



PLANNING AND ZONING COMMISSION

APRIL 28, 2026 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

Chairman Wood Called the meeting to order at 7:00 pm

II. ROLL CALL

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

III. APPROVAL OF MINUTES

A. 04-14-2026 PZC Minutes

RESULT:	MOTION - APPROVED AS AMENDED - BY VOICE VOTE
MOVER:	Rodney Bettenhausen
SECONDER:	Patrick Noonan
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Kevin Cavanaugh, Stephen Fedota, Patrick Noonan, Rodney Bettenhausen
NAYS:	None

IV. PUBLIC HEARING

A. 951 S. Benton Street - Plat of Subdivision for Lot 2; Special Use for FIII in a Floodplain, with the required compensatory storage; Special Use for a yard in the floodplain.

SU-000202-2025 • Special Use – 951 S. Benton Street

Notice was published in the Palatine Journal & Topics newspaper on April 9, 2026 and mailed to the required surrounding property owners.

Chair Wood identified the contents of the Exhibit Folder:

1. Special Use application
2. Proof of ownership
3. Plat of Survey
4. Plat of Resubdivision
5. Site Plan
6. Project Narrative
7. Legacy Site Plan
8. Deed Restriction
9. Ordinance #O-17-089
10. Ordinance #O-101-10
11. Resolution – R-131-08 – Benton Street Subdivision
12. Public Notice
13. Neighbor's letter of support (Nagle)

Mr. Vyverberg introduced the background of the property was part of a 2-lot subdivision in 2008, with the surrounding presence of the floodplain for both lots. Per the Subdivision Ordinance requirements, Lot 1 was approved for the required special uses - yard in a floodplain and fill in a floodplain, with the required compensatory storage, as was Lot 2 – 951 S. Benton Street, which is the Subject Property. Nevertheless, Lot 1 was developed with the implementation of the approved engineering plan. Lot 2, while approved for development in 2010, was not developed and ultimately sold to the current property owner who would like to develop a single-story ranch home, which will require a resubdivision for Lot 2 – 951 S. Benton Street and new special uses for a yard in the floodplain and fill in the floodplain.

Mr. Dan Greco, professional engineer, 1042 Maple Avenue, Suite 130, Lisle, Illinois, was sworn in and also introduced the Petitioners Robert and Rhonda Feltes and the proposed builder Greg Rose. The project involves plans related to the floodplain and the require plans and materials to review and allow what is being requested. Palatine has taken the steps to identify areas which flood beyond just the floodplain. These areas are called kettles and remain from the previous ice age and water will fill these area and seek to find an overflow affect and move elsewhere. This is similar to the function of a tub. The submitted plans reviewed both the legacy building pad and subsequently proposed a building pad and subsequent grading coming about the side of the new home on Lot 2. The foundation will be built thicker and floodproofed therein. The installed storm sewer with the subdivision have vastly improved the stormwater management in the area. The proposed plans would do no harm to the existing circumstances.

Chair Wood inquired about the permeable paver brick system.

Mr. Greco responded to maintenance plans for the driveway and green technology over the last 30–40 years. A vac truck would be used to clean out the interlocking between the bricks and the sand could be restored. The maintenance could be required every 5 to 10 years. Mr. Greco indicated that this was initially discussed with the homeowner.

Chair Wood inquired about the size of the proposed building pad for Lot 2, versus what was initially proposed for Lot 2.

Mr. Greco confirmed that the proposed is larger to accommodate a ranch-style home and intended to recognize that no accessory structures would be allowed on the lot.

Mr. Vyverberg confirmed that the primary lot in 2008 was lot 1 and is owned and was constructed by the subdivider.

Commissioner Bettenhausen inquired about the presence of the municipal storm sewer.

Mr. Greco referred to the GIS atlas on the overhead and concurred with its location through the survey completed for Lot 2.

Mr. Vyverberg explained the storm sewer extension of the 21-inch storm sewer and other existing utilities in the area.

