



## VILLAGE OF PALATINE

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

### ZONING BOARD OF APPEALS

#### MINUTES • AUGUST 28, 2018

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Village Hall - Community Room B

Regular Meeting

7:00 PM

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#### I. CALL TO ORDER

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

#### II. APPROVAL OF MINUTES

##### 1. Zoning Board of Appeals - Regular Meeting - Aug 14, 2018 7:00 PM

|                  |                                                   |
|------------------|---------------------------------------------------|
| <b>RESULT:</b>   | <b>ACCEPTED [UNANIMOUS]</b>                       |
| <b>MOVER:</b>    | Cindy Roth-Wurster, Commissioner                  |
| <b>SECONDER:</b> | Brent Larson, Commissioner                        |
| <b>AYES:</b>     | Larson, Roth-Wurster, McGinn, Cavanaugh, Dittrich |
| <b>ABSENT:</b>   | Wood, Luszcza, Pirog                              |

### III. PUBLIC HEARING

1. 3 E. Northwest Highway

Notice was published in the Daily Herald on July 9, 2018 and mailed to the owners of the surrounding properties.

**Petitioner's Exhibits:**

1. Application for Special Use & Variation
2. Proof of Ownership
3. Plat of Survey
4. Floor Plan
5. Interior Elevations
6. Business Plan
7. Menu
8. Vegiita USA
9. Public Notice
10. Additional Business Plan Operations 8-22-18

**Sworn in the petitioners: Mr. Hayato Yanagisawa General Manager of Vegiita USA**

**Assistant General Manager**

**Mr. Ray Okigawa Chicagoland Commercial Real Estate the leasing agent for the center**

AGM gave a brief overview of the request stating they want to open a Japanese Curry restaurant and a ramen restaurant. He stated they tried to do best to make good relations. AGM stated they will not carry too much alcohol more family style.

Mr. McGinn stated this item was continued and asked if there was something additional to add.

Mr. Okigawa explained the amount of alcohol being served will be just instrumental to the food since there will be no bar area in either restaurant. He stated less than 10% will be carry out and their busy hours with their business hours being 11am-10pm mostly steady at lunch and dinner.

**Sworn in staff Ms. Katie Romack and Ms. Lyn Bremanis**

Ms. Romack gave a brief overview of the request pointing out it was continued on the July 24<sup>th</sup> Zoning Board of Appeals hearing. She stated during that time there were a lot of concerns raised regarding property maintenance including fencing and garbage. She stated they have been working with the property management over the last month to address the issues. Ms. Romack stated they received some additional details on the business operations since there were questions on that as well. Ms. Romack made note that the minutes from the last meeting have been included in the packet so any testimony is included. She stated the Petitioner and Mr. Okigawa are here to answer any questions. She went through

the PowerPoint from the last meeting giving a brief overview of the requests. Ms. Romack spoke to a proposed condition for the Petitioner and property management shall submit a traffic directional signage plan if Staff determines there are issues with people not knowing there is extra parking across the street. She stated there will be no bar associated with the restaurants just mostly table service. She spoke to the concern on deliveries stating they would be twice a week and will take place in the rear of the shopping center. Ms. Romack stated staff knows there may be some hours with Quest Academy that will cause some traffic issues so the Petitioner and property manager will have to work on schedules to ensure no issues come up because a truck is unloading. She spoke to the parking counts and referred to the remaining slides to show the existing conditions.

Mr. Cavanaugh asked if there would be concern with parking if additional restaurants came in down the road.

Ms. Romack explained if another restaurant comes in they would require a parking variation as well.

Mr. Cavanaugh asked if the numbers given are for general retail.

Ms. Romack explained yes it is based on 1 parking space per 300 square feet.

Ms. Roth-Wurster asked if other tenants' hours coincide with their busy times of 6pm-8pm.

Ms. Romack explained there are a few uses that close at 5:00pm. She stated there are some hair salons that are open until 8pm and are a mix of uses that won't coincide with restaurant busy hours.

Mr. McGinn asked what the hours of Quest Academy are.

Ms. Romack stated she assumes typical 8am-3pm school hours.

