairman Wood noted the businesses on the lower level and asked whether a different type of business occupying the space would have similar parking requirements. Ms. Bremanis agreed, stating that while parking demand could vary by business type, staff cannot speculate on future tenants or parking needs.

Staff Recommendation:
Illinois Bone & Joint Institute, which operates several offices throughout the Chicagoland area, is proposing to expand its existing location within the Providence Building. The existing medical office use, as well as neighboring uses, have not experienced any parking deficiencies. In addition, Staff's observations of parking conditions in the surrounding area indicate that adequate parking is consistently available. Therefore, Staff recommends approval of the proposed Special Use, subject to the following conditions:
1. The Special Use shall substantially conform to the floor plan and business plan

submitted by the Petitioner, except, as such plans may be changed to conform to Village Codes and Ordinances.
2. All employees of Illinois Bone & Joint shall enroll in and utilize the designated downtown employee parking areas.

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

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

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DISCUSSION:
Commissioner Cavanaugh stated that the request represents a good use of the space, supports business expansion, and meets the standards for approval.

Commissioner Roth-Wurster agreed, stating that the request meets the standards for a special use, will protect public health, safety, and welfare, and she is in favor of the proposed use.

Chairman Wood noted that parking is always a concern but stated that the average parking demand appears to be manageable. She acknowledged that the peak hours could create slight congestion but overall, there seems to be adequate parking. She welcomed the business expansion and wished the applicant continued success.

Commissioner Kolososki commented that the space is a good fit for the proposed expansion and supports the request.

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 Monday December 1st, 2025

RESULT:	**APPROVED**
MOVER:	CAVANAUGH
SECONDER:	ROTH-WURSTER
AYES:	Jan Wood, Cindy Roth Wurster, Kevin Cavanaugh, Stephen Fedota, Eric Friedman, Patrick Noonan, Rodney Bettenhausen, Robert Kolososki
NAYES:	None

C. 519 S. Consumers Avenue

1. Special Use to permit an indoor sports and recreational facility.

SU-000186-2025 – 519 S Consumers Avenue

Notice was published in the Journal & Topics on October 23rd, 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 Plan**
7. **Elevations**
8. **Business Plan**
9. **O-127-23**
10. **Neighbors Petition**
11. **Soccer City Communication**
12. **Public Notice**
13. **Letter from Thomas – Design & Build Consultant**

Ms. Bremanis provided background information, stating that this property was previously reviewed in 2023 and approved for a Special Use to allow a hockey arena. At that time, a vacation and rezoning to the B-2 district were also approved. While the vacation and rezoning remain in effect, the Special Use has since expired. She explained that the petitioner is now requesting a new Special Use to permit an indoor sports and recreational facility.

Sworn in petitioner:
Daniel McCarthy – 835 McClintock Dr – Burr Ridge, IL - Attorney for developer
Thomas Economou – 331 Graemere St – Northfield, IL – Architect and Builder for the project
Mr. Economou stated that he became involved with the project approximately two years ago when plans for the ice rink first began. The proposal is to convert the former paintball facility into an ice rink and add a new mezzanine level to serve as a second floor for training purposes. This facility would serve as an extension of the existing Orbit Ice Rink located nearby, allowing all training and skating operations to be consolidated under one roof. The facility will primarily function as a training center, with games held on weekends and adult hockey in the evenings. He confirmed that the project complies with setback, floor area ratio, and height requirements.
Mr. McCarthy explained that the developer owns and operates the existing Orbit Ice Rink at 615 S. Consumers Avenue, located just to the south of the subject property. He noted that other recreational uses along the same corridor include Soccer City and the Salt Creek Sports Center, and the intended use is consistent with those surrounding operations. He added that the building has been vacant for several

years, and redeveloping it would provide economic benefits to the area, including new job opportunities and an overall improvement to the corridor.
Commissioner Kolososki asked about the expected parking volume on a typical Saturday.
Mr. Economou responded that hockey facilities have unique parking patterns and stated that, based on his experience building 15 similar facilities in the Chicago area, the site's 181 parking spaces should be sufficient. He explained that approximately 160 spaces are typically needed, though minor overflow could occur during tournament events. In those instances, nearby businesses would be notified, and the applicant hopes to coordinate overflow parking with them.

Commissioner Kolososki noted that parking at hockey tournaments can often become hectic.
Mr. Economou acknowledged that weekend tournaments create the greatest parking demand but explained that weekday use primarily involves youth practices where children are dropped off, resulting in minimal parking needs. He added that tournaments typically occur about three times a year and that, for day-to-day operations, the parking supply should be adequate.
Chairman Wood asked how frequently tournaments are scheduled. Mr. Economou confirmed that tournaments occur approximately three times annually and are typically tied to special events.
Chairman Wood also asked about ice availability, noting that generally only two teams are on the ice at one time. Mr. Economou agreed, stating that the facility is primarily practice-driven and that the league associated with the rink primarily operates on weekends.