Commissioner Bettenhausen inquired about the history of flooding in the area.

Mr. Greco confirmed that historically, this was identified as a flood area by the Village, but that the installed storm sewer has addressed many of the previously noted issues. The homeowners also received confirmed notice of no flooding issues from some of the surrounding residents who met the owner when soil-boring elements were being exacted on the property. Mr. Greco did not observe any

Mr. Robert Feltes of 6227 Providence Court, Carpentersville, IL 60110 was sworn in. He indicated that they have owned the property since February 2025. He confirmed that they want to build a ranch home and that he grew up in the area. He indicated that he has spoken with many of the surrounding residents who have not had any stormwater issues.

Mr. Vyverberg indicated that the Petitioner's representative adequately summarized the request, but also noted, based upon phone call inquiries received, that there is a 33-foot northern section of the Winnetka Avenue right-of-way which remains and is not part of either the subject property or Benton Street Subdivision. No changes are proposed to this right-of-way.

He also noted that the subdivision and the proposed building pad amendments comply with all the underlying R-1 single-family residential requirements. There have

been no flooding complaints to the Village or confirmed instances of localized flooding of this property.

Commissioner Cavanaugh inquired about any stormwater improvements in Rolling Meadows, in addition to the improvements in Palatine, to better assess any impacts to Rolling Meadows.

Mr. Vyverberg indicated that he was not aware of any significant stormwater improvements, but also reiterated that the engineering plans were developed and reviewed to be self-contained, without impact to the surrounding properties.

Chair Wood inquired as to what typical subdivisions and lots specifically are within the Village.

Mr. Vyverberg indicated that the Subdivision allows the proposed, in conjunction with additional compensatory storage and requires both a Public Hearing and Village Council review.

Commissioner Roth Wurster inquired about the proposed pervious driveway.

Mr. Vyverberg confirmed that this was a component of the plan.

Ms. Sharon Hueramo of 1633 California Avenue, Rolling Meadows was sworn in. She inquired about the special use items and the fill area. The lots were completed regarded historically, which made her property higher and the subject lot lower. She expressed concerns about erosion and her existing fence.

Mr. Mark Mayo of 4542 Gettysburg Drive was sworn in and wanted to confirm that the evergreen trees and 33 feet would remain untouched by the proposed Lot improvements. Also, he sought to better understand the location of the compensatory storage area.

Ms. Sandy Allen, at 4556 Gettysburg Drive, was sworn in and noted that they purchased their home in 2006. She indicated that she attended the Public Hearing for the subdivision many years ago and was told that the properties were in a peat bog. She is wanting to confirm that the proposed would not impact their property during significant periods of rain.

Chair Wood inquired if she has any instances of flooding on their property.

Not within the house, but the yard can be saturated.

Ms. Gail Berkstrom of 4632 Gettysburg Drive was sworn in. She identified that Rolling Meadows did complete a stormwater improvements about 10 years ago. Since the improvements were completed, it has appeared to further assist. She indicated that the peat in this property goes down about 33 feet. She believes that the driveway for

the northern lot required molecular anchors. She is concerned about the stormwater and also for the lot owner.

Mr. Greco indicated that in these instances of development, the Petitioner has to prove the ability to conform to all the requirements and FEMA requires that the top of foundation must be at least 2 feet higher than the flood elevation; our plan is 4–5 feet higher. Peat is not appropriate to build upon, but is great for drainage. The excavation of the property will provide additional drainage opportunities and the Subject Property is the downstream parcel in the area. He further confirmed that they are not proposing to take any cuts in the existing hill on the south side of the lot.

Chair Wood inquired whether the cutting would impact the surrounding properties. Mr. Greco it would not, as this property is lower than their property. He also indicated that trees along the south side of the low would not be impacted.

Chair Wood asked for clarification of what compensatory storage would be.

