



PLANNING AND ZONING COMMISSION

APRIL 14, 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 7:05PM

II. ROLL CALL

III. APPROVAL OF MINUTES

A. 03-24-2026 PZC Minutes

Commissioner Friedman moved to approved the minutes, Commissioner Kolososki seconded the motion. Motion approved by Voice Vote

RESULT:	APPROVED BY VOICE VOTE
MOVER:	Friedman
SECONDER:	Kolososki
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Eric Friedman, Patrick Noonan, Rodney Bettenhausen, Robert Kolososki
NAYES:	None

IV. PUBLIC HEARING

A. 1306 W. Hill Street

1. Special use to permit a fence in a front yard at the subject property.

SU-000251-2026 – 1305 W Hill St - District #1

Notice was published in the Journal & Topics on March 26th, 2026 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Special Use Application
2. Proof of Ownership

3. Site Plan
4. Plat of Survey
5. Fence Elevation
6. Public Notice

Background:

Mr. Auer provides background on the request. The petitioner is proposing to construct a 5.5-foot-tall solid vinyl fence within the front yard, set back 20 feet from the lot line along N. Grove Avenue. The property is zoned R-1, which requires a 40-foot setback for fences located in the front yard. A Special Use approval is required for any fencing in a residential front yard.

Sworn in petitioner:

Jozef Staszal, 1306 W. Hill Street, property owner, states he is proposing to replace an existing wood fence with a composite (vinyl) fence. He describes the design as a more modern, European-style fence and believes it will enhance the appearance of the property. He notes that he is a contractor and will be installing the fence himself.

Chairman Wood asks about the color of the fence.

Mr. Staszal states it will be a charcoal gray color.

Commissioner Kolosowski asks if landscaping will be provided along the fence.

Mr. Staszal confirms that landscaping will be added. He also notes there is an existing shed in the corner, and the fence will run straight behind it for alignment.

Chairman Wood asks if neighbors have expressed any concerns.

Mr. Staszal states there have been no issues and that he is simply following Village requirements.

Mr. Staszal further explains the need for the fence, noting privacy concerns, the presence of dogs, and the size of the yard, which includes an easement and septic area. He also mentions plans to plant fruit trees.

Commissioner Roth-Wurster asks whether the fence is being replaced in the same location.

Mr. Staszal states it will generally follow the same alignment, with approximately a 4-foot adjustment near Grove Avenue.

Commissioner Friedman asks about the plat, lot lines, and potential impacts to existing landscaping.

Mr. Staszal confirms the plantings are his and notes that he has already cleared the area, including removal of a shed and overgrown vegetation.

Mr. Auer explains that fences located in the front yard are contemplated as a Special Use. He notes that the subject property is a corner lot, and per zoning code, the shorter lot line is considered the front lot line regardless of home orientation.

The proposed fence is generally compatible with the surrounding area. Staff evaluated the surrounding area and noted that several existing fences do not conform to current R-1 standards, as many were installed prior to annexation in 2005. A 4-foot chain-link fence previously existed near the proposed location. Staff also notes that the presence of a parkway along Grove Avenue reduces potential visual impacts on neighboring properties.

Staff Recommendation:

The Petitioner is requesting approval to construct a 5.5-foot-tall fence at the subject property, set back 20 feet from the lot line abutting N. Grove Avenue. Staff evaluated the surrounding area to determine local design qualities. Upon review, many existing fences are set back at a distance that is not compliant with the R-1 zoning district standards. Historically, a 4-foot chain-link fence has been located near the position of the proposed fence. Last, Staff believes the parkway along Grove Avenue reduces the potential impacts upon neighboring properties. Therefore, Staff is recommending action at the discretion of the Planning and Zoning Commission, subject to the following conditions:

1. The Special Use shall substantially conform to the Site Plan and Elevations submitted by Jozef Staszal, petitioner, except as such plans may be changed to conform to the Village's 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 Bettenhausen

DISCUSSION:

Commissioner Kolososki states the proposal is an improvement to the site and that the updated, modern fence design will be a positive addition.