**STAFF RECOMMENDATION:**

The Petitioner is proposing to operate a new restaurant in a currently vacant tenant space in the Palatine Centre shopping center. The proposed use is compatible with other commercial uses of the surrounding area. However, the shopping center is unique in that it shares parking with Quest Academy with additional parking available at the Quest Academy West Campus (located on the west side of Plum Grove Road adjacent to the shopping center). The Petitioner is also proposing to open a second restaurant (Japanese Homemade Curry - Takumi) within the same shopping. While the Variation parking was included under the restaurant proposal for 23-25 E. Northwest Highway, both restaurants, if applied for separately, would necessitate the need for a Variation to the parking requirements. The subject restaurant is smaller in square footage and would require fewer parking spaces per Code. However, Staff believes that based upon the current uses and hours of operation of the existing businesses, the shopping center would have sufficient parking to accommodate the restaurant. Therefore, Staff recommends approval of the Special Use request, subject to the following conditions:

1. The Special Use shall substantially conform to the business plan submitted by the Petitioner, Tsukasa Hatsukade, on 12/08/2017, and the floor plans and elevations prepared by Bruce F. Klein Architect, submitted on 02/15/2018 and revised on 5/08/2018, except as such plans may be revised to conform to Village Codes and Ordinances.
2. The shopping center owner shall submit a parking easement, between the shopping center and Quest Academy West Campus, in a manner acceptable to the Village Attorney.
3. If deemed necessary and directed by the Village, an overflow offsite parking agreement for special events or activities at Quest Academy, shall be submitted in a manner acceptable to the Village of Palatine.
4. In conjunction with the other restaurant, the Village will conduct a 6-month review of the parking/traffic within the Center and forward any additional parking and traffic conditions per Village Council.
5. In conjunction with the other restaurant, the Petitioner and property management shall submit a traffic directional signage plan, including any required implantation, in a manner acceptable to the Village Engineer. The plan would be relative to the proposed use and existing circulation/queueing and in recognition of the additional parking available at Quest Academy's West Campus.

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

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

Mr. Dittrich stated he thought it was approvable a month ago and thinks the cooperation with the Village and the property manager of the petitioners will assuage any fears that it will not be operated in a manner that is consistent with the public health safety and welfare. He stated for that reason he is voting to approve.

**Mr. McGinn summarized that this request has met the standards and was unanimously approved by a vote of 5-0. This item will tentatively go to Village Council on Tuesday, September 17, 2018.**

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

2. 23-25 E. Northwest Highway

Notice was published in the Daily Herald on July 9, 2018 and mailed to the owners of the surrounding properties.

**Petitioner's Exhibits:**

1. Application for Special Use & Variation
2. Proof of Ownership
3. Plat of Survey
4. Floor Plan
5. Interior Elevations
6. Business Plan
7. Menu
8. Public Notice
9. Additional Business Plan Operations 8-22-18

**Sworn in the petitioners:**

**Mr. Hayato Yanagisawa General Manager of Vegiita USA**

**Mr. Tsukasa Hatsukade, Petitioner and Assistant General Manager of Vegiita USA**

**Mr. Ray Okigawa Chicagoland Commercial Real Estate the leasing agent for the center**

Mr. Hatsukade gave a brief overview of the request stating they want to open a Japanese Curry restaurant and a ramen restaurant. He stated they tried to do best to make good relations. Mr. Hatsukade stated they will not carry too much alcohol more family style.

Mr. McGinn stated this item was continued and asked if there was something additional to add.

Mr. Okigawa explained the amount of alcohol being served will be just instrumental to the food since there will be no bar area in either restaurant. He stated less than 10% will be carry out and their busy hours with their business hours being 11-10pm mostly steady at lunch and dinner.

**Sworn in staff Ms. Katie Romack and Ms. Lyn Bremanis**

Ms. Romack gave a brief overview of the request pointing out it was continued on the July 24<sup>th</sup> Zoning Board of Appeals hearing. She stated during that time there were a lot of concerns raised regarding property maintenance including fencing and garbage. She stated they have been working with the property management over the last month to address the issues. Ms. Romack stated they received some additional details on the business operations since there were questions on that as well.

Ms. Romack made note that the minutes from the last meeting have been included in the packet so any testimony is included. She stated the petitioner and Mr. Okigawa are here to answer any questions. She went through the PowerPoint from the last meeting giving a brief overview of the requests.