Mr. Greco clarified that the legacy approved building pad is not exceeded, as there is approximately 700 cubic feet of additional cut proposed with the proposed plans and borrowing additional fill from the existing hill, which is about 80 feet from the existing homes.

Greg Rose was sworn in and indicated the existing hill is not part of the floodplain and by removing portions of the hill, there are additional storage areas created and would allow the larger home footprint.

Mr. Greco reiterated that the peat layer is a good draining area. The proposed excavation and clearing off of the hard surface will assist with this into the water table. The basement of the home will be elevated and will still be 2 feet above the FEMA requirements.

Ms. Allen agreed that peat will provide a saturation point, but asked at what point will the peat bog will reach its limit, which is her concern.

Mr. Mayo wanted to confirm the compensatory storage. He also wanted to clarify the cutaway of the land to be removed.

Mr. Greco confirmed the compensatory fill will be added. There will be extra volume removed from the site and will increase the floodplain in some areas and eliminate it in other areas. He indicated that as an engineer, the plans are required to be prepared not to cause any harm to the surrounding properties, per his licensure and professional requirements.

Ms. Allen reiterated the question about the peat capacity and clarification about the tree removal. Mr. Greco clarified that no trees south of the evergreens are planned for removal. He clarified that, although subjective, he cannot imagine a rainstorm in the world that could impact a removed 33-foot level of peat which has not been exposed.

The proposed cuts and fills will leave the site in a better plan than it was before. The peat areas are much lower than any of the surrounding properties' foundations.

Commissioner Roth-Wurster inquired about the referenced environmental testing that was yet to be completed on the property.

Mr. Greco had a geotech come out to complete some testing, as there was the thought that helicos for the foundation to confirm that there is enough support for the foundation and also to confirm where the water table is established. Mr. Greco believes that the water table will be nonexistent, due to the exposure of the peat.

Ms. Allen inquired whether soil testing had been completed for all around the property. Mr. Greco indicated that additional engineering testing and metric well assessing the water table constantly. This is not necessary for the property and the geotech work and the wetness of the spring is a good litmus test for the property in the four borings being tested.

Mr. Vyverberg confirmed the history of the subdivision and reiterated that the Village Engineer has conditionally accepted the plans. The proposed ranch-style home necessitates a larger building pad for Lot 2. Given the existing encumbrances to the property, Staff is recommending Action at the Planning and Zoning Commission's discretion, subject to the following conditions:

1. **The Special Uses for fill in the floodplain and a yard in the floodplain shall substantially conform to the modified geometric site plan for Lot 2 shall substantially conform to the engineering plans and materials submitted by Daniel Grecco, PE, except, as such plans shall be modified to conform to Village Codes and Ordinance.**
2. **The existing overland flow patterns must be maintained and no alterations which divert runoff onto adjacent properties will be permitted.**
3. **The use of sump pump and downspout extensions is prohibited.**
4. **A restrictive covenant for Lot 2 shall be recorded with Cook County in a manner acceptable to the Village Attorney and shall explicitly identify the restrictions on structures and uses of the property indicating that no additional structures are permitted on the property.**

This restriction would include, but is not limited to, sheds, garages, gazebos, or any other proposed accessory structures.

- 5. A license agreement shall be required to accommodate the driveway for Lot 2 in the right-of-way, prior to the issuance of a certificate of occupancy for the home.**

Chair Wood inquired whether the Village Engineer’s acceptance review included an assessment of whether the home could be built or rather a measure of the impact to the surrounding properties.

Mr. Vyverberg indicated that there are building permits requirements which will provide additional assessments, but if there was a specific issue that a home could not be built on this lot, that would likely have come out during the initial engineering review of the subdivision back in 2008.

The Public Hearing was closed.

Commissioner Cavanaugh motioned to approve the request, as it met the standards, subject to the Staff conditions. Seconded by Commissioner Noonan.