Chairman Wood notes that while the fence is technically located in the front yard, the presence of the parkway reduces its impact. She states that a chain-link fence previously existed in this location and that the proposed composite fence will be an upgrade. She adds that the selected color will blend well with the surroundings and that the standards have been met.

Commissioner Roth-Wurster states the request meets the standards and is consistent with the neighborhood, noting that many properties in the area include privacy fencing. She adds that the additional parkway space creates an open feel and that the proposed fence will enhance the property while providing privacy.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will tentatively go to Village Council on Monday April 20th, 2026.

RESULT:	MOTION APPROVED BY ROLL CALL
MOVER:	Noonan
SECONDER:	Bettenhausen
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Eric Friedman, Patrick Noonan, Rodney Bettenhausen, Robert Kolososki

NAYES:	None
---------------	------

B. 574 W. Colfax Street

1. Special Use amendment to modify the floor plan and business plan for an existing unique use at the subject property.

SU-000252-2026 574 W Colfax – District #6

Notice was published in the Journal & Topics on March 26th, 2026 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Special Use Application
2. Plat of Survey
3. Business Plan Addendum
4. Floor Plan
5. O-052-24 - 574 W. Colfax - SU
6. Public Notice

Background:

Mr. Auer provided background on the request, noting that the petitioner is seeking an amendment to the previously approved Special Use to allow an increase in the number of tattoo artists from one to a total of five. The business would continue to operate within the existing tenant space, including previously unused office space. He stated that all artists would be employees of the business and that the hours of operation would remain unchanged.

Mr. Auer noted that the expansion may result in a slight increase in parking demand; however, the site remains compliant with Village parking requirements. He identified available parking areas and stated that staff does not anticipate the demand exceeding the site's capacity.

Sworn in petitioner:

Luke Kozlowski – White Eagle Tattooo – 574 W Colfax

Mr. Kozlowski stated he previously appeared before the Commission in Summer 2024 for approval to open the tattoo business at this location, which was conditioned on being a single-artist operation. He explained that he is now seeking to utilize additional space within the unit to allow for additional tattoo artists.

Chairman Wood asked whether the additional artists would be renting chairs.

Mr. Kozlowski stated they would not be renting chairs. He explained that he has a separate LLC for the business and has established a DBA for White Eagle Tattoo, with all artists employed under that entity.

Chairman Wood asked whether there have been any issues since the business

began operating.

Mr. Kozlowski stated there have been no issues. He noted that business has been strong, with existing clients continuing to travel from his previous location, including by Metra, and that he has also established a new local client base. He stated operations have run smoothly and expressed a desire to expand, contingent upon Village approval.

Commissioner Kolososki asked whether the restroom is ADA accessible.

Mr. Kozlowski confirmed that the restroom is ADA compliant.

Chairman Wood asked staff whether there have been any reported issues since the business began operating.

Mr. Auer stated there have been no reported adverse conditions.

Staff Recommendation:

The Petitioner is requesting an increase in the number of staff and service stations for an existing tattoo business. The proposed expansion will occupy an existing vacant space. Based upon the modified business plan and proposed expansion of artists, it does not appear that the studios will generate adverse parking conditions. Given the Page 33 of 110 focused work provided, the operations serve a lower client quantity, per day, and therefore, Staff does not anticipate a significant parking demand from the Amendment. The subject property is compliant with current parking regulations. Therefore, Staff recommends approval of the proposed amendment, subject to the following conditions:

1. The business shall substantially conform to the floor plan and business plan for White Eagle Tattoo, submitted 03/02/26, except as such plans may be changed to conform to Village Codes and Ordinances.
2. Except as specifically modified by this Ordinance, all conditions of Ordinance #O-52-24, as amended, shall remain in effect.

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

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

DISCUSSION:

Commissioner Schubert stated it is positive to see the business growing and noted that the petitioner appears to be operating in good faith.

Commissioner Roth-Wurster stated the request meets the applicable standards and that no issues have been identified. She expressed support for the expansion and was pleased to see the business grow.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will tentatively go to Village Council on Monday April 20th, 2026.