Ms. Romack spoke to a proposed condition for the petitioner and property management shall submit a traffic directional signage plan if staff determines there are issues with people not knowing there is extra parking across the street. She stated there will be no bar associated with the restaurants just mostly table service. She spoke to the concern on deliveries stating they would be twice a week and will take place in the rear of the shopping center. Ms. Romack stated staff knows there may be some hours with Quest Academy that will cause some traffic issues so the petitioner and property manager will have to work on schedules to ensure no issues come up because a truck is unloading. She spoke to the parking counts and referred to the remaining slides to show the existing conditions.

Mr. Cavanaugh asked if there would be concern with parking if additional restaurants came in down the road.

Ms. Romack explained if another restaurant comes in they would require a parking variation as well.

Mr. Cavanaugh asked if the numbers given are for general retail.

Ms. Romack explained it is based on 1 space per 300 square feet.

Ms. Roth-Wurster asked if other tenants' hours coincide with their busy times of 6-8pm.

Ms. Romack explained there are a few uses that close at 5:00pm. She stated there are some hair salons that are open until 8pm and are a mix of uses that won't coincide with restaurant busy hours.

Mr. McGinn asked what the hours of Quest Academy are.

Ms. Romack stated she assumes typical 8am-3pm school hours.

**STAFF RECOMMENDATION:**

The Petitioner is proposing to operate a new restaurant in a currently vacant tenant space in the Palatine Centre shopping center. The proposed restaurant use is compatible with other commercial uses of the surrounding area. However, the shopping center is unique in that it shares parking with Quest Academy with additional parking available at the Quest Academy West Campus (located on the west side of Plum Grove Road adjacent to the shopping center). The Petitioner is also proposing to open a second restaurant (Japanese Homemade Curry - Takumi) within the same shopping center. When comparing the two restaurants, the subject restaurant requires more parking based on the square footage of the tenant space. However, Staff believes that based upon the current uses and hours of operation of the existing businesses, the shopping center would have sufficient parking to accommodate the restaurant. Therefore, Staff recommends approval of the Special Use and Variation request, subject to the following conditions:

1. The Special Use and Variation shall substantially conform to the business plan submitted by the Petitioner, Tsukasa Hatsukade, on 12/18/2017, and the floor plan prepared by Bruce F. Klein, submitted on 02/15/2018 and revised on

05/08/2018, except as such plans may be revised to conform to Village Codes and Ordinances.

2. The shopping center owner shall submit a parking easement, between the shopping center and Quest Academy West Campus, in a manner acceptable to the Village Attorney.
3. If deemed necessary and directed by the Village, an overflow offsite parking agreement for special events or activities at Quest Academy, shall be submitted in a manner acceptable to the Village of Palatine.
4. The Village will conduct a 6-month review of the parking/traffic within the Center and forward any additional parking and traffic conditions per Village Council.
5. The Petitioner and property management shall submit a traffic directional signage plan, including any required implantation, in a manner acceptable to the Village Engineer. The plan would be relative to the proposed use and existing circulation/queueing and in recognition of the additional parking available at Quest Academy's West Campus.

Ms. Roth-Wurster asked with the variation being attached to the 23-25 E. Northwest Highway location what happens if that location closes would there be a need for a smaller version of that.

Ms. Romack answered yes explaining the smaller restaurant would require a variation of 6 parking spaces instead of 26 parking spaces. She stated that you can break apart the votes and could make adjustments to the variation before it goes to Village Council.

Ms. Roth-Wurster clarified staff is looking at it as a whole package.

Ms. Romack answered yes.

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

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

**DELIBERATIONS:**

Mr. Dittrich stated he thought it was approvable a month ago and thinks the cooperation with the Village and the property manager and the landlord assuage any fears that it will not be operated in a manner that is consistent with the public health safety and welfare. He stated he believes the parking variation will not create a huge concern since the parking in that center is usually pretty vacant and if it does fill up staff has conditions to assess and ultimately it is a good problem to have so he stated he is voting to approve this as well.

Mr. McGinn stated Condition #2 with the requirement of the parking easement with the west campus should alleviate any parking as well as the traffic flow signage plan.