Commissioner Fedota noted that the Subject Property is the lowest spot in the area and the infrastructure improvements have assisted the area and the engineer confirmed the proposed plans will not impact the surrounding properties.

Commissioner Roth-Wurster questioned the impact of the proposed larger building pad and does not necessarily see the justification for the amendment.

Chair Wood understood the concerns of the residents. She also noted the builder’s project respect and activity and the experience of the engineer, with years of experience attesting to the project.

RESULT:	APPROVED
MOVER:	Kavanaugh
SECONDER:	Noonan
AYES:	Jan Wood, Tim Schubert, Kevin Cavanaugh, Stephen Fedota, Patrick Noonan, Rodney Bettenhausen
NAYES:	Cindy Roth Wurster

- B. 2240 -2266 N Rand Road and 2296 N Rand Road.

1. Final Planned Development to permit a logistics and distribution use, with accessory office uses; and
2. Final Plat of Subdivision to allow for the consolidation of 6 existing lots into one consolidated lot; and
3. Rezoning from Planned Development to B-5 Highway Business District at 2296 N Rand Road.

FPD-000247-2026- 2240-2266 N. Rand Road and 2296 N. Rand Road

Notice was published in the Palatine Journal & Topics newspaper on April 9, 2026 and mailed to the required surrounding property owners.

Chair Wood identified the contents of the Exhibit Folder:

1. Final Planned Development Application;
2. Proof of ownership;
3. Plat of Survey;
4. Final Engineering Plans;
5. Final Architectural Plans;
6. Landscaping Plan;
7. Business Plan;
8. Traffic Impact Study; and
9. Public Notice.

Background:

Mr. Vyverberg introduced the background for the proposed Final Planned Development and Final Plat of Subdivision for the property at 2240-2266 N. Rand Road. It had been previously approved for similar Planned Development over the last 5 years, both of which never came to fruition.

Additionally, a component of the Petition is to restore the original B-5 – Highway Business District zoning for the property at 2296 N. Rand Road, which was included in the previous site plans and Planned Developments for the property to the south, but is not a component of the current petition.

Sworn in Petitioner:

Mr. Darrin Dehmlow – Principle Construction 9450 West Bryn Mawr Avenue – Suite 12, Rosemont, IL 60018. He indicated that Principle is the general contractor and builder of the 45,000 square foot trucking, maintenance, and warehouse building at this location. The property will also include truck and trailer parking in the rear of the property and landscaping enhancements along the Rand Road frontage. The

elevation includes precast wall panels and the frontage was further enhanced with multiple fake windows to enhance the length of the elevation along Rand Road.

He indicated that the building only be about 30 feet tall and would be covered in concrete panels.

Chair Wood inquired about the vehicle and truck/trailer parking in the rear of the property.

Mr. Dehmlow responded that there are 146 trailer stalls in the rear and 46 parking stalls in the rear of the building. This property backs into the Deer Grove Forest Preserve and there is also screening provided with the detention pond in the rear of the parking lot.

Chair Wood inquired about the frequency of the trailer traffic into and out of the property.

Sworn in Mr. Bakhitierzhon Mominov, Globe Transportation 560 S. Hicks Road, Palatine, IL 60067, who is the owner of the property. The Hicks Road property was purchased in 2021 and they have quickly outgrown that property. He confirmed that the trucks and trailers would come, and the Subject Property will operate between 8 AM and 5 PM. Globe is a transportation company that operates in 48 states. He noted that the Hicks Road property does not have a large group of trailers regularly parking, as the trucks and trailers operate outside the area and only park when returning, prior to additional dispatching.

Mr. Vyverberg indicated that compared to the previous reviews, the proposed building is slightly smaller than the previously approved planned developments, but the overall lot area is similar. General maintenance activities for Globe's fleet are included as a component in the proposed floor plan. He noted that Globe drivers and trucks are typically involved in more long-haul trucking activities, which reduces the number of trucks and trailers frequenting the site as a result. The traffic study and IDOT recommendation include reducing the 5 existing full access points to a right-in/right out on the north side of the property and full access on the south side of the property. The utilities are in place and accessible.