RESULT:	MOTION APPROVED BY ROLL CALL
MOVER:	Schubert
SECONDER:	Roth-Wurster
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Eric Friedman, Patrick Noonan, Rodney Bettenhausen, Robert Kolososki
NAYES:	None

C. 117 W. Slade Street, Unit 200

1. Special Use to permit a unique use at the subject property.

SU-000248-2026 117 W. Slade St – District #6

Notice was published in the Journal & Topics on March 26th, 2026 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Special Use Application
2. Business Plan
3. Floor Plan
4. Plat of Survey
5. Public Notice

Background:

Mr. Auer provided background on the request for a Special Use to allow a golf simulator business with accessory food and liquor service at the subject property.

Sworn in petitioner:

Phil Volini - Loft 19 Golf Club LLC – 117 W Slade Street, Unit 200

Mr. Volini stated that in November he and his partner identified the subject property as an opportunity to utilize an underused space within the building. He noted that the building currently includes existing businesses such as Madcats, which offers live music and food, as well as other tenants including a photography business and a local soccer-related organization.

He explained that the second-floor loft space attracted them due to its layout and location within downtown Palatine. After meeting with Village staff and the Fire Department, they determined the space would be suitable for a golf simulator lounge. He described the concept as a community-driven business that would introduce additional activity to the area.

Mr. Volini stated the business would include golf simulator bays, proposing three bays, although it may be reduced to two due to ceiling height constraints. He noted that the business would operate at a lower volume with a focus on reservations and

structured use of the space.

He stated the business would seek a beer and wine license as an accessory use. Food would be made available through partnerships with local restaurants, including Madcats, Tap House, and other nearby establishments. He emphasized that the intent is to support surrounding businesses rather than provide full food service on-site.

Chairman Wood asked whether the business would offer private lessons, leagues, or be open to the general public.

Mr. Volini stated that the simulators would be available to the public through reservations and that leagues may be offered on a limited basis, such as one day per week.

Chairman Wood asked whether other forms of entertainment, such as billiards, would be offered.

Mr. Volini stated the focus would remain on golf-related activities, potentially including a small putting area, along with a bar seating area. No additional games are proposed.

Chairman Wood asked about staffing.

Mr. Volini stated that he and his partner both hold BASSET certifications and would staff the business appropriately to support operations.

Commissioner Bettenhausen asked how many patrons would be present at any given time.

Mr. Volini stated that use would be controlled through reservations, with each bay scheduled for specific time slots, which would limit the number of patrons at any one time.

Commissioner Bettenhausen asked whether spectators would be permitted and whether outside food could be brought in.

Mr. Volini stated that large numbers of spectators are not anticipated and that the intent is for patrons to utilize food options provided through local restaurant partnerships rather than bringing in outside food.

Chairman Wood asked whether the public could enter the space without a reservation.

Mr. Volini stated that walk-ins would be welcome to view the space and learn about the business, and staff would be available to assist and provide information, though simulator use would be reservation-based.

Commissioner Kolososki asked about the size and number of simulator screens.

Mr. Volini stated there would be two to three simulator bays, each with screens approximately 8 feet high and 12 to 14 feet wide. He noted the simulators would offer a variety of courses and interactive games suitable for different skill levels.

Commissioner Schubert asked about the proposed signage.

Mr. Volini stated they would install signage consistent with Palatine Station standards and utilize the existing awning area.

Commissioner Roth-Wurster asked about the location of the main entrance and inquired about a secondary entrance, noting it appears to function as an emergency exit.

Mr. Volini confirmed that is correct.

Mr. Auer provided additional information, stating the tenant space is approximately 2,800 square feet and would accommodate two to three simulator bays. He explained that the business plan requires food to be available in order to obtain a liquor license, though it is not required that patrons purchase food. He noted that food may be provided through outside vendors, pending agreements with local restaurants. Mr. Auer further explained that bar service would be limited to the simulator bay areas and stated that the proposed use is not expected to create adverse parking conditions.

Chairman Wood asked about hours of operation and whether food must be ordered from the identified partner restaurants.

Mr. Auer stated that staff is seeking formal agreements between the petitioner and participating restaurants to clarify food service arrangements. He further stated that the proposed hours of operation are Sunday through Thursday from 8:00 a.m. to 10:00 p.m., and Friday and Saturday from 8:00 a.m. to 11:30 p.m.