Commissioner Bettenhausen asked about the fencing shown on the site plan and the proposed materials. Mr. Economou stated that an eight-foot-high solid wood fence is proposed. He added that most residential neighbors to the east already have wood fencing, and the project would include a new eight-foot fence along the property line for screening.

Commissioner Friedman referenced a letter that mentioned the chiller equipment being located indoors and noted that chillers can be noisy and run frequently. He asked whether any chiller components would be located outdoors.
Mr. Economou clarified that the chiller itself will be located inside the building, while the cooling tower associated with it will be positioned on an exterior pad. He explained that the cooling tower is not a loud unit and will be screened from view. He noted that cooling towers are often roof-mounted, but the available parking lot space makes the ground-mounted option preferable.
Ms. Bremanis confirmed that the chiller will be located inside the facility, and Mr. Economou agreed.

Patricia Mitchell - 525 S. Williams Avenue, spoke in opposition to the request. She referenced the previous site plan and expressed concern regarding the rooftop units and the proposed cooling tower located outside the building. Ms. Mitchell played an

audio recording of the chiller noise from the existing rink at 615 S. Consumers Avenue and stated that she is worried about similar noise levels and potential malfunctions from the proposed equipment.
She commended the Village for acknowledging residents’ concerns and noted that placing the chiller unit inside the building is a positive improvement.
Chairman Wood asked about the audio recording and where it was taken. Ms. Mitchell stated that she recorded the sound while walking near the existing rink around 6:00 p.m.
Chairman Wood asked if the noise could be heard from her home. Ms. Mitchell responded that it could be heard within the neighborhood and described it as a noticeable ambient noise.

Jerome Pinderski Jr., 115 W. Colfax Street, represented South Enterprises, Inc., the owner and operator of the adjacent soccer facility. He provided background on his business operations and expressed concern regarding potential parking issues related to the proposed hockey facility.
Mr. Pinderski stated that in 1994 the Village granted a special license for the right-of-way and provided a copy of the parking plans, which were added to the record as Exhibit #14. He explained that the existing parking area contains 238 spaces, with nine spaces on the far north end now owned by the hockey facility, thereby reducing their available parking.
He noted that the primary concern is parking during special events, explaining that game rotations could cause overflow parking to spill into their lot. He requested that language be added to ensure each business maintains parking within its respective property. He emphasized that their parking spaces are critical to their operations and that any disruption could negatively impact their business.
Commissioner Cavanaugh asked staff if the Orbit property is currently fenced off.
Ms. Bremanis confirmed that it is.
Commissioner Cavanaugh then asked what would prevent the opposite situation—overflow parking from the soccer facility into the hockey facility’s lot—once both are operational.
Mr. Pinderski responded that their staff manages and monitors their parking lot to prevent that issue. He stated that they are respectful of their neighbors and expect the same consideration in return.

Tricia Nagel, 655 S. Williams Avenue, spoke regarding the proposed project. She acknowledged that the chiller unit will be located inside the building but expressed ongoing concern about potential noise. She noted that the area is already noisy due to traffic and nearby trains and emphasized her concern about additional noise from the facility.

Tom Musielak, 500 S. Williams Avenue, spoke regarding the proposed project. He requested clarification on the location of the cooling towers and expressed concern that the units may not be quiet.
Commissioner Cavanaugh, indicated the location of the cooling towers on the site map.

Mr. Musielak stated that, given the proximity of his home to the facility, he can already hear noise from cars and equipment. He suggested that additional soundproofing at the east end of the parking lot might help mitigate the noise, noting that a gap between the buildings creates an echo effect.
Chairman Wood asked whether the noise is primarily an evening issue or occurs throughout the day. Mr. Musielak replied that it is mostly in the evenings.
Chairman Wood inquired about the distance from the parking lot, and Mr. Musielak stated that his home is approximately 100 feet from the edge of the lot.
Chairman Wood asked staff about the location of fencing. Ms. Bremanis highlighted the location on the landscape plan.
Chairman Wood asked how noise levels compared when the building operated as a bowling alley. Mr. Musielak stated that noise was also an issue at that time, explaining that the building's layout contributes to sound carrying, particularly on the south side of the property.

Lisa Miller, 529 S. Williams Avenue, spoke regarding the proposed project. She expressed concern about noise from existing facilities in the area, including Soccer City and the Orbit Ice Rink. She referenced past events, such as raves and parties, and noted the noise from chiller units, vehicles, and general activity at these facilities. Ms. Miller also raised concerns about glare from the buildings and stated that additional music, cars, and activity from the new facility would be disturbing to the neighborhood.
Chairman Wood asked whether the noise primarily occurs in the evening. Ms. Miller replied that it occurs both during the day and in the evenings, particularly with children, chillers, cars, and ongoing construction in the area.
Commissioner Kolososki asked whether she hears trucks from the nearby post office. Ms. Miller confirmed that she does and noted that her windows are not double-paned, so she can hear the trucks beeping.