Mr. Cavanaugh inquired about the truck repair activities.

Mr. Vyverberg confirmed that the business plan contemplates only general maintenance and repair to Globe trucks and there is no likely space or interest in services or renting the repair area to other users.

Mr. Vyverberg summarized that the proposed Planned Development, Final Plat of Subdivision are comparable to the other approved developments for the Subject Property, subject to the recommended conditions. And, the rezoning of the property at 2296 Rand Road is appropriate, as it is no longer a component of the plan.

Sworn in Mr. Joe Lewis, Spaceco – Project Engineer — 9575 W. Higgins Road, Rosemont, IL 60018 clarified that the plan dates listed the conditions does not reflect the current plans.

Mr. Vyverberg concurred and indicated that the recommendation should be amended to reflect the Petitioner's current plan.

Commissioner Cavanaugh motioned to approve, with the current engineering and architecture plan dates. Commissioner Noonan seconded the motion.

Commissioner Roth Wurster concurred that the elevations are a great enhancement.

Chair Wood summarized the improvements and concurred that the plans and improvements are appropriate for this section of the Rand Road corridor.

Unanimously approved.

RESULT: MOTION APPROVED BY ROLL CALL

MOVER: Kevin Cavanaugh

SECONDER: Patrick Noonan

AYES: Jan Wood, Cindy Roth Wurster, Tim Schubert, Kevin Cavanaugh, Stephen Fedota, Patrick Noonan, Rodney Bettenhausen

NAYES: None

- C. 560 S. Hicks Road - Special Use to Permit a use that will provide for the transfer, storage, and treatment of general construction materials, demolition debris, and wood waste and accessory permitted office uses.

SU-000228-2025 – 560 S. Hicks Road

Notice was published in the Palatine Journal & Topics newspaper on April 9, 2026, and mailed to the required surrounding property owners.

Chair Wood identified the contents of the Exhibit Folder:

Special Use application;
 Proof of ownership;
 Plat of Survey'
 Business Plan and Floorplan;
 Public Notice.

Background:

Mr. Vyverberg provided a summary of the request and noted that the Subject Property is approximately 2.4 acres and is zoned manufacturing. The Petitioners are proposing to operate another material processing facility (the Petitioners operate a similar use at the property directly south @ 630 S. Hicks Road). The Village Code was amended in 2005 to recognize uses which provide services for the "... Transfer, Storage, and Treatment of General Construction Materials, Demolition Debris, and Wood Waste...", as Special Uses in the Zoning Ordinance. Therefore, the Petitioner is requesting the following:

Special Use to allow for a use that will provide for the transfer, storage, and treatment of general construction materials, demolition debris, and wood waste and accessory permitted office uses.

Sworn in Petitioners:

Mr. Keito Ito 200 S. Wacker Drive, Chicago, IL; Ron Tazelaar 630 S. Hicks Road; Palatine, IL, 60067 and Dan Rudman, 630 S. Hicks Road, 60067.

Mr. Ito summarized the requested special use and activities proposed for the treatment of construction materials and demolition materials. The proposed state of the art material processing company will process bricks, concrete, clean soil, wood, drywall, glass, and other allowable materials. This facility will mirror the sister property located at 630 S. Hicks Road.

Chair Wood inquired about the Patriot portables at this address.

Mr. Ito indicated those would not be associated with this building.

Mr. Tazelaar indicated that there is a loading dock when the units are delivered, but any storage would be inside that building.

Chair Wood inquired about the demolition material and any impact on the environment.

Mr. Tazelaar confirmed that their focus is in processing anything that could be diverted away from the land fills and processed to another approved location. Examples include aluminum and processed cardboard. He noted that this is all inert materials and does not include food waste.

Mr. Schubert inquired as to the main locations, as to where the materials were

sourced ? Is it more typically residential or commercial ?