Commissioner Schubert asked whether the business would be allowed to use coolers or warming equipment for food and beverages.

Mr. Auer stated that such items would be subject to review by Environmental Health and are not included as part of the current business plan.

Staff Recommendation:

The Petitioner is seeking approval for a Special Use to operate a golf simulator business at the subject property. The proposed business model operates with a low count of patrons and staff. All play is scheduled in advance via reservation software. Staff anticipates that the proposed business model will not produce adverse conditions upon the surrounding properties. Therefore, Staff recommends approval of the proposed business, subject to the following conditions:

1. The business shall substantially conform to the floor plan and business plan, submitted 02/27/2026, 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 Roth-Wurster

DISCUSSION:

Commissioner Noonan stated the proposal represents a good use of the space. Commissioner Roth-Wurster stated she is familiar with the building and believes the space is well-suited for the proposed use. She noted the business plan is well-thought-out, supports surrounding restaurants, and meets the required standards. She expressed support for the project.

Chairman Wood stated she does not identify any health, safety, or welfare concerns. She commented positively on the building, particularly the loft space, and stated the proposal would be a strong addition to the property. She noted the benefit of a local business owner contributing to the downtown area and stated parking is not expected to be an issue. She expressed support for the request.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will tentatively go to Village Council on Monday April 20th, 2026.

RESULT:	MOTION APPROVED BY ROLL CALL
MOVER:	Noonan
SECONDER:	Roth-Wurster
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Eric Friedman, Patrick Noonan, Rodney Bettenhausen, Robert Kolososki
NAYES:	None

D. 811 N. Quentin Road

1. Special Use to permit a dog grooming facility as a unique use at the subject property.

SU-000250-2026 – 811 N Quentin Rd – District #1

Notice was published in the Journal & Topics on March 26th, 2026 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Special Use Application
2. Business Plan
3. Floor Plan
4. Plat of Survey
5. Public Notice

Background:

Mr. Auer provides background and states the petitioner is requesting approval to operate a dog grooming business providing traditional grooming services. The Zoning

Ordinance does not specifically identify dog grooming as a permitted or special use within the B-2 zoning district; therefore, the proposed business requires approval as a Special Use for a unique use.

Sworn in petitioner:

Darcy Keegan, Darcy's Dog Spa LLC – 811 N Quentin Road

Ms. Keegan states she has worked in the dog grooming industry her entire life and that her mother has also worked in the business. She explains her goal is to bring a clean, safe dog spa to Palatine where pets can be groomed, including haircuts and nail care, in a comfortable environment.

Chairman Wood asks how dog waste removal will be handled.

Ms. Keegan states that dog waste will be placed in provided dog waste bags and disposed of in a shared dumpster with weekly pickup. She notes that cleanliness will be maintained at all times and any accidents will be cleaned immediately.

Commissioner Roth-Wurster asks whether the three full-time employees include Ms. Keegan.

Ms. Keegan confirms that it does, and states she would initially operate the business with her mother.

Chairman Wood expresses concern regarding potential odor impacts to adjacent tenants, particularly restaurants. ~~He~~ **She** compares the proposal to dog daycare facilities and notes concerns about noise and smell affecting neighboring businesses.

Ms. Keegan responds that dogs will be picked up within approximately 30 minutes after grooming completion. She states that no more than three to four dogs will be groomed at any time, with grooming sessions lasting approximately 3–4 hours each.

Chairman Wood asks whether she has spoken with neighboring businesses, including the adjacent taco restaurant.

Ms. Keegan states she has not spoken with that business but has spoken with the owner of Daisy's Ice Cream Parlor, who expressed no concerns.

Commissioner ~~Kolesoski~~ **Bettenhausen** asks about late pickups and whether there will be a holding area.

Ms. Keegan states that dogs will be placed in cages after grooming for safety while waiting for pickup.

Commissioner ~~Kolesoski~~ **Bettenhausen** asks whether there will be a customer waiting area.

Ms. Keegan states customers will not be encouraged to remain during grooming and are not expected to stay on-site.

Chairman Wood asks about flooring materials intended to control odor.