Ms. Roth-Wurster agreed with Mr. McGinn and stated she appreciates the work done by the Petitioner and Staff to work through the issues.

**Mr. McGinn summarized that this request has met the standards and was unanimously approved by a vote of 5-0. This item will tentatively go to Village Council on Monday, September 17, 2018.**

|                  |                                                   |
|------------------|---------------------------------------------------|
| <b>RESULT:</b>   | <b>RECOMMENDED TO APPROVE [UNANIMOUS]</b>         |
| <b>MOVER:</b>    | James Dittrich, Commissioner                      |
| <b>SECONDER:</b> | Kevin Cavanaugh, Commissioner                     |
| <b>AYES:</b>     | Larson, Roth-Wurster, McGinn, Cavanaugh, Dittrich |
| <b>ABSENT:</b>   | Wood, Luszczyk, Pirog                             |

3. 375 W Northwest Highway

Notice was published in the Daily Herald on August 13, 2018 and mailed to the owners of the surrounding properties.

**Petitioner's Exhibits:**

1. Application for Special Use
2. Proof of Ownership
3. Plat of Survey
4. Business Plan
5. Floor Plan
6. Menu
7. Public Notice

**Sworn in Manny Rafidia 2 Star Lane South Barrington, IL- owner of the real-estate for the last 25 years and owner of Portofino's**

**Jeremy Rafidia son of Mr. Rafidia.**

Mr. Rafidia stated about a year ago he came in front of board to put Palatine Pizza and Pasta at the 375 location but the corner unit became vacant so he decided to put Portofino's there. He stated unfortunately the timing lapsed so they lost the Special Use approval for this space so is asking for reinstatement or to start a new approval process. Mr. Rafidia explained it will be a carry/delivery with a small sit down Chinese/oriental restaurant that his son will run.

Ms. Bremanis gave a brief overview of the request stating the space is approx. 2500sq.ft which they went through the process last year for. She stated at that time they received a parking variation which remains in effect. Ms. Bremanis spoke to the hours being Sunday-Thursday 11am-11pm and Friday-Saturday 11am-12pm. She stated they will have 3 full time employees and 3 part time and the floor plan has 24 spaces referring to the slide. She spoke to the parking calculations. Ms. Bremanis stated Community Services, Environmental Health and Fire Prevention have all reviewed and have no concerns. She referred to the slides to show existing conditions explaining it is going it between the catering and the Michaels Studio.

Mr. Dittrich asked if special uses expire in a year.

Ms. Bremanis explained they have a year to open which they never did. She further explained if they had opened they would have had 6 months to transfer the Special Use to the new restaurant.

**STAFF RECOMMENDATION:**

The tenant space was approved for a restaurant use in 2017, however it was never opened. The proposed restaurant will have 24 seats, which is 2 seats less than the previous proposal and will not change the parking requirement. Therefore, Staff recommends approval of the Special Use subject to the following conditions:

1. The Special Use shall substantially conform to the floor plan and the business plan submitted by the Petitioner, except as such plans may be changed to conform to Village Codes and Ordinances.

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

**Mr. Cavanaugh made a motion to approve subject staff's conditions; seconded by Ms. Roth-Wurster**

Mr. Cavanaugh stated they were already approved last year. He stated this is a formality even if it is a different type of restaurant the board approved it last year. Mr. Cavanaugh stated it was a good use for the space and has no problem approving.

Ms. Roth-Wurster agreed stating the standards have been met. She stated the petitioner has come before the board before and has run restaurants before. She stated the information in packet looks good and wished them luck.

Mr. McGinn stated the location is ideal for a restaurant.

**Mr. McGinn summarized that this request has met the standards and was unanimously approved by a vote of 5-0. This item will tentatively go to Village Council on Monday, September 17, 2018.**

|                  |                                                   |
|------------------|---------------------------------------------------|
| <b>RESULT:</b>   | <b>RECOMMENDED TO APPROVE [UNANIMOUS]</b>         |
| <b>MOVER:</b>    | Kevin Cavanaugh, Commissioner                     |
| <b>SECONDER:</b> | Cindy Roth-Wurster, Commissioner                  |
| <b>AYES:</b>     | Larson, Roth-Wurster, McGinn, Cavanaugh, Dittrich |
| <b>ABSENT:</b>   | Wood, Luszczak, Pirog                             |

## 4. 1280 E Dundee Road

Notice was published in the Daily Herald on August 13, 2018 and mailed to the owners of the surrounding properties.