Mr. Tazelaar indicated that they have 4 locations and Palatine is the headquarter location. Cook County and Lake County are the predominant locations and include both residential and commercial projects.

Mr. Schubert asked about any environmental assessments which were completed.

Mr. Tazelaar indicated that the initial visual review is the starting point and monitoring.

Chair Wood inquired about the interior systems to assist in this process.

Mr. Tazelaar confirmed that all the processing occurs inside the building and there is an interior dust cannon.

Mr. Vyverberg summarized the floorplan and proposed process. He additionally described the other extra governmental agencies, including the State, Cook County, IEPA, and MWRD.

Chair Wood inquired whether there have been any outstanding issues or problems with the operation of property to the south.

Mr. Vyverberg indicated that there had not.

Commissioner Fedota inquired about the standards for the special use and manufacturing district requirements.

Mr. Vyverberg provided the Staff recommendation. The submitted business plan and information indicate that the proposed business expansion would operate in a similar manner to the existing Special Use at 630 S. Hicks Road. As the use is contemplated as a Special Use in the manufacturing district, Staff does not believe that the use should impact the surrounding properties and would be compatible with the surrounding manufacturing uses within the corridor along S. Hicks Road. Additionally, in addition to the proposed Special Use conditions, the waste management use would be required to adhere to the performance standards in the manufacturing district. Therefore, Staff recommends approval subject to the following conditions:

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

2. The business operations are limited to the receiving, sorting, storing, and consolidating for shipment of "Debris Material." Debris Material consists of and is limited to the following non-hazardous substances resulting from construction, remodeling, repair, and demolition of utilities, structures, and roads, as identified in the business plan. Debris does not include asbestos or asbestos-containing material,

as defined by the most stringent of the Illinois Environmental Protection Act, Clean Air Act or regulations adopted thereunder.

3. All required extra agency permits (e.g. IEPA, MWRD, etc.) shall be submitted to the Village in conjunction with the business license.

4. All business operations shall occur within the existing building, except for the storage of vehicles associated with the use and the screened dumpster storage. There shall be no stockpiling of material outside the building.

5. The final screening plan shall be submitted in a manner acceptable to the Director of Planning and Zoning for the dumpster area on the north side of the building.

6. Any change or expansion to the proposed business operations will require approval of the Village.

7. All operations must be in compliance with all applicable State and Federal laws and regulations and operate without creating or perpetuating a public nuisance.

8. Other than the grinding of wood, there shall be no crushing, grinding, reducing, shredding, burning or other treatment of any other debris material on site.

9. As part of the building permit/occupancy process, an NFPA 25 hazard evaluation of the sprinkler system shall be completed in a manner acceptable to the Fire Marshal. Also, a clear and unobstructed access route to the fire hydrant in the north parking lot shall be provided in a manner acceptable to the Fire Marshal.

10. If qualified and required by the State of Illinois, as a General Construction or Demolition Debris (GCDD) facility, a copy of the GCCG permit shall be forwarded to the Environmental Health Department, as part of the business license process.

Chair Wood inquired about condition #8.

Mr. Vyverberg confirmed that the business plan does not conflict with this and this is similar to the requirement for the property to the south. This would provide a belt and suspender approach.

Commissioner Schubert indicated that handling debris requires a specialty operation and is supportive of the proposed business operations' plan.

Commissioner Roth-Wurster indicated that the standards were met.

Chair Wood indicated that there is a 5-year operational history and providing the safe disposal of waste in a potentially recycled manner is a huge priority and wonderful activity.

RESULT:	APPROVED
MOVER:	Noonan
SECONDER:	Cavanaugh
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Kevin Cavanaugh, Stephen Fedota, Patrick Noonan, Rodney Bettenhausen

NAYES: None

- D. 630 S Hicks Road - Special Use Amendment Special Use Amendment to Special Use # O-39-05, which allows the transfer, storage, and treatment of general construction materials, demolition debris, and wood waste to allow for the storage, distribution, and general cleaning of portable toilets on the Subject Property.