Ms. Keegan explains that the flooring will be a commercial basketball/volleyball-style product that is anti-microbial, non-porous, and waterproof. She states that kennel-grade cleaning products such as Pine-Sol and other antibacterial cleaners will be used.

Commissioner Schubert asks about the maximum number of dogs at one time.

Ms. Keegan responds that the maximum would be approximately four dogs at any given time, depending on staffing.

Mr. Auer provides additional information, noting the tenant space is approximately 1,200 square feet. The business is proposed to operate with three full-time

employees and serve an estimated 14 pets per day. The floor plan includes a reception area, grooming area, and washing area. Proposed hours of operation are Monday through Friday, 7:00 a.m. to 4:00 p.m.

He further notes that pets will not be taken to the rear of the property, helping to avoid odor impacts on nearby businesses and residences. There will be no outdoor dog walking. He adds that similar uses, including veterinary offices, have previously been reviewed, and concerns regarding proximity to restaurants were considered in prior decisions. The proposed hours are not expected to conflict with restaurant dining times.

Mr. Auer states that parking is consistent with surrounding uses and that the site is over-parked by approximately 30 spaces. Staff has no concerns regarding parking. He notes that, based on the qualities of the proposed business operation, the request meets the requirements for a Special Use.

Commissioner Friedman asks about potential odor and noise impacts and whether any additional mitigation measures are proposed for shared tenant walls between adjoining spaces.

Mr. Auer responds that no specific mitigation measures are proposed at this time, and that the proposed hours of operation should not adversely affect adjacent tenants.

Public Comment

Doreen Rende, 709 E. Juniper, speaks in support of the request. She states she is a dog owner and regularly uses grooming services. She notes that odors are not noticeable at the grooming facilities she has used and that pet owners are generally responsible for waste cleanup using bags and proper disposal. She expresses support for the proposed business and is pleased to have a groomer located nearby.

Dr. Peter Lysakowski, 706 W. Illinois, Palatine, sworn in, stated he is a veterinarian and business owner at an animal hospital located at 1824 Rand Road.

He spoke in support of the proposed business.

Dr. Lysakowski stated he has professional experience with animals, noise and odor control. He believes the proposed grooming business would be a good fit for the area. He noted that grooming businesses in general tend to be boutique operations focused on attention to detail, professionalism, and animal care, and expressed confidence that the operator will run a responsible and well-managed facility.

He added that he would support a lower-volume operation that can better meet the needs of animals in a calm environment. He also referenced his Fear Free certification, stating that the proposed facility approach aligns with best practices for reducing stress in animals and ensuring a safe and comfortable experience.

Staff Recommendation:

The Petitioner is requesting to operate a dog grooming business at the subject property. The proposed business plan incorporates procedures to mitigate odor impacts upon the surrounding properties. The retail center contains a surplus of parking. The business plan requires scheduling for all appointments and establishes pick-up timing. These measures should ensure that noise concerns should not be an issue for the proposed use. Accounting for these components, Staff believes that the proposed business operation meets the standards of the Special Use Ordinance.

Therefore, Staff recommends approval of the proposed Special Use, subject to the following conditions:

1. The business shall substantially conform to the floor plan and business plan, submitted 03/02/2026, 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 Roth-Wurster Made a motion to approve subject staff's conditions; seconded by Commissioner Noonan

DISCUSSION:

Commissioner Roth-Wurster stated that the standards have been met. She noted this is a family-run business and expressed no concerns regarding noise or odor. She added that while there may be an initial odor, it should not be noticeable after grooming and compared the operation to a hair salon where hair dryers may be heard but are not disruptive. She referenced Dr. "Doctor Pete" and stated his comments provided confidence in the integrity and operation of the business.

Commissioner Kolososki asked about the schedule and noted that the plans do not include specific wall construction details for sound control.

Commissioner Roth-Wurster responded that additional soundproofing was not necessary, reiterating that the use is more comparable to a salon environment with limited noise from grooming equipment.

Commissioner Friedman expressed concern regarding the use of cages, noting that small dogs may bark while confined and that cages placed against shared retail walls may create noise issues. He stated that while there are concerns, the use is still an appropriate fit for the location.