**Petitioner's Exhibits:**

1. Application for Special Use
2. Proof of Ownership
3. Plat of Survey
4. Business Plan
5. Floor Plan
6. Menu
7. Public Notice

**Sworn in petitioner: Huayuan Tao owner/ partner**

**Yicheng Liu - owner/petitioner**

**Jingfeng Song - Attorney**

Mr. Tao gave a brief overview of the request stating they want to open a traditional Chinese restaurant and a new style restaurant. He stated there is a Chinese market in the same plaza. He spoke to research and how he has high potential in this market. He spoke to the size of the location. Mr. Tao stated they will deliver really good experience of Chinese food to this neighborhood. He stated they will hire 14-20 employees. He stated the hours Monday-Thursday for dining will be 11:30-9:30pm and 5-11pm for the bar and Friday -Sunday 11:30-10:30pm for dining and 5-12pm for the bar.

Ms. Bremanis stated the floor plan is not changing from Indian Bawan. She stated they will have a separate entrance for carryout and pickup. She spoke to the seating plan referring to floor plan slide and spoke to the parking requirements which will remain the same as Indian Bawan. Ms. Bremanis pointed out the shopping center is over parked with 259 spaces with the total requirement being 243. She stated Community Services, Engineering and Fire Prevention have reviewed and did not have any issues.

Ms. Roth-Wurster asked if the petitioners currently run a Chinese restaurant.

Mr. Tao stated he has four years experience with bar and restaurant. He stated two years with a bar in Chicago and two years with a restaurant in Roselle.

**STAFF RECOMMENDATION:**

The proposed restaurant would occupy a vacant tenant space that previously operated as a restaurant. Staff believes the proposed restaurant would be a compatible use within the shopping center and it would not have a negative impact on the surrounding tenant spaces. Therefore, Staff recommends approval of the Special Use subject to the following conditions:

1. The Special Use shall substantially conform to the floor plan prepared by the

architect, Architectural Consulting Services, dated 09/24/2015 and the Business Plan submitted by the Petitioner, Double L International Management LLC, on 07/26/2018, except as such plans may be changed to conform to Village Codes and Ordinances.

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

**Ms. Roth-Wurster made a motion to approve subject staff's conditions; seconded by Mr. Dittrich.**

Ms. Roth-Wurster stated it meets the standards. She stated the location was a restaurant previously and should be a nice fit that is consistent with public health safety and welfare.

Mr. McGinn pointed out they testified they had experience in this type of business.

Ms. Roth-Wurster stated the menu looks quite interesting.

**Mr. McGinn summarized that this request has met the standards and was unanimously approved by a vote of 5-0. This item will tentatively go to Village Council on Monday, September 17, 2018.**

|                  |                                                   |
|------------------|---------------------------------------------------|
| <b>RESULT:</b>   | <b>RECOMMENDED TO APPROVE [UNANIMOUS]</b>         |
| <b>MOVER:</b>    | Cindy Roth-Wurster, Commissioner                  |
| <b>SECONDER:</b> | James Dittrich, Commissioner                      |
| <b>AYES:</b>     | Larson, Roth-Wurster, McGinn, Cavanaugh, Dittrich |
| <b>ABSENT:</b>   | Wood, Luszczak, Pirog                             |

## 5. 968 E. Dundee Road

Notice was published in the Daily Herald on August 13, 2018 and mailed to the owners of the surrounding properties.