Notice was published in the Palatine Journal & Topics newspaper on April 9, 2026 and mailed to the required surrounding property owners.

Chair Wood identified the contents of the Exhibit Folder:

Special Use Application;
Proof of ownership;
Plat of Survey;
Site Plan;
Business Plan;
Ordinance #O-39-05;
Public Notice.

Mr. Vyverberg introduced the background for the proposed Special Use amendment for the property at 630 S. Hicks Road. The existing Special Use was approved for a recycling operation, material processor, and waste distributor. The petitioner is requesting to service, rent, and supply portable toilets and handwashing stations from this location.

Sworn in petitioner:

Petitioners were sworn in for the previous petition and remained present for the commission.

Petitioner's representative stated the majority of portable toilets are maintained at client properties and not at the 630 S. Hicks location. The petitioner estimates 18 toilets to be stored at the subject property.

The petitioners describe the cleaning procedures and standards established by Illinois Department of Public Health(IDPH).

The petitioners have filed necessary permit documentation for Metropolitan Water Reclamation District(MWRD).

Chair Wood requests information on fencing.

The petitioner confirms that the fence is proposed and have provided two fencing

options for Staff and the Commission to review. The petitioner continues to state that a fence currently screens the east side of the lot. The proposal includes two fence designs.

Staff will coordinate with the petitioner to determine compliance related to fence location and design.

Commissioner Bettenhausen asks if the fence is a solid fence and requests information on materials.

The petitioner states that the fence will screen the lot using a mesh material.

The petitioner stated that staff had contacted them after discovery of the toilet-service use. Staff has communicated that approval from Village Council would be required.

Planning and Zoning Director, B. Vyverberg, stated that an inquiry was made to the Village requesting confirmation of business compliance. This inquiry was the catalyst for Village investigation and Staff enagagin the petitioner in the zoning procedure and application.

The existing Special use will continue being conducted on the property.

The proposed use is not dissimilar to uses in the surrounding Manufacturing district.

Public comment was opened by Chair, Jan Wood.

There was no public comment made.

Mr. Vyverberg provided Staff recommendation to the commission.

The proposed Special Use Amendment aligns with the storage, transfer, and servicing uses contemplated in the manufacturing district. Additionally, there are numerous other regulatory agencies for the use and its operations and the Petitioner maintains those required permits. Staff does not disagree that the storage and distribution components are compatible with the surrounding uses. Additionally, as each unit is maintained and cleaned externally and with the proposed business plan requirements, there should not be any issues associated with this amendment. Therefore, Staff recommends approval of the proposed Special Use Amendment, subject to the following conditions:

1. The Special Use Amendment shall substantially conform to the business plan, including the site plan, submitted by the Petitioner, except as such plans may be changed to conform with Village Codes and Ordinances. All conditions of Special Use Ordinance #O-39-05, as amended, shall remain in active and in effect.

2. All required extra-agency permits (e.g. IEPA, IDPH (Portable Sanitation Business License), MWRD (Chemical Toilet Waste Disposal), Cook County Public Health) be provided to the Village as a component of the business license.

3. The final fencing and screening plan for the portable toilet storage area shall be revised in a manner acceptable to the Director of Planning and Zoning.

Chair Wood requested response from the Commission.

There were no comments made by the Commission members.

Chair Wood and Stephen Fedota each described the petition's conformity to the Special Use standards.

The item will be evaluated by the Village Council on May 11th.

RESULT:	APPROVAL
MOVER:	P. Noonan
SECONDER:	R. Bettenhausen
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Kevin Cavanaugh, Stephen Fedota, Patrick Noonan, Rodney Bettenhausen
NAYES:	None

V. PUBLIC COMMENT

VI. COMMUNICATIONS

VII. ADJOURNMENT