Thomas Economou and Daniel McCarthy returned to address neighborhood concerns. They emphasized that they are sensitive to the impact on neighbors and noted that similar concerns have been raised with other projects they have completed. They confirmed that the chiller units will be located inside the building.
Mr. Economou explained that the facility is primarily a youth hockey rink. Monday through Friday, children participate in two hours of ice practice, followed by two hours of classroom instruction, and then an additional two hours of ice time. Evening hours are dedicated to adult leagues. He stressed that the facility is not comparable to a roller rink with loud music and late-night activity; rather, it is a structured sports facility.
He noted that the facility will include a restaurant and bar for patrons to relax but that there will be no parties in the parking lot, which is prohibited. Weekend games involve regular turnarounds, and he does not anticipate the facility generating disruptive noise for neighbors. He also clarified that the mechanical equipment and roof-top units proposed are typical for commercial buildings, and the noise recorded by a resident is not representative of what would come from this facility.
Commissioner Kolososki asked about insulation on the interior walls.

Mr. Economou stated that the roof, ceiling, and walls will all be insulated to maintain proper ice temperatures, which will also prevent exterior noise.
Mr. McCarthy added that the eight-foot wooden fence and additional landscaping will help absorb sound, and these conditions do not currently exist on the site. Mr. Economou emphasized that they are taking steps to minimize any potential noise impact on neighbors and are adding landscaping specifically to help absorb sound.
Chairman Wood confirmed that an eight-foot board-on-board fence would be installed, and Mr. Economou agreed.

Chairman Wood raised questions regarding parking for the proposed facility.
Daniel McCarthy addressed the topic, referencing a letter from Mr. Pinderski. He acknowledged the concerns of the neighboring property owner and expressed appreciation for their support of youth sports. Mr. McCarthy stated that the current parking plan exceeds requirements, noting that the facility requires 161 spaces and has an additional 21 surplus spaces.
He explained that the existing license agreement includes a portion of 519 S. Consumers Avenue. The agreement, which references two PIN numbers, allows the property at 519 S. Consumers Avenue to utilize the Consumers Avenue license agreement with the Village of Palatine. This arrangement makes the right-of-way parking available to the public, not only to the parties to the agreement.
Mr. McCarthy stated that Mr. Pinderski requested limiting the agreement to Soccer City and the existing Orbit Ice Arena. While the applicant does not currently need these additional spaces due to surplus parking, he emphasized that they would be available if necessary. He noted that discussions with the parties involved have deemed the parking arrangement sufficient. He added that in the past, Soccer City and Orbit Ice Arena have cooperated to accommodate each other's parking needs and that this agreement benefits all three properties.
Finally, Mr. McCarthy reiterated that the facility primarily serves youth hockey, with most activity driven by parents dropping off and picking up participants, which helps manage parking demand.

Mr. Economou stated that each hockey team has approximately 15–18 players, resulting in about 40 participants per team.
Mr. McCarthy noted that, if overflow parking were needed, it would likely be required by Soccer City, and they would coordinate to accommodate it. He explained the typical timing of soccer games and the turnover of patrons, including drop-offs and arrivals, which can create temporary overlaps in parking demand.
Mr. Economou provided additional detail on the daily turnaround of hockey players and explained how drop-off and pick-up times are managed.
Chairman Wood asked about the facility's hours of operation.
Commissioner Noonan responded that the facility would operate from 6:00 a.m. to midnight, Monday through Sunday. He noted that parking challenges may be inevitable during tournaments or simultaneous events, emphasizing that proper planning and communication are necessary.
Mr. Economou agreed that coordination is important to manage parking efficiently.
Commissioner Noonan asked whether additional insulation could be applied to the

existing fencing to mitigate noise. Mr. Economou stated that the current plans should be sufficient.
Commissioner Kolososki suggested that rooftop units could be screened to reduce noise or visual impact.
Commissioner Friedman asked whether the chiller towers could potentially be relocated to a different position. Mr. Economou responded that they would consider this option.