**Petitioner's Exhibits:**

1. Application for Special Use
2. Proof of Ownership
3. Plat of Survey
4. Site Plan
5. Floor Plan
6. Aspen Dental Business Plan
7. Public Notice

**Sworn in Mr. Adam Firsel, KC1000, Developer & Landlord for the property, 200 S. Wacker Drive, Suite #1325 Chicago, IL**

Mr. Firsel gave a brief overview of the property stating they received a Planned Development approval earlier this year and have started to break ground on the three building development. He explained this request is for the middle building which, will be a two tenant building. Mr. Firsel stated they are proposing Aspen Dental to go in the 3500 square foot space to run a dental practice. He stated Aspen Dental is a tenant of his in 2 other locations and are a great community member, great tenant, and they provide dental care to the masses. Mr. Firsel spoke to their hours being Monday-Friday typically closed on the weekends. He stated they are one of the largest dental organizations in the United States with over 600 locations. He spoke to their locations in Chicago and how they started on the east coast and are based in Syracuse. He stated they meet the standards of the Special Use.

Ms. Romack gave a brief overview of the request stating the site is currently vacant but it was approved for Planned Development for three commercial buildings earlier this year. She referred to the slides to show existing conditions and the site plan pointing out the red is portion for Aspen Dental. Ms. Romack spoke to the parking and how they calculated the center has a surplus of 18 parking spaces. She went through the slides to show elevations and floor plan. She stated Community Services or Fire Prevention had no issues.

Mr. Cavanaugh asked what the total amount of spots is for the development. Ms. Romack answered 83 parking spaces.

Ms. Roth-Wurster spoke to the representative being the landlord and asked if the Petitioner will come in front of Village Council to talk about their business.

Ms. Romack stated if the Village Council feels there is additional information that is needed, Staff can request that the Petitioner is present. She stated if the agent provides good enough information there is no reason they need to come forward.

Ms. Roth-Wurster asked if Staff has had conversations with Aspen Dental to know who is who.

Ms. Romack stated most of the contact has been with the agent and no concerns have come up thus far.

Mr. McGinn asked if Aspen Dental is a franchise.

Mr. Firsel explained their business model is that their lease is backed by the corporate guarantee and then they have a director that runs the practice. He further explained they use Aspen Dental's administrations and health insurance to streamline their systems. Mr. Firsel stated it is the director who participates and makes most of the profits.

Ms. Roth-Wurster asked if a representative from Aspen Dental would come to the Village Council meeting.

Mr. Firsel explained they usually do not select the franchise until late in the process so if Aspen were to come it would most likely be someone from their corporate headquarters in Syracuse. He stated if the board requested them they would make the trip since this is an important project to them. He stated they do have local construction managers whose job is to open the store, get it outfitted to their specs, and bring in the computer system to ensure when the doctor comes in they have a clinic that is ready to go.

Ms. Roth-Wurster explained her questioning is because they are requesting a Special Use for a specific brand user and want to make sure everything thing is abided to .

**STAFF RECOMMENDATION:**

The Petitioner is proposing to operate a dental facility within a recently approved new commercial shopping center. The shopping center was approved with sufficient parking for office, retail, and business uses that require 1 space per 300 square feet. Based on the additional parking provided, Staff does not have any concerns with the proposed use. Therefore, Staff recommend approval of the Special Use request, subject to the following conditions:

1. The Special Use shall substantially conform to the floor plan submitted by the Petitioner on 07/23/2018, and the business plan submitted by Patrick D. Zieno, Construction Manager for Aspen Dental Management, Inc., on 08/06/2018, except that such plans may be revised to conform to Village Codes and Ordinances.

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

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

Mr. Cavanaugh stated it is a good use of the space that is being developed in an area that has been a dirt field for a while. He stated he has no issues and thinks it meets the standards.

Mr. McGinn stated the location is good being on Dundee Road and should not have any adverse impact on the surrounding properties.

**Mr. McGinn summarized that this request has met the standards and was unanimously approved by a vote of 5-0. This item will tentatively go to Village Council on Monday, September 17, 2018.**

|                  |                                                   |
|------------------|---------------------------------------------------|
| <b>RESULT:</b>   | <b>RECOMMENDED TO APPROVE [UNANIMOUS]</b>         |
| <b>MOVER:</b>    | Kevin Cavanaugh, Commissioner                     |
| <b>SECONDER:</b> | Brent Larson, Commissioner                        |
| <b>AYES:</b>     | Larson, Roth-Wurster, McGinn, Cavanaugh, Dittrich |
| <b>ABSENT:</b>   | Wood, Luszczyk, Pirog                             |

**IV. COMMUNICATIONS**

**V. ADJOURNMENT**