Chairman Wood stated that the petitioner presented the proposal well and acknowledged the effort put into the business plan. However, she expressed concerns regarding potential noise and odor impacts given the tight proximity to neighboring restaurants. She stated she was not fully convinced the use is appropriate for the location and would err on the side of caution.

Commissioner Noonan noted that in previous similar cases, the Village has implemented a six-month review period to evaluate impacts on neighboring businesses. He suggested adding a condition requiring a six-month operational review to assess noise and odor impacts.

Commissioner Schubert stated that this business model is different from a typical dog daycare, noting the low volume (maximum four dogs at a time) and appointment-based structure. He expressed support for the proposal and felt it is appropriate for the location.

Chairman Wood reiterated support for a six-month review of operations.

Mr. Auer confirmed that business operations could be reviewed after six months if included as a condition of approval.

Commissioner Roth-Wurster added that the operating hours of 7:00 a.m. to 4:00 p.m. align with surrounding businesses and noted that the appointment-only structure further limits impact.

Commissioner Noonan stated support for adding a six-month review condition.

Motion

Commissioner Noonan moved to approve the Special Use subject to staff conditions and the addition of a six-month operational review condition. The motion was seconded (as noted) and carried on a vote of the Commission.

Approval was granted subject to two conditions, including the standard staff condition and the added six-month review of business operations.

Bottom of Form

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will tentatively go to Village Council on Monday April 20th, 2026.

RESULT:	MOTION APPROVED BY ROLL CALL
MOVER:	Roth-Wurster
SECONDER:	Noonan
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Eric Friedman, Patrick Noonan, Rodney Bettenhausen, Robert Kolososki
NAYES:	None

- E. Text Amendments to the Village of Palatine Zoning Ordinance, Appendix A - Article 6 (Home Occupations), Article 10 (Residential Districts), and Article 11 (Business Districts).

TEXT AMENDMENTS 2026-892

Notice was published in the Journal & Topics on March 26th, 2026 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Article 6 Amendments**
2. **Article 10 Amendments**
3. **Article 11 Amendments**

Background:

Mr. Auer explains that zoning ordinances are periodically reviewed to address updates, unforeseen issues, and to ensure the code remains consistent and responsive to changing conditions.

- **Article 6:** Adds massage use as a prohibited home occupation.
- **Article 10:** Revises residential district standards by removing the 10% rear yard allowance for permitted obstructions in rear yard areas and adjusts side

yard abutting street setbacks in the R-1A and R-1B zoning districts from 35 feet to 30 feet.

- **Article 11:** Updates antiquated language, replacing “automobile laundries” with “car washes.”

Commissioner Friedman seeks clarification regarding whether the proposed setback changes apply to front or side yards, noting that orientation would remain consistent regardless of how the structure is positioned on the lot. Mr. Auer confirms the interpretation and explains that the standards would apply consistently regardless of home orientation.

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

Commissioner Noonan Made a motion to approve subject staff’s conditions; seconded by Commissioner Kolososki

Staff Recommendation:

Approval of text amendments as outlined.

DISCUSSION:

Commissioner Friedman asked whether suggested edits would be incorporated.

Mr. Auer stated that the edits would not be incorporated at this time.

Commissioner Roth-Wurster stated that the recommendations were good improvements.

Chairman Wood agreed, stating the clarifications strengthen the ordinance.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0 . This item will tentatively go to Village Council in the month of May.

RESULT:	MOTION APPROVED BY ROLL CALL
MOVER:	Noonan
SECONDER:	Kolososki
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Eric Friedman, Patrick Noonan, Rodney Bettenhausen, Robert Kolososki
NAYES:	None

V. PUBLIC COMMENT

No one came forward

VI. COMMUNICATIONS

The Ukranian Youth Center was approved by the Village Council on 4/13/26

The townhouse request at Quentin & Dundee was approved by Village Council on 4/13/26

VII. ADJOURNMENT

RESULT:	APPROVED TO ADJOURN AT 8:45PM - VOICE VOTE
MOVER:	Noonan
SECONDER:	Kolososki
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Eric Friedman, Patrick Noonan, Rodney Bettenhausen, Robert Kolososki
NAYES:	None