Jerome Pinderski Jr. returned to the podium regarding the 1994 licensing agreement, renewed in 2023. He stated that the agreement was not designed to serve as a community parking lot. He explained that the three property owners are responsible for improvements and any incidents on their respective properties, while the drive lanes remain public. He expressed concern that the agreement does not authorize shared use of the right-of-way with neighbors and emphasized that parking dynamics and congestion are significant concerns.
Commissioner Fedota asked who is responsible for snow removal.
Mr. Pinderski stated that Soccer Enterprises clears all snow from the parking area and drive lanes. He explained that the license agreement assigns responsibility to the three license holders, while the Village retains the right to enter the property if necessary.
Commissioner Noonan asked whether snow is removed from the site or pushed into parking spaces. Mr. Pinderski responded that there has not been a significant snowfall in the past few years, so the issue has not arisen recently.
Commissioner Roth-Wurster asked if signage exists to designate parking ownership. Mr. Pinderski stated that there is no signage.
Commissioner Noonan asked about plans for snow removal or disposal from the Zamboni.
Mr. Economou explained that the facility includes an ice pit to manage snow from the ice surface. He added that approximately 20 feet of green space is available to deposit snow, but in the case of a large snowfall, removal from the site would be necessary.
Mr. McCarthy clarified the 2023 license agreement, stating that it is a non-exclusive license, general in nature, and not specific to any single property owner. He emphasized that the agreement also reserves rights for the general public and benefits all property owners along Consumers Avenue.
Chairman Wood noted that, if needed, the Village attorney would make a final determination regarding the interpretation of the license agreement.

Staff Recommendation:
The proposed use is an expansion of the existing Orbit Ice Arena located at 615 S. Consumers Avenue and is consistent with the surrounding uses along Consumers Avenue. The Petitioners are proposing to expand the existing building footprint and reconfigure the parking lot. All proposed improvements comply with applicable zoning regulations and exceed the minimum parking requirements. In response to prior noise concerns from neighboring properties, the chiller unit has been relocated

indoors. Staff concludes that the proposed use is compatible with the surrounding area and should not negatively impact the value of adjacent properties. Therefore, Staff recommends approval of the Special Use subject to the following conditions:
1. The Special Uses shall substantially conform to the Business Plan, Floor Plan and Site Plan Submitted by the Petitioner except as such plans may be changed to conform with Village Codes and Ordinances.
2. A directional and parking lot signage plan shall be submitted in a manner acceptable to the Director of Planning and Zoning and Village Engineer to assist in ensuring patrons utilize the private parking lot, associated with the Subject Property. The would include any required necessary revisions to the business plan to monitor the patron use of the parking spaces, also to be made in a manner acceptable to the Director of Planning and Zoning.

Chairman Wood asked whether there is any history of noise complaints at this location.
Ms. Bremanis stated that there have been noise complaints in the past.
Commissioner Friedman asked whether a condition could be added to address sound reduction or volume control, noting that adult games held until midnight have previously generated complaints. He inquired whether tools or measures already exist to manage noise.
Ms. Bremanis replied that the Village has mechanisms in place to address noise complaints.
Commissioner Cavanaugh suggested an additional condition to move the mechanical equipment to the west side of the building.
Ms. Bremanis stated that this request is not part of the current submittal and would require further review to determine feasibility.
Chairman Wood noted that, while not part of the current proposal, it would be preferred to relocate the equipment if possible.
Commissioner Friedman added that, because the proposed equipment locations are not shown on the submitted drawings, this discussion reflects a lack of information rather than a formal change to the plans.

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

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

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DISCUSSION:
Commissioner Noonan noted that the petitioner has taken neighbors' concerns into consideration.
Commissioner Roth-Wurster stated that some of the surrounding buildings were constructed many years ago and are older metal structures. She noted that the new facility will include modern soundproofing and absorption features, making it a well-

planned and entertaining addition to the area. She added that the petitioner has experience with similar projects and emphasized that the facility meets health, safety, and welfare standards. She praised the inclusion of fencing and landscaping to accommodate neighbors and described the project as a significant improvement.
Commissioner Friedman added that, although this is a new use, it involves retrofitting an existing building.
Commissioner Roth-Wurster emphasized that the facility will still need to comply with current building codes.
Chairman Wood stated that the project represents a substantial investment with experienced personnel managing the facility. She noted that the use is appropriate for the location and that the petitioners have considered neighbors' concerns. She acknowledged the existing ambient noise in the area and expressed support for the project, highlighting that the zoning allows this type of business. She emphasized the importance of the petitioner being a good neighbor to surrounding businesses and residents.
Commissioner Friedman observed that the proposed use is consistent with the historical use of the property and the Consumers Avenue corridor. He noted that the anticipated activity level is less intense than a former bowling alley and that parking demand should be manageable. He concluded that the use is a fair fit and recognizes the concerns of the neighbors.
Commissioner Kolososki stated that noise should not be an issue with the new construction and sound mitigation measures.

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 Monday December 1st, 2025

RESULT:	**APPROVED**
MOVER:	CAVANAUGH
SECONDER:	NOONAN
AYES:	Jan Wood, Cindy Roth Wurster, Kevin Cavanaugh, Stephen Fedota, Eric Friedman, Patrick Noonan, Rodney Bettenhausen, Robert Kolososki
NAYES:	None

V. PUBLIC COMMENT

VI. ADJOURNMENT